



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

JANUARY 24, 1983

Present: Coulter, Raftery, Sillers, Hannaford, and Clarke

The minutes of the January 10, 1983 meeting were approved as submitted.

Release of Lot 9, Munroe Hill

The attorney for the buyer of Lot 9 has found that there is no release from the covenant on the record for Lot 9. She has submitted a form for us to sign to confirm the release of Lot 9. The form was signed and notarized.

Common Drive off East Street (Dr. Nancy Hendrie)

Dr. Hendrie has recently divided her property into two lots, with both lots being served by a portion of the original driveway; hence a common driveway.

Dr. Hendrie requested a copy of the procedures for filing for the permit, as well as clarification of some of the specific requirements (cross-section, alternative driveway sites, maintenance covenants). The fact that the driveway has existed for over ten years makes drawing up a new cross-section difficult.

Dr. Hendrie filed an application for a common driveway for Lots A & B of the plan drawn by Nelson Engineering on September 16, 1981 for her land on East Street. The application did not contain a covenant or a plan showing the driveway layout. These will be provided prior to the Public Hearing (scheduled for February 14, 1983).

ANR Plan off Rutland Street (Goshgarian)

A plan of land off Rutland Street, owned by Mr. Jack Goshgarian, dated January 21, 1983, was submitted for endorsement under Approval Not Required. The plan shows Lot 3A with 2.03 acres and 250' of frontage on Rutland Street, and Lot 3B with 4.48 acres and 50' of frontage on Rutland Street. The lots are in Residence District B.

As drawn, Lot 3B is not in compliance with the Zoning Bylaws as a building lot (it does not contain enough width to include the 250'-radius building circle). An endorsement to that effect was added to the mylar and to the Planning Board copy.

The plan was endorsed as Approval Not Required.

ANR Plan off Curve Street (Hartwright, Inc.; Chris Hart)

A plan of land off Curve Street, owned by Hartwright, Inc., dated January 1983 was presented. The plan shows three lots: Lot 1 (2.51 acres, 380' on Curve Street); Lot 2 (4.39 acres, 41.2' on Curve Street); Lot 3 (6.40 acres, 53.14' on Curve Street).

The plan was endorsed as Approval Not Required.

Budget Discussion

The Board discussed a proposed budget for next year. The consensus was that we should propose a level-funded budget for 1983-84. Given the level of building in town, and only one subdivision underway, this appeared to be a reasonable estimate of costs.

Windmill Regulations

Kay Kulmala has received some Zoning Bylaws from other towns concerning windmill and other energy-generating devices. She has passed these along to the Board.

The meeting adjourned at 9:50 P.M.

Respectfully submitted,

Richard R. Coulter