



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

September 10, 1979

MINUTES

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

Minutes of the August 27 meeting were accepted as read. A letter of resignation was received from MAPC representative Bill Melia. The Board expressed its appreciation for Melia's work on behalf of Carlisle. A new representative will have to be sought and recommended for appointment by the Selectmen.

A revised Munroe Hills Definitive Plan dated 9/10/79 was received as well as a proposed performance guarantee covenant. A letter from Town Counsel Neil Melone took exception to Paragraph 3 on page 2 of the covenant and to the signature for Devlin which should be accompanied by a Power of Attorney. Melone asked if the Town takes deeds for easements at the time the definitive plan is approved. It was determined that deeds for drainage and right-of-way easements should be in hand before lots are released. Mr. Eno, attorney for Munroe Hill Associates will redraft the covenant to comply with Melone's and the Board's suggestions.

The Board expressed its desire to have some guarantee that the development, if abandoned by the developer at any stage, will be a viable neighborhood. The Town must have some method of finishing uncompleted work. A traveling temporary turnaround easement, not to be recorded unless the developer ceases to do business, together with a deposit for the Town to build the turnaround, was seen to be a solution. This traveling easement will be shown on the next lots up from any lot requested to be released.

Discussion turned to the easement running from Aaron Way to the Tully land. While some members felt that the easement was necessary for future flexibility, some felt that the recreation area which could be provided if the easement were eliminated was more important and more immediately practical. One point was that the Munroe Hill Road/Westford Road intersection location was already bad from a safety point of view and providing a method for possibly adding more lots should be avoided. A motion was made to eliminate the 50-foot-wide easement for road extension of Aaron Way as shown on the plan. Voted 6 in favor, 1 against.

The question of the 8% or 10% grade on Nathan Lane was discussed. While some members felt that the Rules and Regulations should be followed as written, particularly in a case where safety is the question, it was pointed out that safety in this situation should be viewed not only in light of the grade on Nathan Lane but also at the intersection of Nathan Lane with Munroe Hill Road. A deeper cut at that location could make the intersection so far below grade that it could be a safety problem. It was voted 5 in favor, 2 against, to allow a 10% grade on Nathan Lane.

A guardrail to be erected along Virginia Farms opposite the Nathan Lane intersection was unanimously approved, subject to the approval of the Board of Selectmen.

A motion was made to allow side slopes on Nathan Lane of 30 degrees. Voted 2 in favor, 5 against. The slopes will remain at 2:1 as recommended in the Subdivision R&R's.

A motion was made to provide an 8,000-9,000 sq. ft. landscaped area in the center of the turnaround on Nathan Lane, the area to be marked on the plan as not a buildable lot. Unanimously approved. A motion was made to allow a paved road width of 20 feet from the intersection of Nathan Lane and Munroe Hill Road to the turnaround on Nathan Lane. Unanimously approved.

A motion was made to amend the previous vote on Aaron Way to allow a 20-foot paved road width and an 8,000-9,000 sq. ft. landscaped area in the center of the turnaround, the area to be marked on the plan as not a buildable lot. Unanimously approved.

The language to be included in the deeds regarding maintenance of the private portion of Munroe Hill Road was reviewed. The working was changed to include snow plowing as part of the maintenance. The language was unanimously approved.

A motion was made to accept road names as shown on the Definitive Plan. Unanimously approved.

A motion was made to accept the Definitive Plan for Munroe Hills with the conditions stated. Voted 6 in favor, 1 against.

Chris Hart presented a plan of land on Curve Street showing Lot 1A, containing 87,135 sq. ft. with legal frontage and Lot 1B, a porkehop lot containing 187,959 sq. ft. with 40 ft. 3 in. frontage. The plan was signed under Approval Not Required.

Meeting adjourned at 12:15 a.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board