

MINUTES

CARLISLE PLANNING BOARD, SEPT. 14, 1970

PRESENT WERE: C. Evans, J. Macone and T. Herndon

Mrs. Maynard Harris and Mrs. W. D. Tichnor outlined the progress of the Library Trustees' in their planning for additional library space. Mrs. Harris noted that the Trustees and Building Committee had met on a number of occasions, and were about to select an architect to draw up preliminary plans. She also explained that after considerable legal work, it had become clear that there was no legal constraint regarding use of the Gleason building exclusively for library purposes. Thus, it could be all or partly turned over to the Town for other Town use, and were an addition to be constructed, space in that addition could be used by the Town for other than library purposes. The three major possibilities for library expansion include: a. using the present library space and expanding it into an addition to the rear of the building. b. abandoning the present library space and designing an addition to accommodate all library requirements. c. abandoning the present building and constructing a new library building at another location. James Davis, representing the Selectmen was present and commented on the need for police, communication and possibly some additional office-meeting space. Mr. Herndon outlined the Board's previous discussions about the possibility of the Town providing space for a Post Office in or near the library which would solve the P.O.'s problem for the short term, and possibly provide the Town with expansion space in 5 to 10 years, part of the cost of which would have been paid by the P.O.. Mrs. Harris noted that the proximity of a P.O. to the library might be an asset by bringing in more library users, but felt that such a multi use building would overly complicate the design problems, at least.

Mr. Herndon then ~~was~~ explained Mr. Perley's request for a decision from the Board on final surfacing of the "Virginia Farm" subdivision of Connelly on Westford Rd. Since the existing macadm surface is too open and porous to be suitable, Mr. Perley and Mr. R. Davis, Carlisle's Highway Surveyor, recommend that : a. a sunken of the road that has settled be cut out, properly filled and resurfaced.

- b. berm be placed around the westerly perimeter of the turnaround, to catch water flowing across the pavement and channel it into the catch basin in that area. Presently, water is badly eroding the bank below the turnaround
- c. a paved radius be installed where the turnaround meets the main road. Presently, it curves back to the main road and intersects it at 90 degrees. It was felt that this made for considerable difficulty in turning when plowing snow.

d. the entire road be treated with a "bonding" chemical, and an additional 3/4 to 1" of fine blacktop be applied. However, this should not be done until after all banks and shoulders were ~~reworked~~ loamed and seeded.

The Board agreed that these recommendations should be carried out.

The Board then discussed the Site Plan Approval concept and agreed that, if the Selectmen concurred, an Article to include such a regulation ~~be~~ in the By-Laws be presented at Town Meeting. The question as to whether the Selectmen or Board of Appeals should ~~be~~ administer such a By-Law was ~~not~~ discussed but the Board had no strong feeling one way or another. Mr. Herndon was instructed to bring the matter up with the Selectmen.

The question of what to do about a drainage easement on land in the Dal-Mor subdivision off of East Riding Dr. was taken up. Lot 48 had been sold before the Town recorded its easement agreement for this development. Since this is "Land Court land" the Town would have to negotiate another easement with the new owner. The Board agreed that the new owner be contacted by letter to see if he would grant such an easement.

Mr. ~~Her~~ John Davis of Bedford Road had written the Board asking if it would support an Article at Town Meeting to reaccept ~~an~~ disused and abandoned portion of Brook St. In the process of straightening Brook St. approx. 15 years ago, ~~the~~ the Town eliminated a double bend which gave Mr. Davis frontage ~~on~~ for vacant land he owned on Brook St. Mr. Davis felt that this frontage should be restored, and suggested the reacceptance technique as a way of doing that. Mr. Herndon had discussed this matter with the Selectmen, and was informed that they were trying to find out if Mr. Davis didn't actually have frontage on the relocated part of Brook St., as the result of some land swapping that took place at the time. Mr. Bickford felt that ~~such~~ even if this should not be the case, some arrangement other than reacceptance could be made, and agreed that the problem was the responsibility of the Selectmen. The Board decided that Mr. Davis should be written to and informed ~~that~~ of these facts and that it was premature to discuss whether the Board would support a reacceptance Article or not.

Mr. Herndon reported that he had been contacted by Mr. R. H. O'Malley of the Post Office Dept who enquired if the Planning Board had any objections to the P.O. using the basement of the old Congregational Church Building for an interim solution to their overcrowding problems. Mr. O'Malley explained that the P.O. was negotiating a 2 year lease, which could be cancelled on 30 day's notice by either party. He added that minimal structural changes would be made and that they hoped to move the P.O. into the building on Nov. 1, 1970. The Board ~~discussed~~ the traffic and parking considerations in that area, and felt that even though there might be some traffic problems due to proximity to the schools and ~~and~~ the "bad intersections" of School and Church Streets with Concord Rd., it would make a reasonable interim Post Office location. It was noted that there was larger off street parking space available, and that there were more suitable loading facilities than

at ~~xxx~~ the present location. Mr. Herndon questioned whether the Church Trustees should not seek a Special Permit before leasing to the P.O. since ^{specific} there was no provision for a Federal facility in a residential zone. ~~Section~~ ~~2x2x2x2x2x~~ Section 2B, part 2f. of Article V of the By Laws might be interpreted to permit a Post Office in a residential zone. Mr. Herndon felt that even though it would probably be a formality, it should be done to clarify the situation and forestall any possibility that the building might be construed to have been zoned for business by its being used as a P.O. The Board agreed that this would ^{seem to} be a proper course of action for the Trustees to follow, and instructed Mr. Herndon to bring the problem before the Selectmen.

The meeting adjourned at 10:15

TOWN OF CARLISLE
PLANNING BOARD AGENDA FOR MEETING 9-14-70 8:00 P.M.

LIBRARY

1. Review of proposed Post Office site.
2. ^{NEW} Benjamin Report. ~~A~~ BY PASS
3. Proposed Rules Changes.
SUBDIVISION - *Connelly*
4. Site plan approval concept.
EASEMENTS
MR JOHN DAVIS LETTER

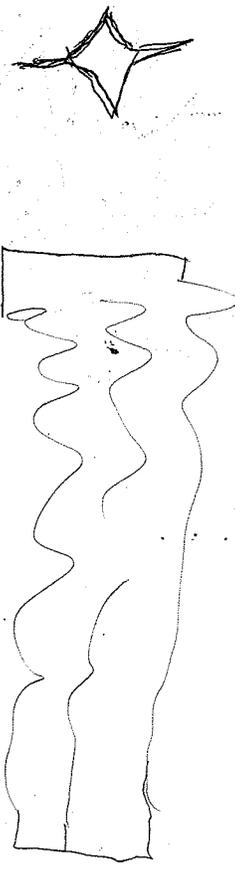
By order of Chairman Herndon

Robert B. Thomson, Clerk

- P.O.
- Site Plan rept
- R & R
- Benj Rept (~~BYPASS~~)
- Betterment
- REV. Benj Rept start
376 →

60-65%

124 - \$100
7 50 221
90 *devis*
95 N.I.
→ AAAAAAAAAAAAAA 95



Meredith Cameron
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