



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
**PLANNING BOARD**

## MINUTES

MEETING OF NOVEMBER 24, 1986

Present: Sherr, Leask, Davis, Sillers, Clarke

### Minutes and Mail

The meeting was called to order at 8:10 P.M. The minutes of November 10 were approved unanimously.

A cover letter accompanying a preliminary Flood Insurance Study by FEMA was read. The material, dated 10/29/86, is available for review and comment.

### Public Hearing - Altair Associates, Russell Street

The hearing was for the extension of use of a common drive off Russell Street to serve a 4th lot. The hearing opened at 8:15 P.M. The plan, consistent with material seen before by the Board, was presented by John Willett of Altair Associates. The approved driveway currently serves three lots. It was reported from minutes of a ConsCom meeting that with some relocation of the driveway and a bridge over a portion of the wetland area (brook) that the plan for direct frontage access would be acceptable to ConsCom ( a straw vote was taken). Therefore, the addition of this lot to the existing common drive would not make an unbuildable lot buildable, but would provide superior access. (Note that ConsCom has not voted formally on this issue.) The hearing was declared closed at 8:27 P.M.

### Public Hearing - Change in Subdivision Rules & Regulations Re Fire Protection

The hearing for a change in the Subdivision Rules and Regulations re fire protection was opened at 8:35 P.M. This hearing was continued until the meeting of December 8.

### ANR Plan - Carpenter, off Rockland Road

An ANR plan dated 11/14/86 for Carpenter for land off Rockland Road was presented by W. McNary. The plan results in a subdivision containing two lots, one of 2.009 acres, the second of 5.4 acres. Both have adequate frontage. A motion to approve the plan was made and seconded. The vote in favor of approval was unanimous.

### Patch Meadow

The plans for the Patch Meadow subdivision were next presented by W. McNary for signature by the Board since the 20 day appeal period had passed since approval. The point was made by member Clarke that no performance covenant had been executed. Action on the request was deferred.

Rodgers Road Subdivision

Mr. Williams proposed that the Board retain Lot 17 of the Rodgers Road subdivision under the covenant to ensure completion of the road. An estimated \$75,000 of work remains to be done. With some hesitation evident from the Board, Mr. Williams suggested that instead the Board hold Lots 14, 14A and 17. Therefore, a Release of Lots form was executed releasing Lots 7, 8, 8A, 12, 12A, 13, 13A, 13B, 15, 15A and 16. It should be noted that the three lots retained under restriction constitute two building lots. The motion to release the listed lots was approved unanimously.

Town Office Location Criteria

It was decided to split item six up to make 4 criteria:

- 1) aesthetics,
- 2) compatibility with other Town needs,
- 3) benefit to historic preservation,
- 4) longterm appropriateness of site.

The form will be updated and mailed to each member so that preliminary scoring can be done. The inputs will be discussed at the next meeting.

Patch Meadow Revisited

Mr. Tripodakis in real time put together a covenant putting a restriction on sale of lots as a guarantee of performance. Since the covenant needed to be notarized, the Board agreed to sign the plans, with one signature withheld until all the paperwork was completed properly. (T. Raftery will be the fourth signature.)

Police Station

Mr. Streeter notified the Board that as he understood the situation the Building Inspector had issued a building permit based on a plan other than the approved plan. The new plan purportedly shows only 3 parking spaces.

A motion to adjourn was made at 10 P.M. and voted unanimously.

Respectfully submitted,

Sylvia Sillers