



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

May 12, 1980

Present: Sauer, Coulter, Kulmala, Raftery, Chaput, Courant, Hannaford

It was reported that the FIA representative, George Hatch, will be meeting on May 20 with representatives of various Town Boards to explain the FIA program.

In discussion of the Minutes of the April 28 meeting, it was reported that the final signature on the Nichols plan had been provided by Kay Kulmala upon receipt of the filing fee. The Minutes were accepted as read.

The plan of land of Megowen, showing Parcel C, 4.8 acres with 118.36-foot frontage on Concord Road, and Lot 2, 4.3 acres with 431 foot frontage on Russell Street, was presented. Sheet 2 of the plan showed Parcel A, 1.60 acres to be conveyed to and become part of the land of Evans, and Parcel B, 0.62 acres with 118.36-foot frontage on Concord Road to be conveyed to and become part of Nichols' Lot 2. Parcel B, which contains all of the legal Concord Road frontage of Parcel C, will be conveyed after Parcel C and Lot 2 have been combined. The plan was signed under approval not required. Kay Kulmala, Clerk of the Board, will withhold her signature until receipt of the \$15 filing fee.

Mr. Berlandi, manager of environmental services for Environmental Services Associates, was present on a voluntary basis to help the Board's Master Plan Subcommittee organize for water study relative to Town Center planning. Mr. Berlandi said he appreciated the difficulty of the problem and said there are no easy answers. He recommended looking ahead to what the Town would consider as the problem's solution. What is the goal and then what will be necessary to reach that goal. Make sure that a solution does not create another problem.

Hal Sauer said that healthful water was the goal with sewerage disposal using septic systems and utilizing land management to control. Berlandi said there is no definition of healthful water. He suggested that when the committee felt ready to consult professionals, that someone with a background in hydrogeology with a bent to the chemical should be consulted.

He recommended collecting in one place data already gathered. Caldwell Study of 1974-75, Floyd Tay or information, IEP Study of the Conant Land, were mentioned as examples of studies that have already been made. Berlandi suggested writing to towns (i.e., Action, resort areas in Maine) asking what types of professionals were consulted in solving contamination problems. He pointed out that the state of the art regarding aquifers and underground flow was not very advanced in this part of the country.

Tom Raftery, who will chair the sub-subcommittee on water study, expressed his appreciation for Mr. Berlandi's presence and good advice in the direction in which they must go.

Christopher Hart was present to explain that the revised linen for the Morse Road property (See Minutes of April 28) was not available since it was still being revised (legends added). Members of the Board had walked the paved area to determine whether or not it provided adequate access for Lot 16A. Aerial photographs were also viewed. The following legend was suggested: "Approval of Lot 15 and Lot 16 (comprising Parcels 16A and 16B shown hereon) is based upon the Planning Board's finding that each of said Lots 15 and 16 has frontage of at least 40' on only that portion of Morse Road which is shown on this plan as paved and which paved portion of Morse Road intersects with Sunset Road and which frontage on Morse Road provides sufficient width, suitable grade and adequate construction for use of Lots 15 and 16 abutting thereon." The Board voted unanimously in favor of recommending this legend.

Hart withdrew his application. The legend will be added and the plan, together with the \$15 filing fee, will be submitted at a future meeting.

A plan of land of Frank and Stasia Wojtas, showing Parcel C on Martin Street, 2.0 acres with 530.55-foot frontage, bounded by the Chelmsford town line, was reviewed and will be formally submitted at the next meeting.

Roy Smith, representing Four Seasons Development, was present to ask what must be done before lots can be released on Munroe's Hill. Frank Hannaford reminded the Board that a previous decision of the Planning Board had been that while these lots are legal building lots because they exist on a Definitive Plan approved by the Planning Board, they are not legal building lots because they do not have legal access until the roads are paved.

Clint Davis, Cleverdon, Varney & Pike, was present to advise the Board as to whether or not the Subdivision Rules & Regulations are being followed in the construction of the road. He requested a more definite schedule from the road construction contractor so that regular inspection could be made when required.

It was felt that release from the covenant of the lots for which Four Seasons has Purchase and Sale Agreements and upon which buyers are anxious to begin construction could be possible so long as the Town has some means for paying for completion of the road should it become the Town's responsibility. Questions from Smith: If some other form of security (other than the existing covenant) is acceptable to the Board, what other restrictions will be necessary? Is some other form of security acceptable to the Board? It was suggested that it was up to the developer to prove to the Board's satisfaction that his proposal was more secure than other options. Smith indicated that a mortgage would be preferable from their viewpoint because it would leave more money available for them to spend on the work at the Westford Street entrance. Smith will determine the amount of money still to be spent on the road work and will submit a proposal at a future meeting.

A plan of land on Church Street, proposed for Housing for the Elderly (See Minutes of February 25, 1980) was signed under Approval Not Required. A motion was made to waive the \$15 filing fee. The motion was seconded and voted 4 in favor, 2 abstaining.

The meeting adjourned at 11:30 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board