

CARLISLE PLANNING BOARD

MINUTES

DECEMBER 14, 1992

Present:

Scott T. Evans, Chairman (Historical Commission)
Kenneth Ernstoff, Vice Chairman (ZBA, Conservation
Restriction Advisory Committee)
Richard Colman, Treasurer (Conservation
Commission, Environmental
Monitor)
Vivian Chaput (Housing, Master Plan)
George B. Foote,, Jr. (Capital Requirements
Committee; plan modification review)

Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:15 p.m.

Continued public hearing on common driveway off Lowell Road for
Smith

At 8:15 p.m., Chairman Evans called to order the continued 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.

Mr. Senkle, representative of the applicant, presented a recordable plan which showed the changes as agreed on November 9: the redlining, the location of the proposed sign, and the word "wetlands."

On motion by Mr. Foote seconded by Mr. Colman, the members voted unanimously to grant a Special Permit for a common driveway according to a plan entitled "Plan and Profile of Proposed Driveway in Carlisle, Mass. (Middlesex County) Prepared For: Smith" dated April 22, 1992, rev. May 22, 1992, June 17, 1992, Nov. 4, 1992, on the basis of the following findings: 1. the Common Driveway represents the best plan for the development of the land, preservation of the natural environment, and maintenance of neighborhood character as well as for providing adequate access for emergency vehicles, safety of the approach to the public way, and drainage, as demonstrated by the Petitioner's representative during the public hearing; and 2. the use is not contrary to the best interest of the Town in any manner delineated in Section 7.2.1 of the Carlisle Zoning Bylaws.

At 8:27 p.m., Chairman Evans closed the public hearing.

Update on Ice Pond Road

After a report from Mr. Foote and Mrs. Olden that Brian Hebb had first requested an inspection of the road at Ice Pond in order to install pavement and then failed to respond to a request to acknowledge the type of inspection to be made and its cost, the members instructed Mrs. Olden to inform Mr. Hebb as follows: before the Board will take any further action on this matter, the Board must receive a letter from the applicant of record, Charles Boiteau, authorizing Mr. Hebb as his agent and written authorization from Mr. Boiteau or his agent for an inspection in accordance with the recommendations of the Board's consulting engineer; and the Board will not authorize a final grade inspection until the subgrade has been approved and will only authorize the final grade inspection without pavement.

Selectmen on January 4, 1993

The members instructed Mrs. Olden to include to items on the agenda for the scheduled January 4, 1993, meeting with the Selectmen: selection of a new Planning Board member and discussion of Planning Board office space needs.

Request from Trustees of Kulmala property

In response to a request from Hal Sauer as a trustee of the Kulmala property concerning possible Planning Board interest in the property for office space, the members instructed Mrs. Olden to write to Mr. Sauer as follows: since it is likely that the Planning Board and the Conservation Commission will be housed in the same space, the Planning Board does not wish to preempt the discussion which the members expect the Selectmen will be coordinating.

Master Plan schedule

The members established the following schedule for work on the Master Plan document to be presented at Town Meeting:

March 1	document to typist
April 9	flyer to printer
April 16	flyer mailed
April 27	Town Meeting

The members agreed to develop goal statements, implementations, and rationale in detail during January and February. They decided to include the material done over the last few years on the present status of the Town in a separate book and not in the goal statement/implementations/rationale document.

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The members reviewed the summary of goal relationships which Mrs. Olden had prepared and instructed her to submit to the Carlisle Mosquito an article with the conflicting goals in pairs together with a brief indication of the reasons the Board perceives these goals to be in conflict and invitation to the public to present comments to the Board on January 4, 1993, at 8:00 p.m.

Meeting adjourned at 11:45 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant