



# Town of Carlisle

MASSACHUSETTS 01741

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

Office of  
**PLANNING BOARD**

MINUTES - SEPTEMBER 9, 1974

Members Present: Santomenna, Bridges, Hannaford, Kulmala, Pugmire,  
Sauer and Zielinski

Mr. Santomenna reported that Neil Melone, Town Counsel, did draft and write the opinion rendered by the Board of Appeals regarding the Bromaghin property. He based his opinion on the fact that at one time the parcels had been held by different owners. Since time has run out on the matter, the Board reluctantly signed the linens.

The Board also signed plans for Lot A and B - part of the Conant Land. Lot B is not a valid building lot but since the Town of Carlisle is taking it by eminent domain it was valid for the Board to sign the plans as submitted by Mr. Melone. Lot A will be retained by Cora Conant. These plans were signed for recording purposes.

Mr. Melone is going to file a protest with the Attorney General and cite the appropriate authority in connection with denial of the Planning Board's Article 3 of the Special Town Meeting.

Bob Connelly, Tri-Corn Homes, has requested release of Lots 16, 17 and 21 on Virginia Farme Road. Action will be deferred on this request until Roger Davis has checked the condition of the road and until Hal Sauer makes an inspection and checks with the Building Inspector. Mr. Sauer, an abutter, objected to an area being filled that is a streambed part of the year.

Mr. Santomenna, Mrs. Kulmala and Mr. Hannaford attended the Board of Appeals meeting on September 9, 1974 regarding the proposed bank in the Monument Square Building. The Historic District Commission opposed the paving of the back portion of the residential lot and Mrs. Coombs concurs on this. It would mean that Mrs. Coombs would have paving on three sides of her property. The Library Trustees also objected as the parking lot would be clearly visible from the Library. They also objected to the additional flow of traffic that could be dangerous to children. The Historic District Commission does not want to see any more paving in the Historic District, particularly at this spot as they feel it would appear as "wall to wall" blacktop over three lots. Also, it would not be attractive to the residential

Minutes - September 9, 1974

lots. Mr. James Barron, the Building Inspector, was present at the Planning Board meeting and said he would not approve a building permit as the building was not constructed to carry a second floor and he is not sure what the foundation consists of. The Board of Appeals must make a decision by the end of this month as the clock is running on the 60-day time limit. According to the requirements, 21 parking spaces are needed. The recommendation has been made to eliminate parking in front of the building as this creates a bad safety problem. It was also suggested that the number of spaces in the back of the residential property be reduced so that a sidewalk and additional screening could be added.

Mr. Chase, Chairman of the Historic District Commission, expressed his objections to the bank proposal. He is in favor of fixing up the building but opposes so much paving. For screening, he is in favor of both fencing and shrubbery - he would like the back parking lot so screened and the walkways if the plan goes through. Everyone seems to be in favor of eliminating the front parking and having the new driveway for better traffic circulation but there is much opposition to the parking area at the back of the residential property. September 19th there will be a continuing meeting on the problem. It was mentioned that Gurry and Flynn could go to the Historic District Commission claiming economic hardship if the parking lot is denied.

If there was an overall plan as a result of a center study, it would be a valuable addition for this decision. The Historic District Commission plans to ask for an extension of time on their decision so they can wait and see what is the decision of the Board of Appeals.

Curb cuts were discussed with Jim Barron and he said that presently there is no criteria on driveways and felt it would be helpful if there were so that gravel, water and dirt might not be so apt to wash out on our roads. It was felt that a section on curb cuts could be included in the local building code so that these washouts might be eliminated and that driveways might be located at safer spots on some roads. Mr. Barron mentioned that in January 1975 the BOCA Code (a State building code) will supplement the Carlisle code. Mr. Santomena will talk to Mike Holland about having specifications drawn up regarding safety and drainage of curb cuts to be included in the Building Code. The Planning Board would submit these to the Selectmen for approval.

Discussion was held on the letter Mr. Santomena will write to the Board of Appeals regarding the Planning Board's recommendations on the proposed bank. The letter will contain the collective approval of the Board for the back parking lot and suggest landscaping the lot for screening purposes. The

Minutes - September 9, 1974

Planning Board is also in favor of eliminating parking in front of the building. It would recommend a reduction of the number of required parking spaces in the back lot by two or four so that this area could be used for screening. The Planning Board feels the need for additional parking in the Center overrides the aesthetic argument of the back lot. They feel that fourteen parking spaces would be adequate. The letter will emphasize the value of the new traffic pattern. It was felt that if the Board of Appeals does not permit the building to be enlarged that the Harvard Trust Company will wait out the current leases of the building and then have a one story bank and not have to make some of the required improvements as eliminating front parking and changing the traffic pattern. The question will be raised as to what plans have been made for snow removal.

Mrs. Kulmala reported on the progress of the Wetlands Zoning Group. It has been established that about fifty separate walks will be required to adequately complete the job and she was asking for volunteers to assist the present group (they will be trained for the job). Most Board members agreed to help.

The regular October meetings both fall on holidays so the dates for the October meetings were changed to Tuesday, the 15th and Tuesday, the 29th. The meeting was adjourned at 11:30 P.M.

Respectfully submitted,



Patricia A. Macqueene  
Secretary