



# Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

July 24, 1978

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

The Minutes of the July 10, 1978 meeting were accepted as read with the correction of the spelling of Mr. Rolando's name.

Frank Berry appeared to ask clarification of the status of two lots. The first, Lot C on East Street containing 3.2 acres and having 190 feet of frontage. This lot, belonging to Bingham, was registered in 1948 before the requirement for 250 foot frontage became effective in 1948. Jim Barron had asked for this clarification before issuing a building permit. A letter will be sent to Barron stating that this is a legal building lot under Section 6, Chapter 40A, M.G.L.A.

The second lot, owned by Herbert & Virginia Wilke on Stearns Street, contains 3.2 acres and has 194.8 foot frontage. Since this deed was recorded in 1953, it comes under the same section of M.G.L.A. Since there are no present plans to build on this lot, a letter clarifying the status of the lot will be sent to Frank Berry to be kept on file.

George Nickerson presented a plan for drainage easement relocation on Lot 5 of Hemlock Hill Road, moving the drainage easement from along the lot line of Lots 5 and 6 to a natural swale in approximately the center of Lot 5. It was determined that a vote of the Board was required to sign the relocation plan for recording purposes only and a certified copy of the vote to accept this plan as a modification to the original subdivision plan. Such votes were taken and were unanimous. The plan was signed for recording purposes only. The secretary will send to Neil Melone a certified copy of the vote to accept the plan as a modification to the original subdivision plan.

Nickerson also left with the Board an As Built plan for Laurelwood Road, requesting review and any suggestions for changes.

David Spaulding presented a plan of land on Ember Lane showing Lot 10B, 87,232 sq. ft.; Lot 14A, 4.28 acres; and Lot 12A, 87,207 sq. ft., all having 250 foot frontage. This plan was signed under Approval Not Required.

Mr. Parker, the owner of land on Russell Street over which a driveway is to be built to be shared with Mr. Talbot, appeared to express his position, since he will be unable to attend the August 14 hearing on the driveway permit. Parker is agreeable to the plan for the shared driveway. At the time he sold the land to Talbot, a maintenance agreement was written into the deed from Parker to Talbot. It was pointed out that although this agreement was binding on Talbot, it would not be binding on any subsequent buyer of Parker's remaining land. Neil Melone will be consulted.

Mary Kelly appeared with a plan for Lot 6 (125,929 sq.ft.) on Red Pine Drive owned by Cynthia McLeod. It was recently learned that Lot 6 was never released in 1973. The Minutes of that September 1973 meeting indicated that Lot 6 was not released at that time because it had already been released. The Board voted to sign another release for both Lots 2 and 6, since the September 1973 Minutes also indicated that the road had been completed to the Board's satisfaction.

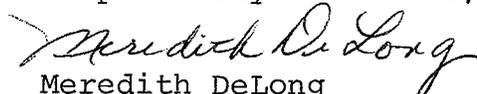
Mr. May presented a plan of land on Rutland Street showing Lot M, a porkchop lot containing 5.4 acres with 93.73 foot frontage, and Lot 4A, containing 2.45 acres and having 254.79 foot frontage. This plan was signed under Approval Not Required.

Vivian Chaput reported on the recent meeting of the Housing Study Committee.

Regarding the Open Space and Recreation Report, Kay Kulmala particularly asked that the members review the Planning Board's section of the report and determine whether the Statement of Goals contained in the report are compatible with the Planning Board's goals. She said that submission of this report even in draft form before the deadline was important to qualify for eligibility for certain funding. Review of this report will be carried on the agenda for both the August 14 and August 28 meetings.

Meeting adjourned at 11:10 p.m.

Respectfully submitted,

  
Meredith DeLong  
Secretary to the Board