

MINUTES OF PLANNING BOARD PUBLIC HEARING - JUNE 4, 1969 - 8:20 P.M.

Present: Chairman Terry Herndon  
Henry Hesmer  
Farnum Smith  
David Spaulding  
Clerk Robert Thomson

#1: Hemlock Hill Estates

Peter Maio gave a description of the land. Answered questions relative to altitudes above East St. at height of land.

Mr. McAllister noted land on south slope of Hemlock Hill now owned by himself would soon be up for sale - 80 acres, and advised the Board to consider an easement from the north end of the Hemlock Hill Estates area into the McAllister land to permit road travel between North Rd. and East St. This would be in the area of lot #8 which abuts the McAllister land.

The Board reviewed for the meeting the Perley report of 5-26-69. The Engineer representing Peter Maio said that they would conform to requests made by Perley and talk to Perley further about specifications needed.

Terry Herndon reviewed the engineering specs. required noting the letter and the new rules for sub-divisions. He further asked for underground wiring, and noted that, if such was done, a plan would have to be made.

Mr. Dean Nicholson, attorney for the Estates (of Lexington), asked for a 45-day extension to July 19th, and the Board granted the extension.

Terry Herndon read the Board of Health Report on the Estates. Mr. Dean Nicholson gave the Board a report of an Engineering Survey made by Joseph W. Moore Co Inc made by Dana W. McKechnie. Mr. Nicholson wants to resolve differences without any fight, and promises "reasonable" cooperation. Mr. Dan Bickford of the Board of Health wants septic fields laid out before lot lines are set and plans and roads finalized. Mr. Nicholson wants a note put on the plans ## calling to the attention of all of "Board of Health approval required before sale". More discussion with the Board of Health regarding protection for "unsuspecting buyers" was to take place.

#2. Little's Woods

Joe Moore described the land. No questions were asked.

Joe Moore wants town council to review the "house numbering rule" versus Land Court rules for lot numbering on plans for sub-divisions.

Terry Herndon went over lot plans versus the Perley engineering report.

Mr. Moore agreed to all suggestions and will discuss with Perley.

The road stub at lot #38: is it to be a private way? If so, such notation must be on the plan.

The road radius around lot #44 can be improved per Mr. Moore.

A revised plan was submitted for the Board's consideration by Mr. Moore,

the changes having been made relative to Board of Health suggestions.

Farnum Smith noted that the stub road at lot #38 led into Cutter land, and that this land led to East St.

Moore and Perley and Volkman will discuss the leveling area, the large tree and the radii at the junction with East Riding Drive, especially as it effects safety and Mr. Volkman's property rights in this "tight" space.

Moore will talk to Edison re underground wiring.

Moore is agreeable to easements to the Conservation Commission on wetlands areas. Plans not yet defined, nor is the easement wording created to date. Questions on how to describe the land in question are unresolved to date. Dan Bickford questioned the potential tax losses to the town if certain parts of each or any lot are set aside for Conservation use. Bill Badger, Joe Moore, and the Selectmen are to resolve these questions.

Moore is to provide a detailed plan showing the actual roadbed within the right-of-way next to Melansen's and Shay's properties, how he proposes to lay out the road to miss trees worth saving and providing safe passage for vehicles.

Terry Herndon read the Board of Health Report. No objection to the report was raised by Moore, and he was asked specifically if there were any questions.

Moore was offered a 30-day extension# if he wants it. He will decide. Noted that the names of the street are not yet ready for submittal to town for approval, and they may change from those on the plan.

Terry Herndon noted that no approval for the plans can be given so long as any question remain open. Mr. Moore acknowledged this fact.

End of meeting.



# Town of Carlisle

MASSACHUSETTS 01741

TERRY O. HERNDON, Clerk  
Hillside Drive  
CARLISLE, MASS.

Office of  
**PLANNING BOARD**

June 6, 1968

Planning Board

Notice of Public Hearing

Notice is hereby given that a public hearing will be held at 8:00 p.m. on Wednesday, June 19, 1968 in Room 18, Timothy Wilkins School, Carlisle, upon the application of Ingemann Nielsen of Carlisle for approval of a plat of sub-division of land lying off of East Street, Carlisle, containing 4 lots.

By order of the

Carlisle Planning Board

Henry B. Hosmer, Chairman

DAVID W. PERLEY  
CONSULTING CIVIL ENGINEER  
140 COMMERFORD ROAD  
WEST CONCORD, MASSACHUSETTS 01781  
369-2689

May 26, 1969

Mr. Terry Herndon  
Carlisle Planning Board  
Carlisle, Massachusetts

Dear Mr. Herndon:

I have reviewed subdivision plans in Carlisle by Joseph Moore Inc. and owned by G&M Trust entitled "Hemlock Hill Estate".

I have reviewed these plans for conformance to the new regulations recently approved and to the older regulations of last year.

Listed below are items which do not comply with the new regulations.

- ✓ a) Sec. 3B2i Lot number sequence
- ✓ b) k Legend not shown
- ✓ c) n Detail drawings missing.
- ✓ d) p Drainage calculations missing.
- ✓ e) Sec. 4A2b Centerline Radii less than 300'
- ✓ f) 3b Minimum grades not complied with.
- ✓ g) c Leveling area
- ✓ h) d Curbing not shown

East St. for Old East St.

East St. gutter outlet  
work on town land  
get Highway Dept. OK

ppm in [unclear] - Tol  
? ? - Edwin



7

1/2" at street

- 5- Intersection with East Street should be flattened. Show detailed grades, centerline and gutter lines.

min. lavin. ok  
 Should set minimum vertical slope for future  
 in culd. 150 @ 20 mph = ok (P)

Hemlock Hill Road

- 1- Add catch basins at 2+50 and pipe to 0+25
- 2- Add catch basins at 10+50 and pipe to 8+0
- 3- Submit complete plans and profiles for easements.
- 4- Compute and provide horizontal and vertical sight distances station 3+0
- 5- Show cul de sac at end of street.

30 mph = 200  
 AA 150 at de

Please contact me if you have any questions.

Very truly yours,

David W. Perley

David W. Perley