



# Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

P.O. BOX 729  
CARLISLE, MA 01741  
(508) 369-9702

## MINUTES OF MAY 10, 1993

Chair Evans opened the meeting at 8:01; attending were members Colman, Hughes, Chaput, Ernstof, Yanofsky and Duscha.

The minutes of April 26, 1993 were approved. Bills were approved as submitted.

Walter Worth dropped by to ask the Board how to go about subdividing his land. He was advised to hire an engineer to create an ANR.

The Chair adjourned the meeting until after the Public Hearing scheduled for 8:15. The meeting was reopened at 8:47.

**Ice Pond** The P. A. reported that Brian Hebb, new owner of the Subdivision, was asking for a bond reduction on several portions of the estimate because he had done the work. The P. A. also reported that the bond passbook, which was to have been brought to the Treasurer last week, had not yet been received by her, and that Peter Parent of Landtech had not been able to reinspect the road yet. The Board instructed the P. A. to tell Hebb that the passbook, in a form acceptable to our Treasurer, must have been received by her, and Landtech's report on the road inspection must have been received by us, before any reduction will be considered; they reiterated their policy of releasing funds only at meetings.

**McAllister land** Joseph Shanahan, accompanied by Mr. Kydd and representing Mr. and Mrs. Kydd, discussed development possibilities for the McAllister property off Nickles and Oak Knoll Rds. When the Board approved Nickles, it required a stub be left for possible future development. That stub, Mr. Shanahan suggested, could be used for a common driveway to serve three lots, as could the end of Oak Knoll. Alternatively, although some homeowners in the Oak Knoll neighborhood have expressed the opinion that they prefer Oak Knoll be left a cul-de-sac for traffic reduction purposes, the Kydds could build a subdivision road, thus necessitating the development of as many lots as they can create. That road might link with Nickles or go off in a different direction toward the Brown property, incorporating greater frontage. Mr. Shanahan asked the Board for an opinion on the direction it would prefer. The Board pointed out that since Nickles and Oak Knoll are each at least 1000' long, a maximum length set by the Carlisle Zoning Bylaw, neither of them can be used for a Common Driveway base. The Board has the right to grant a variance from the 1000' restriction, but it has always felt the restriction

was reasonable for public safety reasons. Chaput pointed out that Oak Knoll is a cul-de-sac in excess of 1000' and has more than 15 house lots on it, thereby preventing the Board from allowing any legal access from it. Based on these facts, the Board suggested that the only development which could be done without a subdivision road would be one by right pork chop lot or two cluster lots off Nickles. Hughes said she favors the subdivision road to any extension of a cul-de-sac; she believes the Town has satisfied itself that two acre zoning is adequate to protect groundwater; therefore, we needn't fear a few more lots, especially where the alternative may threaten public safety. Chaput suggested the next step for Mr. Kydd is to demonstrate what development could take place under subdivision by submitting a preliminary plan; she pointed out that there is much wetland on the site. Shanahan asked what the Board's next step would be. Colman commented that there is not enough consensus yet to be able to reply to that question.

**Brown ANR** Joseph Gardner, representing Peter Brown, asked the Board to reconsider its denial of the ANR plan for Brown's land at 190 Lowell Rd. He argued that the Board should only look at frontage, not acreage, to determine whether to approve an ANR. The fact that the frontage of this lot, which is nonconforming pre-existing, or "grandfathered", is not being reduced, is all we need consider. He argued the Board should not, as it feared last month when it denied this plan, be concerned about making a nonconforming lot more nonconforming by allowing acreage to be reduced. Further, the Board had, in 1983, signed an ANR which showed a slight reduction in the acreage of this lot. He explained that the land is to be sold to the owner of the abutting lot at 208 Lowell. The Board asked the P. A. to consult Town Counsel.

Chaput will provide members with an overview of the Planning Board's role in development in Carlisle at the next meeting.

**Cranberry Hill Lane** The Board approved a letter written by the P.A. to the Cooperative Bank agreeing to a meeting among the bank, Mr. Moschini, and herself, at which the passbook would be released and a check for the remainder of the fees owed to the Town would be given to the P. A.

The Board reorganized by electing new officers and representatives to committees. This year's assignments, effective at the end of the meeting, will be as follows:

Chairperson	Ernstoff
Vice-chair	Duscha
Clerk	Hughes
Treasurer	Colman, assisted by Yanofsky
MAGIC	Hughes
Housing	Chaput
Master Plan	Chaput
Conscom	Colman, assisted by Duscha
Engineering liaison	Colman
ZBA liaison	Ernstoff
Cons.Restr.Com.	Ernstoff.

Historical Com.  
LTCR Com.

Evans  
Foote, as representative of the Board, Yanofsky assisting

The P. A.'s list of changes to Rules and Regs was reviewed. The Board asked her to devise draft changes to the Subdivision Rules for the next meeting. Chaput suggested Foote be enlisted to help. Duscha suggested the draft of special permit regulation changes include a statement to the effect that other bylaws may apply in addition to the one being applied under.

The Board agreed to reserve the meeting of June 21 for discussion of Master Plan, and to invite the Selectmen and other boards to a meeting after that one. Yanofsky suggested each member think about how to proceed with the M. P. process, and send suggestions to the P. A., who will circulate them before the next meeting. The Board will spend some time at the meeting of May 24 discussing the suggestions.

The meeting was adjourned at 12:12.

Sandy Bayne, Planner Assistant