

Sept. 25, 1967

Minutes

Carlisle Planning Board

Present were; H. Hosmer
F. Swanson
F. Smith
T. Herndon

D. Perley -- Engineering consultant to the
relative to Indian Hill I and II

Mr. Finnegan, and Mr. Nelson, his engineer, representing J. & E. Co., outlined and explained their plans for Indian Hill Section II. Discussion centered around drainage of the development, and it was shown that in order to prevent excessive run off into existing natural watercourses which would pass over land of Megowan, J.&E. Company had done extensive drainage installation which connected with their Section I plan. Mr. Perley's professional opinion was sought as to the suitability of the drainage plan, and he stated that it was quite satisfactory.

Section I was then reviewed, in view of considerable modifications to the originally approved plan, with respect to drainage. Mr. Finnegan pointed out that the pipe installed in Concord Road and the pipes running up the Indian Hill road had been enlarged to accommodate both the added load of Section III and from the top of the hill on Section I. He explained that perforated pipes had been laid in gravel down both sides of the road in Section I at the top of the hill, to cope with the exceptionally large amount of surface water existing there. These pipes would empty into the down hill drains at one end of the road, and into a stone header and thence overland at the turnaround end of the road. Again, Mr. Perley's opinion was asked as to the adequacy of this plan, and he stated that it was ample to cope with a 10 year interval maximum precipitation expectation.

Following the discussion, a public hearing was set for Oct. 9, 1967, to be held at the Timothy Wilkins School. Also Mr. Finnegan was requested to provide a map of Section I which would include house numbers to the Board and the Town (presumably the Clerk) in conformance with the Board's desire to proceed with house numberings on new streets. Finally the matter of curbing, whether or not to put in the specified berm or to use a variation was discussed. In essence, Mr. Finnegan was told that there were no existing well defined specifications or requirements in this regard, and that he could proceed as he saw fit. Mr. Perley was asked to monitor the surfacing of the Section I road, and accepted this request.

Mr. D. Bickford then showed the Board aerial photographs outlining the plan for the proposed gas pipeline around the westerly edge of Carlisle, as a point of information. It seems that this alternate proposal will essentially skirt the majority of the town, following relatively closely along the borders. It appeared to the Board to be an eminently

suitable compromise.

A preliminary plan by Mr. DeBonis, representing Maynide, Inc., for a proposed subdivision off of Baldwin Road was viewed by the Board and approximately 17 interested townspeople. A general discussion then ensued as to the suitability of hooking this development road into Baldwin Road in view of the latter's narrowness and poor traffic carrying conditions, and also in view of a road proposed by Benjamin which could connect Stearns Street to School Street, near this development. It was suggested by members of the audience, that perhaps a more suitable approach would be to build the connecting road and ask the developer to make his outlet on that. Since this was obviously impossible in view of time and need for major town action, it was then suggested that the developer could perhaps produce and give to the town suitable strips of land through which such a connecting road could be constructed at such time that the Stearns Street to School Street link was built. As an alternate to that, another proposal was made which would ask abutters to give necessary access land on the Stearns Street end of the development, so that the developer could run his road directly from Stearns Street into his property, thus eliminating the Baldwin Road connection entirely. And the possibility of widening Baldwin Road was debated.

Following this discussion, the Board asked Mr. DeBonis what he might be willing to do, and he indicated that to provide strips through his property for future roads would be acceptable. However, he was uncertain as to the other possibilities. Mr. Hosmer then suggested that Mr. DeBonis send Mr. Herndon additional maps of the subdivision and that such maps be made available to the interested parties in the audience, in order that they might be able to help in formulating an acceptable solution. Also, Mr. Herndon is to set up a tour of the property in the near future by the Board.

Mr. Fox then briefly outlined a plan he is preparing for land off of Sunset Road. As Mr. Brown, the legal representative was not present, further discussion was postponed until the next meeting.

Mr. Hosmer made a motion that Terry Herndon be appointed secretary, and the action was approved.

It was decided to make appropriate mention of the Board's loss of the long and capable services of the late Richard Warren in its annual report.

The meeting was then adjourned.

Respectfully submitted

Terry O. Herndon

There will be a Planning Board meeting on Monday,
Sept. 25th at 8:00 p.m. in the Selectmen's office.

The agenda will include:

1. A report by Mr. Perley on Indian Hill.
2. A report by J and E Co. as to their drainage modifications on Indian Hill.
3. A review of the final plan for Indian Hill Section II as submitted by J and E Company.
4. A review of the preliminary plan for a subdivision on Baldwin Road being submitted by Mr. DiBonas.

and, if there is time,

5. Continuation of the By-Pass and Width of Town Roads discussion.
6. Discussion of Land Acquisition Proposal.

A Public Hearing has been tentatively scheduled for the Board's next meeting on Mon. Oct. 9. It will be held in Room 18 at the Timothy Wilkins School at 8:00 p.m. This will be for Indian Hill Section II.