

CARLISLE PLANNING BOARD

MINUTES

OCTOBER 13, 1992

Present:

Scott T. Evans, Chairman (Historical Commission)
Kenneth Ernstoff, Vice Chairman (ZBA, Conservation
Restriction Advisory Committee)
Phyllis W. Hughes, Clerk (MAGIC)
Vivian F. Chaput (Housing, Master Plan)
Richard Colman, Treasurer (Conservation
Commission, Environmental
Monitor)
George B. Foote, Jr. (Capital Requirements
Committee; plan modification review)
Elaine H. Olden,
Planner Assistant

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

Minutes

On motion by Mr. Foote seconded by Ms. Hughes, the members voted unanimously to accept the minutes of the September 14, 1992, meeting as presented. On motion by Ms. Hughes seconded by Mr. Evans, the members voted unanimously to accept the minutes of the September 21, 1992, meeting as presented.

Bills

The members authorized payment of bills as presented.

Public Hearing on Common Driveway for Smith

At 8:13 p.m., Chairman Evans called to order the public hearing on the application of Susan Smith pursuant to Section 5.4.4 of the Carlisle Zoning Bylaws for a common driveway to serve three lots at 886 Lowell Road. The following information was presented on behalf of the Petitioner by George Senkler, together with a plan entitled "Worksheet Plan of Land in Carlisle, Mass. (886 Lowell Road) for Mrs. Farnham Smith" by Stamski and McNary, Inc., 80 Harris St., Acton, MA.

The Petitioner owns a parcel with three "ANR" lots with access off Lowell Road and two pork chop lots which wrap around the fields and barn. There are wetlands on both sides of the property. There is a wetlands crossing for which an Order of Conditions has been granted by the Conservation Commission. There is a deed restriction which prevents division of Lot 1 for a period of years. Access to Lot 2 by the proposed common driveway is more safe and less

disruptive of Lowell Road than direct access off Lowell Road to the lot. There is a steep embankment and a buffer zone on the property line of Lot 1 opposite the common driveway. A common driveway on that opposite side would slope down to Lowell Road with drainage towards Lowell Road. The proposed driveway location is out of view. The wetlands which must be crossed are a wet field with no real connection to a water system. The owner of Lot 1 supports the proposed common driveway location. The slope from Lowell Road is 2% for about 75 feet. The sight distances are 660 feet and 440 feet. A speed of thirty-five miles per hour requires 250 feet; 440 feet is appropriate for speeds of 55-60 miles per hour. The driveway design does not have a crown, the slope is all towards the Petitioner's property; the road surface will be stone dust on a 12-inch gravel base.

On behalf of the Petitioner, Mr. Senkler agreed to construct a swale on the downhill side where it is needed to prevent puddling, at stations 675-750.

Chairman Evans inquired if any member of the public wished to speak to the Petition. Mrs. Kitrosser, the abutter to the common driveway site, explained that there is now a drainage problem on her property and asked what effect the proposal might have on her property. She was assured by Mr. Senkler and Planning Board members reading the plan that the common driveway will not make her problem any worse.

At 8:48 p.m., Chairman Evans continued the public hearing until November 9, 1992, at 8:15 p.m., to permit revision of the plan to include a swale.

Public Hearing on an accessory apartment on Mill Pond Lane

At 8:48 p.m., Chairman Evans called to order a public hearing on the application of George E. Senkler, Trustee of the Mill Pond Trust #1, pursuant to Section 5.6 of the Carlisle Zoning Bylaws for an accessory apartment at premises at Lot 5 Mill Pond Lane. The following information was presented by George Senkler on behalf of the applicant:

Susan L. Provenzano and Joseph E. Provenzano, owners by agreement, will occupy the principal residence in the house in which the second floor will be an accessory apartment. The area of the entire house is 2,368 square feet and of the apartment is 756 square feet, which is 32% of the area of the entire house. There will be a gravel area next to the house which can be used for parking. The area of the lot is four acres. There will be one bedroom in the apartment.

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Chairman Evans inquired if any member of the public wished to speak to the Petition. There was no response.

On motion by Mr. Foote seconded by Ms. Hughes, the members voted unanimously to find that the construction and occupancy of the apartment will not be detrimental to the neighborhood in which the lot is located or injurious to persons or property, that the premises are reasonably adaptable to the proposed use and will allow proper layout thereof, and that the proposed use will not be contrary to the best interests of the Town as enumerated in Section 7.2.1 of the Carlisle Zoning Bylaws.

On motion by Ms. Hughes seconded by Ms. Chaput the members voted unanimously that adequate provision has been made for off-street parking of motor vehicles in such a fashion as is consistent with the character of a single family residence.

On motion by Mr. Foote seconded by Mr. Ernstoff, the members voted unanimously to find that the application is complete and to grant a special permit for an accessory apartment at premises at Lot 5 Mill Pond Lane.

At 9:08 p.m., Chairman Evans closed the public hearing.

Scenic Roads

Chairman Evans called to order a public meeting to accept and review proposals for roads to be designated "scenic roads" under state statute and town bylaw. Roads proposed for designation were Prospect Street, Fiske Street, and Sunset Road. With comments and information from the public, the members reviewed each road against previously-established criteria. When the review was complete, the members agreed to view the roads and to take up the matter at a future meeting.

Tall Pines Covenant

The members signed the standard definitive plan covenant for Tall Pines. The members instructed Mrs. Olden to pursue with Town Counsel why the standard form calls for Planning Board signatures when the document is a promise made by the applicant.

Finance Committee communication

Mr. Foote and Mr. Colman will respond by October 23 to a letter from the Finance Committee initiating the budget process for the next fiscal year.

Notification of termination of classroom use for office

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After noting a letter from the Superintendent of Schools notifying the Selectmen that Room 2 of the Spalding School will not be available for office space after June 1993, the members instructed Mrs. Olden to write to Paul Cohen, Executive Secretary to the Selectmen, expressing the Board's appreciation of the notification and requesting the opportunity to participate in any decision-making process concerning a new location.

Meeting adjourned at 11:40 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant