



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

April 24, 1978

Minutes

Present: Kulmala, Sauer, Chaput, Zielinski, Raftery, Hannaford

The Minutes of the April 10 meeting were accepted as read with the correction of the spelling of Sandra Dawson's name.

The name of Lois Surgeonor was proposed for recommendation for appointment to the Board. It was suggested that a few people who had lived in Town for a number of years be approached regarding this appointment. It was agreed to ask the Selectmen to keep this appointment open for another two-week period. Recommendations will be made at the May 8 meeting.

Discussion of procedural rules for driveways was deferred to the next meeting.

The Selectmen are to discuss the Indian Hill stub on May 3. They have voted to cut the road and grade it, with paving to be done when extra paving material is available. The Selectmen have asked the Board for a final ruling on whether or not it has any interest in continuing the road through to Concord Road or Autumn Lane at any future time, requiring easements through the Horrocks' lot.

It was felt that the driveway easement should be investigated once again rather than extending the roadway beyond its present paved surface. Tom Raftery reported on several points which had been discussed by Town Counsel and the Selectmen. (1) Can an easement be granted over an easement? (2) Liability in the case of an accident on a private driveway which is actually an accepted Town way. (3) What could the Horrocks give in consideration of receiving the right to build a driveway under these circumstances? The following wording was suggested: "In consideration of your building and maintaining a driveway to access your property and indemnifying the Town against any liability whatsoever, the Town grants you an easement over its easement for location of such driveway."

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It was decided to reaffirm an earlier Board decision that it has no interest in connecting this stub with either Autumn Lane or Concord Road. The Autumn Lane connection would not greatly increase convenience of access to the area and there are better ways to develop the parcels which would be thus accessed (primarily the Paine Estate).

Sam Nuchols and Sandra Dawson will be invited to address the Board on Cluster Zoning at the May 22, June 12 or June 26 meetings. Probably both will not appear on the same day and the third of the above three meetings will be devoted to an Open House meeting with other boards and residents invited to discuss what they see as priorities for the Board for the ensuing year. Kay Kulmala's background material on Cluster Zoning will be available for Board review on May 8; Tom Raftery's material on May 22.

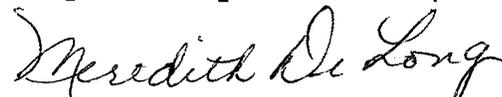
Regarding the Town Center, a "sitting out" park and expansion of the Business District were mentioned as possible topics for discussion.

It was announced that MAPC was planning a workshop on May 24 on the topic of accessory apartments. Kay Kulmala is interested in attending this. Vivian Chaput pointed out that although she would be unable to attend, the new Housing Study Committee would be particularly interested. It was suggested that the letter announcing this workshop be passed on to the Selectmen who could forward it to the attention of the Housing Study chairman once that appointment is made.

The preliminary Flood Plain maps which are federally funded and to be used for insurance rate purposes were briefly examined. Kay Kulmala will put them into an understandable format for review by the Board at the next meeting. The availability of these maps should be brought to the attention of town residents since their knowledge of individual parcels will best identify inaccuracies.

Adjourned 10:15.

Respectfully submitted,



Meredith DeLong, Secretary