



# Town of Carlisle

MASSACHUSETTS 01741

Office of

*PLANNING BOARD*

## MINUTES

MAY 11, 1988

Present: Sillers, Davis, Chaput, Sherr, Tobin, Foote, Hughes, Admin. Ass't Olden

Meeting called to order at 7:30 p.m. by Chairman Sillers in the Town Offices.

### Bylaw Review Committee Meeting

The Board met with the Bylaw Review Committee in a planning session until shortly before 9:00 p.m. The planning session participants agreed that Mrs. Olden will prepare a summary of that session for distribution to the Planning Board and the Bylaw Review Committee members.

### West Meadow Definitive Plan

Concerning the definitive plan for West Meadow, the members discussed the possibility of danger in the location of the utility pole at the intersection of the subdivision road and Acton Street. Chairman Sillers noted that the definitive plan submission is complete. On motion by Ms. Chaput seconded by Mr. Sherr, the Planning Board voted unanimously to grant a waiver from the requirements of Section 4.A.1.b[h.c] [paved roadway width] of the Subdivision Rules and Regulations. On motion by Ms. Chaput seconded by Mr. Davis, the Planning Board voted unanimously to grant a waiver from the requirements of Section 4.A.3.d. [curb radius at intersection]. During discussion of the request for waiver from the requirements of Section 4.A.5.c. [turnaround for dead-end streets], the Planning Board noted a memorandum dated May 5, 1988, from Gary Davis, Acting Superintendent of Public Works, stating that the turnaround at the end of the cul de sac is of sufficient size for turning around and that changing the shoulder width for approximately 70 feet from Acton Street from 6 feet to 2 feet is not a problem. The applicant, Robert Koning, informed the Board that the secretary to the school principal has told him that busses do not go down cul de sacs even for kindergarten children. Mr. Sherr moved to grant a waiver from the requirements of Section 4.A.5.c. [turnaround for dead-end streets] with the findings that grant of this waiver will contribute to the goals stated in the Open Space & Recreation Plan dated June 1, 1986 (revised to April, 1987) to preserve open

space (p. 101) and to retain key open views (p. 36). Mr. Davis seconded the motion. Mr. Sherr, Mr. Davis, Mr. Tobin, and Ms. Chaput voted in support of the motion. Ms. Sillers voted in opposition. On motion by Ms. Chaput seconded by Mr. Davis, Ms. Chaput, Mr. Davis, and Ms. Sillers voted to grant a waiver in the requirements of Section 5.C.1.a. [paved bike/footpath]. Mr. Sherr voted in opposition. Mr. Tobin abstained. During discussion on this motion, Ms. Chaput commented that in her opinion the bike/footpath is not required because the road exits onto a lesser-traveled town road. On motion by Mr. Tobin seconded by Ms. Chaput, the Planning Board voted unanimously to grant a waiver in the requirements of Section D.1. [shoulder width] for the easterly side of the road from Station 0 to Station 70. After discussion on the requested waiver from the requirements of Section D.3. [utility pole distance from edge of paved roadway], the Planning Board decided to defer a vote to allow time to contact the telephone company about the possibility of moving the pole. The Board instructed Mrs. Olden to draft a letter to the telephone company to ask them to move the pole.

#### Rules Regarding Special Permits for Common Driveways

Noting that the date for filing decisions on the applications for special permits for a common drive and for construction in the Wetland/Flood Hazard District, the members agreed to draft findings responsive to the criteria in the zoning bylaw and Procedural Rules Regarding Special Permits for Common Driveways.

#### ANR - Ballantine

On motion by Mr. Sherr seconded by Mr. Davis, the Planning Board voted unanimously to endorse a plan entitled "Plan of Land in Billerica & Carlisle, Massachusetts (Middlesex County) For: John Ballantine," dated April 14, 1988, by Stamski and McNary, Inc., 80 Harris Street, Acton, MA, "Approval Not Required Under the Subdivision Control Law."

#### Ice Pond Road Definitive Plan

In the matter of the definitive plan for Ice Pond Road, the applicant, Charles Boiteau, presented an alternative layout for demonstration purposes, showing all of the proposed lots served by an extended subdivision road. Mr. Foote commented that the plan does not show "by right" development of the parcel, although it does respond to P. Hughes question at the previous meeting concerning possible development without a common drive. Mr. Boiteau responded that his proposal is low density and does not compromise public safety. He also presented amendments to the original plan necessitated by requirements imposed by

the Conservation Commission. Mr. Foote noted that the amended plan which was presented at the April 28, 1988, public hearing did not show all the details of these changes and that therefore he expects that notice and public hearing for a plan showing all the details will be necessary. During a lengthy discussion of the request to approve the amended plan submitted on April 28, Ms. Chaput said that the Planning Board should not grant a waiver creating lots with upland not accessible over the lot frontage.

Meeting adjourned at 12:07 a.m.

Respectfully submitted,

Elaine H. Olden, Administrative Assistant