



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

MINUTES - MAY 28, 1974

MEMBERS PRESENT: Santomenna, Bridges, Hannaford, Kulmala, Sauer & Zielinski  
TOWNSPEOPLE PRESENT: Charles Evans, Pat & Bill Cutter, Mrs. Nestor &  
Mrs. Berry

Mr. Bridges chaired the Hearing on Proposed Changes of "Planning Board Rules and Regulations Governing the Subdivision of Land". He pointed out the major changes and the addition of the "Typical Roadway Cross Section". After discussion it was decided to change 3-B.2.c.5.) to read: "Boundary lines, areas, and dimensions of all proposed lots, with all lots designated numerically in sequence." Mr. Charles Evans, a former Planning Board member congratulated the Board for including the "Roadway Cross Section" and for completing the revision of the Rules & Regulations.

Mrs. Cutter asked if a developer could be required to complete a new road and have it accepted by the town within a time limit. She also felt that the amount of bond or surety should be a percentage of the total cost of the road. Mr. Santomenna pointed out that the State has statutes governing this and he also said that if the developer built a road according to Planning Board specifications and had good engineering, few problems would arise. The Board was asked what it would do if questioned about a "Future Street System" and it was felt that until a new Master Plan was adopted, the Benjamin Report would be used. A discussion was also held on road widths. Mrs. Kulmala suggested that the Master Planning Commission be asked to come up with a new Future Street System whereby in some cases you could down grade the width of a new street or expand where appropriate depending upon whether it was a through street, etc. Perhaps at some future Town Meeting a warrant article will be presented for a change in required road widths. The 3% grades mentioned in 4.A.3.d. on Page 14 was questioned - since drainage requirements have been neglected in the past, it was felt that the Rules and Regulations should be quite strict in this area.

Mrs. Cutter commended the group for abolishing the Small Subdivison provision.

Mr. Sauer asked if it would be possible to require that monuments be placed at all lot lines. Mr. Santomenna pointed out that this was not

FRANK E  
2  
CARL

## Legal Notice

PUBLIC HEARING CARLISLE PLANNING BOARD  
Notice is hereby given that a public hearing will be held by the Planning Board at the town offices in Gleason Library on May 28, 1974 at 8:00 P.M. on the adoption of proposed amended subdivision control rules and regulations of the Planning Board. A copy of the amended rules and regulations is on file with the Town Clerk and may be examined in advance of the hearing. Additional copies will be made available at the hearing.

Frank E. Hannaford  
Clerk  
May 9, 1974

Minutes - May 28, 1974

within the powers of the Planning Board. It was decided to change 5-G.2. (Page 19) to read: "Such monuments shall be of stone or another type specifically approved by the board. . . ."

Mr. Sauer also wondered if lot lines could be drawn along stone walls, rock outcroppings, big trees, etc. in order to protect natural land features. Since this would be rather difficult to enforce and could work a hardship on developers, this suggestion was not accepted.

The Hearing was closed at 9:30 P.M.

The regular Planning Board meeting was convened and it was voted unanimously to adopt the Rules and Regulations as submitted on May 27, 1974 with changes on Pages 6 and 19 as noted above. Mrs. Kulmala made a motion to thank Mr. S. Willard Bridges and his assistants - Bob Thomson and others - for bringing this job to completion.

The secretary will get an estimate on having these new Rules and Regs. reproduced.

Mr. William Gurry and Mr. Barry Flynn, real estate men of Lawrence, Mass. representing a prominent commercial bank presented tentative plans for the conversion of the Monument Square Building to a bank. They have signed a purchase agreement with Mr. Russell Perry for the building and the residential property next door. A second floor will be added to the present office building to house the current occupants of the first floor. Parking is now taking place as a non-conforming use on residential land and this will have to be studied. A variance would be required on parking spaces as there is not sufficient space for the required (6.6 for 1000 square feet) 23 parking spaces. There are no intended changes to the house next door. The men were seeking the advice of the Planning Board and it was suggested that they talk to residents of the Town Center and get their opinion and backing. Mr. Nelson, who had done the site plan, felt that the current septic system would be adequate - there would be paving over the system. The one well, which serves both properties, is on the residential portion and is fairly new. A variance would also be required to use an easement on the residential property for driveways. If the Planning Board was given the plan for approval, they would like a professional traffic analysis as to how much traffic would be generated and the average length of stay in the bank by people using the parking lot. The question might also be asked if there would be a willingness on the part of the employees to park

Minutes - May 28, 1974

elsewhere - it is estimated that there would be 7 employees in the building. The men left the plan for study by the Board and they will start on the Definitive Plan and will start the paper work for a variance from the Board of Appeals. They will also contact the Town Center residents and get the traffic information requested for the next Planning Board meeting.

A plan of the Farnham and Susan Smith 22.8 acres of land on the east side of Lowell Road was signed under the "Approval not required under Subdivision Control Law".

Mr. Hannaford submitted a plan for division of land of Edna Sleeper on Brook Street. Mrs. Sleeper plans to retain 4.55 acres and give 2.02 acres to a granddaughter. She plans to gravel a 18' driveway which will go up to a turn-around and is willing to post a bond to get the plan approved. There will be a 40' right of way which will be so marked on the linen.

The meeting was adjourned at 11:30 P.M.

Respectfully submitted,



Patricia A. Macqueene  
Secretary