

PLANNING BOARD

Minutes - August 13, 1973

Members Present: Thomson, Bridges, Cogswell, Hannaford, Kulmala,  
Pugmire and Santomenna

Mr. and Mrs. William Cronin presented for signature, approval not required, a plot plan of land on Timothy Lane. They have sold a portion of their land which has more than sufficient acreage and kept an easement for their driveway over a corner of this land. The plan was signed.

Mrs. Paul Counihan representing Fenn School presented a plan for two lots fronting on Berry Corner Lane. This had originally been presented December 11, 1972. Mr. Santomenna questioned whether these lots would have legal access to Berry Corner Lane, a private road. Berry Corner Lane was constructed under small subdivision regulations and has a gravel surface and apparently no thought was ever given to the possibility of there ever being more than five lots on the Lane. Mrs. Counihan was requested to submit a letter giving page number, etc. that would give right of way to this lane. The Planning Board will examine plans of the land to see if there are any restriction on access to the road.

On August 9, 1973 the Town Offices received a plot plan from R & W Realty Trust for the land next to Duren's Garage which originally belonged to Farnham Smith for signature for three year zoning protection. The area with 85 foot frontage and 200 feet deep on Bedford Road is commercially zoned and the back portion of the lot 84' x 144' is under residential zoning. There is a question as to whether or not the three year protection act applies here as the advertisements have been published regarding the Hearing on September 10 for abolishing spot commercial zoning. The Board did sign the plan.

It was reported that Mr. Dexter through his attorney is keeping the channels open with the Acton Planning Board regarding his development.

Mike Holland submitted a road profile for the perusal of Board members. He felt that the general philosophy of footpaths should remain in the regulation as proposed but he did include a footpath on the profile. He felt that emphasis should be placed on the fact that this was a typical road and not the absolute requirement. Discussion was held on showing a swale in the profile which could alleviate some driveway drainage problems. Mr. Holland said a swale could be shown as an acceptable road construction method. Mr. Kulmala asked if the Town had any driveway construction

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requirements and the Town does not. Mr. Holland will try to get a copy of Lincoln's Regulations on driveway construction. It is felt that if driveways are constructed properly the drainage would not go into the street but over private property. Mr. Holland feels the Town should control access to roads of a driveway by driveway permits. He also recommended that the Rules and Regulations should require 3 inches of pavement on roadways and that we should have standard details for catch basins and curbs and requirements for proper drainage structure.

Dave Perley has not contacted Mr. Hannaford for an inspection of the J & E River Road development. J & E has indicated that all the work is complete. However, Mr. Hannaford has noted that they have not corrected the problems around the fire hole.

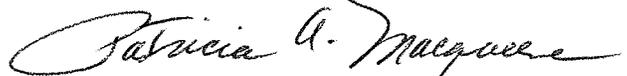
Mr. Thomson and Mr. Cogswell inspected the Tophet-Carleton Road subdivision and they saw signs of little or no loam. There was no general indication of wash-out and even on flat areas there was no loam. Mr. Cogswell will write to Mr. Moore about the problem.

There is additional draft work to be done on the warrant articles for the October Town Meeting and an additional article is to be submitted. Work on these articles was postponed to the next meeting.

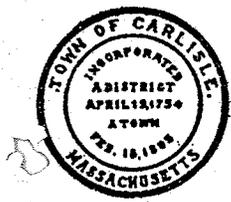
The sub-committee on Rules and Regulations have completed the work on cross references. There is still some rewriting needed and Mr. Bridges wants to make some additional changes. Mr. Cogswell wants to do some darkening or underlining of key words and phrases for the Board to give an opinion on. All of this will be completed before the revised R & R's are submitted to the Board.

The meeting was adjourned at 10 P.M. and the Board then went into executive session with Mr. Peckham to discuss future town plans.

Respectfully submitted,



Patricia A. Macqueene  
Secretary



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
**PLANNING BOARD**

AGENDA

AUGUST 13, 1973

8 P.M. Town House

- (1) Carlisle road profile presentation
- (2) Discussion of Dexter subdivision
- (3) Rules & regulations
- (4) Warrant Articles for October town meeting
- (5) Progress reports
  - (A) River Road
  - (B) Tophet-Carleton Road

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