



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

November 11, 1979

Minutes

Present: Raftery, Kulmala, Chaput, Hannaford, Courant

To the Minutes of the October 29 meeting, add the following to paragraph 7, page 2: "It was voted to accept the proposed Charbonneau Amendments." The Minutes were accepted as amended.

Mr. Hamilton presented a plan of land on Concord and Russell Streets showing Lot 6, 2.11 acres with 310-foot frontage on Russell Street; Lot 1A, 2.37 acres with 250-foot frontage on Concord Street; and Lot 7, 2.10 acres with 410-foot frontage on Russell Street. The plan was signed under Approval Not Required.

A motion was made to accept the Hamilton plan with the common driveway as shown with the condition that the Permit be filed with the Registry of Deeds within one year of the decision and that the covenant be filed with the Special Permit. An 8 $\frac{1}{2}$ "x11 copy of the plan will also be filed. The formal vote on the Special Permit will be made next week after the filing of an Application for Hearing which will give the Board the information for filling out the Permit and will give Conscom adequate opportunity to review the plan.

A plan of land of Mannis, Stearns Street, was presented under Approval Not Required. Tom Raftery reported a letter had been received stating that the plan had been shown to the Board of Health and Conscom. The plan showed Lot 20, 348,504 sq.ft. with 554.72-foot frontage; Lot 21, 382,777 sq.ft. with 62.57-foot frontage on one side of Lot 20 and 40.14-foot frontage on the otherside of Lot 20; and Lot 19, a porkchop lot of

174,247 sq.ft. with 49.64-foot frontage. The plan was signed. It was pointed out to Mannis that he could lose the option of developing his horseshoe lot into two porkchops if an abutter put in porkchop lots next to the boundary lines.

It was reported that Betsey Badger has indicated her willingness to have her name submitted to the Selectmen for appointment as MAPC representative.

Tony Matias, a resident of Virginia Farms, appeared to discuss with the Board the announced transfer of ownership of Munroe Hill Subdivision. Virginia Farms residents, he reported, are concerned about the time table for development and other verbal promises made by Munroe Hill Associates by which the new owners may not choose to be bound. He asked if the Board has the power to require the new owners to appear before the Board. "Power to require" was not seen as necessary. The new owners are bound by the Definitive Plan and its conditions as written and the Covenant for Performance as written. The owners will appear before the Board at any time they wish to request release of a lot. The new owner is Walden Financial. It was felt that as soon as papers are passed, they would be willing to meet with the Board, if requested.

A plan of land of the Estate of Harriet Patch on Bedford Road was presented under Approval Not Required. The plan showed six lots, one of which had been cut out of the parcel in a separate plan which had been signed at the last meeting. The problem with the plan was that no bounds were found for the county road (Bedford Road) laid out in 1885. Ownership of "gores" between the county road and the stone wall, indicated on the plan as Lots 9, 10, 11 and 12, was in question.

It was moved and seconded to deny endorsement of the plan under Approval Not Required under Chapter 41, Section 81P, because every lot within the tract divided does not show the required frontage on the public way. The motion was voted four in favor, one against. A letter will be sent immediately to the applicant with a copy of the vote.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board