



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

MINUTES

December 12, 1977

Present: Zielinski, Kulmala, Cutter, Hannaford, Raftery,  
Bridges

In the second paragraph on page 2, the word "generally" was changed to "tentatively." The Minutes of the November 26 meeting were accepted as amended.

Mr. Charles Brown did not appear to discuss housing for the elderly and requested to be placed on the Agenda for January 9.

Advice was received from Neil Melone relative to Hemlock Hill Estates. (1) The legend by which the Planning Board reserves the right to name the streets should be removed from the plan. Signature of the plan indicates Board acceptance of the names. (2) Only three easements are listed in the covenant but all four (Lots 2, 3, 5 and 11) are shown on the Definitive Plan.

A letter from CVP covered the following: (1) Asking for slope changes for Hemlock Hill Road (the original subdivision), (2) The Oak Knoll Road intersection with Hemlock Hill Road should be a 2% grade, not 4%, (3) Oak Knoll Road should have 8% grade as a maximum according to Carlisle Planning Board Rules & Regs instead of a 10% grade as shown on the plan.

It was felt that CVP was going by the book and not presuming to waive R&R's, which is properly the Planning Board's function. It was further felt that this particular question should be discussed with CVP before construction begins. CVP should be able to explain the impact of cutting and filling versus keeping the 10% grade. It was also felt that we could benefit from more guidance from CVP during planning and construction.

The Definitive Plan for Hemlock Hill Estates was signed. Until the time of construction, the Planning Board will reserve the right to make decisions regarding finished road grades and the amount of paving at the turnarounds.

Warren Lyman, Open Space & Recreation Committee, appeared to discuss a questionnaire that had been mailed to Board members. He reported that to renew our eligibility for funding, an open space plan must be on file or well in the works. The purpose of the questionnaire was to determine whether or not the goals of the Committee were realistic. Pat Cutter asked what restrictions can be imposed on land purchased with Town money, i.e., barring the use of the land to nonCarlislans, since maintaining and policing public lands costs Carlisle money. She also asked who will divide the money and who will supervise the spending. Bob Zielinski said he hoped the Board could look further into cluster zoning as a technique for preserving vistas. Bill Bridges questioned the meaning of "local habitats," and the answer was that part of the goal was to protect wildlife and natural vegetation. He also said that while everyone wants to preserve the Town Center, it is difficult to determine what aspects people want to preserve.

Lyman reported that after hearing from the Planning Board, the Conservation Commission and the Recreation Commission, his committee will write a draft of the action program and then go to the people with a questionnaire or with public hearings.

A copy of a letter from Joseph W. Moore Co. to the Department of Environmental Quality Engineering re the Deck House development on Bedford Road and its "driveway" over a wetlands district, was received by Certified Mail. "Since the Planning Board will not define 'the type of way shown on the plan submitted to the Conservation Commission,' we can only conclude that any potential permit, variance or approval which may be needed under the Carlisle Zoning By-law is unobtainable with respect to filing procedures under Chapter 131 section 40." The letter asked the DEQE to "proceed with our clients appeal .... Further delay of this project due to local inaction is unjustified."

A Plan of Land of Heidke on Brook Street showing Lot 1A of 2.003 acres, Lot B1 of 8.030 acres and Lot B2 of 4.171 acres, was signed under Approval Not Required.

A Bylaw change dealing with driveway locations and shared driveways was discussed. Further reworking of this Bylaw will be presented at the January 9 meeting.

Meeting adjourned at 10:45 p.m.

Respectfully submitted,



Meredith DeLong, Secretary