



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
**PLANNING BOARD**

MINUTES

July 28, 1980

PRESENT: Raftery, Chaput, Sauer, Courant

To open the Public Hearing on the application of J. Mannis to construct a common driveway to serve six lots on East Street, Vivian Chaput read the notice as it had been posted in the Town Offices. Mr. Mannis presented the plans which had been reviewed at the July 7 meeting and pointed out the changes which had been made as a result of suggestions from the Board at that time. It was suggested that a condition of the Special Permit should be that purchasers of the properties be provided with a set of plans on a scale of 1 to 80 and 1 to 40.

Vivian Chaput reported that she had just received a letter from the Conservation Commission stating that although they could not disapprove the plan, they would prefer to see a driveway location further away from the wetland area. The point of the Conscom letter was not clear, particularly in light of their vote to approve the plan. David Stewart, abuttor, was present and spoke of his recollection of the discussion at the Conscom July 21 meeting.

Lynn Wood, abuttor, questioned whether the driveway could possibly give frontage to the lots permitting further subdivision in the future. David Stewart questioned the safety aspects of the fork caused by the location of the driveway going to Lot 5. Mrs. Stewart asked about the requirements for turnouts along the drive. Phil Henshaw, abuttor, reported on his recollection of the July 21 Conscom meeting.

Fire Chief Bob Koning was requested to address the possible safety problem caused by the fork to Lot 5, i.e., whether emergency vehicles could go down that driveway by mistake and what would happen if they did. Koning suggested that a 25-30 foot turnaround at the end of the long spur to Lot 5 would permit emergency vehicles to reverse direction. It was suggested that a sign clearly identifying the numbers of the houses served by the driveway be erected at the driveway entrance on East Street and that each name and house number be identified at the beginning of each individual driveway. Mary Kelley suggested metal markers which would not deteriorate.

It was moved and seconded to grant the Special Permit with conditions. Since granting of a Special Permit requires five votes, the motion was withdrawn and the decision was deferred to a later meeting. Paul Courant proposed that Conscom be invited to meet with the Board to express their concerns regarding this plan and to clarify how serious those concerns are.

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To open the Public Hearing on the application of Gould to construct a common driveway to serve two lots on Lowell Road, Vivian Chaput read the notice as it had been posted in the Town Offices. The plan and the petitioners were not present. Motion made, seconded and voted to continue the Hearing until August 18. The Gould's should be notified that the period during which the Public Hearing will be held will be extended to that date.

Minutes of the June 9 meeting were deferred. Minutes of the July 7 meeting were deferred.

Mr. Streeter, representing the Village Association, was present to take part in the discussion relative to Police and Fire Station location. It was decided that more input on parameters was necessary. Representatives of the Planning Board will attend the next Building Committee meeting.

Kay Kulmala's draft of an Approval Not Required checklist was ready, however, consideration of the checklist was deferred to a future meeting.

The Preliminary Site Plan for the Carlisle Elderly Housing Association, Inc., was formally presented by Vivian Chaput. The plan will henceforth be available to the public at the Town Offices. The Bylaw covering District M was reviewed to see that the plan conformed. There was a question concerning the setback of the parking from Church Street which will require investigation. The Elderly Housing Association and its architect, David White, will appear to discuss the plan on August 18.

The Appeal from MSB, Inc., to the Planning Board decision regarding MSB's Approval Not Required plan for land on Morse Road was received and discussed.

Voted to adjourn.

Respectfully submitted,

Meredith DeLong  
Secretary to the Board