



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
*PLANNING BOARD*

P.O. Box 729 827  
Ph. 369-9702  
Fax 369-4521

CARLISLE EDUCATION CENTER  
872 WESTFORD ST.

## MINUTES MEETING OF MAY 9, 1994

Chair Colman opened the meeting at 8:15. Present were board members Duscha, Yanofsky, Evans, Hengeveld, LaLiberte, Chaput and Russell Perry of 97 Sunset Road.

**Perry common driveway discussion** (List of attendees attached.) The board heard Mr. Perry's presentation regarding a common driveway off Lowell Road called Ledgeyway. Mr. Perry explained that the drive, as approved by the Planning Board in 1985, accesses 6 lots, the maximum allowed in the bylaw. He owns an abutting lot which he would like to access from the common drive in order to prevent an additional driveway cut onto busy Lowell Road, and he understands the only possible relief would be from the Board of Appeals through the variance process. He was appearing before the Planning board to ask if members would be willing to amend the existing special permit were he able to obtain a variance from Appeals. Duscha pointed out that he could achieve an alternate access by placing the driveway on Morse Rd. instead. The board suggested he visit the Board of Appeals bringing a recorded copy of the plan as a first step.

**Penhune Common Driveway Public Hearing** At 8:30, Colman opened the public hearing on the application of Nancy Penhune of Martha's Vineyard for a common driveway on North Road. These lots are still shown jointly as lot 21 on Assessor's Map page 36. He stated that the hearing had been publicized according to Section 11 of the Zoning Act, Chapter 40-A., and he read the notice as it had been printed in *The Mosquito* on April 22 and 29, mailed to parties in interest, and posted at Town Hall. Chris Hart, of Hartwright Partners, who represented Penhune, explained that he was seeking a common driveway to serve two of four lots which had ANR status as of 1993. He showed three drawings: the 1993 ANR, the ANR with the four individual drives, and a new lot configuration which would employ a common drive to serve the two westernmost lots. He stated that in the proposed common drive plan, new lot configurations shift the building area of one of the lots to the back of the lot, away from North Road. If the board approves the common drive, a new ANR will be submitted. If the board does not approve the common drive, the owner will proceed with four individual driveways serving the lots as laid out in the existing ANR. Hart also explained that the proposed lot configuration would allow the old farm field on the second lot from the east to be preserved, and that no trees or walls would need to be removed on this Scenic Road. Harry Wight, representing Jane Wight of Aldershot Lane, a common drive which wraps around from the west to the

south of the lots under discussion, showed aerial photos of the area. The photos, he explained, demonstrate the proximity of the Wight house at 29 Aldershot to the rear of the lot in the proposed plan which would have its building area shifted away from North Road. He felt the layout places two homes close to the Wight house, while the original layout would place only one home relatively close. He suggested that either the original layout be used, or a new configuration be devised which might use an alternate common drive.

Colman explained that an approved ANR plan merely shows the board does not believe the lots need a subdivision road; there is no implication that the lots meet zoning or ConsCom requirements. In addition, he explained that the drainage calculations for the drive and the plan had been submitted to the board's engineering consultant, LandTech, for technical review. LandTech's report had not yet been completed.

Mr. Battista, who lives opposite the location of the proposed drive, felt the proposed layout would create a bare looking corner as approached from the west.

Hart was asked if the four alternative drives could be built; he replied that he believes they can be, and that using them will place two houses closer to North Rd. Chaput asked if there was a restriction being proposed which would require the preservation of the field; Hart replied there was not. She suggested an alternative layout using a common drive to protect the field would be desirable. Duscha stated she'd like to see the houses as far from North Road, which is a designated Scenic Road, as possible. Hart was asked if the common drive were not approved, would the single drive serving the lot over which the proposed common drive would have run enter the lot through the same opening in the wall? He replied that it would.

There was no further question or comment. Evans moved that the hearing be continued until June 13 at 8:30. Duscha seconded the motion, and the board voted unanimously in favor.

**Board priorities and assignments for the year** The board agreed to make the writing of the SROSC Bylaw Rules and Regs its first priority. Duscha suggested a subcommittee work with Health and Conscom. She also suggested that although a public hearing is not a legal requirement under 40-A, the board should publicize an informal hearing on them anyway. It was agreed that LaLiberte, Colman and Hengeveld would form a committee to draft the rules, and the P.A. would provide them with copies of good rules from other towns. She suggested that Acton's rules have been recently redrafted and are very thorough, whereas Concord's and Lincoln's are fairly old. It was also agreed that the rules and regs committee would also look at the other rules and regs, i.e. cluster, accessory apartment, common drive, wetland/flood hazard, and subdivision, for updating. The P.A. mentioned that several citizens have suggested to her that the board should re-evaluate the rule regarding crossing town lines with subdivision roads, and whether a rule should exist regarding lots which fall partially in Carlisle and have frontage in another town. It was agreed a discussion on these issues should be placed on a future agenda, and that they be discussed in conjunction with school and town policies regarding services.

The board agreed that completion of the Master plan is its next priority. Evans, Duscha and Chaput will form that committee.

These two committees will give the board monthly status reports.

It was also agreed that keeping the meetings to the scheduled agenda time would be a priority, and that members would alternate being time keepers.

The following responsibilities were also accepted:

Liaison to ConsCom	Duscha and Hengeveld will alternate, with Colman taking Duscha's place in May.
Selectmen(on an as needed basis)	LaLiberte
Health (on an as needed basis)	Colman
MAGIC	Yanofsky
LTCRC	Yanofsky
Housing, Housing Options	Chaput
Historic Commission	Evans
Town Hall Committee	no one assigned; Yanofsky will attend first meeting on 5/17
Master Plan	Chaput, Duscha, Evans

The minutes of 4/25/94 were unanimously approved as amended.  
Bills were approved for payment as submitted.

Yanofsky asked if other members would like to schedule a walk through Tall Pines with the intent of understanding what is proposed, and what members should be considering as they review plans in implementation stage. Others felt it might be more useful to walk Ice Pond, as the Swanson land is difficult to read. It was agreed members would like to do this after Memorial Day on a week end or after 6:00 P.M. on a Tuesday or Thursday. The meeting was adjourned at 10:26.

Sandy Bayne, Planner Assistant