



# Town of Carlisle

MASSACHUSETTS 01741

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

Office of

## PLANNING BOARD

Minutes - July 9, 1974

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

An "approval not required" plan of Lot 7 Autumn Lane was submitted for the owners by John Eaton, Jr. Atty. and signed by the Board. The lot, owned by Deck House, was divided and sold to the abutters - Seawright and Velardogghia (Velardocchia).

Mr. Lou Eno reappeared before the Board in an effort to get a plan signed of the Bromaghin land on Bedford Road so that he can try to get the plan recorded. The Board of Appeals did not feel that a variance was necessary as per Section 40-A laws. Notwithstanding the findings of the Board of Appeals, there is still not sufficient frontage for the Planning Board to sign the plans. However, Mr. Santomenna will discuss the matter with Mr. Melone who had apparently agreed with the Board of Appeals. The plan was left with the Board for a decision.

Mr. Lipstead and Mr. Stahl, his attorney, appeared before the Board in connection with Mr. Lipstead's ownership of a pork chop lot on Judy Farm Road. This lot is one of five lots on an approval not required subdivision signed in 1970. In 1972 a Bylaw change said that there could not be more than two pork chop lots contiguous to one another. However, permission was granted for these lots to be built upon until five years from the time they were originally approved - May 1975. At the time of the Bylaw change the lots were in single ownership. Unaware of this restriction when he purchased the lot, Mr. Lipstead asked for advice from the Board as he does not feel he can afford to build on his single lot at the present time. He wanted a decision before the time ran out in May 1975 rather than wait until after that time. Mr. Pugmire moved that the Planning Board recommend that the Board of Appeals hear the case without an appropriate turn-down by the Planning Board on the assumption that a variance is applied for. The Board approved this motion unanimously. It was recommended that Mr. Lipstead or his attorney make an application to the Board of Appeals and send a copy to the Planning Board and to Town Counsel.

As of June 25, 1974 Gurry and Flynn as individuals are the owners of the property which is being proposed to be used for a bank. Barry Flynn

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and his attorney, Lou Eno, presented plans for the property. The current Monument Square building would have a second floor added to possibly house the current tenants. The Historic District Commission must approve the architect's plans. Presently parking is permitted on the site under a pre existing non-conforming use. Twenty-two parking spaces will be required under the new Bylaws - there is room for fourteen. One plan showed a parking area at the back of the house lot which would entail the use of the town driveway. This area would provide for seventeen parking spaces and would permit parking by people using the library and town offices. A path would lead from this back area to the bank building. A variance would be required for this use and the owners would give an easement to the town for this lot for public use. Mrs. Kulmala feels that this is a very good start toward interconnecting parking areas which are nicely screened from the road. Mr. Santomenna feels that was sound planning. Mr. Eno asked that the Planning Board support the plan when it is taken to the Board of Appeals. It was felt that the developer should assume the burden of constructing the parking lot and that the question of plowing could be spelled out in the easement. The Board asked again for a traffic study which they were assured was forthcoming. They would also like to know the terms of the lease with the bank - how long the bank would be there. It was suggested that a variance should state that there would be nothing put on the property to inhibit the flow of traffic. A site plan approval by the Planning Board would depend on what the Board of Appeals grants and whether or not there were any objections from the abutter or the Board of Selectmen.

Notice had been received of a Board of Appeals' Hearing on 7-18-74 regarding an application by the DeBenedictis for a Day Care Center in their home on Carleton Road and for a variance by the Bastides for their property on Concord Road where the house is too close to the lot line.

Mr. Santomenna had attended a Bicentennial Commission meeting and was quite surprised that no preparations were being made for anytime other than April 19, 1975.

Mr. Pugmire reported that the purchase and sale agreement for the State Park had been signed. The Governor's Council had been invited to view the land but they apparently were not interested. The sale will be completed on July 18. The State has immediate plans to:

Post the land - both public and private land

Have a specialist examine the land and lay-out a path system through the public lands

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Post "No Hunting" and "No Trail Bike" signs in order to have  
time to determine what areas should be used for what  
Go into a study phase to determine the feasibility of a natural  
pond and see if there are any uses for the swamp area  
Possibly close North Road for policing purposes  
Service the Park by rotating employees from other State areas  
Install a parking area off of the farm lands  
Publicize the area  
Lay out the area east of Lowell Road now - the area west of  
Lowell Road will be done later  
Co-plan with various town officials and make the Definitive  
Plans available to Carlisle

The Board expressed concern over publicizing the Park before adequate study and planning had been done. The question was raised as to what areas Carlisle wanted impact in and what will be happening to Lowell Road. Mr. Pugmire will see if members of the Board can attend the next Selectmen's meeting on July 17, 1974 to discuss the matter. The suggestion was made that the Master Plan Commission might form a sub-group to study the Park. It was felt that a local study committee should be set-up. There should also be a meeting arranged with State personnel.

Mr. Santomenna mentioned that the other members of the Board will be requested by Mr. Bridges to sign a plan for land formerly owned by Mrs. Harris at the corner of Acton and West Street. Part of this land will have a conservation restriction placed on it and some will be divided into lots.

The next meeting of the Board will be on August 12, 1974. This meeting was adjourned at 10:45 P.M.

Respectfully submitted,



Patricia A. Macqueene  
Secretary