



# Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

July 11, 1988

Present: Ms. Sillers, Ms. Hughes, Mr. Tobin, Mr. Sherr, Mr. Foote, Ms. Olden, Administrative Planning Assistant

## Minutes

On motion by Mr. Sherr seconded by Mr. Tobin, the Planning Board voted unanimously to accept the minutes of June 27, 1988.

## Ballantine Public Hearing

At 8:19 p.m., Chairman Sillers called to order the public hearing on the Petition of John Ballantine for an amendment to a Special Permit to include Lot 36-12.03A on an existing 3-lot common driveway at premises at North Road, continued from June 27, 1988.

When it became evident that the Planning Board's request for clarification of the wetlands indicated on the plan had been misunderstood and the requested information was not available, the Petitioner and his engineer agreed to research the information and provide<sup>it</sup> at a later date. The Board noted that a request had been made to Town Counsel for review of the Maintenance Agreement with no response to date. At 8:38 p.m., Chairman Sillers continued the public hearing to July 25, 1988, at 8:30 p.m.

Ms. Chaput joined the meeting during consideration of the next agenda item.

## Brook View Public Hearing

At 8:38 p.m., Chairman Sillers called to order the public hearing on the application of Kurt G. and Elizabeth B. Benedict for approval of a Definitive Plan entitled "Brook View, Carlisle, MA Definitive Plan For: The Ledgewood Group Ltd," dated May 9, 1988, by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass. After discussion, the members and the applicant agreed on the name "Nickles Lane" for the proposed road. The Board instructed Ms. Olden to find out if there is any conflict between the use of this name and any street name already in use.



The Applicant's engineer presented a letter dated July 11, 1988, in response to issues raised at the public hearing on June 13, 1988; in a letter from Cleverdon, Varney and Pike dated June 7, 1988; Steven Tobin review comments dated June 13, 1988; and in a letter dated July 6, 1988, from abutters Thomas and Susan Reilly. In discussion of this response, some items were carried forward as indicated: Section 5.c.1.a. [bike/footpath]: the original request for a waiver, in a letter dated May 9, 1988, from Stamski and McNary, was confirmed; Sections 5.B.2. & 4.a.1.b. [road width, bicycle/footpath]: request for waiver to be reinstated; 4.B.3 [woodspath easement]: Mr. Tobin reported that he is satisfied with this proposal; 5.F.3 [extension of drainage system]: left unresolved until entire issue of road extension to boundary of undeveloped property is resolved; road location: the engineer will consider reducing the diameter of the circle to protect the wetlands further.

In addition, Mr. Tobin reiterated his concern about proper notification of abutters [June 13, 1988 comments #9]. When he mentioned neighbors who did not receive notice of the public hearing in this matter, the Board checked the abutters list provided by the Assessors and noted that the neighbors were not on the list. After discussion, the Board instructed Ms. Olden to request an opinion from Town Counsel on two issues: 1) what is the definition of "all owners of land . . ." in M.G.L. Chapter 41, Section 81T; and 2) is the accuracy of the list the responsibility of the Planning Board or the Assessors?

Ferris Taylor stated his opposition to tieing in Oak Knoll Road with any extension of the proposed subdivision road. David Kelch said that he is concerned with the security of the Oak Knoll neighborhood if a tie-in is made and presented a petition signed by a number of area residents opposing any extension of Oak Knoll Road.

At 10:32 p.m., Chairman Sillers continued the public hearing to July 25, 1988, at 9:00 p.m.

#### Ice Pond Definitive Plan Public Hearing

At 10:32 p.m., Chairman Sillers called to order the public hearing on the amended Ice Pond Definitive Plan which was first presented on April 28, 1988, continued from June 27, 1988. Ms. Sillers reported that the Applicant's representative had notified her that the Applicant was not ready to proceed. At 10:40 p.m., Chairman Sillers continued the public hearing to July 25, 1988, at 9:30 p.m.

#### Ice Pond Common Driveway Public Hearing

At 10:40 p.m., Chairman Sillers called to order the public hearing on the Ice Pond Subdivision Common Driveway which was continued from June 27, 1988. Ms. Sillers reported that the Applicant's representative had notified her that the Applicant was not ready to proceed. At 10:45 p.m., Chairman Sillers continued the public hearing to July 25, 1988, at 9:45 p.m.

Dead End Road Discussion

After discussion of Ms. Olden's report that dead-end-road lengths in surrounding towns vary from 200 feet to 1000 feet, the Board instructed Ms. Olden to research the public health and safety issue which underlies this restriction.

As the meeting adjourned, the members agreed to Ms. Olden's suggestion that the Board invite the Zoning Board of Appeals to meet with the Board on August 22, 1988, to explain the new Comprehensive Permit Rules and Regulations and to view a video produced by the League of Women Voters on negotiating with developers.

Chairman Sillers adjourned the meeting at 10:56 p.m.

Respectfully submitted,

Elaine H. Olden, Administrative Planning Assistant