

PLANNING BOARD

Minutes - January 28, 1974

MEMBERS PRESENT: Santomenna, Bridges, Hannaford, Kulmala and Pugmire

A plan was submitted by Thomas Arnold of East Riding Drive adding a 40 foot parcel to his land that had been reserved by Sydney Lipton as a right of way. The approval not required plan was signed by those members of the Board that were present at the time.

The meeting was called to order at 8:18 P.M. The Minutes of the January 14 meeting were adopted as submitted. However, later when Mr. Pugmire arrived he asked that a change be made regarding State interest in the cranberry bogs. He pointed out that no negotiations had taken place regarding State acquisition of the bogs and requested that the word be changed to discussion.

Mr. John Brown, Town Planner was present at the meeting. He stated that the citizens' survey as prepared by the Master Plan Committee was being mailed out the following day. Mr. Brown said that he has been examining old records of the Town, seeing Carlisle and hearing about the Town. Now that he has this background he wants to know the interests and ideas of the townspeople. He feels that he now has the facts and is seeking opinions. He will also be working on goals and some policy and establishing short range and long range priorities. The Master Plan Committee has only two years to work and then they will turn over their work - perhaps to the Planning Board, which may adopt it. There will be study groups set up to handle special area planning - e.g. recreation. Mr. Brown feels that comprehensive planning should be done about every five to ten years. Mr. Brown said that what he considers the inventory time of his assignment will end June 30, 1974 and then the second year he and the committee will spend on hard study.

Mr. Santomenna discussed some of the problems facing Carlisle in the time ahead. He said that the Planning Board would prefer to see a Northern By-Pass Route to a Southern one. He feels our first priority is for the town center study and business zoning. Work is still to be done on Wetlands Zoning - the Planning Board should sit down with someone from the Conservation Commission and perhaps Professor Caldwell. There is not as much information in the assessors' maps as was hoped for regarding wetlands. The Benjamin Report is still a valid basis for planning and the Board has slowly implemented part of this report and the Conservation Commission has implemented even more of it. The State Park is of great importance to the

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Town. Little information has been received from Mr. Brownell but the Town must find out the impact the Park will have on the Town, what the Park will consist of and usage plans. Mr. Pugmire said that the Town could become involved in the management of such a Park. Mr. Brown said that he would like to assist in the negotiations. So far Mr. Pugmire and Mr. Peckham have been the Town's only representatives at the meetings. It was not known whether there has to be an Environmental Impact Statement filed before or after the purchase of the land. Mr. Pugmire was charged to deal positively with the State regarding the Park negotiations.

Mrs. Kulmala expressed concern that we have the means to justify two acre zoning. Perhaps our Planner could assist along these lines. She is also concerned that 20 years hence many may be unable to afford to live in Carlisle.

Mr. Bridges and Mr. Pugmire reported that there is a real possibility that outside funding may be available for the Bicycle/Foot Paths.

Mr. Brown said that he would like to have a final draft of the Board's revised Rules and Regulations.

Mr. Santomenna asked if there were any comments on his letter to the Board of Selectmen regarding the Board's views on the plans submitted for the commercial property next to Durens. Mr. Santomenna will attend the Hearing on February 6.

Mr. Dick Wells, Finance Committee representative to the Planning Board was present. He was advised that the Planning Board will not have to go into the Reserve Fund for the balance of the current fiscal year. Discussion was held regarding engineering fees for subdivisions. The estimate from Mike Holland was not yet available. The question was raised as to how we can get the developer to pay more of this engineering expense. Is it legal to assess this cost to the builder or should fees be raised? Mr. Wells felt that if money is well spent, the Town would be agreeable to spend the money for engineering services. More study and thought will be given to this item. It was voted that the secretary would receive \$3.00 an hour for the fiscal year July 1, 1974 - June 30, 1975. A rough estimate of the Planning Board Budget for the next fiscal year might be:

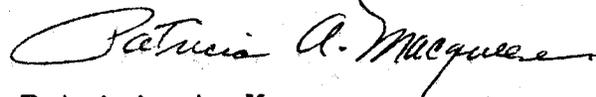
Internal Expenses	\$1800 - 2000.
Consultant	1000.
Engineering Services	5000.

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A final budget will be adopted at the next meeting.

The meeting was adjourned at 10:55 P.M.

Respectfully submitted,

A handwritten signature in cursive script, reading "Patricia A. Macqueene". The signature is written in dark ink and is positioned above the typed name.

Patricia A. Macqueene
Secretary



Town of Carlisle

MASSACHUSETTS 01741

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

Office of
PLANNING BOARD

AGENDA

February 11, 1974

8 P.M. Town House

1. Adoption of Budget for Fiscal Year July 1, 1974 - June 30, 1975
2. Review of Rules and Regulations revision
3. Indian Hill street numbering problem