



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MEETING

January 29, 1981

PRESENT: Chaput, Sauer, Kulmala, Hannaford, Coulter, Raftery

Vivian Chaput called the Special Meeting to order. She explained the purpose of the meeting, which was to keep the Board informed as to how certain regulations are working, i.e., porkchop lots, minor subdivision (no longer allowed), common driveways, etc.

Terry Hearndon explained minor subdivisions. They were permitted to allow people with relatively small parcels to subdivide without meeting all of the town standards which apply to subdivisions. The primary allowance was road width. Lots were limited to 5 or 7. Later, when residents on the roads presented them for acceptance as public ways at Town Meeting, the road had fallen into disrepair. The only Town service these roads had received was plowing in winter. Berry Corner Lane, Orchard Acres and Red Pine Drive were among the roads which came into this category. They were upgraded by the Town and paid for by the residents in order to bring the roadway up to standards and then accepted by Town Meeting as public ways. Because of these conflicts, minor subdivisions were discontinued.

Bob Zielinski spoke regarding common driveways. The purpose of this Bylaw was to identify the character of the road and to make sure that all who bought lots served by such a way were fully aware of the situation and aware that it was to be their responsibility for maintenance, drainage, etc.

Charlie Evans spoke regarding porkchop lots. This was a way of development which would retain most of the rural atmosphere of the town.

Lois Surgeonor spoke regarding lot shapes. Other towns have definitions for acceptable shapes of lots.

David Stewart spoke regarding his concerns about private driveways. The rules, he feels, are too lax; there should be more control by the town. He recommended adjustment of the Subdivision Rules and Regulations to allow a more modest street width and then to require the ways to be constructed to these reduced standards.

Mr. Rolando, River Road, the first developer to build under the common driveway bylaw, reported that his reason for going this route was primarily economics. The common driveway in his case allowed him to develop 50 acres into six large lots. A developer required to build the road to subdivision standards would have to put in two-acre lots in order to pay for the road construction. His experience was that on his driveway the turnouts were not as desirable and that he should have built a wider driveway (16 to 18 feet).

Grant Wilson, Westford Road, said that when he lived on a common driveway shared by two other homes, the only change he would have made was to make the driveway wider.

Don Cochran, Baldwin Road, addressing lot shapes, said that if lots are "unreasonable" they cannot be sold. He was all for any way to prevent more public ways to be added to the town. He recommended that the Board go very slowly on any changes regarding land use and to keep in mind any resultant costs to the Town.

Provision for a minimum dimension for an approximately one-acre dwelling site on a two-acre lot as it is required on a four-acre porkchop lot was seen to be a good point.

The point was made that any plan brought before the Board must be approved if it does not come under the Subdivision Control Law, even plans which show lots with inadequate acreage and/or frontage to qualify them as building lots and even if the Board sees some other violation of the zoning bylaws.

Mr. Cochran spoke regarding set back and screening requirements for parking. If these requirements are not going to be enforced (which they are not, in his opinion) then the requirements should be eliminated.

Frank Berry, Concord Street, pointed out a few other aspects of the minor subdivision. A developer could only build if he did not own any land contiguous. He recommended cautiousness if any tinkering with present bylaws or Subdivision R&R's is to be done. He also agreed with Terry Hearndon's suggestion that any reenactment of the small subdivision be done only after an agreement of Town Meeting to accept roads built under the reduced standards.

Meeting adjourned at 10 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board



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Office of
PLANNING BOARD

January 5, 1981

Mr. David C. Stewart
94 East Meadow Lane
Carlisle, MA 01741

Dear Mr. Stewart,

Thank you for your letter of November 28, 1980, concerning the possibility of discussing small subdivision by-laws. The Board discussed your concerns and those of other people who are familiar with Town zoning matters and we have decided to hold an open special meeting on the subject.

The date has been set as January 29, 1981, at 8:00 p.m. for a meeting to discuss porkchop lots, private common driveways and small-scale developments in general. We hope that you will plan to attend to share your thoughts and concerns with us.

Sincerely,

Vivian L. Chaput

Vivian L. Chaput
Chairman

mld

VLC/mld