



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
*PLANNING BOARD*

## MINUTES

September 26, 1988

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

### Minutes

The minutes of the September 12, 1988 were accepted unanimously.

### East Street Preliminary Plan

At 8:15pm Chairman Sillers opened discussion of the East Street Preliminary Plan. The Applicant presented a plan which the Planning Board referred to as the "matter of right" plan showing development of the site without any waivers or special permits. According to this plan, the initial crossing of the road would require filling 4500 square feet of wetland; the crossing of the outlet of the pond (the stream crossing) would require filling 380 square feet; and the third wetland crossing would require filling 720 square feet.

Mr. Davis joined the meeting at this point in the discussion.

Ms. Hughes moved to approve the 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. No one seconded the motion. Mr. Foote moved to deny the 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. because the road is in excess of the 1000 feet as required by the Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land on the basis of the following findings: it would be contrary to the interest of public health and safety to grant a waiver of the 1000-foot dead-end road length limitation; and it would be in the public's and the Applicant's interests to encourage the Applicant to use a common driveway instead of parallel driveways, reducing the Applicant's costs and providing

roadway more in scale with that part of the project. Mr. Sherr seconded the motion. The Applicant participated in the ensuing discussion, with the result that Mr. Foote withdrew his motion with Mr. Sherr's consent. The Planning Board agreed with the Applicant that the Planning Board would consider a new plan with no more than 9 or 10 lots possible by a by-right plan. The Planning Board granted the Applicant's request for further extension of the Planning Board's time to act on the preliminary plan and agreed to meet with the Applicant on October 17, 1988, at 8:15pm. The Planning Board instructed Ms. Olden to ask Town Counsel what protection the Definitive Plan entitled "Ice Pond Road", designed by Westcott Site Services and D & A Survey, Inc. dated November 27, 1987 has against the effect of a bylaw adopted at Spring 1988 Town Meeting, in the light of the Planning Board's opinion that the only way to meet the reason for denial of that plan is to completely redesign the original plan, including lots and services.

#### Ballantine Common Driveway Public Hearing

At 9:50 pm 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 at premises at North Road. Ms. Olden reported Attorney Lane's opinion that the most recent revision of the "Maintenance Agreement," while not elegant, is satisfactory. Mr. Foote moved on the basis of the following findings:

1. that the Common Driveway is contained within the lots served;
2. that the proposed Common Driveway is not injurious or dangerous to the public health or hazardous because of traffic congestion, danger of fire, explosion or other reasons;
3. that the proposed Common Driveway will not 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;
4. that the proposed common Driveway will not be injurious to the character or amenities of the zoning district in which it is located because of its design or appearance;
5. that the proposed Common Driveway is a plan which is preferable for development of the land to a "by-right" development, considering such factors as preservation of the natural environment, ready and easy access to

emergency vehicles, safety considerations of the approach to the public way and maintenance of neighborhood character,

to approve the Petition provided that the plan entitled "Proposed Common Driveway Plan in Carlisle, MA. for: John Ballantine," dated April 12, 1988, rev. July 7, 1988 and Aug. 29, 1988 by Stamski and McNary, Inc., the Special Permit and the Maintenance Agreement are recorded in the Middlesex North District Registry of Deeds and indexed in the grantor index under the name of the owner of record or noted and recorded on the owner's certificate of title; and with the condition that this modification of the Special Permit shall lapse one year from the date of certification by the Town Clerk that there has been no appeal of the approval. Mr. Sherr seconded the motion, which carried unanimously.

Chairman Sillers closed the public hearing at 10:20pm.

Master Plan Discussion

After discussion the Master Plan project, individual Planning Board members agreed to review certain tasks outlined by Ms. Hughes and report on the amount of work each task would require. The Planning Board instructed Ms. Olden to send to the individual members copies of the related material in the Townsend Draft Master Plan and the Sandwich Master Plan.

The meeting was adjourned at 11:13pm.

Respectfully submitted,

Elaine H. Olden, Administrative Planning Assistant