

Minutes - Carlisle Planning Board
Special Meeting
October 16, 1967

Present were: H Hosmer C. DeBonis
 J Maccone F. Hennessey
 F. Smith D. Cochran
 P. Swanson W. Worth
 T. Herndon

The purpose of this meeting was to discuss the proximity of a development of Mr. DeBonis to a town way proposed in the Benjamin Report. Mr. Cochran and Mr. Buchanan had suggested that the development road be turned around from its proposed location on Baldwin Road to instead come out at the intersection of Baldwin Road and Stearns Street. The argument was that such a modification would fit better with the proposed road between Stearns Street and Russell Street as set forth in the Benjamin Report.

T. Herndon reported that he had viewed the area with D. Perley, Concord's town engineer, and that in Mr. Perley's opinion the Stearns Street to Russell Street connector was feasible, but that since a portion of it would go through a bog, the cost would be increased over a dry land road. It was his feeling that a road coming from the Baldwin Road-Stearns Street intersection into the DeBonis development would be practical. A cut would have to be made in a 20% grade, and some filling of a wet area would be required. Also, agreements would have to be made with D. Bickford and W. Worth, across whose land the road would pass. The discussion which ensued revolved around the suitability of the road from a long range town point of view, the additional cost of the road to the developer, the possibility of having one or more easements through the De Bonis developments and D. Bickford's land instead of having DeBonis turn his plan around. This would allow for access to the Benjamin proposed connector in the future with out necessitating complete revision of the development at this time. The general feeling was that the Planning Board definitely wants a scheme which will permit construction of the Benjamin proposed connector. Mr. De Bonis does not want to have to pay the added cost in time and money which would be demanded by turning his development around. However, he would be agreeable to giving easements as suggested by the Planning Board. Mr. Cochran and Mr. Buchanan desire to not have the development road exit on the Baldwin Road due to heavy traffic. Also it is their feeling that it would be more in the town's interest to have the development turned around. Mr. Hosmer then suggested that the Planning Board consider this matter further, and discuss it with the Selectmen. Mr. DeBonis asked that Planning Board Approval Not Required signature be given to his lots 16 and 17. It was noted that lot 16 as proposed didn't have adequate frontage on Baldwin Road, and that if he wanted lot 17 approved, he would have to submit a new plan for that lot only. Mr. Hosmer also explained to Mr. DeBonis that if he obtains such approval, he will be running the risk of losing some lots in the main development, should it be modified, by removing the area of lot 17 from the total property. Mr. DeBonis said that he understood this.

Following this matter, a brief discussion of the Finigen development ensued, and it was decided that T. Herndon call Mr. Finigen and inform him that the Board would approve his plan if a culvert were removed, and an easement properly given for drainage ditch maintenance. Also it was noted that the zoning by-laws be

The Selectmen felt that this would be acceptable.

The joint meeting was adjourned and the Planning Board took up the matter of the DeBonis subdivision proposal. After some discussion of the possibility of requiring Mr. DeBonis to widen Baldwin Road from his proposed road to the Stearns Street Baldwin Road intersection, Mr. Hosmer called for a vote to turn down the preliminary plan unless such a road widening was done by the developer. Mr. Smith felt that such a demand on the part of the Planning Board worked an undue hardship on the developer, and suggested instead that the Planning Board vote on denying approval unless the development road come out in a northerly direction, and connect with the Stearns Street - Baldwin Road intersection. The Board then voted unanimously to deny approval of the preliminary plan as drawn, with the suggestion that it would consider favorable action on a revised plan which would bring the subdivision road out in a northerly direction and connect to the Baldwin Road - - Stearns Street intersection. Further, an easement through the remainder of the proposed subdivision should be given, for access so that the Benjamin-proposed connector between the Stearns Street - Baldwin Road intersection and Russell Street could be built at some time in the future.

The final plans of Finigan's Indian Hill Section II development were viewed, the attached easements for ditches and roads, and signed as approved by the Planning Board.

Respectfully Submitted

Terry Herndon

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