

CARLISLE PLANNING BOARD

MINUTES

December 18, 1989

Present:

George B. Foote, Chairman
Vivian F. Chaput
Sylvia Sillers
Stephen Tobin
Phyllis W. Hughes
Norman S. Lindsay
Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:05 p.m.

Minutes

On motion by Mr. Tobin seconded by Ms. Chaput, the members voted unanimously to accept the minutes of the December 11, 1989, meeting, with the following changes:

under Site Plan for 887 Bedford Road, change "The sight lines on Bedford Road are extreme" to "extremely good"

Under Discussion of policy issues related to use of Conant Land for affordable Housing:

Add the following sentence:

"During the discussion, the Board expressed its concern that proposed plans take into account the impact on Center water quality and on wildlife on the Conant Land, the ability of the land to support a large number of housing units, the ability to provide public safety services, and the appearance of the development from off the site."

Change "2- and 3-bedroom units" to 3- and 4-bedroom units"

Mr. Davis joined the meeting during the following discussion.

Continued discussion of Site Plan for 887 Bedford Road

In a continuance of the discussion begun at the previous meeting, the following information was presented on behalf of the applicant for Site Plan Review before the Selectmen:

The plan has been revised so that there is now 180 feet between the centerline of the entrance and the centerline of the intersection. The applicant suggests that a better

CARLISLE PLANNING BOARD MINUTES
DECEMBER 18, 1989 PAGE 2

solution would be reconfiguration of the intersection of River Road and Bedford Road so that River Road meets Bedford Road at a right angle, by bringing Bedford Road across the land triangle and making the tip of the triangle an island. The applicant has offered to pay for the cost of paving the new piece of road, but not for other associated costs.

The Planning Board identified the access to the site from the intersection formed by Bedford Road and River Road as a matter of concern and instructed the Planner Assistant to report the following recommendation to the Selectmen: (1) from a planning perspective, the Board agrees with the applicant's suggestion that the best solution is to reconfigure the intersection; and (2) if reconfiguration is impractical, the Board recommends the redesigned plan which the applicant presented to the Board entitled "Option B," because the access and the intersection are offset to the greatest possible extent. The Board also noted that privacy on the lot is increased by Option B.

Public hearing - Common Driveway - River Road - Rolando

At 8:43 p.m., Chairman Foote called to order the public hearing on the application of Charles Rolando to relocate and pave a common drive constructed off River Street pursuant to a Special Permit granted September 11, 1978. The applicant was not present or represented. No members of the public were present. No evidence was presented. At the written request of the applicant, Chairman Foote continued the public hearing until January 22, 1990, at 8:30 p.m.

January 9 Seminar on Chapter 774

On motion made and duly seconded, the members voted unanimously to authorize payment of registration fee and time for Mrs. Olden to attend a seminar on Chapter 774 sponsored by Citizens' Housing and Planning Association, Inc., on Tuesday, January 9, 1990, at the Federal Reserve Bank in Boston.

Meeting adjourned at 9:40 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant