



# Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

## MINUTES

September 12, 1988

Present: Ms. Sillers, Mr. Sherr, Mr. Davis, Mr. Tobin, Mr. Foote, Ms. Chaput, Ms. Hughes and Ms. Olden

### Minutes

On motion by Mr. Foote seconded by Ms. Chaput, the Planning Board voted unanimously to accept the minutes of August 22, 1988 with minor changes.

### Sorli ANR Plan

On motion by Mr. Foote seconded by Mr. Sherr, the Planning Board voted unanimously to endorse a plan entitled "Plan of Land in Carlisle, Mass. for: Sorli," dated August 31, 1988, by Stamski and McNary, Inc., "Approval Under the Subdivision Control Law Not Required."

### Brook View Subdivision Plan

In the matter of a Definitive Plan entitled "Brook View, Carlisle, Ma Definitive Plan For: The Ledgewood Group Ltd.," dated May 9, 1988, by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass., Revised July 11, 1988, July 25, 1988, and Aug. 9, 1988 on motion by Mr. Foote seconded by Mr. Tobin, the Planning Board voted unanimously to waive the requirement of Section 3.B.2.C.10 [red ink] of the Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land. On motion by Mr. Foote seconded by Mr. Tobin, the Planning Board voted unanimously to waive the requirement of Section 4.A.1.b [minimum width of paved roadways - 24'] of the Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land. On motion by Mr. Foote seconded by Mr. Tobin, the Planning Board voted unanimously to waive the requirement of Section 4.A.5.c [diameter of turnaround] of the Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land. On motion by Mr. Foote seconded by Mr. Tobin, the Planning Board voted unanimously to waive the requirement of Section 5.B.2 [minimum width of paved roadways - 24'] of the Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land. On motion by Mr. Foote seconded by Mr. Tobin, the Planning Board voted unanimously to waive the requirement of Section 5.C.1.a [bike/footpath] of the

Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land. On motion by Mr. Foote seconded by Mr. Tobin, the Planning Board voted unanimously to waive the requirement of Section 5.F.3 [continuing...drains to exteriors boundaries] of the Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land.

Mr. Foote moved to approve the Definitive Plan entitled "Brook View, Carlisle, Ma Definitive Plan For: The Ledgewood Group Ltd.," dated May 9, 1988, by Stamski and McNary, Inc., 80 Harris Street, Acton Mass., revised July 11, 1988, July 25, 1988, and Aug. 9, 1988 with the following conditions:

1. The Applicant shall execute the "Memorandum Regarding Streets" and said executed "Memorandum Regarding Streets" shall be noted on the plan before its endorsement and recording.
2. Easements shown on the Plan running in favor of the Town of Carlisle shall be recorded. The return address on the easement documents shall be "Planning Board, P.O. Box N, Carlisle, MA 01741."
3. The Applicant shall submit to the Planning Board an executed Conservation Restriction suitable for recording for the trail easements shown on the Plan.
4. After the Definitive Plan has been approved and endorsed, the Applicant shall furnish the Planning Board with two prints thereof.
5. This Approval is granted for a two-year period, until September 30, 1990.

After considering a question from a member of the public in attendance, on motion by Mr. Foote seconded by Ms. Hughes, the Planning Board voted unanimously to table the motion to approve the plan. After discussion of the draft "Memorandum Regarding Streets," on motion by Mr. Foote seconded by Mr. Davis, the Planning Board voted unanimously to use the text as initialed by Mr. Davis, Clerk of the Board. On motion by Mr. Foote seconded by Ms. Chaput, the Planning Board voted unanimously to take the motion to approve the plan from the table. On motion by Ms. Chaput seconded by Ms. Hughes, the Planning Board voted to amend the motion to approve th plan by adding the following conditions:

1. The retention area and its outfall shall be planted with indigenous plant material.

2. Section 5.B.1 of the Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land notwithstanding, the right of way to the north of the pavement need not be cleared or otherwise improved.

Mr. Foote, Ms. Hughes, Ms. Chaput, Ms. Sillers, Mr. Tobin and Mr. Sherr voted in favor of the motion to approve a Definitive Plan entitled "Brook View, Carlisle, MA Definitive Plan For: The Ledgewood Group Ltd.," dated May 9, 1988 by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass., revised July 11, 1988, July 25, 1988 and Aug. 9, 1988.

#### Master Plan Material Memorandum

After discussion of the Master Plan Material Memorandum on motion by Ms. Hughes seconded by Ms. Chaput, the Planning Board voted unanimously to instruct Ms. Olden to locate and make available to the Planning Board members two or three Master Plans which use the outline described in the Memorandum.

#### Housing Authority Questionnaire

The Planning Board discussed with Art Millikin, Housing Authority member, and John Ballantine, Housing Authority member and advocate for a Housing Partnership, a draft questionnaire on housing prepared by the Housing Authority for town-wide distribution. The Planning Board instructed Ms. Olden to provide copies of the questionnaire to all Planning Board members immediately for their review and comment in time for a Housing Authority meeting on September 22, 1988.

#### Ballantine Special Permit Public Hearing

At 9:50p.m., Chairman Sillers called to order the public hearing on the Petition of John Ballantine for an amendment to a Special Permit to include Lot 36-12.03A on an existing 3-lot common driveway as premises at North Road, continued from August 8, 1988. Mr. Ballantine presented to the Planning Board the plan with the changes as required by the Planning Board. Ms. Olden reported that she has not been able to speak with Town Counsel about the "Maintenance Agreement" and that she will continue to try. At 10:04p.m., Chairman Sillers continued the public hearing to September 26, 1988, at 9:00p.m.

#### East Street Preliminary Plan

After lengthy discussion with the Applicant and his attorney in the matter of the ~~x~~ preliminary plan entitled "Preliminary Subdivision Plan, East Street Subdivision,

Carlisle, Massachusetts, Owner & Developer Charles Boiteau, 282 Mill Road, Chelmsford, Mass.," dated July 28, 1988, by Westcott Site Services, 240A Elm Street, Davis Square, Somerville, Mass., on motion by Ms. Chaput seconded by Mr. Sherr with the assent of the Applicant, the Planning Board voted unanimously to extend the time for consideration for thirty (30) days, until October 16, 1988.

The meeting adjourned at 11:30p.m.

Respectfully submitted,

Elaine H. Olden, Administrative Planning Assistant