



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

MINUTES

Meeting of October 10, 1983

Present: Sauer, Hannaford, Sillers, Coulter, Chaput

The meeting was called to order at 8:00 P.M. The minutes of September 26, 1983 were approved as submitted.

ANR Plan off Lowell Road (C.P. Brown and J.J. Mandros)

Joe Gardner presented a plan of land off Lowell Road owned by C.P. Brown and J.J. Mandros drawn by Joseph W. Moore, dated September 26, 1983. The plan creates Lot D-1A of 60 square feet. The lot is to be conveyed to Mandros to provide conformance to the 40-foot setback requirement (even though the lot and house are pre-existing). Frontage is not changing. The Brown lot does not become non-conforming by the loss of the 60 square feet.

The Plan was endorsed as Approval Not Required.

Conservation Cluster: Ember Lane

Mr. McNary of Joseph Moore Company showed a revised picture of the proposed Conservation Cluster, showing a one (1) foot buffer entirely surrounding the area. This buffer area is part of the Open Space, not a set of easements across private property.

The Special Permit, if issued, will refer to the plan for the Conservation Cluster dated May 17, 1983, as modified through Revision 2, dated 10/7/83 (showing the open space and driveway easements).

The covenant describing the Open Space as it is to be given to the Carlisle Conservation Foundation was discussed. The purposes of the land were as described by the Conservation Foundation's generic purposes. Grant Wilson of the Foundation discussed the process by which such covenants are accepted, so as to encumber the land in perpetuity. (Otherwise, property is not so encumbered for more than 30 years.)

Member Sillers asked about the specific location and easements pertaining to the Morse Trail. Mr. McNary had planned to do a final specification of the trail easement after obtaining the Special Permit. A secondary issue was whether the stone walls were within or without the easement. A suggestion was that the stone walls be without the easement, so that the property owner maintains control over them.

Member Chaput suggested that the trail easement should be shown to Neil Melone (Town Counsel), since that easement is to be conveyed to the Town (not the Conservation Cluster).

CORRECTION TO ABOVE PARAGRAPH: The actual motion to "accept in principle" says that the easement will be conveyed to the Conservation Foundation, not the Town.

The Board believed that more of the documents should be in order before the Permit be issued: the trail easement and the Open Space conservation restriction.

Grant Wilson had a copy of the proposed deed of the Open Space to be granted to the Foundation. The deed described the Trail Easement (although not the trail location); presumably the same language will be used in describing the easements across the private property.

A motion was made to accept in principle the Conservation Cluster Plan dated May 17, 1983 (Revision 2, 10/7/83) presented by Joseph W. Moore Company, with the expectation of issuing a Special Permit at such time as the following are presented:

- (a) an ANR Plan of the cluster showing lots, frontages, Open Space and trail easements (including a piece of the trail easement extending out to Ember Lane);
- (b) deed for the Open Space, referencing the ANR Plan (a) above;
- (c) proposed wording of the trail easement to the Foundation, allowing passage by Carlisle residents along the trail.

(In clarifying remarks, Grant Wilson stated that the Open Space, once deeded to the Foundation, was subject to their control and was not automatically available to the public. [As the Conservation Commission controls access to other Town areas such as the Towle Field.]

The acceptance in principle of the Conservation Cluster is based on the finding that the proposed Morse Trail is worthy of preservation and protection for the town.

Motion passed: 5 in favor, 0 opposed.

#### Common Driveway Permits: Ember Lane

Mr. McNary of Joseph Moore Company was present to show the plans describing the proposed Common Driveways on Ember Lane. The southernmost drive was described on a plan dated August 4, 1983, revised October 7, 1983. This shows the turnout on the drive that was requested at the last meeting. The typical cross-section was shown on the plan. (Drawing number 1077-6.2)

The northernmost drive is described on a plan dated August 4, 1983, revised October 7, 1983. (Drawing number 1077-6.1) The driveway has been offset within the easement to be as far away as possible from the lot shown as "N/F Paul".

Underground utilities along the common driveways had been requested by the Conservation Commission. Mr. McNary stated that this would be possible on the northernmost drive, but would be a problem for the southern drive. In that (1) the rest of Ember Lane has above-ground utilities, (2) there would be a pole from the cul-de-sac to the driveway, and (3) the trail crossing site is over ledge, the Board felt that the request for underground utilities would be a hardship.

Member Chaput requested that the southernmost drive be paved (not gravel) wherever the slope is 10-12%.

In the absence of an approved ANR Plan (providing specific lot numbers to reference), the Special Permit application could not be formally approved. In addition, there was no covenant available to describe the owner's responsibility.

A motion was made to accept in principle the two (2) common driveway plans on Ember Lane serving the proposed Conservation Cluster, with the expectation of issuing a Special Permit at such time as the following are available:

- (a) an approved ANR Plan,
- (b) an acceptable set of covenants.

Approved: 5 in favor, 0 opposed.

Common Driveway Plan: Baldwin Road

Mr. McNary was present for the discussion of the common driveway application for two (2) lots off Baldwin Road. Lots A and B are shown on a plan dated August 2, 1983 (land of R.J. Heidke Realty Trust). The typical cross-section is shown on a sketch of land belonging to R.J. Heidke Realty Trust by Joseph W. Moore Company, dated July 29, 1983. A covenant for driveway maintenance was available and was reviewed.

The Board found that a single, common driveway was preferable to having two, private driveways enter Baldwin Road at one place, and preferable to another driveway crossing wetlands to reach School Street.

A motion was made to grant a Special Permit for a common driveway serving two (2) lots off Baldwin Road, as shown on the above-mentioned plan and sketch.

Motion carried: 5 in favor, 0 opposed.

Possible Police Station Site

The selectmen are considering the purchase of a home at the site of Church Street and Bedford Road as a possible Police Station and Planning Board office. They asked for our opinion vis-a-vis siting and planning purposes for a municipal building. Apparently, the economic factors are favorable. The house is unoccupied and can be inspected if we wish. Member Hannaford remarked that there may have been well-water problems in the past.

Chairman Sauer suggested Saturday morning at 9:00 to view the site.

The meeting adjourned at 10:30 P.M.

Respectfully submitted,

Richard R. Coulter