



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of August 11, 1986

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

Minutes and Mail

The minutes of July 14, 1986 were read; a motion was made to accept; the motion was seconded and unanimously approved with the deletion of the next to last comma in the paragraph concerning the Public Hearing on Altair Associates. The minutes of August 4, 1986 were also read, moved for acceptance upon a motion duly seconded and unanimously approved with a change in the EOCD paragraph from "EOCD" to "HAC".

Clark Farm

This agenda item will be continued to August 25, 1986, at the request of the proponent. Vivian Chaput reported that Town Counsel holds the opinion that the proposal of a double conservation cluster could be approved without the risk of setting a binding precedent for other conservation cluster proposals. That opinion is expected to be put in writing to the Board.

Elizabeth Ridge

Ms. Chaput indicated that Town Counsel has advised that the MSB suit has not yet been dismissed and, since such dismissal is a condition of the subdivision approval, we should make sure that the dismissal is filed prior to the Board's execution of any plans. Further, any description of the public way should include the way providing public access, i.e., transfer station way.

Martin Street Common Driveway

Mr. Kane, the owner, has come before the Board to inquire as to what must be done to complete the common driveway. Mr. Kane indicated that the road is not yet finished; there are potholes in the drive which can be patched. It appears that turnouts have not been installed. Mr. Kane has agreed that he will restrict sale of Lots 3 and 6 until the common driveway is built in accordance with the plan. The restriction will run in favor of the Planning Board.

Elizabeth Ridge (continued)

CVP has estimated \$332,400 as the performance bond amount. That amount will be forwarded to Town Counsel.

Woodbine Place

Ms. Chaput was unable to contact Mr. Ludwin. It was felt that without Mr. Ludwin there was little point in moving forward tonight. A soil sample report was prepared by CV&P and received by the Board. Mr. and Mrs. Schecter urged the Board to take action without him. Mr. Schecter suggested that (1) the sidewalk be removed and that no meandering footpath be built; (2) stabilize the shoulder; (3) feed the trees and (4) remove the trees close to demise; (5) Mr. Schecter will try to save the trees; (6) Mr. Schecter will try to naturalize the area and (7) Mr. Ludwin promised to put in some hemlocks. This is the Schecter proposal for settlement of the issue. Mr. Clarke made a motion that Mr. Ludwin be directed to do those things as a condition of subdivision plan final approval. The motion was seconded. Discussion included a proper termination of the sidewalk in the subdivision and whether the trees could be saved by wells. Ms. Chaput indicated that the plan as approved shows the sidewalk where it is. The sidewalk as built in the subdivision will be terminated in a finished fashion. The vote on the motion was 5-2 in favor of the motion as amended to include a request that the sidewalk in the subdivision be finished in a manner that connects with the road rather than the chopped off look that removal of the other sidewalk may engender.

Altair Associates Common Driveway

Continuation of public hearing. The Conservation Commission has walked the land. Bill McNary showed a plan of the alternate access to the lot which has frontage on School Street, but would be served by the proposed common driveway. The Conservation Commission, in a straw vote, voted against the idea that the lot could be served by a driveway off School Street. The Conservation Commission vote is necessarily informal since no formal application was before it. The straw vote was without prejudice. The ConsCom was aware that, if the common driveway was denied, a formal Notice of Intent might be filed with them in order to build a driveway from School Street. Mr. McNary made an inquiry as to whether one additional lot could be approved under the pending application. That single lot would be comprised of Lots 8-25.07, 8-25.08 and 8-27.06 to be combined into one single building lot. The public hearing closed at 9:51 P.M. A motion was made to approve the amendment to the permit upon the conditions that (1) only one lot be added to the permit (comprised of Lots 8-25.07, 8-25.08 and 8-27.06) and (2) that the bituminous concrete surface be 2½" in depth with a 12' gravel base, and (3) amended maintenance covenant acceptable to the Board be filed with it. The covenant will be deemed acceptable if accepted by Mr. Raftery.

Patch Meadow Subdivision

A written request was made to extend the decision time until August 25, 1986.

ANR Plans

1. Land of Sorli on Westford Street shown as Lot B on a plan drawn by Stamski and McNary dated August 11, 1986, having 2.359 acres and 250 feet of frontage on Westford Street. Motion to approve, seconded and unanimously passed.

Respectfully submitted,

Thomas J. Raftery