



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

March 28, 1977

Present: Cutter, Kulmala, Hannaford, Bridges, Zielinski

A correction was made to the first paragraph, page 2, of the Minutes of the March 14 meeting to reflect that the draft of the zoning bylaw changes were in fact submitted to the Selectmen at their March 16 meeting. The Minutes were accepted as amended.

Pat Cutter relayed a question from the Selectmen--would the Planning Board consider combining its April 21 Bylaw Hearing with a Scenic Roads Hearing for School Street. Because of all the prior work that should be done before such a hearing (trees marked, discussion with DPW, rough maps, etc.) and because of its totally different nature, it was suggested that this should be a separate hearing and the date of April 25 was suggested.

Jim McNally presented for Deck House three plans of land on Bedford Road totalling 85 to 86 acres divided into 18 building lots and a 22.92-acre plot referred to as Parcel X and shown as not a legal building lot. A majority were porkchop lots and the proposed common driveway access was not shown. The developer was advised that something should be written into the deeds that this private way access not be considered as ever being acceptable as a town road--this to protect subsequent buyers from mistakenly assuming that such acceptance might occur in the future. The Board signed all three plans under Approval not required, plus a fourth, a duplicate of one of the others, which is to be recorded with the Registry.

To protect the Town from the responsibility of these common driveway accesses, Pat Cutter will draft a note to the Selectmen to be voted on by the Board, recommending that the DPW not plow any way that is not a public way or an accepted way of a small subdivision.

George Nickerson presented a plan of Lot 1, 87,129 sq. ft., in Hemlock Hill which was signed under approval not required.

Nickerson asked the informal advice of the Board on some problems he was encountering with the Hemlock Hill development. In complying with requirements for underground utilities, sidewalks and necessary road width and because of ledge outcroppings, there were some places where only two feet would be left to work in if repairs were necessary on the underground utilities. The Board will have to look at these problems on the land before making recommendations.

Nickerson reported that the plan showed twelve 200-foot drainage easements even in the presence of swales which would handle the drainage naturally. It was suggested he make an appointment to have someone from Cleverdon, Varney & Pike look at the swales to see if they will suffice.

He then asked how much roadway had to be completed before release of any lots could be obtained without bond. Releases will not be given until the entire road is completed or the first section of the road with a bond for the temporary turnaround. Permits for construction on the unreleased lots are not against the intent of the Planning Board Rules and Regulations.

A plan of land of G. Lombardo shown as Lot 10, being a porkchop lot of 4 acres with frontage on Cross Street and showing an access drive across a wetlands area, was presented. The Wetlands Bylaw permits access drives across wetlands if there is no other reasonable access to the lot, therefore this is not a special permit situation. This plan will now properly be brought before the Conservation Commission.

A plan of land (Buttricks) which the Conservation Commission wishes to buy was presented. The plan shows a .50-acre Lot A and a 1.85-acre Lot B. Lot B is bounded by abandoned Two Road Road and has an "approximate" boundary with a 3.4-acre lot formerly of Tillie Green. The Green land lies between Lot B and land currently owned by the Town. Adjoining land in Concord is at the same time being considered by the Concord Planning Board. The Board agreed to sign under approval not required, but signing was delayed until Neil Melone delivered a linen.

Frank Hannaford presented for signature by the Board releases of Lots 17 and 21 on Virginia Farm Road. Neil Melone's advice was that there is no reason for the Board not to sign. The sloping easements are on record on the deeds of the purchasers from Connelly. The right of way easements which the Board would like to have recorded would not put any more of a burden on the land than it currently bears and cannot be required. The release was signed.

Bill Bridges reported on the position of the Long Term Capital Requirements committee on the proposed DPW building. The committee would prefer to see the construction on the Conant Land because it would be less expensive; however, if it is the choice of the Town to go with the Transfer Station, the committee will not oppose the funding. The committee also voiced its concern over the absence of any substantial definitive planning.

Bob Zielinski read for the Master Planning subcommittee a press release addressing itself to the clarification, format, and mandatory (under Chapter 808) Bylaw changes to be presented to the Town Meeting.

Frank Hannaford relayed a question from the Building Committee which will meet this week to decide whether or not more tests are necessary to determine the presence of methane gas on the DPW site. If these tests are necessary, has the Planning Board actually voted funds which could be used for this cost? The Board at its February 14 meeting indicated its willingness to help with these expenses.

It was noted that the BayBank hearing was scheduled for April 6 and the Board will have representation at that hearing. In that connection a letter was read from Anderson and Touchstone, abutters, objecting to the approval of the plan primarily because of drainage problems and damage to their property.

The proposed warrant article permitting narrowed roadways in the presence of bike paths in new subdivisions was discussed. The proposal is to allow 20-foot widths instead of 24-foot where a 5-foot paved bike footpath is included in the right of way and, in the case of a cul-de-sac of less than 500 feet in length, an 18-foot roadway width with a 5-foot paved bike footpath. The Board was in agreement with this proposal and the final wording for the warrant article will be decided at the next meeting.

There was brief discussion on the possibility of having an "open house" and it was generally agreed that it would be a good idea to set aside a regular meeting after Town Elections for the purpose of inviting interested townspeople to make suggestions and comments about the duties of the Board to help the Board set priorities for the ensuing year.

Meeting adjourned at 11:00pm.

Respectfully submitted,

*Meredith DeLong*  
Meredith DeLong, Secretary