

CARLISLE PLANNING BOARD

MINUTES

JANUARY 7, 1991

Present:

Vivian F. Chaput, Chairman
Stephen P. Tobin
Sylvia J. Sillers
George B. Foote
Jill Natola
Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:00 p.m.

Minutes

On motion of Ms. Sillers seconded by Ms. Natola, the members voted to accept the December 17, 1990, minutes with insignificant corrections.

Bills

The members authorized payment of bills as presented.

Budget Discussion

Treasurer Stephen Tobin presented his draft budget for submission to the Finance Committee. After discussion, on motion by Mr. Foote seconded by Ms. Sillers, the members voted unanimously to amend that draft to reflect a 5% increase in the Planner Assistant's remuneration.

Continued Public Hearing on Nickles Lane Common Driveway Petition

At 8:50 p.m., Chairman Chaput called to order the public hearing continued from December 17, 1990, on the Petition of Nickles Lane Realty Trust, G. E. Senkler, II, Trustee, for a Special Permit pursuant to Section 5.4 of the Carlisle Zoning Bylaws for a Common Driveway to serve two lots off the end of Nickles Lane. The following information was presented on behalf of the Petitioner by Joe March of Stamski and McNary, Inc.:

The swale has been added to the plan as requested by the Board. The plan revision date has been added to the maintenance agreement.

When asked if Mr. Senkler owned all the property when he executed the maintenance agreement, Mr. March said he did not know.

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After discussion, on motion by Mr. Foote seconded by Mr. Tobin, the members voted unanimously to grant a Special Permit for a common driveway as shown on a plan entitled "Proposed Common Driveway Plan in Carlisle, Mass. (Middlesex County) For: Nickles Lane Realty Trust" dated Sept. 24, 1990, revised December 20, 1990, by Stamski and McNary, Inc., Acton, Mass., on the basis of the following findings: that the proposed use is not contrary to the best interests of the town because there is no evidence that it will be injurious or dangerous to the public health or hazardous because of traffic congestion, danger of fire, explosion or other reasons, no evidence that it will produce vibration, noise, smoke, fumes, odor, dust, gas, chemicals, or other effects observable at the lot lines in amounts seriously objectionable or detrimental to the normal use of adjacent property, no evidence that it will be injurious to the character or amenities of the zoning district wherein it is located because of its design or appearance; and that the Petitioner has demonstrated that the proposed common driveway represents the best plan for development of the land and upon the following conditions: Nickles Lane Realty Trust owning Lots 5 and 6 at the time of recording of the Special Permit, recording of a maintenance agreement signed by the owner of all the lots covered by the Special Permit, and recording of the Special Permit by March 8, 1991.

Chairman Chaput closed the public hearing at 9:40 p.m.

Request to Town Counsel about Conservation Restriction-type agreement

The members instructed Mrs. Olden to ask Town Counsel's advice about a document which imposes restrictions on the land substantially similar to the Conservation Restriction for the maximum period of time allowable under the law in order to be able to require this document for any project for which open space is proposed.

Request for meeting about Ice Pond Road fire protection

After reading letters dated December 21 and 31, 1990, from Attorney Nelson, counsel for the applicant for the Ice Pond Road subdivision, the members instructed Mrs. Olden to remind Attorney Nelson that the members are not lawyers and to tell him further substantially as follows: that while they regret any confusion their lack of legal expertise may have caused, their request stands for an executed recordable document which states what the Brookses give Mr. Boiteau permission to do and where he can do it, with the location referred to on a plan, and that Mrs. Olden may schedule an appointment for Attorney Nelson to meet with the

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Board only after receipt of the easement which accomplishes the requirement of 4.F.4 and a document which accomplishes the requirements of 4.F.5.

Postponement of Master Plan Workshop

Instead of adjourning the meeting to 250 Acton Street for a Master Plan Workshop at the home of member Phyllis Hughes, the members agreed to a tentative date of January 15th, subject to Ms. Natola's availability on that date.

Town Survey and Assessors research update

Chairman Chaput reported that she had learned from John Ballantine that the raw results of the recent town survey will be available soon. She also reported a conversation she had had with Dave Keest about the valuation of land and said she would write a summary of that conversation.

Meeting adjourned at 10:23 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant

the Master Plan process is to define Phase 2 and that Master Plan meetings should be in addition to business meetings and held in homes instead of the office.

Meeting adjourned at 10:47 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant