



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

May 26, 1981

MINUTES

PRESENT: Coulter, Kulmala, Raftery, Sauer, Chaput, Sillers

Mr. Bradbury, Four Seasons Development, appeared before the Board to request release for Lot 18. Problems seen by the Board were:

- a. Transformer location.
- b. Stone header on Courant's pond is not in place.
- c. Catch basins at Courant and Romeo properties are caved in.
- d. Silt at Romeo/Wilson drainage easement. Removal of the silt was suggested.
- e. Jerry Murphy reported that the drainage off Nathan Lane is variable. He will notify the Board after each storm to provide data. Lois Surgeonor suggested that Charles Kennedy of the Soil Conservation District might be willing to help with a solution.
- f. Liz Tully would like a guarantee that silt will be continually removed from the Lot 31 retention area.

Vivian Chaput felt that no lots should be released until engineers had found a solution to the problems which existed along the lot lines of Lots 18, 19 and 31. Tom Raftery, in addition, suggested that the Board meet with the engineers to discuss what options are available. There was an erosion problem which causes silt to wash against and over the stone wall. Bradbury agreed that some work should be done and would welcome a third party (Town Engineer) opinion as to what should be done.

The other work to be done in the Munroe Hill development was also discussed. Drainage problems at the intersection of Nathan Lane and Virginia Farme are continuing to be addressed although it was noted that the problem existed long before the Munroe Hill development was begun.

Mr. Bradbury then presented a plan for the Fisk property on Lowell Road under ANR. The plan showed Lot 1, 2.0623 acres; Lot 2, 5.0223 acres (porkchop); Lot 3, 4.7166 acres (porkchop); Lot 4, 2.0760 acres with 250-foot frontage; Lot 5, 2.0115 acres; Lot 6, 4.9414 acres (porkchop); Lot 7, 4.8894 acres (porkchop); Lot 8, 2.2590 acres with 250-foot frontage; Lot 9, 4.6711 acres with 40-foot frontage; Lot 10, 4.7719 with 40-foot frontage; Lot 11, 2.3083 acres with 263.31-foot frontage; Lot 12, 11.4978 acres with 465-foot frontage. Lots 8, 9, 10 and 11 showed a Conservation restriction from the street and back 225 feet wherein no above-ground structure will be built. The ANR plan was signed. The Wetlands District will be added to the mylar and a copy submitted for the Board's records.

Also presented informally was a plan for a common driveway serving Lots 6, 7, 8, 9, 10 and 11. The Application for a Driveway Permit will probably be submitted within a week.

Regarding the Rolando, River Road, application for a Wetlands Special Permit, a letter had been received from the Conservation Commission requesting that the Special Permit not be granted for the three easterly lots of the parcel. The Conscom did not object to issuance of a Special Permit on the westerly side of the parcel.

The motion which had been tabled at the last meeting was withdrawn. A motion was made and seconded to grant a Special Permit under Section 5.B.6 to permit the underlying use for Lots 7, 7A and 8A as shown on Assessors' Map No. 1 for those portions crosshatched on the plan dated April 7, 1981, and May 26, 1981. Voted 6 in favor, none opposed.

Motion made and seconded to deny the Permit with respect to Lots 8, 9 and 9A. Voted 6 in favor, none opposed.

A motion was made and seconded that the Minutes will show that the Planning Board agrees that the crosshatched areas shown on all the lots (7, 7A, 8, 8A, 9, 9A) are above the 120-foot elevation and should not be described in the HUD maps as within the Flood Hazard Plain. Voted unanimously in favor.

Hal Sauer reported on his discussion with the Building Inspector regarding Common Driveway Special Permits. In the future, the Building Inspector will be notified of any granting of such a Permit. The Building Inspector will then not issue a Building Permit for those lots until supplied with a book and page number of recording with the Registry of Deeds.

Tom Raftery submitted a draft addition to the Rules and Regulations (4.A.1.a.4) concerning preventing an 18-foot width road from being used as access to further subdivision of property. The draft will be studied and discussed further at the next meeting.

Public Hearings will be held on June 22 for the Fisk Property Common Criveway, the Rolando pond and the proposed R&R to limit use of the 18-foot width road.

Kay Kulmala reported that a proposal had been received from John Sweeney regarding the Assessors' Maps update. Motion made and seconded to obligate up to \$250 to update the Assessors' Maps was voted six in favor, none opposed.

Chris Hart's covenant for the South Side Subdivision (Sunset Road) was reviewed. Acceptance of the covenant was signed by three members of the Board. After approval of Town Counsel, a fourth signature will be added. The Definitive Plan for South Side was signed in the same manner.

The Minutes of the April 7 meeting were reviewed. In paragraph 6, regarding the Boiteau lot on East Street, the last sentence should be deleted and the following substituted: "Mr. Boiteau was referred to the Building Inspector." The April 7 Minutes were accepted as amended.

Meeting adjourned at 11:15 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board