



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

MEETING OF APRIL 11, 1983

Present: Sauer, Sillers, Chaput, Raftery and Clarke

The meeting was called to order by Chairperson Hal Sauer at 8:00 P.M. The minutes of March 28, 1983, were moved for acceptance and unanimously accepted. The purchase of franked envelopes for \$109.85 was approved by endorsement upon the bill by five members. The M.S.B., Inc. vs Chaput was briefly discussed.

### Hearing on Acceptance of Hemlock Hill and Oak Knoll Roads

The hearing on acceptance of Hemlock Hill Road and Oak Knoll Road commenced at 8:15 P.M. Chairperson Sauer reported that the \$10,000 bond is in possession of the Board and he gave a brief background of the petition by the roads' residents. George Nickerson, the developer, gave a status report as to progress and anticipated completion date, i.e., April 25, 1983. He hopes to get all done prior to Town Meeting on April 25, 1983. The "As Built" plans are completed and will be delivered to the Board. Chairperson Sauer read Roger Davis' letter to the Selectmen concerning deficiencies, i.e. (1) Hemlock Hills suggesting a pipe at a low spot between house #108 and #122 in order to stop winter icing and (2) Oak Knoll Road - guard rail at cul-de-sac and drainage basin problem. Mr. Nickerson suggested he would try to correct problem (1) this week. With respect to (2), that was a problem identified as item 9 in CVP's letter. The basin problem there will also be corrected by Mr. Nickerson. Susan Baxter stated that the erosion problem was quite severe and wanted to know the extent of the rip-rap. Her thought was that rip-rap and guard rail would not be sufficient. Mr. Nickerson explained why the erosion was minimal and how it was to be corrected. CV&P will be asked to opine on this matter. Ferris Taylor asked about ledge on the lots and the jurisdiction of the Board over ledge removal. Mr. Taylor presented pictures of ledge on a lot which Mr. Nickerson stated is privately owned. Mr. Taylor stated that the ledge is within the 50' right-of-way. CV&P will be asked to view the ledge also. However, the subdivision rules and regulations require smooth shoulders back to 6 feet from the edge of the pavement. That fact was explained. Joanne Kelch asked the size of the rip-rap. George Nickerson responded as to procedure and placement. Mr. Clarke indicated that he was unclear as to whether the audience wanted acceptance. Dave Kelch spoke in favor of acceptance. Ralph Anderson voiced his concerns that a road be accepted without being completed as establishing bad precedent. Susan Baxter wants the roadway and embellishments completed. Ferris Taylor wants the road accepted. Mrs. Kelch favors acceptance. Kate Simonds opposed acceptance because of potential liability if drainage problems are not corrected. Mr. Taylor spoke once again to favor acceptance. The hearing ended at 9:28 P.M.

Discussion then ensued among board members. It was suggested that acceptance be recommended if the only items that remain are non-significant, such as seeding and loaming. It was also suggested that if significant items such as drainage be incomplete, then not to favor acceptance.

Munroe Hill Subdivision

Nathan Lane cul-de-sac has a drainage problem which has recently developed. Roger Davis has recommended a new drain installation, but that is not on the subdivision plan. Since this is a recent development, CV&P will be asked to investigate. The Board voted to propose acceptance provided that (1) the fire hydrant tanks are not leaking and (2) that CV&P reports that the drainage problem at 199 Nathan Lane is not serious.

ANR Plan - W. Costello

An ANR Plan was prepared for William Costello by McGlinchey Associates, Inc., April 1983 of two parcels, one (Parcel 1) having frontage on North Road and one (Parcel 2) not having frontage. Approval voted with added endorsement that "Parcel 2, standing alone, is not a building lot."

The meeting was adjourned at 10:30 P.M.

Respectfully submitted,

Tom Raftery