



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
**PLANNING BOARD**

February 9, 1981

## MINUTES

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

A Public Hearing was held on Jack Carpenter's application for a common driveway off Nathan Lane. The plan showed Lot 12A on Nathan Lane, Lot 12 B and Lot 12C (both four-acre prokchop lots) sharing a common driveway. He also proposed that Lot 12C should have an easement to the "dog leg," land which was necessary to add to the parcels in order to bring them up to the four-acre requirement. The covenant was briefly reviewed and no problems were seen. The wetlands were not shown on the plan. The profile of the proposed driveway construction was not shown. Carpenter said grades were not a problem. The common part of the driveway is 340 feet and the proposed width is nine feet. The Public Hearing was closed.

Carpenter was asked to provide a cross section showing grades, any culverts, underground utilities, etc., and a profile of driveway construction. It was noted that a letter had been received from Four Seasons regarding the entrance of the owners of Lots 12B and 12C into the covenant of the Munroe Hills residents for the care of the private portion of Munroe Hill Road. Carpenter will be present at the March 9 meeting.

The Minutes of the January 26 meeting were amended by deleting the last sentence on page 1. The Minutes were accepted as amended.

The Minutes of the January 29 meeting were amended by changing sentence 8, paragraph 2, page 1 to read: "Orchard Acres and Carlisle Pines were upgraded... ." Add to paragraph 1, page 2: "Grant Wilson made the point that agreement to share the common driveway (Judy Farm Road) was coupled with an agreement not to build a private driveway." The Minutes were accepted as amended.

It was noted that on February 25 the Conservation Commission and the Selectmen would meet to discuss accessing land near Morse Road via Curve Street and over conservation land for agricultural purposes.

Jebediah Mannis presented a preview of a proposed ANR plan for land off North Road and Rutland Street. There was a proposed gift of land to the Conservation Trust. The plan (Lot 22 of Assessors' Map 36 and portions of Lots 5 and 6 of Map 25) showed a total of 91 acres divided into ten building sites and relies on two common driveways, one running from North Road serving four lots and the other running from the end of Oak Knoll and serving six lots. One big problem was seen as the adding of six more lots to Oak Knoll, a deadend street. This proposal does not come under the jurisdiction of the Subdivision Rules and Regulations limiting the number of lots on a deadend street, but it was definitely seen as a safety problem.

The low density was seen as a very good goal, but the Board would like to see access to all the lots from other than Oak Knoll. It was noted that Rangeway Road, shown on the plan, is an abandoned way. Mannis will be present for further discussion at the February 23 meeting.

Mr. Sanford presented a plan of land on Brook Street showing Lot 2, 2.012 acres with legal frontage on both Brook Street and East Riding Drive, and Lot 1, 1.293 acres with 250-foot frontage and an existing structure. A legend on the plan read, "Reference Middlesex Registry of Deeds (North District) Plan Book 117, Plan 113, LCC 18708, LCC 1935B, Decision of Carlisle Board of Appeals of November 14, 1980, Case #8013." This was reported to be a decision of the Board of Appeals that a variance for Lot 1 was acceptable even though it was less than two acres. The plan was signed under Approval Not Required.

Mr. Rolando was present to discuss a Special Permit to correct the Flood Hazard Map. The impact of the January 1979 floods indicated that Lots 1 and 2 of his River Road property are higher than shown on the Flood Plain Map. He was told that if it is a drafting error in transferring FEMA information to the map, it is fairly easily corrected. If it is an error on the part of the federal engineers, then an appeal to HUD might be necessary. A special permit could be granted under 5.B.c of the Zoning Bylaw if Rolando can present sufficient evidence.

A question regarding a private drain connection from Lot 14 on Nathan Lane to public drains was presented in a copy of a letter to the Selectmen from Town Counsel Neil Melone. Dick Coulter will call Selectwoman Pat Cutter and then, if appropriate, call Four Seasons Development to indicate that this would not be acceptable.

Frank Hannaford reported that nothing had yet been discussed regarding Town Engineer services.

The <sup>to</sup>problem of lot shapes was thought to be something that should be further discussed but probably not something that could be studied sufficiently before Town Meeting to make a warrant article possible at this time.

Dave Stewart discussed with the Board his petition article to allow 18-foot wide subdivision roads to serve up to six lots.

Meeting adjourned at 11:30 p.m.

Respectfully submitted

Meredith DeLong  
Secretary to the Board