



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of October 6, 1986

Present: Sherr, Davis, Sillers, Leask and Clarke

Public Hearing - Common Drive to Serve Two Lots off Concord Street, Application of Concord Properties

The hearing opened at 8:25. Bill McNary represented the applicants. The plan, dated 8/25/86, by Stamski & McNary, Inc. shows the alternate private driveway for the second lot, provided that the common drive were not approved. The length of the proposed drive is approximately 450'. The drive goes through the wetland buffer zone for a distance of about 200'. It has not yet been seen by ConsCom. Note that approximately 500' of alternate private drive would be in the wetlands. A plan for a subdivision road serving three lots was also presented as an alternate. The subdivision road would reportedly meet all the Planning Board regulations. The hearing was closed at 8:37.

Minutes of 9/22/86

The minutes of September 22 were next considered. A motion to approve the minutes as written was made, seconded and voted unanimously.

Evaluation by Planning Board of Possible Sites for Town Offices

A letter from Kate Simonds was read requesting evaluation by the Planning Board of possible sites for Town Offices. This will be put on the agenda for the next meeting. A formal letter was also received from the Master Planning Committee with a summary of that group's findings.

Public Hearing - Application of Carlin Realty Trust for Proposed Subdivision at Carlisle/Concord Line

The hearing opened at 8:45. A letter was read from the Board of Health recommending that the plan be rejected based on failure to provide percolation results for two of the lots. Bill McNary presented the plan, showing a proposed 9-lot subdivision. The road would make two major wetlands crossings. The first crossing would require filling of about 250' of wetland, the second about 150'. (The plan is dated 8/22/86, and drawn up by Stamski & McNary, Inc. for Carlin Realty Trust.) Mr. McNary pointed out that the plan qualifies as a "limited project" so that compensation for wetland filling is not required. A variance for minimum centerline curve radius of the road will be requested, along with waiving of the bicycle/footpath. Length of the road will be approximately 2140', with width 18'. George Davol of Concord expressed his concern for the protection of Spencer Brook and its surroundings. The Carlisle Trails Committee spoke about their desire to retain a trail through the property. The

question of bringing the road through Concord to avoid wetland crossing was raised. The owner, Mrs. Irwin, expressed her position that placing a road on the Concord property was not acceptable. The hearing was closed at 9:03.

ANR Plan - Berry, off Concord Street

The ANR Plan drawn by Stamski & McNary was dated 9/26/86. The plan showed a subdivision into 3 lots, Lots 7, 8 and 9. Two lots, Lots 8 and 9 as shown, are not legal building lots and are so marked. The plan was approved unanimously.

Public Hearing - Application of Carlin Realty Trust for Common Drive to Serve 2 Lots at Proposed Subdivision at Carlisle/Concord Line

The driveway would be 16' wide for approximately 60' and would serve Lots 9 and 10. The driveway would be paved and unnamed. Note that the common drive has not yet been presented to ConsCom. The hearing was closed at 9:20.

Postponed Agenda Items

The agenda items re modification to Lot 42 of Elizabeth Ridge was postponed to the next meeting; also the discussion of extension of the Historic District.

Rodgers Road Subdivision

Mr. Williams proposes a surety (i.e. holding of funds by bank) instead of holding back lots to ensure completion of the subdivision. The Board will wait for an estimate by CV&P of the cost of completion before making a decision on the matter. Two lots are under agreement, and Mr. Williams stated his desire that they be released at this time to avoid building delays. The two building lots of concern are Lot 11 and parcels 9, 9A and 10 which together make up the second building lot. The lots correspond to ones shown on a signed plan dated April 14, 1986. A motion was made that Lots 9, 9A, 10 and 11 of the Rodgers Road subdivision shown on the plan dated December 9, 1985 (revised January 27, 1986) be released for the covenant, dated April 14, 1986 and recorded in the Middlesex North District Registry of Deeds as Instrument 24740 of May 13, 1986 in Book 3476 Page 149 and registered in Middlesex North District Registry of Deeds, Land Registration Office as Document No. 109937 and noted on Certificate of Title No. 25634, 26398 and 27131. The motion was seconded and approved unanimously.

Future Agenda Item - Subdivision Rules and Regulations

It was noted that action to update the subdivision rules and regulations should be put on the agenda (in context of a letter from Chief Koning about maximum allowable distance between any lot in a subdivision and source of water).

Clark Land

A motion was made that the Planning Board notify the Selectmen that the Board did not favor purchase under Section 14 of Chapter 61A of the Clark land off Concord Street (as shown on plan for Carlisle Land Trust dated July 25, 1986). The motion was seconded. The motion was voted 5-1.

A motion to adjourn was made and voted at 10:37.

Respectfully submitted,

Sylvia Sillers