

Minutes

Carlisle Planning Board

Feb. 12, 1969

Present were: H. Hosmer D. Spaulding
 F. Smith T. Herndon

Due to inclement weather, the regularly scheduled Feb. 10 meeting was rescheduled for Feb. 12. The meeting opened with Mr. Herndon reviewing the inspection of the subdivision land of P. Maio which was made by several Board members on the 19th of Jan. It was observed that the land seemed generally high, possibly ledgy, and that the proposed road intercepted one marshy area. Otherwise, there seemed to be no obvious problems with the preliminary layout, and the Chairman proposed that the Board vote to accept the preliminary plan, providing that the Board of Health approved the plan also. Conditional approval of the plan was granted.

The Board then took up the matter of final revisions to its rules and regulations, and went through the changes proposed, making several modifications in the wording for purposes of clarity. The matter of prohibiting the layout of a "pork chop" lot at the end of a dead end road was discussed, in view of the possibility that such a prohibition might have to be made in the form of a By-Law, rather than a Planning Board Regulation. Mr. Hosmer felt that this might well be the case, while Mr. Spaulding pointed out that such a prohibition might not be necessary, in view of the fact that the town would always be able to put a road in if required, by use of eminent domain laws to acquire adequate land out of the "pork chop". He further noted that the prior layout of a long range road system by the Town would eliminate such problems by defining where roads should be prior to development, and thus head off blockage of roads where future extension is planned and defined. The Board decided to delete from its proposed changes the specific prohibition of placing a "pork chop" at the end of a dead end road, and determine what action should be taken on this matter at a future date. Mr. Hosmer suggested that 25 to 50 copies of the revised regulations be made up before the Public Hearing on Feb. 18, and Mr. Herndon agreed to have this done.

Mr. Herndon then reported the gist of a conversation he had with Mr Ryan concerning the proposed Post Office building and possible problems related to its location relative to the proposed By-Pass road. Mr. Ryan indicated that he was fully aware of the Board's interest in a By-Pass in the vicinity of his land, and indicated that he was prepared to co-operate in any way he could with the Board and Town in this matter. He noted that he had developed an alternate route proposal for the By-Pass between Bedford Rd. and the North-South By-Pass, which he would elaborate on in the near future. He also indicated that the plans for his proposed building would be done within the next three to six weeks, and he would present them to the Board and the Selectmen at the earliest opportunity.

Respectfully submitted

Terry O. Herndon

Minutes

Public Hearing

Feb. 18. 1969

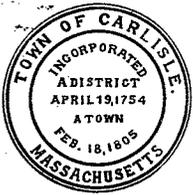
The Carlisle Planning Board convened an official Public Hearing which had been advertized for two successive weeks immediately prior to the Hearing. Topics under two headings were dealt with. Two proposed changes to the Town By-Laws were considered, as well as a number of modifications to the Planning Board's Rules and Regulations.

Mr. Herndon opened the Hearing, attended by only two townspeople, by briefly explaining the purpose of the Hearing. He then read existing and proposed versions of Article IV, Section 12 of the By-Laws, and explained the reasons for requesting a change. Mr. Cochran commented that he would like to see a 24 and 28 foot paved width requirement instead of the proposed 18 and 24 foot figures. Mr. Herndon explained that the Board had held a public hearing on the matter earlier, and expression of opinion at that time favored a reduction in road width requirement, a view generally shared by members of the Planning Board.

There being no further discussion on that change, the modification to Article VI, Section 5A was explained, along with the reasons therefore. No comment was forthcoming and the Board then took up its changes to its Rules and Regulations.

Copies of the Rules and Regulations, as revised, were given out, and Mr. Hosmer suggested that since the revisions were marked clearly, the audience look them over and ask any questions of the Board on specific items of interest. Questions were raised about several width and radius specifications, mainly as to whether the new requirements were larger or smaller than the previous ones. There being no other discussion or questions, the Hearing was adjourned.

Respectfully submitted,
Terry O. Herndon



Town of Carlisle

MASSACHUSETTS 01741

TERRY O. HERNDON, Clerk
Hillside Drive
CARLISLE, MASS.

Office of
PLANNING BOARD

Planning Board

Notice of Public Hearing

Notice is hereby given that the Planning Board will hold a Public Hearing in Room 18 of the Wilkins School on February 18, 1969 at 8:00 p.m. with respect to the following proposed amendments to Articles IV and VI of the Town By-Laws and to the Subdivision Regulations of the Planning Board:

Proposed Amendment to Article IV (Streets, Sidewalks and Public Places)

Article IV of the By-Laws of the Town of Carlisle is hereby amended by striking out Section 12 and inserting in place thereof the following Section 12:

- Section 12. "No road shall be accepted by the Town unless,
- (1) it has a right of way of at least 40 feet
 - (2) it has been constructed in accordance with the Rules and Regulations of the Planning Board, and
 - (3) it has a paved roadway width of at least 24 feet or, if approved by the Planning Board, of 18 feet."

Proposed Amendment to Article VI (Zoning)

Article VI of the By-Laws of the Town of Carlisle is hereby amended by striking out Section 5A and inserting in place thereof the following Section 5A:

- Section 5. "Each lot laid out as the site of a dwelling shall have, if in a General Residence A District, a lot area of at least one acre and a frontage on one street of at least 150 feet or, if in General Residence B District, a lot area of at least two acres and a frontage on one street of at least 250 feet. No building shall be erected on a lot and used as a dwelling unless said lot conforms to these area and frontage requirements or is expressly exempted therefrom by statute."

Proposed Amendments to the Subdivision Regulations

A number of detailed amendments to the Subdivision Regulations of the Carlisle Planning Board are proposed. A copy of the proposed amended Rules and Regulations is on file with the Town Clerk and may be examined at the Selectmen's Office in advance of the hearing. Additional copies will be made available at the hearing.

By order of the
Carlisle Planning Board
Terry O. Herndon, Chairman



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

TERRY O. HERNDON, Clerk
Hillside Drive
CARLISLE, MASS.

The Planning Board Will Meet

Mon. Feb. 10, 1969

At 8:00 p. m. in the

Selectmen's Office.

AGENDA

1. We will possibly have a new subdivision preliminary plan submitted by J. Moore of Bedford.
2. Discuss the preliminary plan of P. Maio.
3. Final Rules and Regulations changes -- the new version of our Rules is enclosed, along with the 1960 version for comparison. All changes have been marked in red, and the red letter "D" indicates where original material has been deleted. Please have your criticism, modifications, additions, deletions and the like ready for the meeting.
4. By-Pass discussion, and the effect of Mr. Ryan's building proposal on the east-west portion of the by-pass.
5. A public hearing on our proposed by-law change concerning frontage as well as on our Rules and Regulations changes has been tentatively set for 8:00 p.m. on Tues. Feb. 18 in Room 18 of the Wilkins School. We should discuss the form of presentation.
6. Status of work on road abandonment.