

PLANNING BOARD

Minutes - May 15, 1972

Members Present: Herndon, Cogswell, Heath, Kulmala and Thomson

J & E Co., Inc. submitted three sets of revised plans of their proposed subdivision in accordance with the changes listed in the letter of May 11 written to them by Terry Herndon. The Board discussed the items of the letter and checked the revised plans.

1. The alignment of Nowell's Farme Road with Skelton Road was approved and it was mentioned that the island and utility pole at the end of Skelton Road would have to be changed. The utility pole will be placed on the subdivision side of the road and this will be taken care of.
2. The 50 foot wide easement from the end of Fern Street to River Road was placed on the plans. It was pointed out that if the road was ever put through, Lots 12 and 14 would be non-conforming lots.
3. Lot 33 has been eliminated and this item has been taken care of.
4. The stone wall at the end of Nowell's Farme Road is to be opened. This is shown in detail on Sheet Number 9 of the revised plans. The metal posts are to be set in concrete. Similar posts and chain are to be placed at the end of Prospect Street. Mr. Herndon and Mrs. Kulmala have talked to Mr. Hannaford and Mr. Storer and they are agreeable to this emergency road. However, Mr. Hannaford would prefer the road not to be gravelled. It was decided that any boulders should be removed from the road and it should be made passable, but at the present time gravelling will not be required. Town Counsel will write letters to Mr. Hannaford and Mr. Storer and have them grant a license to the town for use of the road. There is to be a "No Parking" sign placed at the end of Prospect Street so it will not be blocked. It was suggested that the words "if required" might be added to the end of paragraph No. 4 of the May 11 letter.
5. Mr. Ralph Nelson said he did not change this item as he did not feel it necessary. Mr. Thomson said he agreed because you should force a stop at this intersection so that cars would not enter at top speed. It was recommended and agreed by Mr. Finigan and the Board that this could be engineered in the field to eliminate problems both with traffic and drainage.
6. The removal of trees at the end of stub roads was noted.
7. "Two Rod Way" was changed to "Blood Farm Trail" on the plans.

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8. "Woodstock Road" was changed to "Nowell's Farme Road".
9. Revisions in the offset of paving are to be made in accordance with the minutes of May 8th rather than in accordance with the letter.
10. The legal documents in connection with this easement have been drawn so that the land will be deeded to the town.
11. J & E Co., Inc. has had conferences with Mr. Perley regarding drainage details, easements, the culvert under River Road, etc. and all of these are satisfactory with Mr. Perley. It was noted that on the map between Lots 43 and 44 there is a private easement for Mr. Hosmer. It was voted that the private easement remain as on the plan.
12. This has also been discussed with Mr. Perley and any legal documents necessary in connection with these easements have been drawn and are ready to be turned over to Town Counsel.
13. J & E have talked to the Selectmen and they are aware of what is being done. It is felt that there is no water running through the subdivision and any questions should be referred to the Conservation Commission. Mr. Herndon does not feel that the Hatch Act applies here as no major drainage will be affected.
14. Contrary to the minutes of the last meeting, the correct spelling and name is to be High Suffolk Way.

Mr. McNally, counsel for J & E Co., Inc. had all legal documents ready to be turned over to Mr. Melone.

It was noted that there is an easement from the end of Long Ridge Lane hot top. This legal document will have to be drawn up and forwarded to Town Counsel. This shows on Sheet 1 of the maps.

Street signs, barriers, gravelling, the consulting with surveyors in the field - all will be covered by memoranda. These will be initialed by J & E and sent to the proper parties.

The Planning Board voted to give a conditional approval for the subdivision subject to final approval by:

Mr. Perley of final plans
Town Counsel regarding easements and legal documents
The Board of Health - Herb Nielsen has approved all but
2 or 3 lots
Correction of minor details discussed tonight e.g.
Long Ridge Lane and end of Fern St.

Final approval by the Planning Board will be given within 20 days if all conditions are met. The Board is giving conditional approval so

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that the 20 day appeal period can start. This period will start when the Town Clerk is notified and when J & E receives notice of conditional approval in writing by registered mail.

It was noted that Fern Street has a seeded circle 160 feet in diameter at the end. This circle is subject to the Highway Department Superintendent's approval. J & E will call Mr. Davis to determine his wishes as it can present problems when they are plowing.

J & E will complete all corrections of plans and give them to Mr. Herndon within a week.

The following items have been suggested as items for further discussion by the Planning Board:

1. Clarify paving requirements on turn arounds
2. Discuss the type of boundary markers to be used
3. Discuss for possible By-Law Requirements the location of driveways on pork chop lots particularly concerning how close the driveway may come to the property line
4. Discuss revision of regulations of subdivisions regarding Hatch Act requirements. It is suggested that the Conservation Commission review any questions

The Board entered into a discussion of wetlands zoning concepts. It is hoped that with the assessors' map the Planning Board can delineate, or use dotted lines, or use an overlay for the marshes. The purpose of wetlands zoning is to preserve waterways and prevent any encroachment on marshes. S.U.A.S.C.O. has done a study on wetlands in Carlisle. It was mentioned that the cost both in time and in money would depend on the method selected.

It was pointed out that in addition to maps, there must be a clear definition of the zoning so that it can be defined for court cases. You map it in the best possible manner and then have words for the rest.

Carlisle's Board of Assessors are now writing specifications for the maps and there will be a supplemental request for the peripheries of these marshes and for contours to be delineated. Carlisle does not have the necessary data to determine these contours. Mr. Herndon will contact the Corps of Engineers to see if they have done any study of this area and if they will assist the town. We will have to wait for the bids

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to see if this mapping would be feasible. The Conservation Commission could also help in this project as well as neighbors in the areas. Perhaps the Planning Board could have a working committee with the Conservation Commission and have something ready for Town Meeting 1973.

Mrs. Kulmala had attended a meeting of the Long Range Capital Requirements Committee. That group is proposing meetings and seminars to get more people involved and concerned in the Long Range Planning of the town. Efforts will be made to contact the various departments of the Town to determine their requirements and concerns.

On June 19th there will be a joint meeting with the Finance Committee and the Long Range Capital Requirements Committee and the Planning Board. In the past, long range plans have been made and then it all stopped. It is felt that with better communications between some of the committees, perhaps some of this work will be implemented. Mutual support of articles for Town Meeting would be important and helpful. The Selectmen are so busy administering the day to day problems that they do not have time to look ahead. It should be the responsibility of someone that plans are made and carried out and this may be a role of the Planning Board. Mr. Herndon will try to establish a list of concerns as a basis for discussion at this meeting.

Bob Heath reported on the work of the Solid Waste Action Committee. The Committee reported to the Selectmen the following:

1. Recommend closing of the present dump as soon as possible.
2. If the Town chooses to establish a transfer station, then the Committee recommends the purchase and installation of equipment on the present dump site. It is estimated that this method will cost approximately \$28,000 per year plus \$12,000 fees for taking compacted material to the Lowell incinerator
3. Or the Town may choose to establish a house to house collection system at a cost of \$32,000 per year plus the same \$12,000 for taking material to the Lowell incinerator
4. Recommend rehabilitating the present dump site
5. Recommend a full scale recycling program.
6. Recommend relocating the present road into the transfer station if this method is adopted.

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The Planning Board felt that it was not necessary for them to take any stand on this as it does not interfere with any of their future plans.

George Cogswell was directed to purchase stationery and stamped envelopes for the Planning Board with his name on as clerk.

The meeting went into Executive session at 11:10 P.M. The next meeting is to be June 5th at 7:30.

Respectfully submitted,



Patricia A. Macqueene