



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

April 11, 1977

Members Present: Sauer, Cutter, Kulmala, Bridges, Hannaford, Zielinski, Pugmire

The minutes of the March 28 meeting were accepted as read.

A field report was received from Cleverdon, Varney & Pike indicating that the road sub-base for Laurelwood Road (Hemlock Hill Estates) is adequate. Developer George Nickerson told Frank Hannaford that he intends to continue and finish that road right through to the turn around as shown on the plan. When the road is fully completed to comply with all Bylaws and subdivision control laws, all lots fronting on Laurelwood Road can be released, except for Lots 13 and 14. It was decided to write Mr. Nickerson to this effect.

Hannaford also reported that the actual location of the road seemed to differ slightly from the plan. Since Lot 1, the plan for which was signed at the March 28 meeting under approval not required, is only 9 sq. ft. above the two-acre requirement, the Board felt that either CVP or a surveyor of Nickerson's choosing should verify whether or not the road remains within the right of way. Kay Kulmala asked that the Board be shown the locations of the bike/footpaths, and be sure that easements are obtained if any are out of the right of way. As a result of further discussion, Frank Hannaford agreed to look up the original covenant so that the Board may be aware of its contents. It was suggested that when Nickerson is ready to ask for releases that one or two members of the Board look at the situation on the land--particularly any potential problems caused by runoff from the cut but unfinished roadway shown as Hemlock Hill Drive.

A letter was received from attorneys for Gary Freiberg requesting releases from parts 3 and 4 of a restrictive agreement dated March 28, 1969, concerning lot 32, Tophet Road (Little Woods Subdivision). These restrictions dealt with Board of Health permits and additional drainage. Since the house on this lot has been occupied for several years, it seemed only an oversight that the releases had not been obtained long ago and the request at this time was a housekeeping matter to clear the title. Bill Bridges will check with the Building Inspector to determine that the necessary permits were obtained at the time.

Legal notices for the April 21 Bylaw changes hearing were published on April 7 and will appear again April 14. The Master Planning Committee will meet on April 18 to make marginal notes on the drafts to make it easier to compare the present Bylaw with proposed changes. The hope was expressed that if this draft is accepted as Town Meeting, the actual copies can be used for the next year. Frank Hannaford will obtain the exact wording of the bike/footpath Bylaw change as it appears in the warrant and have 25 copies made for the hearing.

Legal notices for the April 25 scenic roads hearing also appeared as above. This hearing will begin at 8:30 to give the Board time to conduct other business. A memo from Roger Davis stated that the work would include removal of seven trees on School Street, 19 trees on Russell Street and the setback of seven telephone poles. These will all be marked in a few days. Since this was the first indication to the Board that work on Russell Street was also proposed, and since the legal notice made no mention of Russell Street, the hearing on April 25 can only deal with School Street. April 28 was set as the time for a scenic road hearing on Russell Street. Notices will be published not later than Thursday, April 14, and again the following week.

The direction of traffic flow around the BayBank building was discussed. Kay Kulmala made a motion that we inform the Selectmen that the Board would like to see the entrance on the eastern side and the exit on the western side, reversed from the recommendation stated in the Board's March 15 letter. This was approved and a copy will go to the Historical Commission.

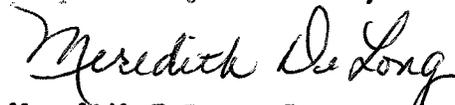
Discussion took place regarding Parcels A & B of Virginia Farme, indicated on the plan as reserved for future road development. The question raised was--since these parcels are not paved, and since they are only "reserved" while ownership remains with Connelly, and since they are only 40 feet wide while current Bylaw requires 50 feet for roadways--can these parcels ever be used for future road development? Town Counsel will be approached to clear up this question.

Hal Sauer will attend the Building Committee hearing on April 12 regarding the proposed DPW location on the Transfer Station site. The Board approved its participation with the other groups in town recommending transfer of funds currently locked to development of the Conant Land to building on the Transfer Station.

A letter drafted by Pat Cutter to the Selectmen was read and approved. It suggested that the Selectmen state a definitive policy, "that no town service be provided for ways which are not accepted town ways or are shown on a subdivision plan approved by the Planning Board." A copy of this letter will go to Neil Melone.

Meeting adjourned at 10:30pm.

Respectfully submitted,


Meredith DeLong, Secretary