

CARLISLE PLANNING BOARD

MINUTES

JANUARY 21, 1991

Present:

Vivian F. Chaput, Chairman
Stephen P. Tobin
Sylvia J. Sillers
Phyllis W. Hughes
George B. Foote
Jill Natola
Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:04 p.m.

Guest Observers

Several residents were present to observe the Board and express their interest in a Planning Board position. The Board members and the guests introduced themselves.

Members' announcements about leaving the Board

Sylvia Sillers announced that she will complete her second five-year term on the Board this spring and that she does not plan to run for re-election. She said that she would be willing to continue as the Board's liaison to the Historical Commission. Steve Tobin announced that he plans to resign from the Board as of the election in order to be able to spend more time with his family. While the members appreciated the appropriateness of these announcements when so many people interested in serving on the Board were present, the members as well as the Planner Assistant heard them with great regret and spend a few minutes "catching their breath" before moving on.

Draft Minutes

The members noted that the draft minutes were acceptable with the exception of one spelling error and instructed Mrs. Olden to prepare them in final form.

Draft Town Report

The members agreed that they would prefer a different format for this year's town report: instead of a calendar format, they instructed Mrs. Olden to recast the report so that the planning activity of the year rather than the regulatory activity is highlighted.

Bills

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The members authorized payment of bills as presented.

Public Hearing - Common Driveway - Cross Street

At 8:30 p.m., Chairman Chaput called to order the public hearing on the petition of Clover Realty Corporation for a Special Permit pursuant to Section 5.4 of the Carlisle Zoning Bylaws for a Common Driveway to serve two lots at 481 Cross Street.

The following information was presented on behalf of the Petitioner:

The Conservation Commission has notified the Planning Board that they consider that the alternative private driveway is approvable with conditions. The cross section on the plan is the cross section of the existing driveway. Existing utility poles will be used to serve the lots, with overhead wires and no underground installation. The common driveway will not be named.

Mr. Foote asked for input from abutters and neighbors present about the drainage from the driveway. Mrs. Miskolczy replied that Cross Street acts as a dike, the driveway does not affect the drainage, and the driveway is substantially level with the street.

In response to a question from Mr. Foote, the Petitioner's representative said that the sightlines were adequate for the posted speed on Curve Street. Mr. Foote commented that the sight lines for the alternative driveway would be no different so that the comparison is not important.

The Board determined that the application is complete with a minor change to the Covenant.

Members of the public asked questions which elicited the following information on behalf of the Petitioner:

The plan shows only two lots. The present surface of the driveway is deteriorated paving which will be removed and replaced with starpack.

On motion by Mr. Foote seconded by Mr. Tobin, the members voted unanimously to grant a Special Permit for one year from the expiration of the appeal period for a common driveway shown on a plan entitled "Proposed Common Driveway Plan in Carlisle, Mass. (Middlesex County)" For: Clover Realty Corp., dated Sept. 19, 1990, by Stamski and McNary, Inc., Acton, Mass., to be recorded with the Special Permit, on the basis of the following findings:

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1. that the proposed use is not contrary to the best interests of the town because there is no evidence that it will be injurious or dangerous to the public health or hazardous because of traffic congestion, danger of fire, explosion or other reasons, no evidence that it will produce vibration, noise, smoke, fumes, odor, dust, gas, chemicals, or other effects observable at the lot lines in amounts seriously objectionable or detrimental to the normal use of adjacent property, and no evidence that it will be injurious to the character or amenities of the zoning district wherein it is located because of its design or appearance; 2. that the Petitioner has demonstrated that the proposed common driveway represents the best plan for development of the land because it is beneficial to have only one curb cut for two houses and the continued use of the existing driveway as a common driveway reduces the environmental damage which would be caused by a duplicate driveway; and subject to the following conditions: 1. recording of a maintenance agreement signed by the owner of all the lots covered by the Special Permit, and 2. recording of the Special Permit by March 15, 1991.

Chairman Chaput closed the public hearing at 9:30 p.m.

Meeting Schedule

The members instructed Mrs. Olden to consult with the Selectmen's office to determine if a joint meeting to appoint an interim Planning Board members is feasible before the next Planning Board meeting, which will be February 11. The second February meeting will be on Tuesday, February 26, at member Phyllis Hughes' house, and will be limited to Master Plan discussion.

Meeting with the Finance Committee

As previously decided, Mr. Tobin will represent the Board at the Finance Committee meeting on January 24. Since Mr. Foote's plans have changed and he will be unable to attend, Ms. Chaput will try to attend with Mr. Tobin. Taking advantage of Ms. Natola's good will, the members sent 12 copies of both the guideline budget and the override budget to Chairman of the Finance Committee Michael Natola with apologies for the late submission.

Cranberry Hill Lane Rescission

After reading the recent correspondence with Mr. Moschini, owner of the Cranberry Hill Lane Subdivision, the members instructed Mrs. Olden to write to Mr. Moschini substantially as follows: that the Board understood him to say that the cause of the drainage onto Curve Street was the inaccessibility of the catch basin openings because the final road course had not been

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installed; that it appears that Mr. Moschini's diagnosis of the problem is now that debris was blocking the catch basins at the foot of the hill, which he reports he has remedied; that the Board accepts this latter analysis with the proviso that the Board will proceed with rescinding the approval at the first meeting after report of any water draining from the subdivision road onto Curve Street.

The letter to Mr. Moschini is also to include the information that the process of extending the approval begins with a letter of application from the subdivision owner.

Proposed Regulation Changes

The members approved publication of the proposed regulation changes for a public hearing on February 11 and requested Mrs. Olden to make an estimate of the time spent on administering subdivisions.

Meeting adjourned at 10:52 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant