



# Town of Carlisle

MASSACHUSETTS 01741

FRANK E. HANNAFORD, Clerk  
201 Prospect St.  
CARLISLE, MASS. 01741

Office of  
**PLANNING BOARD**

MEETING - SEPTEMBER 8, 1975

MEMBERS PRESENT: Bridges, Hannaford, Kulmala, Pugmire, Santomenna, Sauer and Zielinski; Associates - Anderegg & Badger

Mr. Peter Webster appeared before the Board requesting advice on getting the necessary approval to sell a parcel of his land which is off of Maple Street (the house and that part of the Greenough land not purchased by the Town for Conservation). Websters only own 75' frontage on Maple Street. He was advised to make sure that there were four acres in the parcel to be sold and that he would need a variance regarding the required frontage. The parcel would obviously be a pork chop lot. He will have to apply to the Board of Appeals for the variance.

The Minutes of the August 11, 1975 meeting were approved as submitted.

Mr. Robert McWalters representing Leelman and Anderson, brother and sister, submitted uncompleted plans for the division of land which fronts on both Stearns Street and Bedford Road - an "L" shaped lot. The land will have to be land courted and there is still some work to be done by Ralph Nelson. Currently this is one parcel and they propose to sell the house and 20 acres and retain 12 acres. Mr. McWalters was not prepared to submit the plan formally as there has been a frontage problem due to having to work from an 1885 County Layout of Bedford Road. Apparently most of the problems have now been solved and the linens will be ready for signing shortly. The Board did agree to sign the plans when submitted and Mr. McWalters will get four signatures after first letting Mr. Santomenna examine the plan.

Mr. Carmen Ciriello of Lexington and the three Defino Brothers each of whom individually owns a piece of land on Carlisle Street off of Treble Cove Road in a subdivision dated 6/5/44 and known as "Queensland" appeared to see if these parcels (6A, 11A, 14A, & 15A) were buildable lots. Carlisle Street is not a "public way" and Mr. Hannaford does not think it could ever become one because it is not wide enough nor has it been built to specifications. Part of "Queensland" is in Billerica and part in Carlisle - all of the parcels concerned are in Carlisle and all of Carlisle Street is in Carlisle. It was recommended by Mr. Santomenna that they get a lawyer to see if they can build on these lots. Mr. Ciriello who is a professional engineer wanted to know

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what would be necessary for the lawyer to do. He was told that the current zoning regulations and those in effect in 1944 would have to be studied. Our local Building Inspector would no doubt check with Town Counsel to see if these were buildable lots. None of the lots conform to current regulations as they are about one acre lots or less. It would have to be determined which set of zoning laws would apply - they may be "grandfather protected". The men have owned the lots for over twenty years. This is not a case of a plan for the Planning Board to sign as it is an actual subdivision registered at the Registry of Deeds. Mr. Santomenna said they would actually be making what is now a driveway used by Roger Bull into a private way. The role of their lawyer would be to dredge up history - actually, "Carlisle Street" and the other streets on the plan that they showed to the Board are all "paper streets". Mr. Benfield who was present mentioned that Roger Bull who owns land off this "driveway" might be interested in purchasing at least two of the lots. Actually this problem is one for Town Counsel and not for the Planning Board.

Mr. Bridges announced that there would be a Joint Meeting with the Board of Selectmen on September 17 at 8:45 P.M. on facilities planning. It is expected that a draft report from the Architects Group will be presented. Several members of the Board will plan to attend.

Mr. Sauer had received a letter from Bob Connelly requesting the return of the bond that he had posted pertaining to Virginia Farme Road. Mr. Santomenna made the following motion which was unanimously approved by the Board:

"That the Planning Board release a bond issued by the New Hampshire Insurance Company dated November 18, 1968 #94 83 38 in the original amount of \$15,500.00 relative to the obligations of The Tricorn Homes, Inc. in the subdivision known as Virginia Farm and all of its rights and claims under that bond."

The Clerk will send a letter to Mr. Connelly and to the Insurance Company to this effect and return the bond.

Mr. Melone has laid out roads for acceptance at the next Town Meeting. Mr. Hannaford had a question with regards to Nowell Farme Road which is not paved all the way to the Blood Farm Trail which is owned by the Town. The paving stops short of the Trail. A previous Planning Board left this a stub road to allow for future development of the Town in case another through road might be desired in the Town. Mr. Hannaford would like Nowell Farme Road to be accepted as a town road to the center of the Blood Farm Trail and not to just the end of the paving. The question is whether or not the Town will accept it if it is not paved. Mr. Hannaford owns the land on the other side

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of the Trail. It was suggested that Mr. Hannaford request permission to pave the remaining piece of Nowell Farme Road so that when it is brought before Town Meeting the Planning Board can say that it has been done in accordance with our specifications to the Trail.

Mr. Hannaford made a presentation on Sly Fox Farm planning complete with drawings. He had examined the Farm with Mr. Peckham and Mr. Wilfred Kelley, the owner, who was cordial and receptive. Mr. Kelley has not advertised the Farm for sale and will not do so until after the Town Boards make their decision - his asking price is \$125,000.00 but it is possible that the price might be negotiated. Mr. Hannaford feels the price might be brought down because one building needs a new roof and the only toilet facilities are portable ones. There are three shallow wells on the property but the water is not used for drinking. Roger Davis feels that the steel building would adequately take care of all of the necessary road equipment for now and quite a few years to come. Mr. Peckham has also suggested that since there is ample room for it, perhaps the fire equipment might be stored there. For the steel building - the main changes would be to plank an area to 10 feet high for salt storage, put in three overhead doors for trucks and put in gravel - at a total cost of about \$10,000.00. It was felt that the safest approach would be via the transfer station however Morse Road could also be used. The current barn needs a new roof but at the same time it would be advisable to have the roof raised so that the building could be heated and used as a garage for repairing the equipment (the sweeper it to high to fit in there currently). Also this building could be used for the storage of sand and salt trucks and perhaps there is even space for a car and truck wash. The barn is a well constructed building. Mr. Hannaford felt that \$30,000 would cover all necessary improvements to both buildings and this would include heating the barn, septic system, toilet facilities, overhead doors, repairing and raising the roof. There would be a total of about 8,000 square feet with the two buildings. It would probably cost \$150,000.00 to purchase the land, buildings and make improvements. The Architects Group was asked to make a recommendation as to whether or not they thought this feasible. It is hoped that some direction will come out of the September 17th meeting so it can be decided whether the purchase of Sly Fox Farm should be pursued or whether to plan for the development of the Conant Land. Mr. Hannaford had been unable to secure an estimate on a similar steel building but he planned to pursue that.

A real estate agent who had been asked to appraise a piece of property

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at the end of Indian Hill I (Lot 10) had contacted Mr. Hannaford and Mr. Bridges regarding the property. There is a circle at the end of Indian Hill I now. The question is - how was Indian Hill Road laid out by the Selectmen - does it continue beyond the circle. There is a possibility that Lot 10 might even be landlocked. The recommendation was that the agent find out how Indian Hill I was laid out by the Selectmen and just what the description included.

The meeting was adjourned at 11:00 P.M.

Respectfully submitted,



Patricia A. Macqueene  
Secretary