

JOINT MEETING: PLANNING BOARD

LONG RANGE CAPITAL REQUIREMENTS COMMITTEE

June 19, 1972

Members Present: Planning Board - Terry Herndon, George Cogswell, Charles Evans, Robert Heath, Forrest Hicks, Kay Kulmala  
Long Range Capital Requirements Committee - Hope Anderegg, Arthur Evans, Alford Peckham, David Stewart

Terry Herndon opened the meeting by saying that the Planning Board has talked about long range planning in the past. They have also looked to see if the Benjamin Report was being followed. However, in general, there is not much planning going on and not much being implemented. The town generally seems to go from crisis to crisis.

The question was asked as to how one communicates with the town and convinces the town to follow some guidelines. Mrs. Kulmala said this is a typical problem of most towns.

George Cogswell feels a set of priorities should be established and the town should try to implement these. When a plan is turned down by Town Meeting, then you have to rethink the plan and if it is deemed necessary then you have to reintroduce it or else make some changes. Dave Stewart said that if a Committee has done its homework correctly, then a plan will go through.

Currently in Carlisle, the School Committee has to look at sites - whether or not you have an out-lying site or expand the present site. The by-pass is another big project facing the town.

George Cogswell feels that a major capital outlay will be difficult to sell to the town in a 5.5% economy. Kay Kulmala said there should be comprehensive planning done to accomplish anything and Arthur Evans added that the townspeople must see that the town has been working on logical steps to achieve a comprehensive plan. It is a matter of educating people.

Terry Herndon mentioned that in Lexington when an article is being presented at Town Meeting all interested town committees and groups study the article and give their opinions and recommendations.

The Planning Board was asked what it was going to do in the way of planning. Terry Herndon replied it would be comprehensive as well as specific planning, e.g. the by-pass. There had been a citizens participation group studying land use, the impact of surrounding communities on Carlisle and zoning problems. However, this group stopped functioning.

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The Long Range Capital Requirements Committee has been looking at:

1. Growth of town services
2. Impact of school requirements on town
3. Regional planning
4. General and potential services and activities of the town
5. Establishment of ten year capital investment program

Since there are five committee members and five areas to be studied, it is hoped that one committee member will head up each area of study. It is also hoped that townspeople can be encouraged to also work in these areas of study. The question arises as to how we can get more muscle into this planning. They will consider ways the town government can exert more influence. Next year they hope to introduce more mundane planning and not go from crisis to crisis.

Terry Herndon said there had been a committee in 1968 or 1969 that had recommended a five year plan but as a result of change of personnel of the committee, no planning was continued and everything was dropped.

It is generally felt that there is a lack of communication between committees of the town and it was suggested that this could be improved by an exchange of minutes, the publishing of agendas and also by several joint meetings of committees set up in advance each year. There might also be a common member between committees. A calendar of activities for all town committee meetings was suggested.

Terry Herndon is hopeful that the Planning Board will get into more of what the State statutes charge the board with doing. He also hopes to generate a new Benjamin Report that would contain some idea of what the town wants and have a time table and then push for these needs. He does not however want such a report to stand as "gospel" and not be deviated from. Before there were hearings on portions of the Benjamin Report but there was not enough "relooking" at it so it was put on the shelf.

The Long Range Capital Requirements Committee feels that the immediate town problems are police, fire, highway, by-pass and a possible town manager. There is also a problem of land acquisition and use and this ties in with the possible by-pass and with this the business planning of the Center. Perhaps Carlisle should have a new business center elsewhere in the town. Since the Grange is no longer an active organization, what about the future of the Grange Hall. Also, it is expected that the old Congregational Church will go up for sale. The question of cluster zoning and housing for the elderly must be considered. Steps should be taken so

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that Carlisle will not become a town where only the rich can afford to live. The question of light industry should be discussed - would it be helpful to our tax structure or would industry want Carlisle.

Mrs. Anderegg asked how the Board established the most pressing need but there is no answer to this.

Mr. Stewart feels a seminar type of meeting should be held and get people involved. You can also say, "here are the alternatives" - e.g. solid waste disposal. Charles Evans said the Planning Board should make recommendations and plan but also there should be policies on the part of all town groups.

It was suggested that before Town Meeting any committee at all interested in an article should review it and study it. When an article is moved at Town Meeting, the moderator should recognize the person who introduced the article to explain or discuss it. Also, the moderator should know in advance who might speak on an issue such as a representative of the Finance Committee, the Long Range Capital Requirements Committee and/or the Planning Board.

It was pointed out that if the Planning Board was asked to suggest a location for housing police, fire, highway department or a new town office building, they would be unable to do so as there is no master plan of available space. By fall the L.R.C.R.C. may be asking for recommendations as to school site, town by-pass, or a site for town services building.

For a town by-pass the town must reserve in some fashion specific strips of land for road construction in the future when traffic demands it. This would affect the growth pattern of the town. The town could buy large parcels of land for this or buy small strips and not permit any building between the strips.

Currently there is no area data bank of growth curves of any type. Al Peckham is developing about six curves of data - gathering the information from town reports. The Planning Board will receive a copy of his work.

There is no formula available to show for so many people what services and facilities a town requires. There is information as to what similar towns have but not as to what they should have. When you do not feel a definite need it is a value judgment and it is very difficult to convince the town of a need.

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Forrest Hicks feels that for these facilities and services, you have a minimum and maximum number and you explain this to the people. You need more than to write an article in the paper and have a hearing. Arthur Evans feels you should send to the voters the thoughts on the articles of the warrant. These thoughts should be one or two paragraphs defending the article. Bob Heath feels they should be just tiny bites of concise information.

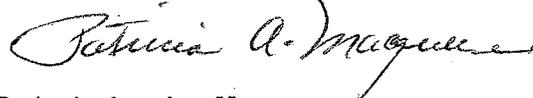
Terry Herndon suggested a somewhat different approach and not have the annual town meeting include any of the big controversial articles. However, the group felt this would cut down attendance at annual town meeting.

The Long Range Capital Requirements Committee will be making specific requests and statements. Kay Kulmala is working on regional planning for the group. Some of the regional planning will include town water, town sewage, water resources, wet-land zoning and flood plan insurance.

There was full agreement from the group that there is a need for more joint meetings. Perhaps one in the fall can be arranged and at that time the Planning Board might be prepared to talk about the by-pass.

The Long Range Capital Requirements Committee will meet the 3rd Monday of the month and the Planning Board will meet the 2nd and 4th Mondays of the month except in July and August when the Board will meet only on the 2nd Monday. The next meeting of the Planning Board will be July 10 at 8:00 P.M.

Respectfully submitted,



Patricia A. Macqueene



# Town of Carlisle

MASSACHUSETTS 01741

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Office of  
**PLANNING BOARD**

**MEMORANDUM**

**TO:** Members of Long Range Capital Outlay Comm. and Planning Board

**FROM:** Terry O. Herndon

**RE:** Joint Meeting, Room 9, Timothy Wilkins School, Mon. June 19, 7:45 p.m. 1972

The Planning Board would like to explore ways of improving long term comprehensive planning for Carlisle as well as the implementation of such plans. The Town Meeting form of government, at which such plans are either accepted or rejected, is best suited to a community where the residents have as great a commonality of interests as possible. Carlisle's present population have widely varying occupations, interests and attitudes which complicate the business of defining long range plans and acceptable methods for attaining such goals. This plus the increasing urbanization going on around us make it clear that we must consider ways of improving the local governmental process, in order to get away from the crisis by crisis method of solving problems. The current decision making process, where a committee writes a newspaper article - which is often not widely read, holds a hearing, which is usually poorly attended, and finally Town Meeting votes more on gut reaction than on informed thinking, mitigates strongly against the meaningful implementation of long term planning.

There should be some straightforward ways of changing this state of affairs enough to permit the planning groups of the Town to construct long range plans which not only reflect the community's desires but which will serve to guide the Town in carrying out such plans in an orderly manner.

It would be useful if the members of both committees could give some thought to this prior to the meeting, at which time we can discuss the problem and perhaps agree on some avenues to follow in an attempt to improve the overall planning process.