



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

MINUTES

July 13, 1981

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

ANR Request: W. Joseph Gardner

Plan of land off Bellows Hill Road, being a removal of 12,180 feet from land of Clark, creating a Parcel A. Frontage of Gardner and Clark (250 feet) not affected. Acreage of both lots greater than two acres.

Plan was approved, subject to the surveyor certifying (on the plan) that the location of the Clark house is at least 40 feet from the new lot lines. Plan was signed by three Board members, with the final signature waiting for the added certification.

ANR Plan: Charles Rolando

Creates Lot 3A (9,604 acres; 40 foot frontage) and Common Land C (2.541 acres; no frontage) from previously existing Lot 3 in Plan of Land off River Road in Carlisle. Plan was signed under Approval not Required. There is a legend on the Plan stating that Common Land C is not a building lot.

Fred Petroskey: re Munroe Hill

Mr. Petroskey addressed the Board on the following points from his experience as an abutter of Munroe Hill:

1. Lot Line: If the stakes in the right-of-way are Mr. Petroskey's lot lines, then fill was deposited onto his land. He would like his correct property line surveyed and staked. Dave Crispin and Ralph Nelson should establish Petroskey's line. If there is fill on his land, Mr. Petroskey would prefer a retaining wall to merely having it graded, loamed, and seeded.
2. Landscaping: Roy Smith (Four Seasons) originally offered a "green fence" to the Petroskeys; David Bradbury has since put in twelve trees.

3. Private Way: All traffic into the subdivision is coming up Munroe Hill Road, which is a private way. Mr. Petroskey would like a "Private Way" sign at the entrance.
4. Filled Lot (#35) Abutting: There is a water runoff problem, with some sedimentation approaching the stone wall. He would like someone to walk Lot 35 and examine his erosion problem. His primary concern is that the problem not get any worse. He would also like to know if there is now greater runoff to his property than before the subdivision.

Frank Hannaford will contact Dave Crispin to arrange a joint time for Crispin, Nelson, and Petroskey to view points (1) and (4). Dick Coulter will contact Dave Bradbury to address point (3).

#### ANR Plan: Jedediah Mannis

This is a revision of an ANR Plan approved by the Board on June 23, 1981. Lots 2, 3, and 6 of the original Plan of Land off East Street are modified to be 2A, 3A, and 6A, by the re-arrangement of parcels "X" and "Y". No frontages are modified from the 23 June plan. All acreages are in excess of the four acres required for pork chops.

#### Goals Poll Results

Members were presented with results of the 16 June meeting to establish priorities for the Board for 1981-82.

#### Review of Elderly Housing Status

Vivian Chaput reported on current status of elderly housing. Farmers' Home funding may become available in August as a pooling of their year-end assets. If funding is not available this year, Farmers' Home will not be able to fund it in the future, as their priorities for funding will change next year.

#### Fisk Land, Common Driveway Permit

Kay Kulmala will certify that the conditions have been met after hearing from Marge Getchell of the Conscom and from Dick Coulter, who will contact the Selectmen. The 20-day waiting period will start from the date of her certification.

Respectfully submitted,

Richard Coulter

<p>1. Cluster Zoning</p>	<p>Town gives Board a draft prior to 14 September.</p>
<p>2. Review Rules &amp; Regs          - lessons learned          - street/way standards</p>	<p>Defer to Fall (Sept. '81).           Each of us bring in personal results on 14 September.</p>
<p>3. Town Center Water/Septic</p>	<p>Question of \$ for studies; aim for presentation in Spring on requirements for funding from town.</p>
<p>4. Town Center Planning/Use          - Town Office location</p>	<p>If growth is desirable, where should it take place?           What new pressures would a larger population create?</p>
<p>5. Zoning Changes          - lot shapes          - views/vistas          - street standards</p>	<p>Lot shapes will not be discussed again unless there is a citizen demand for it.</p>
<p>6. Map Amendments</p>	<p>Kay will draft Flood/Hazard changes.</p>
<p>7. Fee Schedules</p>	
<p>8. Residence District M</p>	<p>Dick will work on a draft in August.</p>