



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

May 4, 1981

Present: Coulter, Kulmala, Sillers, Hannaford, Chaput

The South Side Public Hearing was reconvened. The comments from Cleverdon, Varney & Pike, Town Engineers, were reviewed. Curvature of the road and grades were the only serious questions addressed by CVP. Chris Hart, applicant, explained that grades had not shown on the Preliminary Plan because the engineering had not yet been done. The curvature (200 feet instead of 300 feet required by the Rules & Regulations) was requested to allow larger lots, less destruction of the forest and less cutting and filling. The waiver re grading would eliminate the leveling-off area to some extent at the intersection of the paved area of Morse Road. The statement of CVP that the paved length of the completed road would be 1900 feet was disputed by Hart since the length of the road to the beginning of the culdesac would be 1600 feet.

The statement of Donald Fox was also reread. Ron Ondrejka was again present to state his position that the Planning Board's waiving of any of the regulations would be a gross subversion of the intent of the regulations. He would like to see nothing done with this proposed subdivision until an alternate access can be developed. Chris Hart responded that the benefit to the entire Sunset Road provided by a turn-around for safety vehicles and the addition of a water hole in the area far outweighs the additional traffic added to the road by five additional homes.

Edward Bing expressed his concern that the MSB land which presently wishes to use Morse Road (under litigation) will probably be developed using Sunset Road as an access whether or not Morse Road is found to be legal and actual frontage. Donald Fox reported that the Police Department had not looked at nor been requested to make a traffic check on the existing Sunset Road. Tom Gallagher said that in his experience fire trucks could turn at the end of Sunset Road without backing into private property.

Chris Hart reported that the construction period would be quite brief--probably completed within 30 to 45 days from start. Hart explained that in order to make improvements on any Town way requires a bond which would be expensive because they require 100% financing.

Tom Gallagher asked about the possibility of more than five additional houses. Can there be any guarantee that this would be it.

Hearing closed at 9:30 p.m.

A motion was made to waive the requirements of section 4.A.1.a of the Rules and Regulations for the reason that there is no alternative for a second access and that there is no foreseeable further development. The motion was seconded and voted five in favor, none opposed.

Motion made to waive the provisions of 4.A.5.a and 4.A.5.b of the Rules and Regulations pertaining to the length of a deadend street and number of building lots on a deadend street. The motion was seconded and voted five in favor, none opposed.

Motion made to waive section 4.A.3.b concerning requirement for a radius of 300 feet to allow a 200-foot radius. The motion was seconded and voted five in favor, none opposed.

There was discussion of allowing the road to be built to the new 18-foot width permitted by the new Bylaw. It was decided and agreed to by Hart to leave the width at 20 feet with bike/footpaths as shown on the plan. Section 5.B.2 was waived to allow this. Voted five in favor, none opposed.

It was felt that the leveling-off area at the intersection of the new road with the existing paving should be a 2% grade and the Board could waive the provisions of section 4.A.4.b to allow grading further along the new road to be up to 9%. Voted five in favor, none opposed.

Since the intent is to complete the road before requesting lot releases, a motion was made and seconded to accept the South Side Subdivision Definitive Plan subject to the following conditions:

1. Prior to the release by the Board of any lot within the subdivision, drainage and right-of-way easements satisfactory to the Board and Town Counsel are recorded with the Registry of Deeds.
2. A performance guarantee covenant in form acceptable to the Board and Town Counsel is recorded with the Registry of Deeds.

Voted five in favor, none opposed.

Judy Jones presented a plan of land of Hendries on East Street showing Lot A, 7.86 acres with adequate frontage; and Lot B, 8.36 acres with 83.99-foot frontage. The plan was signed under Approval Not Required.

Plan of land of Dolan, East Street, reviewed at the last meeting was signed under Approval Not Required.

Plan of land of Kydd, North Road, reviewed at the last meeting was re-endorsed under Approval Not Required.

Motion made and seconded to allow Four Seasons to construct bike/footpaths on the private way section of Munroe Hill Road immediately adjacent to the street paving. Voted 4 in favor, none opposed.

Motion made and seconded to not require a guard rail on Virginia Farms across from Nathan Lane. Voted 4 in favor, none opposed.

There was discussion of the Canterbury Lane Subdivision Preliminary Plan (off Bedford Road). Motion was made and seconded to waive 4.A.5.a of the Rules and Regulations to allow a length greater than 1000 feet to avoid wetlands and to provide better road siting on the land. Voted 4 in favor, none opposed.

Motion was made and seconded to approve the Preliminary Plan subject to investigation of adequate fire protection as described in Section 4.F of the Rules and Regulations. Voted 4 in favor, none opposed.

Meeting adjourned 12:00p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board