

PLANNING BOARD

Minutes - September 25, 1972

Members Present: Herndon, Cogswell, Evans, Heath, Kulmala, Santomenna and Thomson

Mr. McNally representing J. & E. Co., Inc. explained to the Board that when the contractor went to pave the roads of the subdivision, it was realized that the catch basins had been so placed that the catch basins on one side of the road would have been two feet outside the paving. Consequently, he presented a plan adding a two foot easement along one side of all roads except Fern Lane so that there would be 8 feet on one side of the paving and 10 feet on the other side, thus making a 42 foot road in most cases. It was suggested that the Board keep the 40 foot lay-out on the approved plan and the only change would be an additional two foot easement on certain roads. The granting of this additional easement had been approved by Neil Melone. This wider area was mostly on the opposite side of the road from what had been agreed to originally. The Planning Board approved the easement on the definitive plan and signed the plan.

Since the conveyance by J. & E. to Deck House of 17 lots by September 25, 1972 had not taken place, the Board's motion of September 11, 1972 to release the lots had expired. It was determined that the work was 90-95% completed. The overland drainage was complete, the fire hole fencing was not in, the paving was complete and seeding was in the process of being done. J. & E. had received an extension on the conveyance until September 29. Therefore, the Planning Board voted to release the 17 lots pending approval on the work to date by Dave Perley. The Chairman was authorized to sign the release for the Planning Board.

Terry Herndon told of a request from Bob Connelly for the release of three lots on Virginia Farme Road for building. Currently the bond is \$8,000. - it had been reduced from \$15,500. The Planning Board had written to Mr. Connelly in January 1971 requesting that certain improvements be made to the road. This work had never been done. Consequently, the Board will get an estimate from Dave Perley on finishing the road to Planning Board specifications and see if the remaining bond will cover the work. Also, Bob Santomenna will check with Neil Melone to see if the Planning Board has the authority to

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withhold the release of the three lots. It was the feeling of the Board that no more lots should be released until the road was properly completed.

The Chairman asked for three volunteers to serve on a wetlands zoning sub-committee to put together a wetlands zoning proposal. Bob Santomenna asked for the need for such zoning to be clarified. It was pointed out that studies may show that 20-30% of the area of Carlisle is appropriate for wetlands zoning. Good building land is becoming scarce in the town and there will be a tendency to fill land if building land becomes scarce. This would be a protective measure for the general welfare of the public. The Board of Health can control the development of small - one or two acre - marshes but the wetlands zoning would protect the large areas. Flood control and the protection of ground water resources are the two criteria on which we can base our need. Kay Kulmala felt that in connection with this wetlands zoning, the thought of future cluster zoning should be borne in mind and that the proposal should be drawn up so that the cluster zoning could meld into the wetlands zoning. Kay Kulmala and Bob Santomenna volunteered to serve on this committee. It is hoped that at the next meeting there will be a third volunteer.

It was suggested that the question of ceptic sludge disposal be placed on a future agenda.

Terry Herndon reviewed the pros and cons of the Small Subdivision as per Section 6 of the Rules and Regulations. The motion was made to keep the small subdivision regulation as now outlined. This motion was carried with Cogswell, Evans, Santomenna and Thomson voting in favor of retaining it and Heath and Kulmala against it.

Mr. Howard Hensleigh appeared before the Board with a plan for a lot on River Road, approval not required. A parcel of land had been given to the Carlisle Congregation Church by Mr. and Mrs. E. French for the purpose of building a parsonage. The plan was signed by the Board.

The Committee spent the remainder of the meeting discussing a town center study. One big question will have to do with the town center and its relationship to the possible by-pass. Ground rules for land acquisition and zoning must be established. The original intent of a by-pass was to channel traffic around the center of the town in order to preserve it for business and municipal uses. Even if activities

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in the town center do not expand, in order to preserve the appearance of the town, a by-pass will be necessary.

Since the School Committee may come up with a new location for a new school, this could have an impact on any planning. The question of what do we want to happen to the town center in addition to a municipal center should be answered. Also, do we want private business establishments to be encouraged - should the area zoned for business be extended? Should the town acquire more land at the rear of some of the businesses? Should the town supply parking or should the individual businesses supply it? What increases or types of businesses do we want or need in Carlisle? Is it the feeling of the Planning Board that all businesses be in the center of town (within the one acre^{lot}/area).

George Cogswell feels that the town should update the police and fire departments and encourage the establishment of a couple of places like Durens or the Mathematical Lab outside of the center, but no more center expansion.

Bob Thomson feels that the only way that some of the old buildings in the town can be preserved is to turn them into commercial properties.

Bob Heath feels there is a need for sophisticated planning with parking behind the current businesses. Let the center develop and extend the boundaries of the historical district. Set a line of demarcation and let the center extend to the limits and then set up areas elsewhere.

There will be no change of meeting dates due to the October holidays. Consequently, the next meeting will be October 9. The meeting was adjourned at 10:50 P.M.

Respectfully submitted,



Patricia A. Macqueene



Town of Carlisle

MASSACHUSETTS 01741

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Office of
PLANNING BOARD

A G E N D A

PLANNING BOARD MEETING

MON. SEPT. 25, 1972

ROOM 8 - WILKINS SCHOOL

8:00 p.m.

1. New business.
2. Status report on boat launching site proposal.
3. Establishment of a wetlands zoning subcommittee.
4. Rules and Regulations - vote on the Small Subdivision.
5. Town Center Study - continuing discussion.

Connelly Release
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Our next two regular meetings are
scheduled for Oct. 9 and 23. Both
days are holidays -- should the
dates be changed?

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