



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of April 28, 1986

Present: Chaput, Sillers, Leask, Davis and Clarke

The meeting convened at 8:15 P.M.

Public Hearing-Elizabeth Ridge Subdivision - Erik Fleming - 8:15 P.M.

Erik Fleming proposed the current subdivision road which differs from the initial plan proposed to the Board. All changes were made in line with desires of town police, fire and DPW. As this new road plan does not impact upon Morse Road and Erik offered to deed this to the Trails Association, this road would serve four common driveways which, combined, would serve 18 house lots. The road will be approximately 3100 feet plus 200 feet of improved existing roadway. Vivian Chaput noted the high degree of wetlands which was observed by the Board's recent walking of the site. There are several wetlands crossings.

Fleming noted that the access to Sunset Road is only 40 feet vs the required 50 feet width. Thus this portion of the road, for a length of approximately 60 feet, will be privately maintained by the owners' association.

A question was raised by Mr. and Mrs. Angel, abutters, as to the condition of Sunset Road and the impact of this development, and its resultant influx of increased traffic, upon Sunset Road. Mr. Sauer of the Selectmen's Board indicated that there is a general intention to review Sunset's condition. Mrs. Angel raised the point that this subdivision plan was not available in the Town Offices today, per her question to E. Cochran. Mrs. Angel further raised the question as to whether or not the easement over the Benjamin's property (approximately 4 feet per Fleming) would lower the effective Benjamin's "effective" frontage to less than 250 feet.

George Foote asked whether the road would be drained properly with respect to potential frost heaving which was answered in the affirmative.

Public Hearing - Common Driveways - Elizabeth Ridge

The subdivision hearing was continued into the Common Driveway Hearing. There will be four common driveways: 3 serving 2 lots and one serving 3 lots. These hearings ended at 9:45 P.M.

Public Hearing - Subdivision off Rutland Street - Tripodakis - 9:45 P.M.

The public hearing for the subdivision off Rutland Street at Billerica line was opened at 9:45 P.M. and a request to continue was entertained, to be continued on May 19, 1986 at 8:15 P.M. Continuance is due to revised drainage.

Public Hearing - Scenic Road Hearings re Reconstruction of Rutland and Brook Streets

The hearing opened at 9:50 P.M. Roger Davis specified the beginning of work at Mr. Blanchard's house, 181 Rutland Street, and will consist of culvert and drainage, one catch basin at pole #39, no removal of stone walls or trees, thus a scenic road hearing may not have been necessary, per Roger Davis. Work will also include surface work. Access through the road will not be interrupted.

Work on Brook Street will start at East Riding Drive toward Maple Street for removal of stone and deterioration plus addition of culvert at pole #39. Removal of five pine trees between poles #35 and #37 will be done. Any excess money will be used to level several areas between East Riding to Bedford Road. No stone walls will be affected. No widening of existing pavement will be done.

Continued Public Hearing, Post Office - 10:05 P.M.

Pending issues: Site distances - see 4/22 letter from the BSC Group, signed by Richard Cook, Division Manager, which in general states acceptability for vehicular entrance/exit.

V. Chaput questioned whether traffic volume figures were available. The request was made to the U.S.P.O. which has not been complied with.

A question was raised as to whether or not the Planning Board has requested the input of the police as to the visibility and traffic safety potential.

V. Chaput indicated "no" to this question and noted the request.

Mr. Palmer indicated that he has no intention to request future expansion and his attorney suggested to Mr. Palmer that he might restrict expansion, to which Mr. Palmer answered in the affirmative.

Preliminary Subdivision Plan, Concord Street - Presented by Bill McNary

Two plans were provided, one proposing 7 lots with 1300 foot common driveway and the other proposing 10 lots with no common driveway, both plans crossing wetlands. There is a possibility that the adjoining 57 acres, with 1500 feet frontage, now in estate settlement may be joined which would provide access from Concord Street, without crossing wetlands. The ConsCom will review the matter. The Board indicated that it was presumptuous at this point to render opinions until further investigation by the Planning Board and ConsCom.

Decision - Baran, Cross Street

Special permit for common driveway which does not impact on wetland, although the mapped wetland shows otherwise. The common driveway was previously approved. George Foote explained that the real wetland is not involved in the house site; therefore, no problem is seen by the ConsCom. The vote was taken and unanimously approved by the five members present.

ANR Plan - Jacobellis, Fiske Street

The Board reviewed the plan which appeared in order except for annotation of lots. V. Chaput will call the engineer of record, Donald Forand, to correct the annotation.

ANR Plan - Poole and Altair Associates, School and Russell Streets

Bill McNary presented the plan. Various swaps will ensue to create 5 lots. The plan was unanimously approved by the five members present.

Pending Town Warrant Issues

Vivian suggested discussing and voting on several pending Town Warrant issues:

- A. Rezoning of Lot 5, Concord Street - Vivian Chaput does not agree that a Business Zone belongs there. A motion was made, and seconded, to not recommend rezoning of Lot 5 Concord Street which was unanimously approved.
- B. Change to Lot Requirements, i.e., 250' circle (applicable to pork chops) 40' width along 80% of frontage. Len Clarke suggested that we propose a change to the article to reflect changing 1.25 acre to 1.50 acre.
- G. Foote pointed out that he does not believe a consensus of the Town exists now to support this and that development of this change should be researched more in depth before proposing it. Len Clarke pointed out that we have been discussing this concept for over one year. The zoning bylaw review stated that they would not review changes at this point. Len Clarke moved that: 4(A)3(c) be changed to read: "Located within the lot and within a 600' diameter circle centered on the site of the dwelling there must be at least 2 acres of land."

Vivian Chaput made a motion to withdraw Section 4(A)3(c). No second was obtained.

Sylvia Sillers moved to accept the recommendation of the Bylaw Review Committee but delete the 1 $\frac{1}{4}$ -acre requirement (Section 4(A)3(c)).

Vivian Chaput pointed out that Sylvia Sillers' motion would allow later expansion of the chop size issue. The vote did not carry at 2 in favor, 2 opposed and one abstention.

Vivian Chaput recommends to the Selectmen the lot frontage and shape requirements noted in the Bylaw Review with the deletion of 4(A)3(c). The vote was 3 in favor to 2 opposed.

The meeting was adjourned at 12:50 A.M.

Respectfully submitted,

Stephen Davis