



Town of Carlisle

MASSACHUSETTS 01741

Office of,

PLANNING BOARD

MINUTES

February 23, 1981

PRESENT: Raftery, Kulmala, Hannaford, Chaput

Owners of lots in Queensland were present to ask if certain lots were buildable. Mr. Ciriello, owner of Lot 14A; Michael DeFino, owner of Lot 15A; Vincent DeFino, owner of Lot 11A; and Edward DeFino, owner of Lot 16A, showed a plan dated June 5, 1944, showing the lots in question. A 1975 memorandum from Town Counsel Neil Melone indicated that in his opinion the building inspector must deny building permits for Lots 6A, 14A and 15A. With respect to Lot 11A, an addendum to the memorandum indicated that in Town Counsel's opinion the Planning Board would have to make a determination as to access. Town Counsel's opinion seemed to be that the Planning Board could require a roadway built to the standards of the 1969 or 1974 Subdivision Rules and Regulations. All of the lots shown on the 1944 plan are about one acre in size, which is no longer a buildable lot under Town Zoning Bylaws. The difference with Lot 11A, also a one-acre lot, is possibly that it had been sold by the DeFinos before the change in the Zoning Bylaw requiring two-acre lots. It was suggested that Ciriello apply for a building permit and when it is rejected, go to the Board of Appeals for a variance.

Jebediah Mannis was present to discuss his proposal for dividing a 91-acre parcel off North and Rutland Roads. The property is also bounded by Rangeway Road, an abandoned way. Mannis showed a plan with a road built to subdivision standards running between North Road and Oak Knoll with the parcel subdivided into 39 lots.

He prefers a development of lower density and presented a plan for review showing approximately 16 acres given to the Conservation Trust with the remaining land divided into 11 lots with two common driveways connected by an emergency road. The common driveway from North Road would serve six lots and the common driveway from Oak Knoll would serve five lots. Even with the proposed emergency connection, there was some concern with adding five lots to a deadend street which already has 33 houses. It was also noted that these five lots would have their legal frontage on North and Rutland.

Mannis also requested an opinion relative to Rangeway Road. He will be present at the March 9 meeting to file an ANR plan and an application for common driveway(s).

Dave Stewart has filed his petition warrant article to reduce some requirements for a short subdivision road. He was present and wording of an amendment was discussed--right of way width, length of road and number of buildable lots. Further discussion will take place at the March 9 meeting. The Public Hearing on this Article is set for March 23.

It was reported that Four Seasons would be requesting a lot release for a lot in Munroe Hills. There was discussion of concerns raised by Mrs. Tully regarding a drainage pipe at the end of Aaron Way and the stump dump on Lots 18 and 19. Dleverdon, Varney & Pike, Town Engineers, will be asked to check the elevation of the drainage pipe to see if it has been installed and completed according to the Definitive Plan.

Meeting adjourned at 11:30 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board