



Town of Carlisle

MASSACHUSETTS 01741

GEORGE R. COGSWELL, JR., Clerk
698 Concord Road
CARLISLE, MASS. 01741

Office of
PLANNING BOARD

PLANNING BOARD MINUTES

June 25, 1973

Bob Thomson expressed his thanks to Kay Kulmala for her research and planning ideas on the town center.

Mr. and Mrs. Booher submitted a revised plan on the proposed addition to their house known as "Plan C". This revision was deemed a substantial change by the Board and the Booher's were given the approval to resubmit this plan to the Board of Appeals.

The Dexter subdivision refusal letter was drafted and presented by Bob Santomena, quoting R & R 4 Ale, By law 2Blj and finally a covenant of Charles R. and Charlotte L. Dexter, Plan Book #1640, Page 291, dated May 17, 1961, and comments thereon. A suggestion was made by Bill Bridges that Acton and Pope Roads should be added to the list of access roads. The Board felt that these additions would not be necessary and time was running short on a reply. The Board voted unanimously in favor of rejection and the letter was mailed the following day and a copy was sent to the Acton Planning Board.

Kent Pugmire reported on the Smith property meeting with Arthur Brownell of the state Department of Natural Resources. The property appears to be in excess of 1,400 acres and the state has spent \$50,000. on appraisals to date. The state is interested in the total land area on both sides of Lowell Street as part of a green belt plan with the Manning State Park in Billerica. The state would like to work the farm and preserve historical sites such as the school house. The state has no immediate plans for the development of camping facilities for the Bicentennial. There would be established an Advisory Board consisting of members from Carlisle and other towns abutting the park.

The Bicentennial memorial was brought up for discussion by Bob Thomson. The southeast corner of the intersection of Church and School Streets at the edge of the woods on School property was a suggested site and the Board was generally in favor of same. Another possible site would be the proposed shopping center lot,

George Cogswell brought out the Approval-Not Required linen submitted earlier by Louis McNally on the proposed shopping center land. Legally signing this plan freezes the permitted uses under present by-laws for a period of three years. We may enlarge permitted ^{uses} but not restrict same so far as the filing of this plan is concerned. To not sign the plan only would delay the running of the clock toward the same objective by the developer. The plan was signed and the Chairman agreed to send same to Mr. McNally.



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The linens of the Swanson gift to the town were presented by the clerk, reviewed by the Board and signed by all members. These linens were left in the Town Office for Town Counsel to take to the Registry the following day.

Frank Hannaford reported on the Woodstock development. Frank was present with David Perley, John Finigan and Roger Davis on the viewing date. Frank reported that three header walls need repointing, a washout under the fence on the firepond needs filling and there is a problem of loam washing down driveways into the roadways. The clerk is awaiting a written report from David Perley.

Frank made the observation that roadways should not be depressed from building lots. This discussion then centered on a formal cross section plan for future roads. The clerk was empowered to contact Mike Holland on a formal cross section road plan for Carlisle.

Tophet-Carleton Road was discussed. The Board is awaiting a written report from Dave Perley. Frank Hannaford pointed out that he did not get to view this situation.

Bob Santomenna suggested that we think about, and come prepared to discuss, the town center on July 9. Bob would also like to review permitted uses of commercial properties in our by-laws on the same date.

Frank Hannaford reported ~~on~~ attending the Selectmen's meeting vis-a-vis prospective municipal uses of land in or near the center of town. Nothing of note came from that meeting. Question remains - should the Board recommend a site for a purpose?

The committee retired into Executive session on the Smith property at 10 P.M.

Respectfully submitted,

George R. Cogswell
Clerk



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AGENDA

JUNE 25, 1973

Town House

8 P.M.

1. Vote on Dexter subdivision in Acton regarding access into Carlisle
2. Plan of land - Town Center commercial property, approval not required, results of study
3. Review of Rules and Regulations
4. Report by Mr. Pugmire of meeting to be held 6-12-73 with Mr. Brownell of the Department of Natural Resources re Smith land