



# Town of Carlisle

MASSACHUSETTS 01741

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

Office of  
**PLANNING BOARD**

MINUTES - October 29, 1974

MEMBERS PRESENT: Santomenna, Hannaford, Kulmala, Sauer, Zielinski

Mail received by the Board was reviewed. The Board of Selectmen approved the application for Temple Appliance Co. to have a small shop in the garage of the "Candy House". There had been a Hearing on the usage of Sleeper's former garage as a printing shop. There was concern because of electrical problems but it was finally determined that there was more power into the building than they had first realized so the use of the garage as a print shop was approved. There will be a Hearing by the Historic District Commission regarding a certificate of appropriateness for Boothers at the corner of Church St. and Concord Street for continuing a post and rail fence along Concord Road - this is not of concern to the Planning Board.

Jim Barron had suggested a change in the proposed "curb cut" ordinance. He felt the "cut" should appear on a plot plan before it is presented for a building permit. Also grade elevations should be on the plan so that C.V.P. could check for the cuts at the same time they make their inspection. An appropriate change was made to the proposed article and it will be sent to Mr. Barron, Mr. Peckham and considered part of these Minutes.

Notice was received of a Board of Appeals Hearing on November 7 on several requests for variances. None of these seemed applicable to the Planning Board.

Barry Flynn and Bill Gurry appeared before the Board seeking relief from the Parking Bylaws in connection with the Monument Square Building. They have received a certificate of appropriateness from the Historic District Commission on the building improvements. Most parties at the Hearing were opposed to parking at the rear of the residential lot. Gurry & Flynn are willing to investigate the granting of an easement to the Town for future parking at the back of the lot in case the feelings of the Town should change. They plan to eliminate the parking in front of the building for safety reasons and so are claiming a hardship case regarding parking - they are lacking six spaces. It was noted that the sales agreement on this building was signed before the new parking space changes were known to Gurry & Flynn.

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A comprehensive study of land use within the Center is to be done by John Brown and a parking study should be included in this. The five Board members present voted unanimously to grant Gurry and Flynn the right to appeal to the Board of Appeals for a variance from the parking requirements of the Parking Bylaws relative to the proposed use of this building for a bank. Six votes are needed to grant permission for this re-application and Mr. Bridges has also agreed to this and his letter will be on file. Gurry & Flynn will have Lou Eno pursue the granting of an easement at the back of the residential property and they will also try to supply the Board with an additional traffic study.

Apparently little was accomplished at the first meeting of the State Park Advisory Board on October 23 - in fact, most people had not been notified. Mr. Bruce Gullion, Director of the Department of Forests and Parks and Mr. Robert Hebb, regional supervisor for the parklands, are due to speak at the next meeting on November 13 regarding staffing, planning and law enforcement. It was suggested that Mr. Sauer talk to Charles Evans who had attended the meeting and see if the group could get together before the state men come to have some ideas to present to the state.

Bob Zielinski reported that John Brown is working on a study of land use - especially in the Town Center and C.V.P. is doing a general survey of the Conant Land. Once the Selectmen get all of this information then funds will be allocated and input will be requested from all groups concerned with the Conant Land. Mr. Zielinski supplied a map of the Conant Land that was basically the result of walking over the site. Use of the land will probably be dictated by the topography of the land. The Long Term Capital Requirements Committee is studying the question to see if it might be more economical in the long run to build it all at one time instead of piecemeal.

There was a plan of land owned by Paul Swanson on Curve Street that Mr. Swanson is interested in subdividing and perhaps selling one parcel of land in the future. The land has been a chicken breeding farm and because some of the out-buildings are too close to property lines, it will be a non-conforming lot. The Planning Board had no objections to Mr. Swanson seeking a variance from the Board of Appeals.

Mrs. Kulmala reported that the information on the Flood Hazard Maps had come from many sources - streams as gauges, regional graphs, 100 year storm maps, survey maps, etc. The Town was asked for some basic data and more information will be collected from all the Towns that apply for this flood zone insurance. Mr. Santomenna said that there are bases for appeals by both individual property owners and the towns.

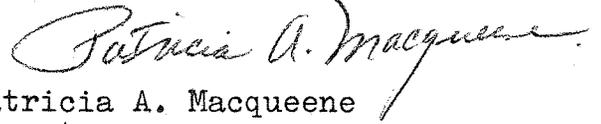
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There was a SILC meeting on the Bicentennial. Mr. Sloan of the State DPW and Hanscom Field representatives were there. Information regarding traffic circulation flow was due by October 13. A detailed report is due to come out in November re: housing and traffic flows. Each town will be left to solve its own problems. Lexington is estimating 1/2 million visitors and Concord - 125,000 visitors on Patriots Day.

Roger Davis had inspected Virginia Farms Road and he thought it was OK. He also approved the Cal-Mor subdivision. Mr. Hannaford had talked to Terry Herndon, Dave Perley and Bob Thomson regarding Cal-Mor and there was still one easement in question.

The meeting was adjourned at 10:30 P.M.

Respectfully submitted,



Patricia A. Macqueene  
Secretary

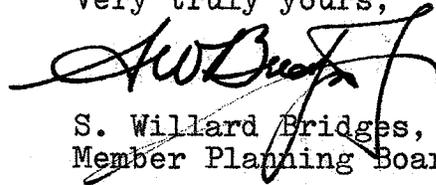
187 West Street  
Carlisle, MA 01741  
November 2, 1974

Mr. Robert C. Santomenna, Chairman  
Carlisle Planning Board  
Carlisle, Mass. 01741

Dear Bob:

I hereby concur with the vote of the other members of the Carlisle Planning Board at the October 29 meeting in agreeing that Gurry & Flynn have the right to resubmit to the Board of Appeals a request for a variance of the Parking Requirements Bylaws since it is felt that this constitutes a different concept from the parking plans originally submitted.

Very truly yours,



S. Willard Bridges, Jr.  
Member Planning Board

pm

*Pat - Please file w/ minutes  
of meeting.  
RCS*