



Town of Carlisle

MASSACHUSETTS 01741

FRANK E. HANNAFORD, Clerk
201 Prospect St.
CARLISLE, MASS. 01741

Office of

PLANNING BOARD

Minutes - February 11, 1974

Members Present: Santomenna, Bridges, Hannaford, Kulmala, Pugmire and Thomson. Mrs. Penhune and Mr. Peckham of the Board of Selectmen were also in attendance for part of the meeting.

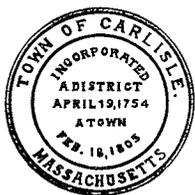
The meeting was called to order at 8:12 P.M. The Minutes of the last meeting were approved as submitted.

Mr. Santomenna reported that he and Mr. Hannaford had attended the Hearing on February 6 regarding site plan approval for R & W Realty on the lot next to Durens' Garage. A new plan has been submitted dated today, February 11. The new plans contain provisions for 24 parking spaces whereas the former plans contained 17 spaces. A final decision on this application is due March 1 and Mr. Santomenna would appreciate any comments from the Board members by Friday, February 15 on anything other than lack of parking space. Mr. Santomenna had advised the Selectmen that they must adhere to the Zoning By-laws and that they did not have the power to make exceptions. R & W may request the Board of Appeals to grant a variance and then write a restriction into the approval. It was noted that traffic circulation was bad in the new plan - there was no change to the building. The answer should be not to increase the parking spaces, but to reduce the building size.

Mrs. Penhune and Mr. Peckham said that any warrant articles that the Planning Board may wish to submit are due March 1. They each requested the Secretary to send them a copy of the Planning Board minutes in the future.

Mr. McGivinchy, engineer, presented an approval not required plan for land on Curve Street and the corner of Forest Park Drive. Three lots were on the site plan, one with 250 feet of frontage but the other two lots only had 200 feet so the plans were returned for lack of sufficient frontage on the two lots.

Mr. Peckham and Mrs. Penhune were enlisting the support of the Planning Board in their proposal to purchase the Conant land for future Town housing of all facilities (fire, police, public works and offices). Tentative building plans and a site plan were shown. The Planning Board would support such a proposal as it could fit in with the By-pass plan and it would be another step in implementing the Benjamin Report.



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Mr. Pugmire and Mr. Peckham reported on recent State Park developments. Mr. Brownell said last Thursday (February 7) that the price has been agreed upon but that the current problem was over land ownership as Mr. Smith did not own all of the property that he thought he did and he owned some property that he was not aware of. However, it is expected that the closing will take place either this week or in three weeks. Mr. Brownell did not want to release any preliminary plans to the Town. He had originally said that he would have a meeting with some of the town officials before the papers were signed and Mr. Peckham expects to call him tomorrow and press for this. Mr. Brownell has also said there would be an advisory committee regarding the Park that would consist of citizens from Carlisle and the surrounding towns. Perhaps such a committee of Carlisle people will be organized so the State can be told the local people are anxious to get to work on it. Mr. Bridges feels Carlisle should have more details on this Park as it will consist of 15% of the land of Carlisle. Mr. Brownell did not want our Town Planner to participate in any of the negotiations.

Discussion followed on the Budget for July 1, 1974 to June 30, 1975 for the Planning Board. Reference was made to the letter received from Mike Holland, copies of which were sent to all Planning Board members, and Mike had estimated it would cost about \$1500. for engineering fees on a 30 lot subdivision. If you included the cost of tests, it would cost about \$70.00 per lot. Mrs. Kulmala had a copy of Stow Rule whereby these fees are passed on to the developer. Mr. Santomenna will draw up a separate warrant article to establish a Reserve Fund for engineering fees that would be a type of revolving fund in that the Town would pay out the fees but bill the developer. There would be an initial fee and than additional costs would be passed on to the developer. It was suggested that \$70.00 be the fee charged per lot and if there are any additional charges they would be passed on. There could also be a \$50.00 filing fee for each preliminary plan. Mr. Bridges made a motion that the Planning



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Board have a lump sum budget of \$5,000.00 for the fiscal year July 1, 1974 to June 30, 1975 which for internal purposes is broken down as follows:

Internal expenses - secretarial fees, postage, supplies, advertising and dues	\$2,000.00
Consultant	1,000.00
Engineering fees	2,000.00

If a reserve fund is established, then the \$2,000.00 for Engineering fees may be eliminated. The motion was unanimously approved.

Mr. Pugmire mentioned that Sam Nichols a Carlisle resident and a professional architect with a specialty in land planning and cluster zoning, would be glad to come to the next Planning Board meeting and share some of his knowledge. The offer was appreciated by the Board, but it was felt that the Board should complete work on the Rules and Regulations before Mr. Nichols be invited to attend a meeting.

Mrs. Kulmala reported that she, Ken Harte and Bob Santomenna had visited a woman in Lincoln regarding Wetland Zoning. Two women, one a geologist and one a landscape architect, had walked most of the land in Lincoln in order to establish their boundaries. As a result of this visit the Carlisle Committee will once again investigate the resources of Carlisle to see what help is available in the Town.

Mrs. Cochran had called Mr. Santomenna to say that she had done nothing to implement the directive of the June town meeting to name the Indian Hill II Road, Indian Hill rather than Autumn Lane. There is concern on the part of the Town that there will be an overlapping of numbers between Indian Hill and Indian Hill Road. No decision was reached but it was suggested that an addenda might be put on so that the "Indian Hill" part wouldn't be lost to the residents since they do not want to change the street name.

The meeting was adjourned at 11 P.M.

Respectfully submitted,

Patricia A. Macqueene
Secretary



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AGENDA

February 25, 1974

8:00 P.M.

TOWN HOUSE

1. Rules and Regulations on Sub-Divisions
2. Disposition of Old 19th Century Plans
3. Consideration of a Plan off Brook Street