

PLANNING BOARD

Minutes - April 23, 1973

Members Present: Thomson, Bridges, Hannaford, Kulmala, and Santomenna

A plot plan was submitted, approval not required, for the purpose of recording the transfer of 15 acres of land on West Street, transferred in total by the Carlisle Congregational Church without any change to boundaries and with more than minimum acreage and frontage.

Mr. Hannaford had written up five areas of concern regarding the Center Building which should be considered part of these minutes. These items were discussed by the Board. It is estimated from the plans that the first floor will contain 6450 square feet and the second floor half of that. The area allowed for parking is of particular concern as it is not felt to be adequate. In his figuring, Mr. Hannaford only included that area where parking could actually take place, not the driveways. It is felt that the Town By-Laws should specify more clearly the area per car and the number of cars, rather than as Section III E, 2 b currently reads. It is thought that another perc test may have been done during spring high water. It was suggested that Item 2 of the list should be left to the discretion of the Board of Health. The Chairman of the Planning Board will submit a letter to the Board of Selectmen within the prescribed period of time regarding these concerns.

Discussion was held regarding Wetland Zoning. Mrs. Kulmala felt there were three basic questions:

- (1) Is the Board agreed that Wetlands Zoning will be beneficial to the Town?
- (2) Procedure - What procedure will be followed?
- (3) Time Table - Should there be a special Town Meeting regarding this?

Wetlands Zoning is desirable to plug the gap between out right purchase of land and protective zoning. It may also provide area for future town water supply if that becomes necessary. It must be done in such a manner as to make certain it would stand up in court if tested. However, it must also provide an escape clause for errors made in mapping, etc. Provision must also be made for the issuing of Special Permits by the Board of Appeals. A certain amount of the delineation is being done on the maps being prepared by O'Donnell for the Board of Assessors at no expense to the Planning Board. Aerial interpretation of photos must be done. Also the aerial photo information must be transferred to the U.S.G.S. maps and then this must be

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discussed and checked to see if they are truly wetlands. Caldwell's maps should be ready by the end of May. Then the Planning Board should discuss with the Conservation Commission what is vital to Carlisle. Next the Planning Board should work with the Assessors and then walk areas in question and start doing some public relations work to sell this to the townspeople. When the maps are completed, there will be a composite map. This or an overlay map should be ready by fall. There may be need for more than one public meeting to discuss wetlands zoning.

Mr. Santomenna gave the following estimated timetable:

- (1) The results of photo interpretation from O'Donnell are expected in June
- (2) Maps with property lines should be received from O'Donnell in August. These will be 200 feet to the inch and Caldwell's will be 800 feet to the inch. Zoning lines should be drawn 200 feet to the inch.
- (3) After these maps are received, all members of the Planning Board will participate in taking these maps out into the field.
- (4) No public hearings even on an informal basis will be held before October.

The Board then held a discussion on the Town Center. Representatives from the League of Women Voters were present and they were particularly interested in Bicycle/Foot Paths. They feel it would be nice to have Foot Paths in the Center. The question of whether bicycles would be ridden or have to be walked on these paths in the Center would have to be decided. In general, whether in the Center or in subdivisions, there should be a minimum of three to four feet between the shoulder of the road and the Bicycle/Foot Path. It would mainly depend on the contour of the land. The representatives of the League reported that in 1972 a traffic survey and a bicycle usage survey was done by the police and a copy of this was in the hands of the League. The Planning Board requested a copy of this survey. As they remembered it, Bedford Road was the most heavily traveled by bicycles, then Concord Road and then East Street. Lowell Road was high on automobile traffic but low on bicycles. The question was raised as to where to place Bicycle/Foot Paths in the center for maximum use. Also, the question was asked if people would use off-street parking in the Center if an area was provided. Also, would people make more than one stop in the Center?

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Mr. Enquist who lives only 2/10ths of a mile from the Center on Lowell Road said he will not permit his children to walk to the Center because of dangerous traffic conditions. Parking in the Center was discussed and the consensus of opinion was that where you have to back into traffic, it is not adequate parking and this condition exists everywhere in the Center. Parking at the Library is minimal.

It was recommended that the Planning Board make an effort to have Section III E, 2 b of the Town By-Laws (Pages 9 and 10) clarified.

Comments were requested by the Chairman on a Highway Department location. Mr. Hannaford feels Sly Fox Farm facilities would be very good. You could combine the Police and Fire Departments as well and have the Highway Department next to the Transfer Station. It was mentioned that the Davis-Banta land is still under consideration for this use.

It was reported that the State is studying the price and how much of the Farnham Smith land they will take for a State Park in Carlisle.

A proposal from Cleverdon, Varney and Pike regarding the River Road subdivision had been received and it seemed comparable to what had been done. It did not call for any additional field work. Mrs. Kulmala asked for time to look over the proposal before the Planning Board voted or made any recommendations. Concern was expressed as to policing of the Rules and Regulations in the field. Will an engineering firm do this? Mr. Hannaford feels that more time should be spent in the field than on engineering plans.

It was suggested that uses permitted for businesses in the Center as spelled out in the By-Laws be tightened up by Planning Board recommendation.

At the next meeting the wording of Bicycle/Foot Path specifications in subdivisions for the Rules and Regulations will be discussed.

The meeting was adjourned at 10:30 P.M.

Respectfully submitted,



Patricia A. Macqueene/
Secretary



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

ROBERT B. THOMSON, Clerk
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AGENDA 4-23-73

- (1) Discussion of wetland zoning and spot zoning.
- (2) Discussion of town center plan.