



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

May 27, 1980

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

Minutes of the May 12 meeting were accepted as read.

A plan of land of Wojtas, showing Parcel C, 2.0 acres with 530.55-foot frontage on Martin Street, was signed under Approval Not Required.

A plan of land of Harry & Edith Evans on Curve Street, showing Lot 1, 3.54 acres with 257.87-foot frontage; Lot 2, 2.20 acres with 250-foot frontage; and Lot 3, 2.57 acres with 250-foot frontage, was presented by Jack Carpenter. The plan also showed "Other Land of Harry Evans" with 6.46 acres and 545-foot frontage and showing an existing dwelling 105 feet from the lot line of Lot 3. Because of the large amount of wetlands contained on these three parcels, there was discussion as to whether the plan should not be signed until the next meeting so that the Conservation Commission could have the greatest possible amount of time for notice. Carpenter expressed his feeling that time was not an important factor and the decision on this plan was withheld until the June 9 meeting.

Roger Corbin presented a plan of land on Suffolk Lane showing Lot 51, 877,780 s.f. (2.015 acres) with 40-foot frontage on the stub end of Suffolk Lane; Lot 50, 179,787 (4.127 acres) with 42.73-foot frontage; and Lot 52, 94,380 s.f. (2.167 acres). The remaining land of Woodman was shown as 1,066,322 s.f. (22.31 acres). The plan also showed Parcel G1, 9,631 s.f. Legends on the plan read "Lots 51 and 52 are to be combined and will have a total area of 4.182 acres." "Parcel G1 is not a building lot and is shown for descriptive purposes only." The following legends were suggested: "Neither Lot 51 nor Lot 52 shall individually be considered as building lots." Approval under the Subdivision Control Law not required "for Lots 50 and the combination of Lots 51 and 52." Connector Z's were also suggested between Lots 51 and 52. The above changes were made to the plan and it was signed under Approval Not Required.

A plan of land of Hamilton on Russell Street was presented. The changes from the plan signed November 12, 1979, were a new location for driveway easements and the turnaround was moved some feet from the brook. Since there are no lot line changes, this is not an Approval Not Required plan, but rather an amendment to the special permit for a common driveway. Kay Kulmala will return the Form A and the filing fee and explain the steps that should be taken to amend the special permit.

A plan of land of Erickson, showing Lot 10-C, 7.01 acres, and (D), 36,089 s.f., was presented. This is an exchange of backland (no frontage involved) with (D) to be conveyed to Sunny Meadow Homes, Inc., and Lot 10-C to be conveyed to David B. & Kristy Erickson. The plan also showed Lot 10-B, 10.2 acres owned by Sunny Meadows, and a 7.92 acre lot owned by Erickson. The following legend was suggested: "Approval for recording purposes only of Lots 10-C (7.01 acres), Lot D (36,089 s.f.) and Lot A (7.92 acres) as shown hereon and none of which constitute building lots." The legend was added and the plan signed under Approval Not Required.

Roy Smith, representing Four Seasons Development, was present to discuss release of lots on Munroe's Hill. Tom Raftery read a letter received from Concord Cooperative Bank indicating its willingness to guarantee completion of the road should Four Seasons default. This is in exchange for releasing Four Seasons from the covenant established at the time the Definitive Plan for Munroe's Hill was approved. Tom Raftery felt that the bank guarantee was more secure than the covenant. The agreement, it was pointed out, should contain some provision that no occupancy permit will be issued until all services, including road accessibility, are present. The bank will prepare the guarantee for review at the June 9 meeting.

A plan of land of Richard Smith, showing Lot 3, 90,410 s.f. with 250.02-foot frontage on Rutland Road; Lot 4, 88,460 s.f. with 249.53-foot frontage on North Road and Rutland Road; Lot 5, 149,125 s.f. with 298.14-foot frontage on North Road, was presented. The house on Lot 4 was shown to be more than 40 feet from the lot line. Three members signed the plan under Approval Not Required. Kay Kulmala, Clerk of the Board, will withhold her signature until the wetland area is designated on the plan.

In discussing the progress of the Town Center Study, Paul Courant reported on his conversations with members of the Village Association and the League of Women Voters, among others. Mary DeGarmo, LWV, informally explained a questionnaire which the League is preparing to be sent to Town residents.

In other discussion, it was suggested to consider the possibility of designating a signatory for ANR plans which do not require special decisions. It was also suggested that some steps be taken to control the posted names which are being given to some private common driveways. Questions concerning the buying of Boston Edison lines also were discussed.

Meeting adjourned at 11:30 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board