



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

April 27, 1981

PRESENT: Coulter, Sillers, Hannaford

The Public Hearing for the South Side Subdivision Definitive Plan was called to order. Chairman Dick Coulter explained that the hearing would be continued until May 4. Mark Perkins presented the site plan. Waivers were requested from the Rules & Regulations deadend regulation and for the radius of the curve (200 feet instead of 300 feet). There is an 8% grade at the approach of the Sunset Road extension to the paved portion of Morse Road. Therefore, a waiver from the regulation requiring a leveling area at the intersection was also requested. The width of the road as shown on the plan is 20 feet. The applicant requested that the road be built 18 feet wide. The bike/footpath would be retained with the 18-foot width. Cape Cod berms and three catch basins are planned. Comments from Cleverdon, Varney & Pike, Town Engineers, were discussed.

A statement of Donald Fox was presented by Ron Ondrejka who also represented other residents of Sunset Road. There was a definite safety hazard, he said, which would be increased by extending this road which already provides access to 11 dwellings plus two lots as yet undeveloped. Thirteen and one-half feet was the average width of the road and at some points it is less than ten feet wide. Preschoolers and school-age children were seen to be particularly in danger from cars traveling this narrow road.

Susan Sarsha pointed out that she has a Morse Road address although her access is also on Sunset Road. Deborah Hinchcliffe asked about the legal access to the lots which were the two lots approved in the past under Approval Not Required. Tom Gallagher said that he has had trouble with DPW vehicles getting stuck on Sunset Road because there is no turnaround. Jack Carpenter reported that regarding the Fisk property, there are no plans for additional lots on Sunset Road. Christian Meyer supported the statements of Ondrejka. It was pointed out that the proposed location of the Sunset Road extension made the Stearns' garage a nonconforming structure in that it would be too close to the road. At 9:15 the Hearing was continued to May 4.

Roger Corbin presented a plan of land of Pauline Dolan on East Street showing Lot 21-53.01, 2.5980 acres with 250.01-foot frontage; and Lot 21-53.02, 4.0022 acres with 212.50-foot frontage; and Lot 21-53.03, shown as not a building lot (to be jointed to Lot 21-53.02 or sold to abutters).

A plan of land on North Road (Kydd) was presented changing a plan signed by the Planning Board on November 18, 1980. The changes were to Lots 4, 5, 6 and 7. Lot 4 was shown as 4.01 acres with 42.47-foot frontage; Lot 5, 4.07 acres with 50.92-foot frontage; Lot 6, 2.44 acres with 256.71-foot frontage; and Lot 7, 4.84 acres with 40.36-foot frontage.

Mr. Bradbury appeared to present a Munroe Hill update. The sidewalk along the private way access was proving difficult because of the width of the right of way. Stone walls and transformers were taking up so much room that along that point the bike path really should go right along the berm or be only three feet wide. By eliminating the grass strip and butting the sidewalk right along the berm, a five-foot width would be possible along most of the way. Beyond Station 6-0 there is no problem, the sidewalk will be five feet wide and the grass strip between the walk and the street will be five feet wide. A guard rail is planned on Virginia Farme across from Nathan Lane; they will install the rail if the Board votes that it is considered necessary. Bradbury also requested the Board to consider lot releases. This will be discussed at the next meeting.

It was suggested that the Board set up a long-range tickler file for follow up on deadlines, applicant filing dates for special permits, etc.

Meeting adjourned 11 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board