

CARLISLE PLANNING BOARD

MINUTES

MARCH 5, 1990

Present:

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

Meeting called to order at 8:35 p.m.

Minutes

On motion by Ms. Hughes seconded by Mr. Lindsay, the members voted unanimously to accept the minutes of January 22, 1990, as presented. On motion by Ms. Hughes seconded by Mr. Lindsay, the members voted unanimously to accept the minutes of February 12, 1990, with the following changes: on page 3, paragraph 3, eliminate the phrase "to accommodate WD-40 vehicles"; on page 4, paragraph 1, end sentence 1 with the word "application".

Bills

The members authorized payment of bills as presented.

Special Permit Application Form

On motion by Mr. Tobin seconded by Ms. Hughes, the members voted unanimously to adopt a revised version of the application form as part of the Board's Special Permit Rules and Regulations.

Issues of Ownership

Chairman Foote reported Town Counsel's advice that it is contrary to the Town's interest to allow discussion of ownership of land which is the subject of plans presented to the Board.

Continued Public Hearing - Common Driveway - River Road - Rolando

At 9:06 p.m., Chairman Foote called to order the public hearing continued from February 12, 1990, 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 presented the unsigned Maintenance Agreement and

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the 200-scale plan requested by the Planning Board.

At 9:15 p.m., Chairman Foote continued the public hearing to March 26, 1990, at 9:30 p.m., to allow the applicant time to obtain signatures on the Maintenance Agreement.

Surety for Road Completion

Ms. Chaput presented a memorandum to the Board concerning her conversation with Town Counsel on how to assure that the Town is protected and repairs accomplished when a subdivision is complete but the road has not yet been accepted by the Town. After discussion of the memorandum, the Board instructed the Planner Assistant to research (1) regulations in area towns addressing this issue; and (2) policy in area towns concerning the use of school buses on private roads.

Continued Public Hearing - Common Driveway - Senkler - Curve Street

At 9:30 p.m., Chairman Foote called to order the public hearing continued from February 12, 1990, on the application of George E. and Brigitte I. Senkler for a Special Permit to construct a Common Driveway pursuant to Section 5.4.4 of the Carlisle Zoning Bylaw for premises on Curve Street designated Parcels 10, 12, 13, and 16 on Property Map 31 and Parcel 13 on Property Map 28 of the town of Carlisle.

At Chairman Foote's request, the engineer for the project, J. March, pointed out on a plan posted on the wall the lots to be served by the Common Driveway and stated that all work proposed in connection with the Common Driveway is totally contained within the lots. Mr. Foote reported that the Planning Board has determined from Town Counsel that the Planning Board has neither authority nor responsibility for determination of ownership of the property and stated that he would not entertain any discussion of the subject of ownership.

Mr. Senkler reported that neither the Fire Department nor the Police Department had any objection to the name "Mill Pond Lane" for the driveway.

Mr. Senkler also reported that he walked the property with Mr. Tobin, Planning Board member and Trails Committee member, and Jeannie Lieb, Trails Committee member; and also with Ray Faucher, representing the interests of the State Park which abuts the property. Mr. Senkler said he believes that a reasonable agreement was reached as to where the easement might be located. He proposed a trail easement which would extend along the common driveway, encompassing the entire driveway to a certain point;

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then on the private portion of the proposed trail, a 20-foot easement would extend along the private drive and encompass Old Morse Road, with access at the lot line from the common driveway on one side and going off the stub onto a 20-foot easement to the state land. In response to a question concerning the surface for skiers, Mr. Senkler said that the Trails Committee can prepare a trail separate from the travelled way.

At 9:54 p.m., Chairman Foote continued the public hearing to March 26, 1990, at 9:45 p.m., to allow the applicant time to prepare the trail easement document together with a plan showing the trail.

Ms. Lieb thanked the applicants on behalf of the Trails Committee for their cooperation. The applicants agreed to send the easement document to Mr. Tobin for review if time allows.

Meeting adjourned at 9:55 p.m.

Respectfully submitted,

Elaine H. Olden  
Planner Assistant