



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

January ²³~~9~~, 1978

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

The last sentence of paragraph 3, page 2, of the January 9 Minutes was changed to read "...private driveway over land to which the Town holds easements to service and maintain. This is an undeveloped section of Indian Hill Road which was accepted as a private way." The Minutes were approved as amended. In addition, regarding possible future studies of Town-owned land to be developed for housing for the elderly, Kay Kulmala wanted to stress that public land should not be used unless there is some public benefit and that there should be some kind of break in rental fees for those persons who have difficulty with payments. It was decided that when the Study Committee is formed an expression of the feelings of the Board regarding this principal should be made known to them.

Helene Wilson appeared to inform the Board that the Wilsons propose to locate a pond on their Westford Road property. This will be the first Special Permit applied for under the Wetlands Protection Act. A copy of the Procedural Rules was reviewed with her.

Hal Sauer reported on a conversation with Jim Barron regarding the proposed Bylaw change involving driveways. He told Jim that he will either see a driveway on a plot plan filed to secure a building permit or he will receive a Special Permit from the Planning Board indicating that a different route was authorized. Jim had no problem with this. A reference to this Bylaw will appear in the Building Permit section of the Bylaws. Pat Cutter and Tom Raftery will work out the numbering for placement in the Bylaws. It was suggested that the following be added to the Building Code. "A plan will be submitted showing that the driveway is located in compliance with the Bylaw."

A public hearing for this proposed Bylaw change will be held on March 13. Publication of legal notice will be February 23 and March 2 (Concord Journal) and/or February 24 and March 3 (Gazette). Although it is not necessary to have the procedure for granting special permits under this Bylaw in final form at the time of the hearing, we should have an outline. Kay Kulmala will prepare same.

Discussion on the Indian Hill Stub: (1) to sell the road stub (for \$1) to Horrocks, the prospective purchaser of Lot 10, would require a vote of Town Meeting; (2) the Board should indicate to the Selectmen that they have no interest in the stub, that the Town should have no further interest and that Town Counsel be requested to find a legal out; (3) that the Town should not get involved in building a road; (4) that Mr. Horrocks should not be denied reasonable access to his lot; (5) all the legal problems involved should be his problems, not the Town's. Hal Sauer will draft a letter to the Selectmen for Board consideration. It was suggested that Town Counsel decide the present ownership of the stub.

Hal Sauer reported on a conversation with Tom Arnold of the Conservation Commission and Neil Melone regarding Deck House, Bedford Road. Indications were that the DEQE had made or would make a decision that on the only issue pending, Deck House could not get a decision from the Planning Board and therefore Deck House would be free to move according to their present plan. Discussion: (1) the Board should do its best to have the property become a legitimate subdivision or to protect subsequent owners; (2) requiring a Special Permit would result in a clear statement apparent to any title examiner; (3) subsequent owners would be on notice from the Registry that they are responsible for the driveway. It was decided to write a letter to Roger Corbin to the effect that if the DEQE decision is contingent upon an opinion or lack of opinion of the Planning Board, the Board intends to provide such an opinion.

Bill Bridges announced that he will not run for reelection.

A plan of land on Rutland Street owned by the Estate of Walter Wahlen and showing three porkchop lots, Lot B-1 containing 4.1 acres, Lot B-2 containing 4.3 acres and Lot B-3 containing 4.1 acres was signed under Approval Not Required.

Bob Zielinski was elected Chairman of the Board for the ensuing term. Pat Cutter was elected Chairman-Elect. Tom Raftery was elected Vice Chairman-Elect.

Hal expressed his appreciation to Bob Zielinski for stepping in so often during the past year on very short notice when business called Hal out of town and to Kay Kulmala for an extraordinary amount of work for the Board.

Meeting adjourned at 10:45 p.m.

Respectfully submitted,



Meredith DeLong, Secretary