



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

SEPTEMBER 28, 1981

PRESENT: Coulter, Kulmala, Raftery, Sillers, and Hannaford

Public Hearing: Common Driveway for Lots 29 & 30, Munroe Hill

The hearing convened at 8:05 P.M.

Nelson Engineering Co., representing Four Seasons Development Corp., presented a plan showing the common driveway easement lying entirely within the Lot 30 lot lines.

There was no input from the public.

The hearing closed at 8:12 P.M.

Common Driveway Permit for Lots 29 & 30, Munroe Hill

Kay Kulmala moved that the Special Permit be granted for Lots 29 & 30 off Aaron Way in Munroe Hill. The common driveway serves the public interest by requiring less earth removal and fewer accesses to public roads.

The motion carried: 5 in favor, 0 opposed.

ANR: William and Regina Costello

Lot 1C is being created out of Lot B on a Plan of Land belonging to William and Regina Costello, dated September 25, 1981 off School St. and Baldwin Rd.

Tom Raftery moved that Lot 1C be endorsed as Approval Not Required under the subdivision control act, on the Plan described above.

The motion passed: 5 in favor, 0 opposed.

Lanyon: Special Permit for Leaching Field in Wetland/Flood Hazard District

Mary Lanyon presented a plan showing the proposed location of the new septic system for her property. The question is whether a Special Permit is required for the (slight) filling within the Wetlands that would be required.

A motion was made and seconded to find that no Special Permit is required, in that Section 5.B.4.b of the Zoning Bylaw applies to this situation.

The motion passed: 3 in favor, 2 opposed.

A motion was made to rescind the above motion, since this would force Mrs. Lanyon to go to the Board of Appeals for a determination that the existing use is indeed non-conforming with respect to Wetlands/Flood Hazard Zone.

The motion to rescind passed: 5 in favor, 0 opposed.

Mrs. Lanyon will file a request for a hearing on the Special Permit under Section 5.B.6 of the Zoning Bylaw for the meeting of October 12, 1981.

A motion was made to waive the following procedural requirements in filing the application:

- (a) the fee
- (b) the environmental data form
- (c) the property map at a scale of 1" = 200'
- (d) the topographic survey at 2' contour intervals
- (e) no further maps, plans, or drawings other than the plan dated September 14, 1981 prepared by R. D. Nelson, submitted with the application without additional copies being submitted to the Board of Health and ConsCom.

The motion passed: 5 in favor, 0 opposed.

R. Coulter will contact the Board of Health and the ConsCom for their written reports by October 12, 1981.

Lemay: Special Permit for Filling/Excavating in Wetlands

Mr. Lemay wants to remove some peat and add a porous surface for an outdoor tennis court. The question is whether this requires a Special Permit.

Mr. Lemay will file an application for a hearing for a Special Permit under Section 5.B.6 for October 26, 1981.

A motion was made to waive the detail plans required under the procedural rules and to accept the sketches filed with the application. Additional sketches showing the cross-section of the tennis court and material to be used in its construction will be required. The motion was seconded.

The motion passed: 4 in favor, 0 opposed.

Gould: Common Driveway Permit

A motion was made and seconded to renew the Common Driveway permit granted to Albert and Betsy Gould on September 8, 1980 for Lots 58 and 59 for a period of one (1) year from this date, September 28, 1981.

Kay will issue an amended notice of this extension of the permit.

Nickerson: Release of Lot 15 of Hemlock Hill Estates

George Nickerson presented as-built drawings for Hemlock Hill Road, as well as a list of things left to do on the upper subdivision (Hemlock Estates).

This lot (#15) is the last lot held in Hemlock Hill Estates. The Board still holds three lots in the upper subdivision.

A motion was made to release Lot 15 of Hemlock Hill Estates.

The motion passed: 4 in favor 0 opposed.

Minutes of September 14, 1981

Under the heading "R&R Amendments", add a second sentence: "Such a change to a narrower width would also require a modification of the General Bylaws, which is outside the Board's purview."

Approved as amended.

Hazardous Waste Disposal

The Westford site was discussed by Kay Kulmala. Only direct impact to Carlisle might be trucks bearing hazardous wastes through the town.

The meeting adjourned at 10:45 P.M.

Respectfully submitted,

Richard R. Coulter
Chairman



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AGENDA

MEETING OF OCTOBER 12, 1981

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|------------|---|
| 8:00 P.M. | Hearing, Lanyon, relocation of leaching field in Wetland zone |
| 8:30 P.M. | Minutes and Mail |
| 8:45 P.M. | OSRD update and review of press release |
| 9:30 P.M. | Review of R&R amendments submitted to date |
| 10:00 P.M. | Other business |