



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

December 26, 1979

PRESENT: Raftery, Sauer, Courant, Chaput, Kulmala

The Minutes of the December 10 meeting were reviewed. In the paragraph on page 1 regarding Morse Road, delete "to this portion of Morse Road" in line 4; and in line 5, change the first word "would" to "might." For clarification it should be stated that of the 157 acres to be affected by the proposed Flood Plain zoning bylaw, 90 acres are already protected by Board of Health Regulations since they are below the 121-foot contour. The Minutes were accepted as amended.

Roger Corbin, an engineer for Joseph Moore Associates of Bedford, presented a plan of land of Charles DeLong on Timothy Lane. The plan showed a proposed drainage easement of 4,052 s.f. with a frontage of 36.71 feet to be given to the town. Part of this easement runs over an existing driveway easement. The plan was signed under Approval Not Required.

Corbin also presented a plan of land of Deck House on Bedford Road transferring 237 s.f. between original Lots 10 and 15. The purpose was to give one of the lots enough land between house and lot line to enable construction of an addition to the dwelling. The plan was signed under Approval Not Required.

Tom Arnold, Chairman, and other members of the Conservation Commission were present to continue discussion of the proposed Flood Plain zoning bylaw. Conscom reported that there were three parcels of less than five acres which would be affected by this zoning, one of which parcels has already been built upon. Larger parcels would probably not be affected since any subdivision of the land could be planned around the Flood Plain Wetlands District.

A motion was made and seconded to support the Conservation Commission in its proposal to include the Flood Plain within the Wetlands District. The vote was unanimously in favor. At the January 14 meeting, wording of the bylaw will be discussed and a date set for a Public Hearing.

David Bradbury, Vice President of Concord Cooperative Bank, was present to keep the Board informed of plans for Munroe Hills which has been purchased by Four Seasons Development Corporation, a subsidiary of Concord Cooperative. Bradbury said that the intention is to complete all 5800 feet of road construction during 1980 and to sell the lots for individual dwelling construction.

Gerald Murphy, Virginia Farms, whose prime concern is drainage down the cut which will become Nathan Lane, said that the fence to be constructed across from Nathan Lane is not a big concern of his. If the Definitive Plan, as approved, is to be followed, he has no problem with the Subdivision.

Additions to Subdivision Rules & Regulations to cover plans not believed to require approval under the Subdivision Control Law were discussed. Further discussion will be conducted on January 14.

Tom Raftery reported that Betsy Badger will serve as Carlisle's MAPC representative and that Bill Bridges will serve as alternate. A letter will be sent to the Selectmen endorsing these appointments.

For the Long Range Planning Subcommittee, Paul Courant reported that he was having difficulty finding people willing to chair subgroups. He asked for a list of items to be addressed in Town Center planning from which three or four of the most important could be chosen.

Election of officers for 1980 was held. Vivian Chaput was confirmed as Chairman-Elect and will begin her term as Chairman next month. Dick Coulter was nominated as Chairman-Elect and Vice Chairman and unanimously voted. Kay Kulmala was unanimously elected to continue as Clerk of the Board. Tom Raftery was unanimously elected as Clerk-Elect.

Meeting adjourned at 10:15 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board