

PLANNING BOARD  
TOWN OF CARLISLE, MASSACHUSETTS

CERTIFICATE OF APPROVAL WITH MODIFICATIONS OF A DEFINITIVE PLAN

May 24, ~~19~~ 2000

Town Clerk  
Town of Carlisle  
\_\_\_\_\_, Massachusetts

It is hereby certified by the Planning Board of the City/Town of Carlisle  
Massachusetts, that at a duly called and properly posted meeting of said Planning Board, held on  
May 8, ~~19~~ 2000, it was voted to approve a definitive subdivision  
plan entitled: Hart Farm Estates, designed  
by: Stamski and McNary, Inc. dated: 8/20/99, rev. 4/19/00  
submitted by: Paul and Helen Hart address: 23A Scotty Hollow Drive  
North Chelmsford, MA 01863 owned by: (same)  
address:  
originally filed with the planning board on February 17, 2000 concerning the  
property located on Curve Street, Map 28, Parcels 6, 7A, 11 and 12  
and showing two proposed lots, with the following modifications:

(see Attachment)

and with the following conditions: (see Attachment)

Endorsement of the approval is conditional upon the provision of a performance guarantee, in  
the form of a (Covenant/Agreement) duly executed and approved, to be noted on the plan and  
recorded with the North Middlesex County Registry of Deeds, said form of  
guarantee may be varied from time to time by the applicant subject to agreement on the ade-  
quacy and amount of said guarantee by the board. Modifications must also be shown on the plan  
before its endorsement and recording.

NOTE TO PLANNING BOARD: Conditions should be written on the endorsed plan which is  
recorded or should be set forth in a separate instrument, which could be a copy of the approval  
vote, and which should be referenced on the endorsed and recorded plan.

NOTE TO CLERK: The Planning Board should be notified immediately of any appeal to the  
Superior Court on this subdivision approval made within the statutory twenty (20) day appeal  
period.

If no appeal is filed with your office the Planning Board should be notified at the end of the  
twenty (20) day appeal period in order that the plan(s) may be endorsed.

A true copy, attest:

Louise Hara  
Clerk, Carlisle Planning Board

|                      |                        |
|----------------------|------------------------|
| <u>Michael Abend</u> | <u>Michael Epstein</u> |
| <u>Louise Hara</u>   | <u>Dan Holzman</u>     |
| <u>Thomas Lane</u>   | <u>Kate Reid</u>       |
| <u>William Tice</u>  |                        |
| <u>Carlisle</u>      | <u>Planning Board</u>  |

Duplicate copy sent  
to applicant:

6/27/00

JUN 27 2000  
Spahll, Coadreasson  
Town Clerk

**PLANNING BOARD  
TOWN OF CARLISLE, MASSACHUSETTS**

**FORM C-2 (ATTACHMENT)**

**CERTIFICATE OF APPROVAL WITH MODIFICATIONS OF A DEFINITIVE PLAN**

Hart Farm Estates

May 24, 2000

Modifications

1. A perpetual public access easement shall be shown over the entirety of Hart Farm Road and as a 40-foot wide easement over Lot 2 to provide access to and from Parcel X.

Conditions

1. In accordance with the applicants' offer, Parcel X shall be deeded to the Town of Carlisle, without consideration, and that deed shall be submitted to the Planning Board.
2. Lots 1 and 2 shall serve as the basis for a Conservation Cluster of twelve (12) lots, a Special Permit for which in accordance with Sec. 5.5 of the Carlisle Zoning Bylaws is expected to be granted by the Planning Board.
3. At the request of the applicants, Hart Farm Road shall be maintained in perpetuity as a private way and shall not be accepted by the Town, so that all lots in the Conservation Cluster shall be provided with consistent access, and the maintenance of Hart Farm Road and access to those lots that it serves shall be provided by a covenant and maintenance agreement in the same manner as the maintenance provided to the common driveway(s) that will give access to other lots in the cluster.
4. A sign or signs, to be approved by the Carlisle Conservation Commission, shall be provided to indicate that there is a public easement over Hart Farm Road.
5. Lot 13, whose legal frontage and access is from Curve Street, may obtain access from Hart Farm Road.

**The following conditions will act as waivers from the requirements of the Planning Board's Rules and Regulations, as they pertain to the referenced sections:**

6. Article III: Sec. 1.E. A set-aside to provide land for open space shall not be required.
7. Article III: Sec. 2.B.3. The property line radius at the intersection of Hart Farm Road and Curve Street may be less than 25 feet.
8. Article III: Sec. 2.B.7. The intersection of Hart Farm Road with Curve Street may be placed within fifty (50) feet of the existing driveway that serves Parcel 7 on Assessors Map 28.
9. Article III: Sec. 2.D.1. The proposed roadway shall extend approximately 45 feet beyond the 1,000-ft. limit for a dead end street, for a total of 1,045 feet, and this dead end street may provide frontage for twelve (12) lots in a Conservation Cluster, and a thirteenth lot, Lot 13, whose legal frontage is on Curve Street.
10. Article III: Sec. 2.D.5. No sidewalks or bikeways shall be designated on the plan.
11. Article III: Sec. 5.B.3. The minimum width of the gravel base of the roadway shall be reduced to conform to the reduced shoulder width (see no. 12 below) and to preserve mature trees on the site.

12. Article III: Sec. 5.D.1. The shoulder on the northerly side of the roadway shall be reduced to two (2) feet in width.
13. Article III: Sec. 5.G.6. The depth of cover for drainage pipes may be less than 36 inches, provided that Class V reinforced concrete pipe is used in place of the Class III pipe required.