



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

Meeting - July 12, 1976

MEMBERS PRESENT: Sauer, Hannaford, Kulmala, Zielinski, Cutter, and Bridges; Guests - Griecci, St. Amour

Mr. Sauer presided over the meeting in Mr. Pugmire's absence. Mr. Sauer noted that Mrs. Cutter drove from the Cape to attend this meeting. Mrs. Kulmala asked that the wording in the 3rd paragraph, page 2, second sentence, of the minutes of the June 28, 1976 meeting read ". . . new engineering will be designed by the Town." The minutes were approved as amended.

Mr. Hannaford received a letter from Mr. Griecci on July 10, 1976. Copies were passed to all Board members and the letter was reviewed.

It was felt that point #1 is not a problem.

It was suggested that point #2 be compromised. A two foot contour would require more work for Mr. Griecci; but with a two foot contour along the right of way, the engineer could follow the plan better especially on the hill.

Mr. Hannaford suggested asking CVP if a two foot contour is necessary.

Under point #3, Board members do not see any reason for making Mr. Griecci use a 50 foot right of way. Mr. Hannaford thought Mr. Griecci should again be warned that the Planning Board cannot guarantee Town acceptance of a 40 foot right of way.

Point #4 is the biggest concern. Mr. St. Amour stated that they had agreed to put in a bike path within the 40 foot right of way. There was some discussion as to whether they should be required to put in a bike path considering the fact that the plan was approved before the bike path law was approved.

Mr. Hannaford felt there would be enough room for pedestrians and bikes with a

Minutes - July 12, 1976

24 foot pavement. He suggested the Board put in an article at some future Town Meeting either reducing the pavement to 18 feet with a bike path or keeping the pavement at 24 feet but without a bike path. Mrs. Kulmala suggested offsetting the road except where blasting has been done, but Mr. Griecci feels the engineer would not approve it. Mr. Bridges feels the road could be offset but recognizes that economics could be a problem. He feels strongly that a bike path should be put in.

Point #5 was discussed. Mr. Griecci has used metal pipe under the roadway. He would like to leave the metal pipe where it is and finish the road in concrete. Mrs. Cutter read the section of the 1969 Rules & Regulations concerning this which states all pipe used under the roadway should be of concrete reinforced construction. Mr. Griecci stated that Mr. David Perley made an acceptance and allowed him to use iron pipe. Mr. Griecci does not, however, have a letter from Mr. Perley confirming this. It was suggested that CVP be asked about the life span of concrete and iron pipes. The Board would like to leave the decision on this point to CVP.

The Board decided not to make any judgement until they have heard from CVP. Mr. Hannaford will contact Mr. Holland at CVP for his opinion. Mr. Griecci stated that Mr. Holland had said he was interested in walking the site. Mr. Hannaford will arrange this.

Mr. Griecci was told that the bike path did not have to be put in at road grade. It could follow the natural contour of the land. It was suggested that the bike path could go a few feet onto private property and that Mr. Griecci could talk to the Building Inspector to get his feelings. Other members felt easements should be avoided.

After the Board votes on Mr. Griecci's letter at the next meeting, a letter confirming their action will be sent to Mr. Griecci. Mr. Griecci, in

turn, will write a letter to the Board saying they will comply with the Board's decision.

It was unanimously voted that the July 26 and August 23, 1976, meetings be cancelled.

Mrs. Kulmala stated that the last hearing of the Local Growth Policy Committee is July 13, 1976. Mr. Sauer will attend that hearing.

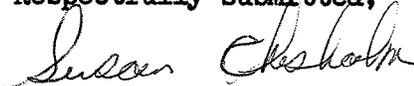
Mrs. Kulmala suggested writing a letter to the Architects Advisory Committee thanking them for their help. Mr. Sauer will draft a letter with Mr. Pugmire to the chairman of that committee with copies to all members.

Mr. Sauer reviewed what has been happening with the State Park Committee and stated they have been successful in getting the temporary ban on hunting.

Mr. Bridges asked what has been happening with the Selectmen on the Transfer Station. He feels the Board should convey to the Selectmen again their wishes and feelings. Mrs. Kulmala suggested attending a Selectmens meeting. Mr. Sauer will contact Mr. Pugmire to see if he has any information.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,



Susan Chisholm  
Secretary

~~File~~ File

GRIECCI TRUST  
115 Grove Street  
Lexington, Mass 02173  
Telephone: (617) 272-5936

2. PO Box 163  
Burlington, 01803

July 9, 1976

Planning Board  
Carlisle, Mass.

Re: Hemlock Hill Estates

Committee Persons:

The cardinal variations between the 1974 and the 1969 subdivision regulations which would cause this developer a hardship and which this developer seeks relief are:

1. Section 3-B 1c, page 4 -A. Location plan of the subdivision at a scale of 800 feet to the inch. Our current definitive plan scale is 600 feet to the inch.
2. Section 3-B.2 c8, page 6. Proposed topography of the entire subdivision at a two foot interval. Our current 1969 definitive plan is in ten foot contours.
3. Section 4.2e, page 14. The minimum width of street right-of-way shall be fifty feet. Our definitive plan is based on a forty foot right-of-way.
4. Section 5-C Bike/Footpaths. Our 1969 definitive plan does not include one.
5. Section F2-Storm Drains. All pipe used under roadway shall be of reinforced concrete construction. The existing sub-division has metal pipe crossing roadways.
6. Except for the above listed items this developer can comply with the revised Rules and Regulations governing the subdivision.

Yours truly,

  
Griecci Trust  
Joseph Griecci, Trustee

cc: Cleverdon, Varney & Pike  
Attn: Michael Howland  
112 Shawmut Ave  
Boston, Mass.