



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
**PLANNING BOARD**

## MINUTES

Meeting of January 13, 1986

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

The minutes of the December 16, 1985 meeting were approved as submitted.

### ANR - Carlisle Congregational Church and Carlisle Public Schools

An ANR plan was received from the Carlisle Congregational Church and the Carlisle Public Schools. The plan shows two parcels for the purpose of a land swap. The parcels are each 9,796 square feet and are not considered building lots. The ANR was approved.

### Public Hearing - Rodgers Road Subdivision, Stearns Street

The Public Hearing opened at 8:20 P.M. Mr. Williams presented the schematic plan and Bill McNary presented the road plan showing the wetlands crossing and cul-de-sac. There will be a detention area for the 100 year storm. The roadway includes a subdrain for control of high water table.

There are no common driveways for the 9 building lots. The road is 1400 feet. The road is 24 feet of paved surface and will cross the wetland once; further crossings will not be required for each individual drive.

A trail easement is under discussion which would connect the Town center with the Davis Corridor.

Stuart Sobelman expressed concern about the shapes of the lots and the incorporation of additional land not currently owned by Williams. McNary indicated that a portion of Soucy and Martini land will become a part of the subdivision. Bob Dennison, abuttor, questioned why there should now be 9 lots rather than 5 on a common drive. Raftery explained that the subdivision is not discretionary.

Mr. Lerman, abuttor, expressed his concern about the water level backing up onto his land. McNary said that the drainage would go over the road rather than back up into Mr. Lerman's septic field.

Chaput inquired whether a bridge might alleviate the backup question. George Foote responded that it would not. McNary stated that this is a 29 acre drainage basin, not large relatively speaking.

Retention area to be planted with indigenous materials. Clarke suggested that a stone wall be placed at the cul-de-sac rather than grading.

Raftery will send a letter to CV&P to request review. Covenants are coming.

Public hearing closed at 9:15 P.M.

ANR - Swanson, Fiske Street

Part of the proposal is a land swap and part a consolidation to create a new lot 3A with 250 feet frontage and 4.41 acres. The lot of Spang will be increased slightly. The ANR was approved.

Davis Land Common Drive

Three drives would cross wetlands on Brook Street if built privately. The steepest would be at 10 percent with swale, loam and seed. There was no motion and no decision. This area will be staked so Board members can review.

Bylaws

The first suggestion concerned a 250 foot radius requirement for all building lots.

Westford has a mathematical formula which relates length of perimeter of lot to the acreage. A similar methodology will be proposed. Under the Conservation Cluster ordinance, more flexibility would be allowed in lot shapes to encourage preservation of particular conservation assets.

Road widths could be reduced to 20 feet on cul-de-sacs with flexibility as to installation of bike/footpaths.

ANR - Richard Lamburn, Curve Street

Errors were pointed out and corrections will be made and the plan will be resubmitted on January 27.

Common Driveway Approvals

Gould common driveway on North Road was approved, 5 in favor, 1 (Sillers) opposed.

Delaney common driveway on Oak Knoll Road approved, 5 in favor, 1 abstention (Chaput).

Baran common driveway on Cross Street to serve two lots, approved, 6 in favor.

Suffolk Lane

Performance bond has been reviewed by Town Counsel. The estimated total construction cost of the public way is \$65,491.00 and has been established as a bond secured with a lending institution. Motion to approve withdrawn.

Elections

Vivian Chaput - Chairman  
Paul Sherr - Vice Chairman  
Lenny Clarke - Clerk

The meeting adjourned at 11:45 P.M.

Respectfully submitted,

Vivian Chaput