



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of November 11, 1985

Present: Raftery, Clarke, Davis, Leask, Sillers

The meeting was called to order at 7:35 P.M.

Zoning Bylaw Changes for November 19 Special Town Meeting

Note that the zoning bylaw changes on the agenda at Town Meeting for November 19 cannot be voted since no request for a public hearing was made to the Planning Board and no notice thereof made. A letter to this effect has been sent to the Selectmen.

Public Hearing - Subdivision at End of Suffolk Lane

Mr. McNary reviewed the subdivision plan for the public. Six lots are proposed for the subdivision. Mention was made that existing drainage problems on Suffolk Lane would be eased and that additional runoff would be contained within the subdivision. CV&P reported four problems with the plan:

- 1) monuments not properly shown on plan,
- 2) proposed bike/footpath not shown (Note: developer plans 24' wide road, so sidewalk not required.),
- 3) turnaround less than 140 feet in diameter as required,
- 4) town should be given easement rights on 40' utility easement.

Note also there is a prohibition against "reserve" strips in the Board's rules and regulations. Parcel P shown on the plan can be considered a reserve strip. This would require a waiver to Rules and Regulations.

At this point the common drive hearing was opened (with subdivision hearing still open). Maximum slope on the common drive is 12%, within first 100 feet of end of subdivision road. Total length of common drive is about 1250 feet. Part of the drive will go through the wetland buffer zone; a notice of intent has been filed with the Conservation Commission. Concern was expressed that the trail easement was not shown on the plan. The Board would like the trail to be identified.

Public hearings on both issues were closed at 8:05 P.M.

The intention with respect to Parcel P is to deed it to the Conservation Foundation, as clarified by Mr. Fleming.

Presentation of Morse Road Preliminary Subdivision Plan

The plan shows 18 lots on a subdivision road crossing the interior of the approximate 59 acre site. There is in addition a proposed common driveway to serve three of the lots. Access would be via Sunset Road and the transfer station access road. An easement would be given along "Morse Trail". Note that along some points curves in the subdivision road have a tighter than allowed 300 foot radius, thus requiring a waiver.

Earth Removal on Koning Property

The plan was presented to the Board of Appeals which deferred a decision pending input from the Planning Board. Linda Baran objected that some of the excavation might be on her land. It was pointed out that although the pond was on her land, it was presented that no excavation had been done there. A motion was made that the Planning Board had no objection to the earth removal. The motion was passed unanimously.

Decision on Sinton Common Driveway Application (former Megowen Property)

A motion to approve the common driveway permit was voted unanimously. The houses will be numbered off Russell Street.

Master Planning Committee

A statement was read by Midge Eliassen supporting maintenance of the Post Office at the Old Congregational Church building and the possible relocation of Town Offices to the site provided that several questions/problems could be addressed adequately.

Canterbury Court Subdivision/Common Driveway

Corrective measures should be taken with respect to sedimentation problems in the drainage swale according to CV&P. Excavation of the swale will be required and directing of the flow toward the cobble waterway. Otherwise, the subdivision has been completed in accordance with plan. A motion was made and voted unanimously that the letter of credit held on the subdivision be released.

A letter was subsequently read (from Vivian Chaput) concerning an experience (unhappy) on a Canterbury Court common drive. The response from Deck House was that the drives had been constructed as specified in their plan. Deck House offered to provide the Board with guidelines which they believe would improve our standards (currently nonexistent) for construction. Mr. Myer and Mr. Stimpson from Canterbury Court related their belief that neither of the common drives were originally adequate, particularly with respect to drainage (the right one has been upgraded) and width.

Woodbine Place Subdivision

CV&P outlined 6 areas in which corrections need to be made. These include monuments, the bike-footpath placement, drainage problems, loam and seeding needed, and additional asphalt/mortar patching (see letter for details). Mr. Schecter then presented a letter outlining problems he perceives, notably construction of a "sidewalk" rather than a "bike/footpath". The matter will be referred again

to CV&P. It was suggested by George Foote that projecting granite near catchbasins should also be examined by CV&P.

Common Driveway off Martin Street

The two drywells have been installed at the entrance. No representative of the developer was present. The discussion was continued until November 25.

Presentation by Committee on Senior and Moderate Income Housing

The implications of Executive Order 215 were discussed. The question of whether the state was trying to force attached housing was asked. The response was that there were other possible routes that would be explored. After considerable discussion it was agreed that Tom Raftery and Lenny Clarke would serve as liaison to the Committee on Senior and Moderate Income Housing.

Preliminary Subdivision Plan - Tripodakis, Rutland Street

A new plan showing 8 lots, 5 of them having acreage of four acres or more was presented (i.e., the "2-acre porkshops" had been eliminated). The Board found no apparent problems with the revised plan which will be submitted in definitive form.

ANR Plan for Davis off Bedford Road

A plan showing 6 lots, 4 with frontage off Brook Street and 2 off Bedford Road was presented and approved. Two of the lots are pork chops having in excess of 4 acres. The plan, drawn by W. McNary, was dated November 8, 1985. The owner is John A. Davis.

Common Driveway Plan for Three Lots of Davis off Bedford Road

A common driveway plan to serve three of the lots described above was presented. The driveway is off Bedford Road and has a maximum grade of 10%. The length is approximately 650 feet. The public hearing will be scheduled for December 9.

Common Driveway for Delaney, Oak Knoll Road

The common drive would serve 2 lots and have a maximum grade of 8%. (The original plan would have had one of the lots served by a private drive off Maple Street and the other by a drive off Oak Knoll. The public hearing will be scheduled for December 9.

Common Driveway for Baran, Cross Street

The common drive would serve 2 lots and be about 1600 feet in length. A special permit will be required since one house site is in an area shown by map to be wetland. The common drive hearing will be scheduled for December 9.

The meeting adjourned at 12:10 A.M.

Respectfully submitted,

Sylvia J. Sillers