

PLANNING BOARD
PUBLIC HEARING - February 5, 1973

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

A Public Hearing, notice of which was published on two successive weeks in the Concord Journal, was called to order at 8:00 P.M. The Hearing pertains to the following proposed amendment to Article IV of the Town By-Laws:

Article IV of the By-Laws of the Town of Carlisle is hereby amended by striking out item 1 of Section 12 in its entirety and inserting in place thereof the following item 1:

Section 12. No road shall be accepted by the Town unless.

1.) "it has a Right of Way of at least 50 feet."

Mr. Herndon gave the following reasons for this proposed change:

1. All subdivisions are now required to have underground wiring and many are using gas. Consequently this uses part of the right-of-way.
2. This allows planning for bicycle/foot paths or sidewalks or whatever the Town may recommend.

Since there were no comments from the Planning Board members, Mr. Herndon asked for questions from the audience (approximately 32 people).

Mr. Philip White asked if this change applied to Chapter 90 roads.

Mr. Herndon said that this only applied to new subdivisions.

Mr. Robert McWalters asked if this was a proper subject for Town By-Laws rather than for Rules and Regulations. He was told that Carlisle is unlike many towns and this specification is in our By-Laws.

Mrs. Eleanor Cochran asked if the developer would be allowed to put this 24 foot paved road any place within the 50 foot strip. She was told that currently the regulation says it must be in the middle. However, the Planning Board can require the developer to change this. It is felt that it is better to judge each case according to its own merits.

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Mr. White asked about road lay-outs in the planning stage. He was told that whatever rules and regulations were in effect at the time would apply. This will only pertain to roads that come in after this amendment is passed by Town Meeting.

Mr. David Presberg asked if all vegetation would have to be taken down within this 50 foot right of way. He was told that it states in the Rules and Regulations that vegetation may stay as long as it does not interfere with plowing and safety. Otherwise, it is left up to the developer.

Eleanor Cochran pointed out that By-Law changes will not go into effect until approved by the Attorney General and this generally takes three months. Consequently it was recommended that the By-Law change might include the words "hereafter laid out" so that any definitive plans submitted to the Planning Board after Town Meeting would have a 50 foot right-of-way.

Mr. White asked if this 50 foot right-of-way would apply to a 300 foot road as well as a 1000 foot road. He was told that since it is possible that any road could be extended at some future time, it is the Planning Board feeling that this does not encumber the developer and the 50 foot width will apply to any length of road.

Frank Berry was concerned that the Town is setting up another East Street type of swath by having the right-of-way 50 feet wide and he questions the necessity of increasing the taking from 40 feet to 50 feet. He is afraid that developers will clear the whole 50 feet. Mr. Santomenna advised him that the Planning Board is only talking about having as public property the 50 feet, not increasing the width of the paving. The balance will be available for utilities, foot paths or whatever.

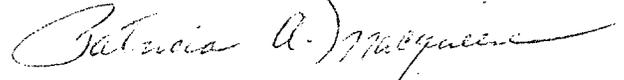
Mr. White said that he does not feel that this talk should apply to Chapter 90 to 81 roads as in time the State and County may widen their

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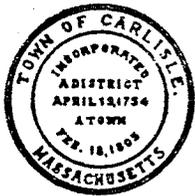
roads in the Town.

It was moved that this Hearing was closed at 8:30 P.M.

Respectfully submitted,



Patricia A. Macqueene



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

Spalding School

Room 3

Monday, Feb. 5, 1973

8:00 p.m.

1. Hearing on By-Law change proposal.
2. Hearing on proposed zoning change requested by K. Evans for Bedford Road property.
3. New business.
4. Enclosed are copies of Planning Board sponsored articles for Town Meeting. Look them over prior to discussing them at this meeting.
5. I have been informed that the Selectmen are proposing that the Town purchase the entire Davis-Banta property behind the Green Cemetery for future school-municipal use. They are interested in multiple use, at least to the extent of having the highway dept and schools located there. I've asked Bob Santomenna to bring his maps of that area, and propose that the Board consider the ramifications of this proposal.

The next regular meeting is
scheduled for Mon. Feb. 26,
same time, same place.