



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

Meeting of December 9, 1985

Present: Chaput, Davis, Sillers, Leask, Sherr and Clarke

The meeting was called to order at 8:15 P.M. The minutes of November 25 were approved unanimously. The first of three scheduled hearings was then opened.

### Public Hearing - Common Drive for Davis off Bedford Road (Presented by W. McNary)

The common drive would serve 3 lots. The width would be 16 feet. A portion would be in the wetland buffer zone; an Order of Conditions has been obtained from the Conservation Commission. The surface will be stone dust with a 12-inch gravel base.

Paul Macone asked about the proximity of the lots involved to Macone land off Brook Street. The answer was that there was a 600-700 foot distance between any of the lots served by the common drive and the abutting Macone property.

Alternatives to the wetland buffer crossing would involve approximately 1400 feet of driveway in the wetland.

Discussion of a trail easement resulted in no definitive preferences.

Hearing closed at 8:50 P.M.

### Public Hearing - Common Drive for Delaney off Oak Knoll Road (Presented by W. McNary)

The hearing opened at 8:50 P.M. The common drive would serve two lots.

The length of the drive would be approximately 700 feet off Oak Knoll Road. The steepest grade would be 6%. The width would be 12 feet with 2-foot shoulders on each side.

The point was made that again the number of houses having a single egress through Oak Knoll was potentially being increased.

Hearing closed at 8:58 P.M.

### Public Hearing - Common Drive for Baran off Cross Street (Presented by W. McNary)

The hearing opened at 8:58 P.M.

The common drive would serve two lots. It would run approximately parallel with Westford Street. The slope would be a maximum of about 10% for a distance of 50 feet. The Conservation Commission has already issued an Order of Conditions

for crossing of the wetlands. However, concern for the length of drive across the wetlands was expressed by members of the Board and public. Note that the total length of the common portion of the drive would be 1400 feet. The width would be 12 feet.

Preservation of trails across the property was deemed to be initially a matter of discussion between the owner and Trails Association.

Hearing closed at 9:25 P.M.

Submission of Subdivision Plan for Land of Williams off Stearns Street

The presenter was W. McNary. The proposed subdivision is for 9 lots. The total road length would be 1400 feet (note variance from regulations for road length already voted). A length of approximately 60 feet of wetlands would be crossed, with additional roadway in the buffer zone. The public hearing will be scheduled for January 13, 1986.

ANR Plan for Towle Property, Westford Street

The land currently known as Lot 4 is to be divided into 2 lots, the first of 2 acres with excess of 250 feet frontage and containing the existing buildings, and a pork chop lot of 4.00 acres with excess of 40 feet frontage. The plan, prepared by Stamski and McNary, is dated December 2, 1985. A motion to approve the plan as approval not required was tabled until the next meeting. (ANR Plan for Towle property was presented by Bill McNary for Mr. Malapanis.)

Common Driveway for Suffolk Lane: Continuation of Discussion (and Public Hearing)

A plan was presented showing a revised entry to the common drive off the subdivision cul de sac. The maximum rise would be 12½%, with the takeoff directly opposite the cul de sac entry. A motion was made and seconded to approve the plan. The motion passed 5-0 with one abstention (Chaput).

Continuing Discussion of Preliminary Plan for Elizabeth Ridge (Morse Road)

Erik Fleming discussed entry onto the subdivision road from Sunset Road. His planned layout requires negotiation with the Angels for a triangle of land needed as part of the 50-foot easement.

Continuation of Gould Common Drive Discussion

A letter from the Conservation Commission was received in support of the common drive (only) presented in the plan. The Luciers spoke against the common drive because they felt it would create a situation similar to three contiguous pork chop lots. The decision was deferred.

The meeting adjourned at 11:35 P.M.

Respectfully submitted,

Sylvia Sillers