

## PLANNING BOARD

Minutes - November 13, 1972

Members Present: Herndon, Cogswell, Heath, Kulmala, Santomenna and Thomson. Mr. Evans was attending an all day session of M.A.P.C. - during the day there was a meeting on regional government and in the evening the annual meeting was held.

Since there was no new business, the second item of business on the announced agenda was discussed. Mr. Finigan of J. & E. Co., Inc. requested the release of the balance of the lots in the "Woodstock Subdivision" as J. & E. feel they have completed the area. Mr. Perley had checked the subdivision for the Planning Board and had reported to Mr. Herndon that loam had washed away, not all of the seed had taken root, there are twenty head walls in the subdivision and many of these need repairing, some additional grading needs to be done, stumps need to be removed, and one easement for a drainage ditch has not been dug on Long Ridge. Mr. Perley also feels that a pipe for the fire hole overflow needs ditching since this will cause erosion and make its own ditch if one is not installed, some pipes near River Road need to be fixed, more cover should be placed over a pipe on Fern Street, a correction at the end of Long Ridge Road is needed where the two catch basins and the head walls differ from the plan, and a general cleaning of ditches needs to be done.

All of these had been reported to J. & E. and most of the problems had been corrected or negotiated with Mr. Perley. Mr. Finigan was prepared with a letter to guarantee the seeding and a \$3000.00 maintenance bond from Maryland Casualty to guarantee the work that had been done for the next two years. Mr. Finigan also asked for permission to wait until the ground freezes to clean out the ditches with a machine. He reported that they had put a drainage pipe over and under the Concord water main that runs along River Road. Mr. Perley had estimated on November 9 when he made his inspection that it would cost \$5000.00 to complete all of the jobs. The breakdown was \$2000. for head walls, \$1000. for the ditch to be dug, and \$2000. for the remaining miscellaneous jobs.

Since Mr. Finigan felt that much of this work had already been completed, it was suggested that Mr. Perley be called back to re-examine the subdivision. It was moved that the Chairman be authorized to sign the release of the remainder of the lots in the subdivision subject to

Minutes - November 13, 1972

inspection by Mr. Perley to verify that the work has been completed and subject to written guarantee by J. & E. Co., Inc. that the ditch cleaning will be completed before June 1, 1973. The motion was unanimously passed.

Mr. Dundorf of Tophet Road in the Cal-Mor subdivision was present. Per a recent conversation with Mr. Herndon, Mr. Moore has agreed to pave Tophet Road through Mr. Dundorf's driveway rather than gravel that section. The sub-grade is in and the basic gravel is in place. The Board voted to permit black-top to be laid in this subdivision after November 15 provided it is 40° or warmer so that the roads of this subdivision will be ready for Town Meeting acceptance. It was reported that no easement has been received from Mr. Roberts for a drainage pipe through his property from the subdivision.

Dave Perley, Roger Davis and Terry Herndon had examined the Autumn Lane extension and they felt that the use of stone was perhaps better than installing berm in connection with the erosion problem there. As per Mr. Perley's recommendation, it was voted to have about 75 feet of crushed stone placed along the upper end and bituminous berm installed from Caneys' driveway down to the catch basin. Mr. David Mitchell of Deck House who was present asked for a letter from the Board requesting this work to be done and for permission to put in this berm and do any necessary paving after November 15th if it stays warm enough. He would like a letter, in case of a quick freeze, permitting the work to be done by June 1, 1973 as Deck House would like this road accepted in March. Since the Town holds Deck House's passbook as security, the Board could state that the work will be completed.

Mr. Benfield and Mr. Harte of the Conservation Commission were present to request the Planning Board's support of the Greenough land purchase at the Special Town Meeting on November 28. It was reported that according to Professor Caldwell, there are better potential water sites in Carlisle than on this property. It was also reported that the Carlisle Conservation Foundation, Inc. has purchased 8 acres for \$11,000.00 of Greenough property in Billerica if the Town buys the rest of the property. Although there has been no concrete planning nor has the Recreation Commission been consulted, it is ~~expected to use this property~~ for many recreational purposes; e.g. cross country skiing, ice skating

Minutes - November 13, 1972

(by the Maple Street bridge), hiking, picnicing and perhaps fishing. The Planning Board voted to support the Conservation Commission's recommendation to acquire the Greenough property in that it fits with the Benjamin Report and represents good planning for Carlisle's future. This purchase is contingent on the Town getting 75 per cent subsidy. The per acre cost of this purchase is \$415.00 for the 232 acres versus \$440.00 per acre on the 57 acres of Foss land. Mr. Benfield did not know when Professor Caldwell's report would be ready.

Mrs. Kenneth Evans of Baldwin Road appeared before the Board with a diagram of the "Green House" across from the library. It is the desire of Mr. and Mrs. Evans to have part of this building rezoned for commercial use and then to use the barn and shed area for an arts and crafts shop. The appearance of the building is governed by the Historic District Commission. Parking requirements are spelled out in the By-Laws. Before the Planning Board can take any steps Mr. and Mrs. Evans were advised to see the Board of Health regarding the property.

Roger Davis has cleaned the catch basins on Woodridge Road and taken care of some other minor details. He now believes that this road is ready for Town Meeting acceptance. He has also fixed the curb as necessary on Pine Brook Road and feels that this street is also ready for acceptance. Residents of these streets will be notified so that they can proceed with the paper work for Town Meeting.

Roger Davis has submitted an estimate, which was checked by a state highway engineer, for \$1600.00 for work on Carlisle Pines Drive to bring that road up to reasonable condition. In addition, the town would need an easement on private property so that the outlet of the pipe could be lowered. The easement is for a trench to ditch out the water. Hot-top patching would be used and then an over-all sand and oil job. Since this work can not be done before this winter, there is an immediate need to spend \$250.00 on repairs so that the road can be plowed this winter. Since this road has not been accepted, the residents would have to put up \$250.00 now so that the road can be plowed and then \$1600.00 would be placed by the residents in escrow and if the Town Meeting accepts this proposal, the money would be turned over to the Highway Department for the road repairs. It was estimated that it would cost the Town \$560.00 every three or four years for oiling and sanding this road.

Minutes - November 13, 1972

The estimate for Orchard Acres Drive is \$520.00 for patching the holes and oiling the road to bring it up to reasonable condition for acceptance. The estimate is \$362.00 every three or four years for oiling and sanding this road. Bob Thomson made the motion and the Board approved that the concept of having the residents participate in bringing these roads up to standard be taken to the Board of Selectmen so that steps can be taken to get these roads accepted.

Terry Herndon reported that on Wednesday night the Selectmen will discuss the problem of a Model Home on Autumn Lane Extension. The residents in this area have appealed to the Selectmen since they feel it is being used for business. This house was built in the last year after 90 per cent of the subdivision had been completed. The Planning Board felt that it was not appropriate to use a house in a subdivision for a business or sales office. A model home as a sampling of what is available in that particular subdivision is an appropriate use. It was asked whether a By-Law change should be made to take care of this situation in the future.

The meeting was adjourned at 10:45 P.M.

Respectfully submitted,



Patricia A. Macqueene