

PLANNING BOARD

Minutes - May 8, 1972

Members Present: Herndon, Cogswell, Heath, Hicks, Kulmala & Thomson

The first portion of the meeting was a joint session with the Conservation Commission to hear Mr. Robert Cook of the Department of Natural Resources. The Department of Natural Resources is contacting all members of S.U.A.S.C.O. in order to develop a coordinated inter-agency regional plan and inventory of state, federal and community owned land and cultural and historical resources and see what elements need to be conserved or preserved. It is hoped that thru the work of the Department of Natural Resources there can be a multi-level effort on the State, Federal and community level to approach all programs in a more coordinated manner, particularly regarding river basins, wetlands and protection of water resources.

The Conservation Commission will check for accuracy the United States Geological Survey map Mr. Cook brought with him so far as State, Federal and local conservation land and wetlands within Carlisle. The Conservation Commission will also answer a questionnaire from the Department of Natural Resources and it gave Mr. Cook a copy of their Ten Year Plan.

It was reported that our Planning Board members have copies of wetlands reports of other towns and that the tax assessors are planning to meet with assessors of other towns to coordinate some of this information and to learn about assessors' maps of other towns.

The subject of whether or not Blood Farm Trail will be accepted as an easement by the town was discussed. Mr. Melone, Town Counsel, is looking into the liabilities involved in an easement versus owning the trail. J & E Co., Inc. is willing to convey an easement along their portion of the Trail for walking or riding trails. The majority of the members of the Conservation Commission and the Planning Board were in favor of the town taking title to the Blood Farm Trail.

After this discussion, the Conservation Commission left and the Planning Board considered the sub-division of J & E Co., Inc. of Concord. The following was decided:

1. The centerline of "Woodstock Road" (later renamed Nowell's Farme Road) at the intersection of River Road is to be aligned as nearly as possible with the centerline of Skelton Road. The

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Selectmen will be requested to place Stop signs or, perhaps at some future date, stop lights at this intersection.

2. Not to have a second entrance onto River Road from the Subdivision. However, there will be a 50 foot easement along the Hollis property line

3. J & E will put a pair of posts at the end of the paving on Woodstock Road with a chain and will make a gravel road, extend it to the abutters line and even to Prospect Street as an emergency exit. This gravel road is to be wide enough for fire or other emergency equipment. This gravel road will now be placed on the drawings. If placement for this road cannot be firmly established at this time, they are willing to put money in escrow with the town for the future construction of such road.

4. A new plan dated April 28 was submitted and approved showing a 40 foot easement between newly defined Lots 30 and 31.

5. It was agreed to require a two foot offset within the right of way on all roads. The Board recommended that the road have ten feet on the:

North side of: Woodstock Road (Nowell Farme Road)

Long Ridge Lane

East Side of: High Suffock Way

West Side of: Fern Street

Garnet Rock Road

6. The subject of street names was discussed and the following names were approved:

High Suffock Way

Long Ridge Lane

Nowell's Farme Road (now Woodstock Road)

Fern Street

Garnet Rock Road

The question of the Hatch Act with regard to ditching was discussed. J & E should check with the Selectmen on this. They will want to know if any waterways or wetlands where the flow would be impeded would be touched. It was asked if there should be easements on the areas where they have to ditch. J & E will check with Dave Perley to see if he feels any easements would be appropriate.

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Cape Cod Berm is to be used at the edge of the roads.

J & E were instructed to discuss with the Highway Department the placement of driveways on Lots 11 and 12 to make plowing easier and so that driveways would not be filled with snow (J & E requested that a note be sent to the building inspector regarding this).

It was suggested that all dead end streets be so marked. (The Board should write to J & E suggesting this and also regarding street signs since this is not in the rules and regulations.)

It was also suggested that trees be cleared five to 10 feet back from the road for snow dumping on stub end streets.

The name Blood Farm Trail is to appear instead of Two-Rod Way on the maps.

Mr. Herndon proposed that the Planning Board start meeting twice a month except for July, August and September. The second and fourth Mondays are the suggested dates. One meeting a month would be for housekeeping and subdivision details and the second for planning and theory and philosophy.

The next meeting will be at 7:30 P.M. on May 15, 1972.

The meeting went into Executive Session at 11:30 P.M.

Respectfully submitted,



Patricia A. Macqueens

CARLISLE PLANNING BOARD AGENDA

FOR

MONDAY, MAY 8, 1972 7:30 p.m.

ROOM 7, WILKINS SCHOOL

7:30 - 8:30 p.m.

Joint Planning Board - Conservation Commission meeting to discuss:

- a. Dept. of Natural Resources - SILC natural resources inventory of the SILC sub-region. Mr. Robert Cook will represent the Dept. of Natural Resources.
- b. Wetlands and inland waterways protective zoning which might be applicable and appropriate for Carlisle.

8:30 - 10:00

J and E Co. subdivision. I hope that the Board will be prepared to decide on specific solutions to the remaining unresolved problems relating to this subdivision. The main problems are: a. Skeleton - River Rd. intersection alignment; b. The question of a second entrance to the development; c. What arrangement for "walking paths", if any, should be made, and d. Whether or not the proposed realignment of the stub road in the northwest corner is acceptable to the Board.

10:00

Discussion of whether the Board should begin having two regular meetings a month and when the second meeting should be scheduled for.

Terry O. Herndon