



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

April 28, 1980

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

It was reported that 8:30 p.m. on May 12 had been set for the Board to meet with Mr. Berlandi, manager of environmental services for Environmental Services Associates. The Selectmen and Conservation Commission will be invited to this meeting.

A plan of land of William & Margaret McGowen was informally presented under Approval Not Required. Lot A on the plan is a combination of an unbuildable 4.3-acre lot with 431-foot frontage on Russell Street (title currently in probate court) and a lot with 150-foot frontage on Concord Road with an existing dwelling which uses an easement across the Russell Street lot as its driveway access. In addition, Sheet 2 of the plan showed Parcel B, 0.62 acres containing the current legal frontage on Concord Road, and Parcel A, containing 1.60 acres. Parcel A shall be conveyed to and become part of the land of Evans. Parcel B shall be conveyed to and become part of Nichols' Lot 2.

The Board recommended that the lot with the existing building be shown on the plan as a separate lot and that additional clarifying legends be added. The plan will be formally submitted at a future date.

A plan of land of William D. Nichols, Concord Road, showing Lot 1, 8003 acres with 596.38-foot frontage, and Lot 2, 2.97 acres with 691.17-foot frontage, was presented. Wetland areas and the existing dwelling were not shown on the plan as required by the recently adopted revisions to the Planning Board Rules and Regulations for Subdivision of Land. It was unanimously voted to sign this plan, waiving the above points. The \$15 filing fee had not been received. Three members of the Board signed the plan; Kay Kulmala, Clerk of the Board, will withhold her signature until receipt of the filing fee.

Christopher Hart presented a plan of land of MSB, Inc., showing Lot 15, 4.016 acres with 250-foot frontage on the paved area of Morse Road. An existing structure marked "old shed to be razed" was shown as being closer than 40 feet from the lot line. The plan also showed Lot 16A, 2.011 acres with 50-foot frontage with an existing dwelling shown to be 41.42 feet from the new lot line, and Lot 16B, 25.759 acres. Lots 16B and 16A are to be combined as one lot.

The question was whether or not the paved area of Morse Road came close enough to Lot 16A to provide adequate access. (See Minutes of April 7, as amended, for the Board's position on this situation.) Legends were suggested to show that Lot 16B does not have adequate access and that Lot 16A standing alone is not a building lot (2.011 acres with 50-foot frontage). Members of the Board will view the paved area of Morse Road to determine whether adequate access is present for Lot 16A. A decision on this plan will be made on May 12.

Minutes of the March 24 meeting were accepted as read.

Minutes of the April 7 meeting were amended as follows:

The first two sentences of the second paragraph of page 1 shall read: "The problems with this parcel are the following: (1) the Planning Board's position is that a lot cannot have acceptable frontage on a way which does not provide adequate access. Use of Morse Road as a public way has long been abandoned." The last sentence of that paragraph shall read: "However, an advice of their counsel they are reluctant to accept any legend on the plan which would imply their acceptance of the Board's position." The Minutes were accepted as amended.

Minutes of the April 14 meeting were accepted as read.

It was decided that copies of the new Rules & Regulations for Subdivision of Land, as adopted following Public Hearings and transmitted to the Registry of Deeds and the Land Court, should be made available for distribution with Form A, Application for Plan Believed Not to Require Approval Under Subdivision Rules.

Frank Hannaford reported that he had talked to the secretary for Four Seasons Development regarding inspection of road construction work on Munroe's Hill. One inspection has been made by CVP but the report has not been received by the Board.

All members present voted to go into executive session to discuss an executive session of the Selectmen attended by Tom Raftery.

The meeting adjourned at 10:30 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board