



Town of Carlisle

MASSACHUSETTS 01741

ROBERT B. THOMSON, Clerk
Log Hill Road
CARLISLE, MASS.

Office of
PLANNING BOARD

Minutes of Meeting 7-12-71 8:06 P.M.

Present: Chairman Herndon, Messrs. Evans, Jones, Hicks and Clerk Thomson

1. Moore development off East Riding Drive still not seeded on shoulders. Fill at "Lot 53" spills onto adjoining private property. Board to visit site on Thursday 7-15-71.
2. Mr. Myers of Berry Corner Lane asked if road was built to spec. and P.B. rules. Residents are still concerned about the bad condition of the road surface, etc. Mr. Perley to be asked by Chmn. Herndon to review. There is a question as to whether the road was ever accepted by Carlisle.
3. Virginia Farme Rd. resurfacing still under discussion between Perley and developer.
4. Mr. Robbins of Chelmsford has a lot on Maple St. at the Billerica Town Line. It needs more land to meet 2-acre Carlisle requirements. Mr. Robbins asked to put some land with the Carlisle land - on the Billerica side of the line - and show the plot plan as 2 lots joined by deed and no separate sale possible - and if that would meet Carlisle zoning requirements. Board said it appeared that that would solve the problem.
5. 6-10-71 Chmn. Herndon sent a letter to Mr DeBonis regarding Wood-ridge Rd., with advice to complete work by 8-31-71 or Carlisle will use bond money to complete unfinished work.
6. Woodridge Rd. has been renumbered north to south as required. Town now complete with new numbers. Board recommended Town Clerk for record keeping of street number allocations, and Clerk to write a letter to Selectmen on this point. Question stands as to who will supply and update numbers for new houses and changes/ and Clerk to ask Selectmen to discuss and define department responsible.
7. Aerial photographs ordered by P.B., Conservation Com., and Board of Assessors. Carlisle gets negatives. P.B. (Herndon) gets one set of strip prints. Two mounted and three unmounted prints coming (400 ft/in and 800 ft/in, plus 800ft/in reproducible master.
8. No "free" labor for Benjamin update work available from State this yr.
9. Pine Brook Curbing problem in hands of Selectmen.
10. State legislation to be reviewed for Public Housing Corp. proposal with power to override local zoning laws.
11. Mr. Lesnick of Indian Hill #2 objected to "Autumn Lane" P.B. proposal for name. Board will still recommend to town meeting when it comes up.
12. Executive session 9:27 PM and Adjournment 11:00 PM.

NEXT MEETING - SELECTMEN'S OFFICE - AUGUST 9 at 8:00 P.M.

R.B. Thomson, Clerk

The Board's Rules and Regulations review is nearly complete and a number of detail changes are anticipated. Among these is our intention to eliminate the Small Subdivision section should the abovementioned By-Law changes be approved by the Town, because these changes will provide enough flexibility that the Small Subdivision arrangement will not be necessary. In this regard, some residents living on Small Subdivision roads have expressed dissatisfaction with their situation because their road cannot be accepted by the Town while they are required to pay the same taxes as people living on Town Ways. The Board is convinced that the proposed By-Law changes and elimination of the Small Subdivision will remedy this situation for future subdivisions.

The Board continues to follow regional and state issues that might affect Carlisle. Increasing numbers of anti-large-acreage zoning bills are filed in the legislature yearly, and one such bill which would have set aside a number of two-thirds acre lots annually in Carlisle passed the Senate, but was not voted on in the House. The Pennsylvania Supreme Court found two acre zoning unconstitutional during the year, which has no effect in Massachusetts but indicates the trend at state levels. The Board is looking into various steps that Carlisle might take to accommodate to the possibility of losing our present zoning. We have also continued to work with SILC in regard to regional matters. SILC's areas of main concern were solid waste disposal and state road construction plans. Both of these problems are immense and will require considerable effort to begin solving on a regional basis.

Due to increased business commitments, David B. Spalding submitted his resignation which was accepted with regret. The Board of Selectmen subsequently appointed Gerald E. Jones of North Road to the vacant position.

Respectfully Submitted,

Terry O. Herndon, Chairman
Charles M. Evans
Forrest L. Hicks
Henry B. Hosmer
Gerald E. Jones
Joseph E. Macone
Robert B. Thomson, Clerk

inch square segment.

The Board is proposing two by-law changes to the 1972 Annual Town Meeting. The first deals with what paved roadway widths the town will accept. Currently, only roads having at least 24 foot wide paved surfaces can be accepted by the town meeting as Town Ways. We feel that this requirement is not in keeping with Carlisle's rural nature, for new subdivisions with few lots whose roads will not be extended to serve additional areas. Such wide, short roads not only look out of place but are unnecessary with the respect to the small amount of traffic that they carry. The Board is recommending that the Town change its by-law so that if a new road is no more than 650 feet long, will not serve more than 7 houses, and in the Planning Board's opinion cannot be lengthened to serve more houses in the future, then such a road could be accepted as a town way having a paved surface at least 18 feet wide. Larger subdivisions would still be required to have a 24 foot wide paved surface.

The second change recommended deals with the "porkchop" lot by-law. In addition to changes the working of this by-law for purposes of clarity, the Board is proposing that the frontage be increased to 50 feet instead of the present 40 foot requirement. The reason for this is to prevent "porkchop" lots at the end of stub streets whose right of way is 40 feet. Presently the Board may require a developer to design his subdivision so that access to other land is accomplished by means of short spur streets, only to have such a future street extension cut off by its use as the frontage for one "porkchop" lot. Increasing the frontage for one "porkchop" lot. Increasing the frontage requirement for such lots will make better road and land use planning possible by assuring that short access streets remain open for possible future extension. In addition, the Board recommends that not more than two such lots shall be contiguous at the street. This will prevent the bunching of several "porkchop" lots, all sharing a common driveway, as a means of essentially constructing a subdivision without town regulation.

REPORT OF THE PLANNING BOARD

No new subdivisions were brought before the Board during the year. Ten individual plans of land which did not constitute subdivisions were reviewed by the Board. Of these, four were "Porkchop" lots and three were two acre lots.

The Board has continued to monitor construction of uncompleted subdivisions with the assistance of its consultant civil engineer who has been invaluable in helping to resolve technical problems. Several subdivision roads have ^{NOT} been brought to the Town for acceptance since minor construction remains to be done. The Board has been considering various means by which subdivision road work can be expedited so that these ways do not lie fallow over such extended periods of time that they degrade for lack of the regular maintenance they would receive if they were Town Ways.

Presentation of the Board's proposal for reserving by-pass corridors around the Town Center was delayed while final details were worked out. This task is now complete, and a hearing to acquaint the Town with this proposal for a by-pass will be held during the Spring.

The up-dating of the 1960 Long Range Town Plan has progressed to the point of starting the specific revisions. Data had to be gathered, and put into useable form. The citizens' committees spent a great deal of time on this task and did an excellent job. Mr. Allen Benjamin and Mr. Constantine Constantinides consulted to these committees and provided the groups with guidance. It is hoped that the revision work can be completed in the coming year.

Aerial photographs of Carlisle were taken in May and are of excellent quality. There is a three foot square overall picture of the town, reproductions of which are available from the Town Clerk for a fee of \$1.50. Also, a set of higher resolution photos (600 feet to the inch) were made for use by various town committees who have mapping needs. These detailed pictures can also be purchased for approximately \$9.00 per nine