

PLANNING BOARD

Minutes - September 11, 1972

Members Present: Herndon, Evans, Heath, Kulmala, Santomena and Thomson

Mr. Finigan of J. & E. Co., Inc. gave a progress report on their River Road subdivision. He reported that 75 per cent of the work projected has been completed. This includes: all drainage, underground wiring, receptacles for wiring and telephones, head walls, road roughed in, gravel ready for black-top, loam ready for seeding, fire hole built and completed and ready for fencing. It is expected that by Saturday, September 23 the black-top will be completed; by October 2 the seeding done; and by October 31 the subdivision will be ready for final inspection by the Town. There are forty, two acre house lots under the covenant and J. & E. asked the Planning Board for the release of 17 scattered lots. Dave Perley agrees that the work is 75 per cent completed and by the time the binder coat is on it will be 85 per cent completed and after the black-top is on it will be 92 per cent finished. J. & E. asked for this release without posting any bond. There will be a conveyance of these released lots to Deck House who will build a model home and then one or two houses on speculation. All 17 lots will not be built on immediately. There will be other conveyances by J. & E. to Deck House until all lots have been turned over to them which will be by November 1973. J. & E. submitted a letter to the Planning Board stating that they will not ask for any further release of lots until all of the work has been completed.

The Planning Board agreed that the release not be given to J. & E. unless the conveyance takes place and Deck House will not accept the lots unless the binder coat is on. Terry Herndon will hold the release until he hears from Mr. McNally, J. & E. attorney, that the conveyance has taken place.

The Planning Board voted to release Lots No. 16, 17, 18, 19, 20, 23, 24, 25, 26, 31, 32, 33, 34, 35, 36, 37 and 38 to J. & E. Co., Inc. at the time that the binder coat is done and approved by the Planning Board engineer and provided that the conveyance to Deck House takes place on or before September 25, 1972 or the release is destroyed. The Chairman was authorized to sign the release for the Planning Board.

Under new business, it was mentioned that there would be a meeting on Saturday, October 14 of the Federation of Planning Boards of Massachusetts at the University of Massachusetts. The subject will be planning for

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proper land use. The motion was made and passed for Carlisle to join the Federation of Planning Boards and to pay the \$30.00 per annum dues.

It was reported that Mr. Benfield had spoken to the Department of Fisheries and they could see no reason why a land swap for the proposed boat landing site could not be worked out. There is nothing in writing as yet. The Barbours have nothing additional to add but they may have an answer by September 25th. Bob Santomenna had spoken to Mr. Melone and neither felt there was any difference between town ownership and private ownership regarding the access usage and that there would be nothing to say that the town could not restrict usage to residents. Mrs. Glover of the Recreation Commission spoke and said Fred Iosue was getting a quote on the construction work at the site. She said the Recreation Commission was opposed to a boat dock launching site as they don't want to see motor boats launched or used in the Concord River. It was reported that Bedford had found it too much of a policing problem to restrict the use of their site .

There was a change of time to 8:00 P.M. and of site to the Robbins Building of the scheduled meeting on September 13, 1972 of the Assessors, Conservation, Planning Board and mappers. Terry had talked to a representative of the Town of Newton and they used multiple contours on their maps where the land sloped. When asked about an island in the middle of a marsh - Newton had not had to face that problem.

Kay Kulmala had no report on L.T.C.R.C. Charlie Evans reported that he receives a large report about every two weeks from MAPC. Although the issues discussed may not be immediately applicable to Carlisle, they may be eventually.

On Thursday, September 21st at 8:00 P.M. in Spalding School, Carlisle will host a SILC meeting. The main topics to be discussed will be the Raytheon proposal regarding solid waste disposal at Lowell and also the transportation system of the future for this area.

Carlisle should be concerned about the residual effect of the celebrations in 1975 and 1976. A report was submitted to the Selectmen concerning Carlisle's role about a year ago but nothing has been done on it. The Planning Board would like not to have to become involved in this.

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Progress on the various subdivisions was discussed:

Virginia Farme Road - Mr. Connelly and the paving company are involved in a law suit because of the cracks in the road and the cleat marks left by one of the machines. The Planning Board has asked that an additional one inch of black-top be put down. The Board may have to force action.

Tophet Road and Carleton Road - loam is being put down and seeding is being done. There has been no agreement reached that they put in guard rails. Eighteen of the nineteen covers on catch basins are still grated covers.

J. & E. Co., Inc. - residents of Prospect Street have been concerned about the traffic on that street from the development. The chain on the emergency exit should be put up this week. The damage done on the Blood Farm Trail by equipment will be corrected.

It is hoped that the extension of Autumn Lane, Pine Brook Road, Carleton Road, Tophet Road, and Woodridge Road will all be ready for acceptance by Town Meeting time.

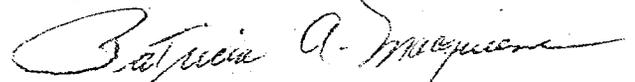
It was suggested that in the future, the Planning Board might assume the responsibility of having a road accepted or at least send a form letter to the residents suggesting they do it.

Further discussion of the "Planning Board Rules and Regulations Review - 1972" took place.

g. Section 3 B 9 - "All underground utilities are to be put on the final supplementary plan before release of Performance Guarantees." This was agreed to by the Board and it is recommended that a copy of this should be sent to the Highway Department and perhaps also to the Fire Department.

The meeting was adjourned to go into Executive Session at 10:30.

Respectfully submitted,



Patricia A. Macqueene

PLANNING BOARD RULES AND REGULATIONS REVIEW - 1972

SUBTRACTIONS:

Voted 7-17-72 to eliminate Section 6 - Small Subdivisions

ADDITIONS:

Section 3 B 10 "Completion Time Limit" - "Sub-division approvals are granted for a two-year period. If, at the end of that period, the sub-division is not completed and the streets have not been accepted by the town, or are not then on a warrant for consideration at the next Town Meeting, the P.B. shall review its prior approval and shall either withdraw its prior approval all or in part, or shall extend its approval for another two-year period, with or without modifications." (Minutes 7-10-72)

Section 3 B 2 o Change to two-foot contour interval (from 10')  
(Approved 6-5-72)

Section 3 B 2 q After "within 40' of the sidelines of such street" add: "including trees of major size and shrubbery that impairs sightlines and visibility at corners and intersections." (Min. 7-10-72)

Section 3 B 2 f "The Board feels that in order to preserve the character of the land and the antiquity of the town that some place there should be written that the Definitive Plan should include certain unique features of the land such as ancient or very large trees, prominent rock outcroppings, large erratic boulders, ancient cellar holes and other historical landmarks." (Min. 7-10-72)

Section 3 B 9 "All underground utilities are to be put on the final supplementary plan before release of Performance Guarantees." It was also recommended that a copy of of this should be sent to the Highway Department and perhaps also to the Fire Department. (Min. 9-11-72)

Section 3 B 2 k Not voted on but probably falls into the above category:  
"Changes may be made to these plans based upon field conditions pertaining to slope drainage, unforeseen water table leaching from bank cuts, etc., on instructions of the P.B. engineer, or the Board. Such changes shall be recorded on the plan before further release of Performance Guarantees."  
(Rules & Reg. Review - 3-14-72)

PLANNING BOARD RULES AND REGULATIONS REVIEW - 1972

QUESTIONS RAISED - NOT FULLY RESOLVED:

1. Clarify paving requirements on turn arounds

Note: 6-5-72 Minutes, - Fern Lane will have a 45 foot wide pavement and an island with a 25 foot radius.

2. Type of boundary markers to be used
3. Location of driveways on Pork Chop Lots particularly concerning how close the driveway may come to the property line.
4. Revision of regulations of subdivisions regarding Hatch Act requirements.
5. As per 6-5-72 Minutes - "The question was also raised as to whether Section III B 2 m on Page 4 should be eliminated. This will be discussed further."

TO BE DISCUSSED:

Square grid catch basin covers



# Town of Carlisle

MASSACHUSETTS 01741

GEORGE R. COGSWELL, JR., Clerk  
698 Concord Road  
CARLISLE, MASS. 01741

Office of  
PLANNING BOARD

## A G E N D A

### PLANNING BOARD MEETING

MON. SEPT. 11, 1972

ROOM 8 - WILKINS SCHOOL

8:00 p.m.

1. New business.
2. Progress report on boat launching site proposal. G.C.-R.S.-T.H.
3. Status of wetlands zoning work. T.H.  

The Assessors - P.B. - Cons. Comm. -  
Caldwell - O'Donnell Mapping Co. -  
meeting is set for Wed. Sept. 13, at  
7:30 p.m. in the Town Clerk's office.
4. Update report on LTCRC, MAPC, SILC work. K.K.-C.E.-R.T.  

*8100* *ROBBINS*
5. Subdivision progress report. T.H.
6. Rules & Regulations revisions - lets try to finish this at this meeting.
7. Town Center Study - G.C. will get copies of the longhand report to all members and we should set a date for an informal meeting on this subject.

*8. EXEC.?*

The next regular meeting is  
Monday, Sept. 25, in Room 8  
of the Wilkins School at 8:00 p.m.

*9 ITEMS FOR T.M.*