



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

September 8, 1980

PRESENT: Chaput, Hannaford, Coulter, Courant, Kulmala

The Minutes of June 9, July 7 and July 28 were deferred. The Minutes of the August 25 meeting were accepted as read.

Flood Insurance Rate Maps (FIRM's) had been received. All new flood insurance policies are to be rated according to them. They become effective October 15, 1980.

A substituted page 3 of the Gould driveway covenant was received.

Roger Corbin, representing Deck House, presented for preview a plan to subdivide under the Subdivision Control Law land on Bedford Road adjacent to Stoneygate (Lots 21 and 22, page 10, of the Assessor's Maps). The 1000-foot requirement for deadend streets would place the culdesac within the Wetlands. Corbin requested consideration of a waiver of this regulation to allow a road length of approximately 1250 feet to get the culdesac out of the wetlands and provide a better configuration for the overall plan of the subdivision. Seven lots are planned. Discussion of this preview will be placed on the agenda for the next meeting.

Regarding the Housing for the Elderly, Vivian Chaput will check with the architect as to when the Definitive Plan will be filed.

It was reported that the time for the Special Town Meeting to choose a site for the Fire and Police Station(s) has been changed to November 24. At meetings with the Building Committee, the following information regarding space requirements was requested and subsequently received:

COMBINED FACILITY: Police/Fire/Communications

6000 sq.ft. - Office Space
6100 sq.ft. - Garage Space
15 spaces paved for parking
25 spaces unpaved for parking

FUTURE NEEDS:

4850 sq.ft. - Office Space
2200 sq.ft. - Garage Space
47 paved parking spaces
15 unpaved parking spaced

2 acres with 325-foot frontage
or 3 acres with 250-foot frontage

Recommend a combined facility with two entry ways on same or different roads. Will plan for Town Offices on same site. A recycled building would be considered if it will meet the needs.

6 toilets, 6 showers - For future, 3 toilets

Parcels previously identified on the Town Center map were discussed. An additional parcel was identified since it has currently come on the market. Site #3, corner Church and School Streets, was eliminated from consideration for safety reasons (too close to schools, etc.). Site #D, Church Street extension to Westford Road, was eliminated because of lot configuration (ledge) and safety factors. The remaining eight sites will be evaluated at the next meeting.

Richard Coulter volunteered to draft procedural rules for granting special permits in District M.

Aesthetics of utility lines and requirement for permanent markers in Common Driveway procedural rules will be drafted by Kay Kulmala.

Vivian Chaput will check with Fire Chief Koning regarding safety factors of naming common driveways and numbering of homes along a common driveway.

A Preliminary Plan for Subdivision of land on Morse Road was presented by Christopher Hart. Six lots are proposed and the proposed road would add 400 feet of pavement at the end of Sunset Road. Hart's guess was that Sunset Road is now at least 1300 feet long and that there are nine houses along it.

The existing house now on Lot 1 of the Preliminary Plan will be razed in addition to the outbuildings. The Application was filed on September 8. A decision on the Preliminary Plan will be due within 60 days and should be made by the second meeting in October. Discussion of this plan will be placed on the Agenda for the September 22 meeting.

Vivian Chaput reported that a question had arisen as to the Munroe Hill road construction schedule. The Agreement states that the paving would be completed August 30. The paving is not yet completed. Vivian will check to see what the new target date is and what steps are taken to alleviate the dust and noise problems.

Meeting adjourned 11:10 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board