



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of January 28, 1985

Present: Siliers, Chaput, Raftery, Sherr, Leask, Hannaford, Clarke

The minutes of January 14, 1985 were read. The section pertaining to the Westford Road side of the Hart common driveway was amended to add after "Westford Road" the words "side along Curve Street" for clarification. The minutes should also reflect that Kay Kulmala has been hired to update the OS&R and not "volunteered". The minutes were accepted as amended.

Master Planning Committee

A list of questions and concerns has been prepared and the committee is still trying to narrow its focus. The question of the post office location was met with a consensus that it should not be moved outside of the town center; it was felt that it should be within walking distance from the town center. The Postal Service is seeking approximately 3500 square feet of space.

Perry Common Driveway

A preliminary plan for an ANR plan of 7 lots, six of which would be served by a common driveway was presented. The common driveway would have two accesses to Lowell Road. A concern was expressed concerning the looped driveway. Its use may create a need for three access points onto Lowell Road where two could be had without the loop. The driveway would be paved and 16 feet wide. The driveway covenants and the driveway cross-section still need to be added to the plans. The public hearing will be on February 25, 1985.

The driveway next to the Bing property is rather close, 22 feet it appears. The preliminary plan was drawn by Charles A. Perkins Co., Inc. of Clinton, Massachusetts. The abutter, Ed Bing, indicated that its close proximity was not a great concern.

Cutter Common Driveway off East Street at Cutters Ridge

The public hearing continued with Roger Corbin, engineer, Attorneys Gardner and Santomenna representing various interests, and members of the public in attendance. Nothing has changed in the plans since the Board's view on Saturday, January 19, 1985. Mr. Corbin indicated that he was seeking Board guidance on changes rather than his merely making arbitrary changes. Mr. Gardner indicated that his clients, the Huntoons and the Dundorfs, will only grant the Cutters access for the subdivision on Tophet Road if only four lots are served by Tophet Road. Mrs. Chaput indicated that the esker is a unique geological formation which should be saved and not subject to cut. She even suggested that the esker might be so significant so as to be saved subject

to a conservation cluster development approach. Mr. Shohet indicated that he would like to discuss purchase and other ideas with the Cutters and Mr. Gardner's clients. The common driveway would serve a lot (Lot 9) which is physically closer to the Tophet Road cul-de-sac. A question was raised as to the location of drive; i.e., it cuts dramatically into the esker. It was strongly suggested that it be placed lower, off the esker. (Mr. Corbin requested an extension of the subdivision approval until March 15, 1985.) The public hearing closed at 9:45 p.m. Motion was made to deny the application for the common driveway without prejudice to resubmission at any time. The motion was unanimously approved. It was also moved to allow the Cutters' oral request to delay the decision on the Cutters Ridge Subdivision until March 15, 1985.

ANR - Piwczyk - Oak Knoll

This concerns three lots on a plan drawn by Stamski and McNary, Inc. drawn on December 7, 1984. Lot 1 (comprised of Lots B-1 and B-2) and Lot 2 (comprised of Lots B-3 and B-4) find their frontage on the stub end of Oak Knoll. The Hemlock Road and Oak Knoll residents petitioned for approval of the plan. Their concern was based on a preference for their dead end community and a limited access to the area. A question arose concerning the frontage; i.e., whether it is on a town way. We will keep a copy of the petition from the residents. A request will be made to Town Counsel to review the stub end issues.

Canterbury Court

There was a motion to approve release of all lots upon receipt of a letter of credit which will cover twice the cost of completion or remaining items on the subdivision. Frank Hannaford will hold the release until informed as to completion items by CV&P.

The meeting adjourned at 11:00 P.M.

Respectfully submitted,

Thomas J. Raftery