



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

November 27, 1978

Present: Zielinski, Sauer, Young, Raftery, Hannaford

In the Minutes of the November 13, 1978, meeting, strike sentence number 2 in the next to last paragraph on page 2. Strike "in studying this problem" in the following sentence. The Minutes were accepted as read.

Bob Zielinski called attention to a proposed preliminary subdivision plan entitled "Homesites on Munroe Hill" which had been submitted to him on November 24, 1978, by Munroe Hill Associates. Similar plans were reported to have been submitted to the Board of Health. The plan shows land behind Virginia Farme which is proposed to be subdivided into 38 lots.

A representative of Philip Heidke Realty Trust presented a plan of land on East Street showing lot 5A containing 2.031 acres and Lot 6A containing 4.127 acres. This plan changed the location of the lot line between Lots 5 and 6 as shown on an earlier plan, but frontage and lot size was not disturbed. The plan was signed under "Approval Not Required."

Charles Spidle presented to the Board the revised plan of the common driveway to serve three lots on Rutland Street. The plan now shows a culvert under the common portion of the driveway. He also presented the proposed covenant including the revision suggested by the Board. The vote can probably be taken at the next meeting after an 8 1/2 x 11" copy of the plan is received by the Board.

After study of the Munroe Hill plan, it was felt that as a preliminary plan it must be rejected without prejudice for the following reasons: (1) It fails to comply with the Rules and Regulations, Section 3.B.2.a.2--name of engineer or surveyor. (2) The Board could see no indication of proposed bike/footpaths as required by Section 3.B.2.c.3. In addition, the adequacy of the description of specific site features appropos Section 3.B.2.b.2 is arguable. The Board would prefer to see more detail regarding major site features on a preliminary plan. It is also arguable whether "Random surface. No apparent water courses on site." as stated on the plan is sufficient compliance with Section 3.A.3.d, Proposed System of Drainage. The Board would like to see more detail.

Rejection of the plan without prejudice for the above reasons was moved, seconded and unanimously voted. Bob Zielinski will write to inform Charles Brown, the agent of record.

The Open Meeting re cul-de-sacs and subdivisions with single or limited access was called to order. Bob Zielinski read the letter which had been sent to the DPW, Fire Department, Police Department and Board of Selectmen inviting them to have a representative present at this portion of the meeting.

Richard Coulter, Virginia Farme, presented a great deal of information on the issue. According to his figures, Carlisle has 33 cul-de-sacs; the average length in terms of number of houses is eight with average possible additions of seven more houses. He said that because of topography (curves and hills), there is a traffic problem at the intersection of Virginia Farme and Westford Road. This is worse in winter and further complicated by large numbers of children waiting for school buses at the corner. An accident at the intersection could completely block off the entire subdivision. Virginia Farme has 34 children ranging in age from 9 months through high school age, he said.

Coulter reported on how other towns have approached this issue. Lexington says the least--only a general requirement "meets needs for safety." Carlisle--"must address the issue of public safety." Concord--a site evaluation is required and there are six items on this evaluation regarding health and safety, including a traffic flow survey, circulation pattern and impact statement of Police and Fire Departments. Concord limits cul-de-sacs to 600 feet in length. Acton has a specific limit of one access for no more than 60 dwellings and limits cul-desacs to 500 feet in length, and a general guideline for discouraging through traffic on minor streets.

Bob Koning reported that as far as the Fire Department is concerned, many of the turnarounds are not large enough to accommodate some of Carlisle's equipment. At the request of the Board, Koning stated the problems that the department has encountered in specific limited-access neighborhoods: Knollwood--the stubs provide no turnarounds; Peter Hans--stubs and turnarounds; Prospect Street--bad; Autumn Lane/Robbins--road surface; Orchard Acres--narrow; Rockland--narrow; Virginia Farme--turnaround.

Koning said these problems were worse in winter when snowbanks compounded the problem. He pointed out that if anything happened to block off the beginning of any of these roads, no access is available to the entire neighborhood. He stated that other problems facing the Fire Department were water sources in any development, long driveways with no room to turn around, and driveways which were impossible in spring because heavy vehicles just sink into the ground.

Edward Cutter, Nowell Farm Road, restressed the point of children waiting for buses and the safety factor. Tony Mathias, Virginia Farme, mentioned the additional problems encountered with Virginia Farme is used as a parking area for people cross country skiing on Towle Field.

Paul Courant, Virginia Farme, suggested that a police report of that intersection would be valuable. Regarding school buses, the problems they encounter and the reasons why they are routed as they are, it was suggested that Richard Deppe be invited to address the Board on this subject.

Sally Coulter, Virginia Farme, mentioned increased speed of traffic when a deadend street becomes a feeder road for other streets. It was suggested that CVP's experience would be valuable in studying the issue and that Dover's approach might be worth investigating.

Discussion of the above points will be carried on the agenda for the next meeting. Formal adoption of the Procedural Rules for Driveway Permits will also take place at the December 11 meeting.

Meeting adjourned 11 p.m.

Respectfully submitted,

Meredith DeLong  
Secretary to the Board