



Town of Carlisle

MASSACHUSETTS 01741

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

Office of
PLANNING BOARD

MINUTES

Meeting - April 12, 1976

MEMBERS PRESENT: Hannaford, Kulmala, Sauer, Santomenna, Bridges, Zielinski; Long Range Planning Sub-committee - Badger; Guest - Thomas Costello

Mr. Hannaford acted as chairman in Mr. Pugmire's absence. Miscellaneous bills were signed. The minutes of the March 22, 1976, meeting were approved.

The Board received notice that the petition of Wilfred Kelley for a special permit for a riding academy and stable on Morse Road was approved.

Thomas Costello, engineer for Hanson Realty Trust, submitted three plans for subdivision control law not required. One plan was land between East Street and Old East Street containing 2.44 acres. Another was for a parcel of land on Brook Street having four lots and the last was a parcel of land on East Street having six lots. The Board saw no problems with any of the plans. The plans were signed.

The meeting temporarily adjourned at 8:30 p.m. to open the Scenic Ways Hearing and reconvened at 9:40 p.m.

Mrs. Kulmala spoke about her talk with the Wetlands Subcommittee. She said the Board of Appeals feels they should be the special permit granting authority. Mr. Cochran has said he will raise the question at Town Meeting. Mrs. Kulmala wants to know how strongly the Planning Board feels they should be the granting authority. It was suggested that the Planning Board fight for the right to grant permits but be prepared with an amendment for Town Meeting substituting Board of Appeals for Planning Board. Mr. Santomenna feels that because the Planning Board studied the land and the aerial maps they should be the granting authority.

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Mr. Sauer feels that one board should not administer and review. After judgement is shown by a board, the applicant should appeal to another board. Mr. Zielinski does not want to take a strong position and possibly lose the by-law. He suggested being prepared with a list of pros and cons for both boards. It was decided to wait until after the Wetlands Hearing to decide how it should be handled.

Indian Hill was discussed. Mr. Hannaford suggested he call Bill Hall to see if he would like to wait until Town Meeting when the town will vote on paving Tophet Road as the two cases are similar. Mrs. Kulmala showed an aerial of the area. After discussing the various options, the Board agreed they do not want an easement through Horrock's land to connect future roads but rather that Horrock's have a buildable pork chop lot leaving it up to the owner to create access. Town Counsel recommends that the plan be signed. Mr. Bridges wondered if the town public way could be amended so that it would be a private way owned by the abutters and they could negotiate to sell to Horrock's. He doesn't want the town to pay for a 270 yard driveway for a private person. Mr. Hannaford will call Bill Hall and tell him the Planning Board will sign the plans.

The meeting adjourned at 10:35 p.m.

Respectfully submitted,



Susan Chisholm
Secretary