



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

June 25, 1979

Present: Chaput, Kulmala, Sauer, Coulter, Courant

Minutes of the June 11 meeting were deferred to July 9.

Frank Berry presented a plan of land on North Road, owned by Fort Wall Realty Trust and showing Lot 6A, 95,905 sq.ft., and Lot 7A, a porkchop lot of 178,170 sq.ft. with 58.30 foot frontage. The original Land Court parcel of 37,665 sq.ft. is included in Lot 6A. The plan would trade triangles of land between the two lots to give Lot 7A a better area for leaching field. Parcel B, 9,605 sq.ft. becomes part of Lot 6A; Parcel A, 11,120 sq.ft., becomes part of Lot 7A. The plan was signed under Approval Not Required.

Charles Brown, Munroe Hills Associates, appeared to report that the Definitive Plan still needs a few last-minute details (catch basins, etc.) before it is ready to file. His appearance was to present a "sneak preview" so that any particular areas of concern to the Board could be checked on the land during the summer. Some discussion on road grades occurred. Brown is asking the Board to consider a 10% grade, rather than the 8% recommended in the Rules and Regulations, for that part of the subdivision road which comes off Virginia Farme. This would enable the road to come to natural grade level before the intersecting road.

The question of the access from the Aaron Way stub to the Tully land was considered. Brown felt the owner of the Tully land should have an option for that strip. If the Tully land is developed without using the stub access, the strip would revert to the Munroe Hills abutters. He felt that it should not be held by the developers. There is a possibility that the option could be held by the Town.

Drainage will be carefully watched by the Board. Brown reported there is a drainage easement on the Blizzard property (Virginia Farme Road) to carry runoff to the culvert at the turnaround at the end of Virginia Farme. Mr. Murphy, Virginia Farme Road, spoke to the problem of drainage from the Munroe Hill cut which they are presently experiencing.

Kay Kulmala reported that the suggested price for the Radcliffe Group maps was \$100. This would include all ten maps, an enlargement of the aerial photograph "map downs," plus slides and the loan of the colored maps so that we can color conform our copies. This expenditure was unanimously approved.

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Paul Courant reported that the final application for MAPC technical assistance with Town Center planning, due on June 29, was ready to be filed. He said the core committee of the Master Planning subcommittee, Courant, Kulmala, Peckham, Melia and Widrick, met on June 21. Based on the preliminary application, they drafted an expanded proposal which will be supported by the Board of Selectmen, the Village Association and perhaps by some business people. A letter of support from the Planning Board would be welcome and it was unanimously approved.

Vivian Chaput reported that members of the Housing Study Committee would be attending the Farmers' Home presentation re elderly housing funding and other matters.

Meeting adjourned 10:00 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board