

Minutes Carlisle Planning Board  
Jan. 8, 1968

Present were: H. Hosmer T. Herndon  
F. Smith

The meeting opened with Mr. Brown, attorney for the Stearns development, notifying the Board that the owners did not wish to press for action within 60 days on their plan in view of the heavy snow cover making Board of Health tests impossible at this time. However, he did ask for an indication of conditional approval pending satisfactory outcome of the percolation tests. The Board noted receipt of a letter from the Board of Health requesting an extension, and informed Mr. Brown that it had approved the subdivision, pending Board of Health approval, with the understanding that the legend "Private Way" be affixed to the road as drawn out on the plan.

Mr. DeBonis then took up the Baldwin Road subdivision, stating that work was progressing on the plan for widening the road. He also said that he could give the easement requested between lots 1 and 13, but that he would lose a lot, due to loss of frontage, if easement were given in the vicinity of lots 8 and 9. The Board felt strongly that this was the most important of the two easements, and the question was raised as to whether an easement impairs frontage. It was felt that probably it wouldn't and Mr. DeBonis was asked to seek legal verification of this point. If such an easement could be given, and frontage not reduced, then he was asked to show the easement as lying 20 feet on either side of the bound between lots 8 and 9. The question was raised from the audience as to whether shoulders would be required along the road, and the Board felt that the widening should follow the general Board Regulations for roads, as closely as was reasonable. However, since the widening plan was not available, it seemed to be premature to consider particulars. Mr. DeBonis asked for an early hearing on his definitive plan, and Feb. 12 was tentatively agreed on. He also mentioned that the easement would be spelled out in the Bond-Covenant arrangement for the subdivision.

Mr. Robert Connelly, of Tricon Homes, submitted a preliminary plan for 21 lots off of Westford Road, on land formerly of Ryan. He indicated that considering the heavy snow, he would not press for immediate action, as it would be impossible for the Board to view the property until some thawing had taken place. The Board agreed to look at the land at the earliest opportunity.

Discussion of Board regulation changes was postponed until the next meeting, as only half the members were present.

The Clerk, as a point of information, noted a letter from the Mc Walter law firm with a copy of a Warrant Article asking Town acceptance of Indian Hill Section I road. Also, the Clerk mentioned that he had signed Approval Not Required on a lot rearrangement on land of DeVincent. Lots 3 and 4 were interchanged.

Mr. Hosmer noted receipt of a report from the Historical District Commission, which will be taken up at the next meeting.

The Board then went into Executive Session, at which a Caucus candidate was discussed, and it was agreed to seriously consider two possibilities. Also, the Annual Report of the Board was talked about, and Mr. Hosmer agreed to assume its authorship.

Respectfully submitted,

Terry O. Herndon