



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

Meeting of February 25, 1985

Present: Chaput, Leask, Hannaford, Sherr, Raftery, Sillers and Clarke

The meeting convened at 8:10 P.M. The minutes of February 11, 1985 were read and unanimously accepted.

### Public Hearing - Perry, Lowell Street, Common Drive

Member Clarke opposed the southerly access as having poor sight lines on Lowell Street and having the potential for a dangerous access to that road. It was suggested that the drive be limited to one access. A neighbor, across Lowell Street, opined that traffic along the entirety of the parcel was equally poor and access at any point was roughly equal. Pliny Jewell, on behalf of the Perrys, urged that all members of the Board walk the land to view the access points. George Foote voiced concerns of the Conservation Commission, i.e., the driveway having the best access, the northerly access, is in the wetland by at least half a driveway. The Conservation Commission would prefer relocation out of the wetlands. The Fire Chief, Bob Koning, indicated that sixteen foot widths are preferable to allow fire trucks to pass and that turnarounds are desired to allow his vehicles to maneuver and turn around. A motion was made to adjourn the public hearing until March 11, 1985, seconded and unanimously passed, whereupon the public hearing was continued to that date.

### Common Driveway Discussion

A common driveway discussion was held with Roger Davis, Bob Koning and David Galvin. Chief Galvin complained that narrowness, lack of turnarounds and poor sanding and plowing have contributed to two cruiser accidents. He indicated that wider drives, more turnarounds are required. Both cruisers were responding to emergency calls. Mud or impassability is another problem. Bob Koning thought that wider ways, e.g., 16 feet, was preferable to more turnouts. George Foote opined that one driveway may be preferable to six. It was suggested that no building permit be issued on a common drive until physical paved access is available. Standards for driveway construction were suggested. George Foote suggested GEOFABRIC as a possible alternative to removal of all organic material.

### Woodman Plan

Bill McNary approached the Board with a request that the rules and regulations be waived to allow a new subdivision off Suffolk Lane. The effect would be to add six (6) lots to a dead end and to an existing 44 lot subdivision. A motion was made to waive the requirements of Sections 4.A.a.1,2. & 3. The motion was

seconded and passed four (Sherr, Raftery, Hannaford, Clarke) for and three against (Chaput, Leask, Sillers). (The letter request is in the file.)

#### Ember Lane

Mr. Zaitz complained that the driveway construction violated a 20-foot buffer zone. Actually, according to Bill McNary, the driveway clearing comes no closer than 20 feet to the lot line and the buffer is actually one foot. The lot lines and driveway are staked for the Board to view, if members wish. Mr. Zaitz was sent a letter from Mr. Costello concerning the location of the driveway.

#### ANR Plan for Poole

A plan drawn by Stamski & McNary, Inc. dated February 11, 1985 for Charles Poole showing Parcel 8-27.05 having 3855± square feet for conveyance to Lot 1 on the plan, but which Lot 1 is not part of the plan. Motion was duly made, seconded and unanimously approved.

#### MAPC Water Study

George Foote presented a critique. A discussion on MAPC water study will be held on March 11, 1985.

#### ANR Plan for Hart

A plan was presented by Chris Hart drawn by Stamski and McNary dated December 7, 1984 showing lots having frontage at the stub end of Oak Knoll Road. The Oak Knoll residents spoke again in favor of the plan. The decision was deferred until March 11, 1985, in hopes that Town Counsel has an opportunity to respond to the Board's letter of February 12, 1985. Mrs. Milne spoke in favor of a road connecting Oak Knoll to Maple.

#### Common Driveway - Martini, Baldwin Road

Application handled by Jack Williams for land of Martini and Henderson, two lots. Henderson lot is off of Stearns Street and Martini lot off of Baldwin Road. The public hearing is set for March 11, 1985.

#### Canterbury Court

Frank Hannaford has not signed release for fourth lot. Some hardtop in bike/footpath requires repair, some road damage and catch basins need cleaning. The fire pond did not seem to have water in it according to Vivian Chaput. Moreover, markers were missing on the common driveway, a situation which, at best, is confusing and difficult. Frank will not sign release until CVP checks out the fire hole.

#### Election of Officers

Nominations: Chairman - Thomas J. Raftery  
Vice Chairman - Vivian Chaput  
Clerk - William L. Clarke

Motion to elect the slate was made, duly seconded and unanimously approved.

Master Planning Committee

It will meet after caucus tomorrow evening. Thoughts for town facilities requirements were solicited by Vivian. A questionnaire to the Town is a possibility.

Respectfully submitted,

Thomas J. Raftery