

PLANNING BOARD

Minutes - May 29, 1973

Members Present: Thomson, Cogswell, Hannaford, Kulmala, Pugmire and Santomenna

Status Reports were the first items considered for the evening.

Mr. Thomson reported on having attended a meeting of the Bicentennial Commission which was also attended by a representative of Lincoln and a representative of the State Commission as well as the local members. Mr. Thomson felt that Carlisle is as well prepared for the event as any town in Massachusetts. The Carlisle Commission had sent letters to all adjacent towns requesting their plans on traffic patterns. No replies had been received to date. Mr. Thomson would like to send a similar request to the Planning Boards of the adjacent towns (Bedford, Chelmsford, Concord, Billerica, Acton, Westford and Lincoln). Carlisle is interested in finding out what these towns assume their traffic patterns will be and how they might affect Carlisle. Also, the Carlisle Bicentennial Commission wants suggestions on a location for a permanent monument if we should have one. It is hoped that it might be on Town owned land in a central location with perhaps two hundred feet on at least one side of it.

There is no change in the status of the proposed Dexter subdivision. Acton received the document on the same day that Carlisle did and they have the proposal under consideration. It is believed that their Selectmen are opposed but it is unknown how their Planning Board feels. Acton's Rules and Regulations require adequate access over Acton ways and they also require that if a proposed subdivision feeds into another town that it must also have access over adequate ways of the adjoining town. It was felt that the Acton Planning Board should be sent a copy of Carlisle's Rules and Regulations with those appropriate paragraphs pointed out. Mr. Thomson also mentioned that in the deed on every piece of property on Woodland Road there is a covenant that Woodland Road will be a dead end road. An effort will be made to obtain a copy of this covenant.

It was reported that the State is about to pass an Act authorizing towns to declare certain roads as "Scenic Roads". These may be anything other than numbered routes. If designated by a town, it means that trees, rocks, walls, etc. must be preserved. (Mr. Santomenna will check to see if House Bill No. 5220 has been signed by the Governor).

Mr. Finigan would like to have the "shopping list" of work to be completed in the Woodstock Subdivision very soon. Mr. Perley has been

Minutes - May 29, 1973

called by Mr. Cogswell but he has not returned the call. He will be contacted once more and then if he does not reply, Mr. Holland of Cleverdon, Varney and Pike will be contacted. When an appointment is arranged, Mr. Hannaford will try to go along. The Board gave Mr. Cogswell the approval to contact Mr. Holland if necessary.

The Bedford Airport Expansion hearing was attended by Mr. Thomson. In general, he felt that the Aeronautics Commission was operating outside of the Massachusetts Bay Authority and did not have all of the inputs. Statistics indicate that Logan Airport can handle air traffic until 1980. The Aeronautics Commission has met strong opposition in connection with expansion of airports at Weymouth and Norwood as well as Bedford. Mr. Santomena asked if there has been any thought by the Bedford area to perhaps accept or recommend a palatable alternative. He wondered if this might forestall having a large expansion program thrust on the area.

Mr. Hannaford reported that the Long Range Planning Committee has had four or five meetings and thus far they seem unable to come up with a definition of a Master Plan. There will be a open meeting or conference held by this group on June 13 in Spalding Auditorium with Dr. Howard of M.I.T. as the key-note speaker. Four methods will be discussed on how to get a master plan:

1. Hire a professional who would meet with a committee to find out what it wants and then he would write up a report.
2. Hire a professional and thru questionnaires and meetings, he would find out what the town wants and then he would write the report.
3. Have an action group that would meet at various times to find out what each group or section of the town wants and then the group would recommend to the town what action should be taken.
4. Have a special town committee working under the direction of the Planning Board that would undertake the whole job over a long period of time although special parcels of the problem could be handled at different times.

Mr. Pugmire reported that he was going to attend a luncheon meeting tomorrow (May 30) with Mr. Peckham, Mr. Bickford and Mr. Brownell of the Department of Natural Resources on the proposed Carlisle State Park. Mr. Pugmire said that he would request a time table on this project. He has heard that the State may be thinking in terms of 500 camp sites.

Minutes - May 29, 1973

Apparently there is a proposal for a Lowell National Park along the canal to include the mills - an Industrial Williamsburg type of project. This park might be interested in an access road to the State Park. Mr. Pugmire will report to the Board on this meeting.

It was requested that each member of the Board check on changes relative to By-Laws in an effort to tighten up special uses.

It was reported that the Selectmen are looking at the Conant land which consists of around 50 acres. Mention was also made of a suggestion for the Town to purchase the land next to the Texaco Station and perhaps move the fire station to this lot, then a larger access would be available into the Conant land. No interest was expressed in this suggestion. It was reported that the school will need a minimum of 32 acres for any site they might purchase. They are still working on the Davis-Banta land. Mr. Hannaford will contact the Selectmen to see if they are interested in pursuing his suggestion of the Town purchasing Sly Fox Farm and/or the Fisk land on Lowell Road for Public Works.

A revised form of "Changes to Rules and Regulations Re: Bike Footpath" was discussed by the Board. These "Changes" should be considered part of these minutes with the following changes to be made:

Sec. 4-A-1-a, next to the last line shall read: "line of right of way" instead of line of the street.

Sec. 4-B-3 (new) shall read: "easement for bike/footpaths and woods paths may in appropriate circumstances be requested by the board . . . . "

Sec. 5-C-1-b shall read: "Bike/footpaths may in appropriate circumstances be requested to be constructed along existing roadways . . . . "

The Bicycle/Footpath Committee will be questioned on Sec. 5-C-2 regarding the thickness of the pavement - 2 1/2 inches - which is the same as required for roads.

Mr. Santomenna reported that there was no definitive answer to the legality of 5-C-1-b. Regarding 4-B-3, he said you cannot require an easement.

Mr. Bridges, Mr. Cogswell and Mr. Thomson are going to re-edit the Rules and Regulations for the Board.

Mr. Hannaford had copies of an article from House and Home Magazine suggesting an overhang on roads. Various widths of overhang were discussed. Mr. Hannaford is submitting the following:

Minutes - May 29, 1973

" SEC. 5 B-2 The minimum width of the paved roadways shall be twenty-four (24) feet.

SEC. 5 B-4 Roadways shall be provided with a foundation consisting of at least twelve (12) inches of good binding gravel, rolled and compacted to a centerline grade below the proposed finished grade shown on the profile by two and one-half ( $2\frac{1}{2}$ ) inches, and having a transverse grade parallel to that shown on the Typical Cross-section Plan on file with the Planning Board. The minimum width of the gravel base of the roadway shall be 30 feet extending 15 feet or more each side of the center line of paved roadway. Gravel shall be spread in two equal layers, each of which shall be thoroughly watered and rolled true to line and grades with a 12 ton or larger roller. Any depressions that appear during and after the rolling shall be filled with gravel and rerolled until the surface is true and even. The Board may require additional gravel and or trap rock in those areas where, in the opinion of the Planning Board or its agent, the ground conditions makes it necessary. "

The meeting was adjourned at 11 P.M.

Respectfully submitted,



Patricia A. Macqueene  
Secretary