



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

December 10, 1979

Present: Kulmala, Raftery, Chaput, Coulter, Hannaford

The Minutes of the November 26 meeting were accepted as read.

The next regular meeting will be held on Wednesday, December 26. Four Seasons Development Corporation, new owners of the Munroe Hill Subdivision, will be invited to attend.

Tom Raftery distributed copies of a letter which he has sent to the Selectmen regarding the question of the status of Morse Road. Both Tom and Town Counsel Neil Melone, he reported, felt that the road continues to be a public way until abandoned by the county despite action the Town has taken to abandon it. Response from the Selectmen has not yet been received.

A plan of land on Morse Road, owned by Gerry Vahe and Bernard Piwczyk, showing 6.027 acres with 300-foot frontage, was presented under approval not required. Kay Kulmala voiced the concern of the Board that, while there is access to this portion of Morse Road, endorsement of this plan would, by implication, indicate that all of Morse Road provides access as well as frontage. It was moved and unanimously voted to affix the following legend to the plan:

"For the purposes of this plan and this plan only, approval by the Planning Board hereof is upon the basis that (1) the lot shown has sufficient width, suitable grade and adequate construction to provide vehicular and utility access to said lot, and (2) said access is less than the frontage of said lot."

The above legend was affixed and the plan was signed.

Tom Arnold and other members of the Conservation Commission were present to discuss draft wording for a zoning bylaw to bring Flood Plain Districts under the same restrictions as Wetland Districts. The HUD Flood Hazard Map would be added to the Wetlands maps and the new district would be called the Flood Hazard Wetlands District. If voted, this Bylaw would add at the most 157 acres of land upon which a dwelling could not be built. It will be the responsibility of the Planning Board to hold Hearings on this proposed Bylaw change and to enforce it if adopted by the Town. Further discussion will be held at the December 26 Planning Board meeting.

Selectman Al Peckham was present to discuss with the Board a proposed Zoning Bylaw regarding fences. Fences are "structures" under the statutory definition and should comply with the street and building setback rules for structures. The Selectmen propose a new Bylaw section dealing with fence structures. The Board felt that this was a public safety issue and that shrubs and trees could be included if they block the angle of vision, particularly at the junction of traveled roadway and driveway.

The amended plan of the Patch Land on Bedford Road was presented under Approval Not Required. The plan showed Lot 2, 101,670 s.f. with 250.05-foot frontage; Lot 3, 90,170 s.f. with 250.04 frontage; Lot 4, 186,385 s.f. with 43.53-foot frontage (a porkchop); Lot 5, 109,580 s.f. with 330.01-foot frontage; Lot 6, 204,200 s.f. with 40.33-foot frontage (a porkchop); and Lot 7, 203,870 s.f. with 40.84-foot frontage (a porkchop). The plan was signed. A separate amended plan for Lot 5 was also signed under Approval Not Required.

There was discussion of how to handle the fact that occasionally plans presented under Approval Not Required incur legal fees of Town Counsel which are charged to the Board. A charge-back arrangement was seen to be less appropriate than an across-the-board fee for all plans submitted.

Regarding Housing for the Elderly and ways to allow such construction, Dick Coulter reported that he had had several discussions with Mr. Connery of MAPC who liked the special permit route to allow multiple-family housing.

Meeting adjourned at 11:45 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board