



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

November 26, 1979

Present: Raftery, Kulmala, Hannaford, Courant, Coulter

The Minutes of the November 11 meeting were accepted as read.

A letter had been received from Rollin Young regarding the Patch land, indicating the problems Ralph Nelson thought he would have recording such a plan in the Land Court. After discussion with Neil Melone, Nelson will redraw the plan incorporating the gores within the parcels with a legend to clarify their status.

The Board was in receipt of the Application for Hearing from Mr. Hamilton. The 8½ x 11 to be filed with the Covenant and the Permit was not yet available. It was moved, seconded and unanimously voted in favor to grant the Special Permit for a Common Driveway for the parcel located on Russell and Concord Streets. The 8½ x 11 will be delivered to Kay Kulmala.

Tom Arnold, Chairman of the Conservation Commission, met with the Board to discuss the possibility of amending the zoning bylaws to bring the controls over the Flood Plain District in compliance with the Wetland District. According to the current bylaw, one cannot build a house in any area marked as a Wetland. In the Flood Plain District, one can build in the flood plain as long as the structure is elevated. The proposed amendment as regards the Flood Plain District simply mimics the Wetlands bylaw to bring the District under the same restrictions as the Wetlands District. A bylaw addressing this was seen to be a more equitable and more consistent approach rather than making decisions on a piecemeal basis.

Although the amount of land which would be affected by this bylaw is relatively small, it was suggested that since this land is only subject to occasional flooding and if no health problems or severe damage is likely, removing it from the prospect of being buildable might be difficult to get through Town Meeting.

Arnold will present draft wording for the proposed amendment at the December 10 meeting for further discussion.

The process of reviewing subdivision plans and plans submitted under Approval Not Required was discussed with members of Conscom. It was suggested that the Planning Board change its Rules & Regulations to require that Wetland information be provided. It was asked if a subdivision plan could also show the Conscom jurisdiction lines; showing the 100 year flood line was particularly requested. No problems were seen in adding this to subdivision plans.

With plans submitted under Approval Not Required, the Planning Board's responsibility is to look at frontage and acreage. How to require that Wetland District zoning be shown on this type of plan was seen to be a problem. The possibility of having Rules & Regulations for plans submitted under Approval Not Required will be investigated.

Roger Corbin was present to informally discuss a plan of land in the Knollwood Subdivision shown as Parcel G on Suffolk Lane. The plan was dated 6/5/72 and the parcel was shown as "Not to be considered a building lot until the 40'-wide right of way has been constructed and approved by the Planning Board as a roadway." The Parcel has 88,170s.f. with 250-foot frontage along the right of way. Approximately 600 feet would be the length of the paved way of Suffolk Lane with this extension and it would not have a turnaround unless the turnaround were built on the easement.

At first it was felt that a modification of the Subdivision Plan was the only possible route by which this proposal could be addressed. However, since it is beyond seven years since the signing of the plan, the developers are no longer immune to changes in the bylaw. One question to address is whether the accepted road was laid out on paper to the end of construction or to the end of the easement. Corbin will investigate this. The dead-end road regulation is another consideration.

Mr. Piwczyk presented a plan proposed to split off the Yntas house from the remaining acreage. The plan showed a lot of 6.1 acres with 290-foot frontage on Morse Road. The status of Morse Road has still not been determined. The question again is whether an impassable County Way can give frontage if it cannot provide access. The Board has previously refused to sign a plan for the entire parcel because access was not provided. Advice of Town Counsel, Neil Melone, will be requested on this subject.

It was voted to increase the rate of compensation for the secretary to the Board to \$4.00 per hour.

Respectfully submitted,

Meredith DeLong
Secretary to the Board