



Town of Carlisle

MASSACHUSETTS 01741

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

Office of
PLANNING BOARD

MEETING - JANUARY 12, 1976

MEMBERS PRESENT: Bridges, Hannaford, Kulmala, Santomenna, Sauer, Zialinski; Guests - Cutter, Hall, Horrocks

A copy of a letter to the Selectmen from Tophet Road representatives was received.

There being no meeting of December 22, 1975, the minutes of the December 8, 1975, meeting were approved. Mr. Bridges noted that he had not contacted the Selectmen as stated in the December 8 minutes, but will do so when the letter of recommendation concerning town facilities is reviewed.

Mr. William Hall of Hall Realty spoke for Mr. John Horrocks concerning Mr. Horrocks' land on the southerly side of Indian Hill. Board members tried to determine if and when Indian Hill was accepted as a public way. If it is a private way only the abutters, Mrs. George O. Cutter who attended and Mr. Paul MacDonald, would own to the middle of the road. If the road was approved before 1970, the lot may not meet current frontage requirements. Mr. Horrocks does hold an easement over the plan to his land recorded at the Middlesex South District Registry of Deeds in Book 105. The Planning Board told Mr. Hall that they need a proposed plan with 40 feet of frontage on a street. Mr. Hall was advised that he should determine when the road was accepted. He said he would come up with the missing pieces, probably by retaining a lawyer, and get back to the Planning Board.

Mr. Hannaford submitted a plan which was signed.

Mr. Santomenna reported that he had a notification from HUD that the Town is shown on the Federal Flood Program. The Town now has flood insurance.

MINUTES - January 12, 1976

The Board received a notice that either the chairman or his designee must be on the Local Growth Policy Committee. There is to be an all day meeting on Monday, January 19, which Mrs. Kulmala has expressed interest in attending. She was appointed designee by the chairman.

Mrs. Kulmala reported on wetlands. She said the Committee began in 1972. The purpose of a wetlands district is to protect water supplies, water quality, persons and property against floods, and drainage. They spent 1973 making maps. In February, 1976, the assessors will hold hearing for their purposes. The Board of Appeals will talk to various town boards and then hold public hearings.

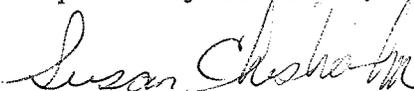
The proposed by-law was reviewed. The Board was concerned about private ponds as under Section E5a. Board members felt that residents should not have to go to the Board of Appeals to make a pond. They discussed whether any and all man-made ponds should be under Special Permit or whether they should be made as a matter of rights subject to limitations as to size and one lot owner. Section E5b, paved and/or elevated roads, was also discussed. A motion was made.

Motion: The Planning Board is in favor of the following adjustment of the draft of the Proposed Floodplain-Wetlands Zoning District by-law:

1. The Planning Board should be designated as Special Permit granting authority.
2. Private ponds, not in excess of one acre in area, be permitted as a right, others to be permitted by Special Permit only.
3. Roads providing access to subdivision lots be permitted as a right subject to compliance with the Planning Board Subdivision Rules and Regulations.

The motion was passed. The meeting adjourned at 11:10 p.m.

Respectfully submitted,



Susan Chisholm