

CARLISLE PLANNING BOARD

MINUTES

APRIL 9, 1990

Present:

George B. Foote, Chairman
Vivian F. Chaput
Stephen F. Davis
Sylvia Sillers
Stephen Tobin
Phyllis W. Hughes
Norman S. Lindsay
Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:05 p.m.

Conservation Restriction Subcommittee

Pat Loring, Conservation Administrator, met with the Board to discuss the establishment of a subcommittee to review conservation restrictions and advise the Selectmen. The members were supportive of the idea and suggested that the committee be established as an advisory committee to the Selectmen.

Existing Land Use Section of Master Plan

Ms. Hughes presented the maps she has prepared on the basis of data from the Assessors files showing existing land use for her section of the Master Plan. The Board began to address the question "what is the message of the maps."

Continued Public Hearing - Common Driveway - Senkler - Curve Street

At 9:03 p.m., Chairman Foote called to order the public hearing continued from March 26, 1990, on the application of George E. and Brigitte I. Senkler for a Special Permit to construct a Common Driveway pursuant to Section 5.4.4 of the Carlisle Zoning Bylaw for premises on Curve Street designated Parcels 10, 12, 13, and 16 on Property Map 31 and Parcel 13 on Property Map 28 of the town of Carlisle.

Mr. Senkler presented the common driveway maintenance agreement and the conservation restriction. Mrs. Olden reported that the changes required by the Planning Board had been made in the documents and that Town Counsel had approved the change in the conservation restriction.

Mr. Tobin moved to grant the requested Special Permit for a Common Driveway on the basis of the following findings:

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1. the use of one common driveway rather than several private driveways will lessen the congestion of cars entering onto Curve Street; 2. no effects will be observable at the lot lines in amounts seriously objectionable or detrimental to the normal use of adjacent property; and 3. the use of one common driveway instead of several private driveways will reduce the area of land to be developed; and therefore (d) the construction and use of the proposed common driveway represents the best plan for the provision of adequate access for emergency vehicles, safety of the approach to the public way, development of the land, preservation of the natural environment, drainage and maintenance of neighborhood character. Mr. Lindsay seconded the motion. Mr. Foote, Ms. Chaput, Mr. Tobin, Ms. Hughes, and Mr. Lindsay voted in favor of the motion. Mr. Sillers and Mr. Davis abstained because they had not been present at all sessions of the public hearing.

Chairman Foote closed the public hearing at 9:17 p.m.

Further discussion of existing land use maps for Master Plan

Members suggested that the "message of the maps" should be

- o future development of the land, particularly land available for public purposes;
- o to influence the future by direct public action or indirectly through regulation of private development;
- o to protect land, for public purposes, and for higher density where appropriate.

After lengthy consideration of the maps and comparison with an earlier similar map, the members decided that the maps for the Master Plan should show the wetland/flood hazard district. Mr. Foote suggested that the Board might recommend in the Master Plan that the town invest in actual detail planning to assist or lead private development.

Continued Public hearing - Common Driveway - River Road - Rolando

At 10:20 p.m., Chairman Foote called to order the public hearing continued from March 26, 1990, on the application of Charles Rolando to relocate and pave a common drive constructed off River Street pursuant to a Special Permit granted September 11, 1978. Noting a verbal request to the Planner Assistant from the applicant to continue the public hearing because he was not ready to proceed, Chairman Foote closed the public hearing and instructed Mrs. Olden to write to Mr. Rolando as follows: After 90 days from the close of the public hearing, the Board will vote

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to deny the application. At the request of the applicant in time to permit publication in the newspaper, the Board will re-open the public hearing within the 90 days.

Selectmen's request for status of certain subdivision roads

The Board instructed Mrs. Olden to notify the Selectmen that the Board has completed its review of the following subdivision roads and has determined that they have been constructed in accordance with the Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land:

<u>Road</u>	<u>Inspection Date</u>
Cutter's Ridge Road	March 9, 1989
Elizabeth Ridge Road	March 31, 1989
Patch Meadow Lane	April 26, 1989
Rodgers Road	March 24, 1989

Public hearings scheduled before election

The members noted that, because Mr. Davis was not running for reelection, it would not be wise to begin any public hearings before election unless all the candidates for election could hear the evidence and thus be eligible to act on the petitions after election. Mr. Foote volunteered to ask Town Counsel's advice on this proposed procedure. If the procedure is not possible, the Board decided to reschedule the public hearings scheduled for April 23, 1990.

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On motion by Ms. Sillers seconded by Mr. Davis, the members voted to approve the minutes of March 26, 1990, with a spelling correction.

ANR Plan - Cross Street - Baran

On motion by Mr. Tobin seconded by Ms. Hughes, the members voted unanimously to endorse a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) For: Linda Baran, dated April 4, 1990, by Stamski and McNary, Inc., "Approval Under the Subdivision Control Law Not Required." The members instructed Mrs. Olden to write to the Building Inspector noting that the plan shows a private driveway for one lot crossing another lot.

Meeting adjourned at 10:55 p.m.

Respectfully submitted,