

PLANNING BOARD

Minutes - October 9, 1973

Members Present: Thomson, Bridges, Cogswell, Hannaford, Kulmala, Pugmire, and Santomenna

Mr. Thomson reported that last Sunday Messrs. Cogswell, Hannaford and Thomson accompanied Joseph Moore and his landscape architect on an inspection tour of Tophet-Carleton Roads. Tophet Road is planted fairly well and Carleton Road is planted slightly at one end. Top-soil that was there was used and it is minimal. Mr. Moore has agreed to finish grading and do additional seeding late this Fall or next Spring. He will advise the Board when it is ready for inspection. There was no proposal to release the bond until the work is completed.

Mr. John Hammer was again present with the plans for the Kristen Drive subdivision in Chelmsford which contains six lots that cross the boundary line into Carlisle. The plans now contain a Note that states no structure may be built on any section of the lot that is within the Town of Carlisle. The possible future street which is fifty feet wide is now labeled "Right of Way". This Right of Way will continue to be owned by Chester Russell. A feasibility study has been done on Mr. Russell's 22.4 acres in Carlisle and the development of his land is prohibitive for a subdivision. The Department of Natural Resources is now studying this land. Chelmsford has a 40,000 square foot minimum lot requirement for size with 150 foot frontage and these lots now meet these requirements. Mr. Arcese of the Tennessee Gas Company was present and left a copy of his company's requirements for any work done near their line. The pipe line can be crossed by roads if there is 4 1/2 feet of cover as per D.P.U. rules. If a protective sleeve is put around the pipe, only 2 1/2 feet of cover is required. No permanent structure can be placed on their easement and the line is flown regularly to check on this. Mr. Russell was granted this easement in 1968. Other utilities can cross the line but there must be 18 inches of clearance. However, the Gas Company must be notified in writing 24 hours in advance of any work near the line so that they can furnish a man to be present at the site during the work. The Gas Company is quite concerned about any damage to the wax coating which is around the pipe since if this is damaged at all, corrosion readily occurs. Leach lines can cross this line but they must be solid lines. The plans have been signed by the Chelmsford Planning Board. The Carlisle Planning

Minutes - October 9, 1973

Board signed the plans and added the statement that it was signed under the subdivision approval control law not required.

Mr. Thomson and Mr. Hannaford reviewed the Woodstock subdivision last week and happened to meet the Town consulting engineers at the site. A discussion was held regarding the method used on the head walls. The engineering firm seemed to approve of the method used. Mr. Thomson and Mr. Hannaford felt the grading and grass were reasonably acceptable. More work has been done since the inspection and Mr. Hannaford has checked it again and he is satisfied.

It was reported that November 7 is the Hearing Date for the DiMarzos' application. Mr. Jack Anderegg, an abutter, was present to hear the discussion. By October 23 the Planning Board should have a definitive answer prepared to send to the Selectmen. The opinion was expressed that there is only one lot at the site - there is a zoning line but there is only a single lot. This problem will be left to other Town groups to solve however Town By-Laws, Page 13, Section 5-E may refer to this. Members of the Planning Board expressed the following additional concerns:

Proposed new well too near street - potential salt problem

Public parking spaces #4 & 5 on the plans are in the present garage and #3 blocks the access to the garage

No drainage pits shown for asphalt in this area (Page 11 Town By-Laws, Sec. 3, F.f.). (Mr. Bridges feels the plan is an imaginative consumption of asphalt) The DiMarzos had said that they hoped to use gravel and would only use asphalt if they were required to do so.

Visibility factor for narrow exit - very poor

No room for delivery trucks when parking lot is in use

No space for snow removal

Users of parking spaces #22, 23, 24 will perhaps walk to shop along street

It was suggested that the DiMarzos go to the Board of Appeals to see if they would permit a variance before the Planning Board consider the plan. The Planning Board might suggest that if the parcel is not subdivided the plans could be changed to an arrangement more palatable to this group.

Mr. Robert Connelly developer of Virginia Farme Road wrote to the

Minutes - October 9, 1973

Board requesting the release of Lots 14, 16, 17 and 21 for construction. The Board will take this under advisement until they have inspected it. George Cogswell will arrange for the inspection and invite Roger Davis to accompany the Board members.

Mr. Santomenna had received a letter from Jim Davis regarding a conservation restriction he would like to put on some lots that he owns that he would like to sell at some future time. No action was taken.

Mr. Thomson reported on the Selectmen's Meeting of all department heads and committee chairmen. The following were listed as current projects of the Planning Board:

1. By-Law Revisions - permitted uses
2. Zoning:
 - a. Business
 - b. Wetlands
 - c. Other
3. Specifications - subdivision roads
4. Scenic ways
5. Space needs and Budget

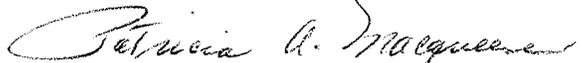
It was decided by the Planning Board that No. 4, Scenic ways will be ready to present at the November Town Meeting; 2 a. - Wetlands zoning by May. Permitted, uses, No. 1, needs more discussion and study.

Mrs. Kulmala reported that the Assessors maps may be available by the end of the month.

Since the Planning Board was not requested by the Selectmen to hold back on any articles, further discussion was held on the business zoning changes. The main question is now whether to combine all the parcels into one article or to have a separate article for each. It was suggested that they be subdivided under one heading in a single article - actually they appear as three separate parcels: Lehman-Duren property, Bates; and the Parke Math Lab and Senkler "Candy House". Town Counsel will be consulted on the preparation of the article.

The meeting was adjourned at 11:05 P.M. The next meeting will be on Tuesday, October 23, 1973.

Respectfully submitted,



Patricia A. Macqueene
Secretary