



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

MINUTES

July 9, 1979

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

Minutes of the June 11 meeting were accepted as read. Minutes of the June 25 meeting were accepted as read.

A letter was received from Charles Brown to the effect that the Definitive Munroe Hills Plan was not yet ready for filing. The seven-month deadline is close and should be definitely determined since the proposed road would not be allowed under the new deadend regulation.

The Morse Road situation was discussed. Tom Raftery reviewed the recent history of this problem. Morse Road is a County Way which was abandoned by vote of Town Meeting and does not provide physical access to lots that abut it. The Board's position has been that a way which cannot provide physical access does not provide legal frontage, despite the fact that the way is shown on Town maps. A plan submitted under Approval Not Required had been disapproved for this reason.

Tom reported that on July 2 he met with the Selectmen to determine the status of this road. At that time he asked Atty. Eno, representing prospective purchasers of the Yntas land, (1) Would they be willing to build a gravel road? (2) Would they maintain such road? (3) Would they accept liability as a result of any failure to maintain the road? Mr. Eno was now present to answer as follows: Regarding questions 2 and 3, "Yes." As to question No. 1, the answer is also "Yes" with the proviso for a determination of what "build a road" really means. If all of the

requirements of the present Rules and Regulations are required, then the matter would not be economically feasible. In preliminary discussion, members of the Board suggested that a road built to Town specifications with a gravel surface, necessary drainage and a width of 14 to 16 feet could be given consideration. It was pointed out that the entire matter must be given very careful consideration since a plan approved under Approval Under Subdivision Control Laws Not Required cannot be revoked.

The question was raised of possible further development beyond the six lots proposed for the Yntas land and whether an extension of this gravel road would be suitable. It was generally felt that the possibilities of this piecemeal kind of development was not good for the Town. Mr. Eno's suggestion was that the Town build the road to Town standards and assess betterments to the people getting the benefit. Mr. Pipchick, prospective buyer of the Yntas land, pointed out that if the cost made it necessary, a few extra lots might be added.

It was suggested that the status of Morse Road should be determined. If it has not been abandoned by the County, there was a question whether the Town had a right to abandon it.

It was suggested that the Board should write a letter to the Selectmen indicating its approval of the development concept as presented in the plan. However, the prospect of complexities with respect to piecemeal development of Morse Road makes any proposed plan to approve the Yntas lots unacceptable to the Planning Board. It was moved that the letter recommend that the Town explore improving the road as far as needed to satisfy the Yntas plan and assess betterments. This approach was unanimously adopted by the Board. Further points regarding petitioning the county to abandon parts of Morse Road and purchase by the Town of the remainder for conservation purposes were deleted by amendment.

A final question was whether the Board could approve under Approval Not Required a plan showing a four-acre lot containing the existing house a cutting it out from the remaining acreage. It was felt that since the existing house has physical access to Sunset Road, such a plan could probably be approved; it would not change the status of the rest of the parcel.

In other business, Paul Swanson presented a plan of land on Curve Street showing Lot 1, 275,064 sq.ft. with 290-foot frontage; Lot 2, 261,324 sq.ft. with 250-foot frontage; and Lot 3, 121,881 sq.ft. with 203-foot frontage. Lot 3 is designated on the plan as not to be considered a building lot. Swanson said it adjoins a right-of-way to conservation land and is to be given to the Conservation Foundation which is also going to receive land of William Ryan adjoining. The plan was signed under Approval Not Required.

Frank Berry presented a plan of land on Westford Road owned by the Estate of Lonzo Reed showing Lot 1, 12.64 acres with plenty of frontage. The plan was signed under Approval Not Required.

Summer scheduling was discussed. It was decided that the regular twice-monthly meeting schedule should be followed.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Meredith DeLong  
Secretary to the Board