



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

September 24, 1979

Present: Raftery, Kulmala, Hannaford, Chaput, Coulter, Sauer, Courant

It was noted that the actual wording of the Conditions re Munroe Hill Definitive Plan are to be attached to the Minutes of the September 10 meeting. The Minutes were accepted with this addition.

It was reported that no names have come forward as yet for appointment as MAPC Representative. The search will continue. Draft wording for the procedure to amend a Common Driveway Special Permit was reviewed and revisions discussed. A final draft will be available at the next meeting. Changes to Procedural Rules were also discussed. In depth discussion will be conducted at the next meeting, October 8.

Revisions to Subdivision Rules and Regulations were preliminarily discussed. Points to be considered at a later meeting will be additions to 3.B.2.a.8, regarding drainage, and language to be included relative to fire holes. Hal Sauer will consult with Bob Koning, Carlisle Fire Department, before drafting wording re fire holes. Seepage was also seen to be an area where control for several years might be necessary. Frank Hannaford reported that CVP had not made any suggestions as to wording that could be used. He will check with them again to see if they have any ideas and also any guidelines re cost. It was noted that since any proposed changes to the R&R;s must be brought before a Public Hearing, important substantive changes could be handled relatively soon; minor clarification revisions can be dealt with at a later date.

Dick Jennings presented a plan of land owned by Edwin and Borghild Dyson on Russell and Concord Streets showing Lot A, 3.22 acres, 177.59-foot frontage on Russell Street, containing an existing dwelling; Lot 1, 3.54 acres at the corner of the two roads with 250-foot frontage on Concord Road; Lot 2, 2.07 acres, 250-foot frontage; Lot 3, 2.10 acres, 297-foot frontage; Lot 4, 3.01 acres, 317-foot frontage; Lot 5, 3.56 acres, 250-foot frontage. This plan is a subdivision of Lots 13 and 12 as shown on Assessors' Maps, page 8. The plan was signed under Approval Not Required. It was noted that two wetland areas are shown on the Assessors' Maps.

Kay Kulmala reported on a meeting with officials of the Flood Insurance Administration. The curvilinear maps still hold. The firms (firm maps) are being restudied and will be available in October.

An amendment to the Charbonneau driveway covenant regarding a relocation of the driveway had been received. The Board will request a new plan showing the new driveway location in relation to the new lot lines.

A form for recording an insignificant amendment to a Special Driveway Permit was suggested.

It was also suggested that Conservation Commission's Chairman receive a copy of Planning Board Minutes. Brought to a vote, this was unanimously approved. Suggestion was also made that a meeting of the Chairmen of the various Town boards would be helpful in improving communication.

A motion was made that the Clerk of the Planning Board make a notation on the Assessors' Maps, with a reference to the appropriate plan, when a parcel has been subdivided. Unanimously approved.

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A bill had been received from CVP for Clint Davis's time spent at Planning Board meetings when Munroe Hill Definitive Plan was under consideration. It was felt that the bill should be paid and billed back to Munroe Hill Associates.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board