



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of May 28, 1985

Present: Raftery, Davis, Clarke, Leask, Sillers and Sherr

A revision is to be made to the minutes of May 13. Under "Reendorsement of Plan - Perry Common Driveway"; should read "ANR Plan" rather than Common Driveway. It was moved that the minutes be approved with the above revision. Unanimously voted.

Public Hearing - Common Driveway off Baldwin Road (Martini and John and Sue Williams)

The Public Hearing opened at 8:17 P.M.

The Board voted originally for two houses off the Common Drive. More land (23 acres) has been obtained and the new application is for six houses (five new and the Martini house). Mr. Williams outlined intended lots and abutters. He presented alternatives -- five separate driveways off Stearns Street and a subdivision road serving possibly 9 - 11 lots. He also discussed possible houses. ConsCom (without vote) desires this plan as apposed to crossing wetlands. This was a consensus. The driveway is proposed to be 14 feet paved with 2-foot shoulders. The driveway is approximately 1150 feet in length.

Lenny Clarke questioned the increased traffic on Baldwin Road. It may cause reconstruction of Baldwin Road in the future.

Pliny Jewell questioned the possible conflict of interest of member Clarke. Chairman Raftery suggested that conflict exists at time of vote and member Clarke can state his opinions in open hearing.

Questions and problems brought up by Stuart Sobelman, a Baldwin Road neighbor.

1. In cases of emergency there is a problem of house locations on a common drive.
2. Traffic question on Baldwin Road -- there is a problem already but five more houses is very bad.
3. Things can change if drive is approved.
4. Spoke to the porkchop lot question.
5. Wants more discussion on surface water runoff.

Question: Standard lots? He raised the question on ground water supply if houses are placed on topographical "high".

Marcia Powell of Stearns Street spoke in favor of the application.

Bill Tortorella asked if all lots are approved (perked).

Lawrence Boxer -- why no common drive on the southern right of way off Stearns Street? Answer -- a deed restriction exists limiting this to access to one house.

Kate Simonds sold the Martinis their land and is not in favor of this plan.

Jerry Lerman of Stearns Street is in favor of the application.

Don Cochran of Baldwin Road spoke of a concern over a five lot development on Stearns Street with access off another street.

Kent Johnson for Mrs. DeRidder -- will burden either Stearns Street or Baldwin Road.

Jerry Soucy of Stearns Street is in favor of current plan given that development will happen.

John Goodenough of Baldwin Road had questions on alternatives, i.e., subdivision roads vs. common driveways.

David Critchlow of Baldwin Road reiterated concern over traffic on Baldwin Road. He is opposed to this plan.

Lawrence Boxer asked where Baldwin Road fits in priorities of road fixup. The answer is: not at bottom but not near the top.

Pliny Jewell of Stearns Street is basically in favor of the plan given that development will take place.

Lee Barrington of Baldwin Road was also present.

The Public Hearing closed at 9:33 P.M.

A vote will not be taken at the next meeting on June 10 and will only be taken when/if item appears on the agenda.

Cutters Ridge - Discussion

Pat Cutter reviewed matters to date.

1. Common Drive off East Street is now a subdivision road of about 1210 feet. Road is moved to be off the esker on the north.
2. She asked if the Planning Board will waive the length requirement on the stub end road from 1000 feet to the 1210 feet.
3. The Board expressed an opinion that if a preliminary plan or definitive plan were filed, the Board might approve the waiver.

A preliminary plan will probably be filed in the near future.

Master Planning Report

No mailing since last report.

Common Drive off Martin Street

Tom will draft a letter asking Braeburn Development about slope of the Common Driveway off Martin Street. Is it being built to plan?

Tom will write to the Fire Chief, Police Chief and the Selectmen for their opinions on the Common Driveway off Baldwin Road.

The meeting adjourned at 10:27 P.M.

Respectfully submitted,

Paul E. Sherr

PES/ni