



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
**PLANNING BOARD**

MINUTES

November 18, 1980

PRESENT: Kulmala, Coulter, Sauer, Chaput, Hannaford, Courant

Roy Smith, Four Seasons Development, was present to inform the Board of the current status of the Westford Road entrance way to Munroe Hill. He reported that since Westford Road is a county way, state approval is not necessary. The proposed island will be slightly expanded to the west and north to improve vehicular safety. He also reported that refilling the trench at the end of Virginia Farme is scheduled to be done as well as burning the circle and replanting the circle in the spring. They are bringing in some old stone to place along Petroski's land with a split rail fence along the Munroe Hill Road side of that land.

A motion was made and seconded to accept the proposed change to the Westford Road intersection circle. Voted unanimously in favor. A motion was made and seconded to approve the work proposed on Virginia Farme. Voted unanimously in favor. It was suggested that Roger Davis be consulted on this. Paul Courant will communicate with the neighbors of the proposed safety barrier across from Nathan Lane regarding the necessity for the barrier and what aesthetically the residents would prefer.

Mr. Kydd presented a plan of land on North Road prepared for E&V Associates (McAllister land) and believed not to require approval as a Sub-division. The plan showed Lot 7, 4.88 acres with 40.36-foot frontage (porkchop); Lot 6, 2.00 acres with 256+-foot frontage; Lot 5, 4.08 acres with 50.92-foot frontage (porkchop); Lot 4, 4.47 acres with 42.47-foot frontage (porkchop); Lot 3, 2.16 acres with 303+-foot frontage and an existing dwelling; Lot 2, 4.50 acres with 57.40-foot frontage (porkchop); and Lot 1, 5.33 acres (porkchop). The plan was signed under Approval Not required.

Revisions to Procedural Rules for Common Driveways were discussed. Naming of such private ways and numbering of houses along the way were discussed at length. Utility lines were also discussed with further discussion to continue.

George Nickerson and his engineer, Robert Gill, presented a plan for lots in the Hemlock Hill Subdivision. The plan bore the following legend: "This plan to supersede Lots 4 through 11 as shown on plans recorded at the MNRD, Plan Book 126, Plan 23, and Plan Book 130, Plan 2. This plan prepared for the purpose of correcting the westerly and northerly boundaries in conjunction with Plan Book 125, Plan 159." Mr. Gill explained that when land adjacent to the Hemlock Hill Subdivision was surveyed, the engineers were successful in finding a benchmark. Their measurements indicated that the Hemlock Hill lots would require boundary corrections. It was moved and seconded to accept this as a revised plan and to waive the filing fee. Voted unanimously in favor.

It was felt that the Board should work toward a consensus regarding the location of new fire and police facilities. An aerial view of the Bates land was examined. Kay Kulmala felt that town offices and parking for same could also be accommodated on this site. Any of the three site considerations will work. The Bates site may have more fringe benefits because of more space and because it gets the facilities out of the Historic District and away from the possibility of contributing to any Town Center water problems.

Paul Courant felt that taking into consideration keeping open space in the Town Center and not contributing to any Town Center water problems, using the Bates land for these facilities is clearly the best plan. Whether or not the Town Meeting decides to spend the money is not something the Board must worry about. Dick Coulter agreed. His only question was whether the police station should be closer to the Center.

Vivian Chaput asked what the possibilities would be for adding Town Offices to the Westford Street site if the fire and police were located there. It was felt that because of the wetlands, parking for such an additional facility in this area would not be comfortable. The only liability seen to using the Bates land was the loss of two building lots.

Frank Hannaford made the following motion: From the planning standpoint, all three areas are acceptable, but the Bates land is preferable because of the fringe benefits available, i.e., more land available for Town Offices and/or recreation area. The motion was seconded and unanimously voted in favor.

Minutes of the July 7 meeting were deferred.

Minutes of the October 27 meeting were accepted as read.

Minutes of the November 10 meeting were deferred.

Meeting adjourned at 11 p.m.

Respectfully submitted,

Meredith DeLong  
Secretary to the Board