



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

June 23, 1980

Present: Chaput, Kulmala, Hannaford, Courant

Minutes of the May 27 meeting were accepted as read.

The South Street Scenic Road Hearing was reconvened. Kay Kulmala reported on her inspection of the tress listed on Roger Davis's (Chief of the DPW) 6/23 revised list of trees to be removed. She agreed that these trees should be removed. There was some discussion from the public present regarding road work which is not within the purview of the Planning Board. Pat Cutter, Selectman, was present and invited South Street residents to attend the meeting of the Board of Selectmen to address those concerns. Jack Leask spoke for the elm trees which are diseased but not dead. It was explained that only dead trees are on the new list. George Joyce spoke against the ledge. He was referred to the Selectmen and the DPW. It was moved, seconded and unanimously voted that the list dated 6/23/80 presented by Roger Davis be approved and that those trees be approved for removal.

A plan of land of J. Mannis on East Street (near Rutland) was presented. The plan showed Lot 7, 5.79 acres with 533-foot frontage; Lot 6, 5.60 acres with 41.74-foot frontage (a porkchop lot); Lot 5, 4.62 acres with 40.91-foot frontage (a porkchop lot); Lot 4, 4.77 acres with 41.70-foot frontage (a porkchop lot); Lot 3, 3.80 acres with 250-foot frontage; Lot 2, 6.69 acres with 40.13-foot frontage (a porkchop lot); and Lot 1, 7.86 acres with 40.35-foot frontage (a porkchop lot). The plan was signed under Approval Not Required.

Roy Smith presented the agreement between Concord Cooperative Bank and the Town which would guarantee road completion of Munroe's Hill, allowing for lot releases. The agreement had been revised by Town Counsel. The agreement presented at this time was agreeable to Town Counsel and counsel for Four Seasons, the developer. Motion was made, seconded and voted unanimously to accept the agreement dated June 23, 1980, between Town of Carlisle by the Planning Board and Four Seasons (Concord Cooperative Bank) and as approved by Town Counsel. A copy of the agreement will be attached and filed with the minutes of this meeting.

There was a preliminary review of a plan of Gould, Lowell Road opposite Sunset Road, for a driveway special permit for Parcel A, 2.029 acres with 181.37-foot frontage, and Parcel B, 4.425 acres with 40.02-foot frontage. The plan shows an easement over Parcel A. A public hearing will be scheduled for July 28.

A plan of land of MSB, Inc. on Morse Road was presented by Mr. Piwczyk. The plan showed Lot 1, 2.24 acres with 377.41-foot frontage; Lot 2, 4.22 acres with 56-foot frontage (a porkchop lot); Lot 3, 5.33 acres with 55-foot frontage (a porkchop lot); Lot 4, 4.82 acres with 46-foot frontage (a porkchop lot); Lot 5, 2.28 acres with 310-foot frontage; Lot 6, 5.98 acres with 55-foot frontage (a porkchop lot); Lot 7, 2.35 acres with 255.04-foot frontage; Lot 8, 4.15 acres with 50.25-foot frontage (a porkchop lot); Lot 9, 2.97 acres with 242.09-foot frontage; Lot 10, 14.80 acres with 105-foot frontage. Attorney Arthur Eno presented the petitioners' view that the signing of the plan under Approval Not Required should be based on the fact that Morse Road is a public way which has not been abandoned, and the fact that it is not passable is not germane to the issue.

Robert McWalter, counsel which had been retained by the Town for the specific purpose of assisting the Board in making a decision on this plan, was also present. Both attorneys agreed that July 7 would be within the 14-day deadline for making such decision. It was moved, seconded and unanimously voted to defer consideration of this plan until July 7. There will be a meeting in the interim between the Planning Board, Board of Selectmen and Town Counsel. The July 7 meeting will be in lieu of the previously scheduled July 14 meeting.

Mr. Hamilton's special permit amendment and Approval Not Required plan of land off Russell Street were discussed. Approval of the amendment had been voted unanimously at the June 9 meeting pending notification to the Conservation Commission, Town Clerk and Board of Selectmen. The amendment was signed by the four board members present and a fifth signature will be required. The plan for this land, showing the easements for the common driveway as finished was signed under Approval Not Required. There were no lot line changes. A motion was made, seconded and unanimously voted to waive the \$15 filing fee on this plan.

Members of the League of Women Voters were present to discuss the draft of their water questionnaire and to determine what questions could be added to assist the Board in Town Center planning. Kay Kulmala reported that Tom Raftery had talked with an engineer who said his firm would be interested in helping prepare a questionnaire on Town Center water. Suggestions were made for additions to the League's questionnaire, not necessarily having to do with water. Tom should be asked for pertinent questions to be added. Specific problem areas identified by the League's questionnaire could be followed up by the Water Study Committee on its own.

Criteria for location of Fire Station/Police Station were discussed. Preparation of an existing land use plan would be useful. A motion was made, seconded and unanimously voted to set aside \$400 for preparing a base map covering the Town Center and collecting related data.

Kay Kulmala reported that Conscom would like Planning Board support for the purchase of the Anderson-Leelman land to be voted on at the June 24 Special Town Meeting. The Open Space and Recreation Plan can be quoted in support of this proposed purchase. A motion was made and seconded to support the Conscom proposal to buy the land. Voted three in favor, one against.

Meeting adjourned at 12:00 a.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board