



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

FEBRUARY 14, 1983

PRESENT: Sauer, Coulter, Hannaford, Chaput, Clarke

The meeting was called to order at 8:05 P.M. The minutes of January 24, 1983 were approved as written.

Public Hearing - Hendrie Common Driveway Application

The hearing was called to order at 8:10 P.M.

Dr. Hendrie presented a plan drawn by Nelson Engineering showing the location of the driveways as they now exist.

It was noted that a part of the common driveway lies outside the right-of-way and utility easement. The easement should be extended to include the driveway.

The question of providing a cross-section showing the construction standard of the driveway was raised. Since both portions of the driveway have been in existence for over two years, no requirement was made to have this information added to the documents filed.

The hearing was closed at 8:25 P.M.

Public Hearing on Acceptance by the Town of Munroe Hill Road, Aaron Way, and Nathan Lane

The hearing was opened at 8:28 P.M.

Mr. D. Hefler of Nathan Lane spoke in favor of accepting the roads.

Pat Cutter, Selectman, reported that Town Counsel Neil Melone said that the 40-foot strip between Petroskey and Courant cannot be accepted without changing the Bylaws to accept all roads with 40-foot rights-of-way. A vote of Town Meeting cannot set aside the effect of the Bylaws.

An alternative might be to have the Town accept that portion of the General Laws that allows the Town to repair private ways at its own expense (this would also require the Town to accept the maintenance of Red Pine Drive and Berry Corner Lane).

Mr. J. Henderson questioned who would control such things as the shape of the island at the intersection of Munroe Hill and Westford Roads. He also spoke in favor of the acceptance of the three roads, even without accepting the 40-foot strip.

All the residents spoke in favor of Town acceptance of the roads.

The question was asked of the residents if there were any specific maintenance issues to be addressed before Town acceptance. There were no issues.

Mr. B. Baker asked who was responsible for maintaining the pump and tanks. Mrs. Cutter said that as a practical matter, the Fire Department had a line item in the budget to repair the pump system.

The hearing was adjourned at 9:10 P.M.

Bonding for Hemlock Hill and Hemlock Estates

Mr. Nickerson presented a letter from his attorneys suggesting a covenant on the lots remaining in the subdivision be given to the Planning Board, to hold as security for the remaining work to be done. The remaining work is estimated by Mr. Nickerson to cost \$4,591.00.

The issue was raised whether additional covenants were sufficient, or whether a bond was required in addition or in lieu of such covenants. A suggestion was made to require a bond amount equal to twice the estimate of work to be done, as well as retaining a covenant on a single lot. Other lots might then be released. If the work were not completed by 31 May 1983, the bond amount would be forfeited to the Town.

Mr. Nickerson will prepare a proposed bonding agreement between himself and the Board for review at the next Planning Board Meeting.

Frank Hannaford will have CV&P verify (1) that the work Mr. Nickerson's attorneys claim is complete is complete in fact, and (2) that the estimates for work remaining are within the amount of \$10,000.00.

Mr. Nickerson will make a best-effort to obtain the necessary bonding instrument.

Other Business

Lenny Clarke will check with Sylvia and/or Natalie to be sure that a Public Hearing notice was sent to the Gazette for the Sunset Road hearing.

The meeting adjourned at 10:50 P.M.

Respectfully submitted,

Richard R. Coulter