



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

April 9, 1979

Present: Chaput, Kulmala, Hannaford, Coulter, Courant, Raftery

Andrew Davis presented a plan for a common driveway for Lot 2 and Lot 3 (Stephan Harlow, owner) on Westford Road (Lots 39A and 39B on the Assessors' maps). Each lot is 4 acres with 100 foot frontage. Davis reported that the plan has been approved by the Conservation Commission. A proposed Maintenance Agreement was offered for review by the Board. It was pointed out that the common portion of the driveway for maintenance purposes should be shown as going to the lot line of Lot 3 and stopping at the fork where the private portion of the Lot 2 driveway begins. It was also suggested that location of drainage culverts should be shown on the plan and provisions for their maintenance included in the Agreement.

The Public Hearing on this application will be held May 14. Publication will appear in the Gazette on April 27 and May 4.

Kay Kulmala reported that the Student Planning Group at Radcliffe was not ready with its presentation and asked for a meeting in May. Since May 28 is a holiday, Kay will check with them to see if they prefer May 21 or May 29.

Paul Courant asked for clarification of the Board's position regarding reinstating the Master Planning Subcommittee. He pointed out that the guidelines presented in the Open Space and Recreation Report list zoning, subdivision review and Town Center planning to be responsibilities of the Board. Once the Board had set priorities, Paul felt he could get people who were interested in those particular topics and thereby accomplish more. Town Center planning was particularly high on the list, especially in light of our application for technical assistance from MAPC. In connection with this, Vivian Chaput reported that Farmer's Home Association had informed the Housing Study Committee that Carlisle is indeed eligible for assistance from that association. Discussion was temporarily broken off to consider the Tully, Yntas and Munroe properties.

Tom Raftery reported he had written to Tully, Mary Kelley as agent for Yntas and Brown as a principal of Munroe Hill Associates, asking them to attend the meeting for the purpose of exploring the possibility and feasibility of a connection between the three parcels. A map showing the three parcels with a proposed road connecting them had been prepared. Kay Kulmala reported that in the preparation of the map Sunset Road was not considered as a good solution; therefore, the road ran from the planned stub on Munroe Hill to the end of the clearly Town accepted portion of Morse Road.

Mary Kelley reported that they were still waiting for some determination of the status of Morse Road (the part which has become unused) and asked who would make this decisions. It seems that this is something for the Selectmen.

Charles Brown estimated the cost of the connecting road as shown in the plan at \$400,000. It was pointed out there is no economic advantage to Yntas to participate in the construction of such a road since that entire parcel is being offered for sale at one-half that amount. There is no economic advantage to Munroe Hill, said Brown, since even though they would save some road construction costs by eliminating a portion of road to Westford Road, they would also lose some lots in the process. They pointed out that a 4-acre porkchop lot could be sold for only a little more than a 2-acre lot. George Nickerson reported that his most recent 2-acre lot went for \$35,000 and Jack Carpenter reported that that morning they had sold a 4-acre porkchop for \$37,000. Brown reported that in planning Munroe Hills they had explored all possible connections and routes and that wetlands are a big problem throughout the entire area.

It was reported that the Tully land looks to be developable up to 5 or 6 lots, all accessing on Rockland Street, so there appeared to be no advantage for Tully to participate in such road construction.

Tom Raftery thanked the people who had attended to participate in the discussion. It was felt that exploring the question was valuable even if the conclusion was that the project was apparently not feasible.

George Nickerson was present with a Description of Easement form which must be accepted on behalf of the Town and notarized. The linen for this drainage easement on Lot 5, Hemlock Hill, had been signed at an earlier meeting. Frank Hannaford will take care of signing the form.

It was reported that Mr. Widmere, Milne Cove, has petitioned for a Public Hearing on the drainage problem he is experiencing and which he blames on Hemlock Hill subdivision. Tom Raftery will send each member of the Board a copy of the 1976 Grecci Agreement. The 1969 Rules and Regulations under which the subdivision plan was approved, and the vote in favor of the Subdivision plan must also be studied in order to decide whether or not a hearing is proper. George Nickerson indicated his willingness to sit down and discuss the problem with Widmere, with or without the Board present.

It was suggested that at the next meeting there should be discussion, with all interested parties invited to attend, of the procedural requirements if a hearing is granted.

Tom Raftery reported that he was, personally and not as a member of the Board, writing a review of the Horrocks Land/Indian Hill Stub situation for Town Counsel. Tom reported that Neil seems to be leaning toward the idea of a private driveway over the Town Easement on this 325 foot length of Town-accepted but unpaved roadway, with an agreement with the Town that the owner will be responsible for maintenance.

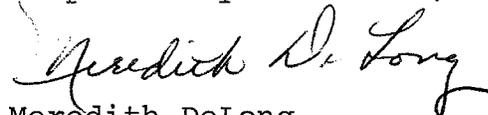
Discussion return to the Master Planning Subcommittee. It was unanimously voted that the focus of the committee would be on Town Center planning in accordance with the Open Space and Recreation Plan outline. Paul Courant was given a free hand in forming the committee.

Kay Kulmala reported that William C. Melia, Heald Road, had indicated his willingness to have his name suggested to the Selectmen for appointment as MAPC representative. Charlie Evans and Melia will be invited to attend the next meeting so that Evans can update Melia and the Board on the responsibilities of the office.

Vivian Chaput requested that the Housing Study Committee be placed on the agenda for the May 14 meeting for the purpose of a presentation in preparation for the Special Town Meeting.

Meeting adjourned at 11:30 p.m.

Respectfully submitted,



Mereditth DeLong
Secretary to the Board