



Town of Carlisle

MASSACHUSETTS 01741

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

Office of

PLANNING BOARD

MINUTES - JANUARY 27, 1975

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

Mail received was scanned by the members. The Finance Committee has recommended that all Town Committees get estimates before authorizing consultation on any matter.

Mr. Hannaford asked that Jean Berry be asked to correct the wrong budget figure that was placed in the Concord Journal after the January 13th meeting.

The Master Planning Committee has voted to bring their work to a conclusion - that the planning should now be done by the Planning Board. The Committee is willing to serve as a sub-committee of the Planning Board regarding (1) land use planning, and (2) town center design. It was estimated that an additional 4000-5000 dollars should be spent for the services of John Brown, Consultant.

Mr. Santomenna reported that there is an amendment to Chapter 40A, Zoning Enabling Act, up before the Legislature. This is approximately the same bill that was up last session but it is felt that there is a good chance that it might be approved this time. It includes procedural recommendations changed to clarify wetlands zoning authority. Also, there is a 5 year freeze rather than a 7 year freeze on subdivision plans that have been approved. If passed, this will require amendments to our zoning bylaws and could actually strengthen our bylaws. It might also make a difference in Gurry and Flynn's plan for a usage change.

Arno Szegvari of the Master Planning Committee and John Brown and King Harvey, Consultants, were present to submit some of their maps and suggestions to the Board. They gave the Board a copy of a series of working memos which will be copied and sent to each Board member. These are working drafts and not for wide circulation. This is now the time to go over these suggestions and make recommendations. About half of the consultant's current budget has been used up. Memos concerned land use, housing policy and ways the Town of Carlisle could develop. The study includes many good reasons not to build a by-pass - John Brown does not feel it would accomplish what the Town would like it to accomplish - it would only encourage traffic to

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pass through Carlisle. Mr. Brown's study proposes housing policies other than normal for Carlisle - different size lots, cluster housing, etc. His presentation included several maps indicating land uses and type of land and developable land. He also indicated areas where housing for the elderly, low income or moderate income would be suitable as well as areas suitable for cluster zoning. Mr. Brown also suggested a new zoning area - perhaps a 3000 foot radius from center which would include the 1500 foot radius of the Historic District Commission and permit concentration of certain services within the area. A map of the Conant Land showed location for a DPW building and future town offices and an additional town common. Perhaps some cluster housing could be included in a section of this land. Within this 3000 foot radius area, you could have quite complete and lengthy site plan controls and you could control density of development. The important thing would be to have strong zoning and usage controls for the area.

This master plan would be a guidance document if adopted by the Planning Board. If a well organized and well informed public relations job was done, it might be taken before town meeting. The town officials will receive a draft report on the work left to be done, land usage plans, traffic controls, etc. Then, another Town Planning Seminar is tentatively scheduled for March 13th. After the presentation at the seminar, then the current Planning Committee would like to work as an advisory committee to the Planning Board. They feel it would be too bad not to take advantage of some of the people in the town whose knowledge, interest and expertise have been made known to the Master Planning Committee. These people could be called upon to assist in other town studies.

Mrs. Penhune stopped in and wished to correct an item in the January 13 Minutes. It is not the intention of the Board of Selectmen to not include the driveway regulation in the Town Meeting warrant if the Planning Board really wants it included. However, she felt that it should be spelled out as to who would handle this - Mr. Barron could do it or perhaps since it is also a safety measure, the police could review the location. There was some feeling that action on this regulation might be passed over for a year until the new State Building Code has been implemented and clarified. The Planning Board will defer their decision until the next meeting on this item.

The Planning Board voted unanimously to advise the Finance Committee that the Planning Board will include an article in the Town Meeting Warrant requesting \$2000.00 to continue the work of the Master Planner. The final

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report from the planner is expected soon which should justify this fund. It is hoped that money already included in the Planning Board budget can be added to this figure.

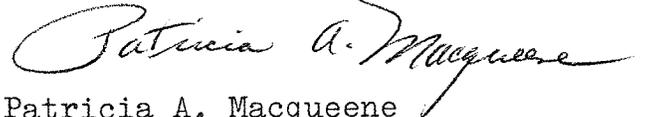
Mr. Hannaford has found that the costs for a map file have increased so the motion of the last meeting (January 13) was amended to increase the figure to be spent for a map file to \$500.00

Bill Bridges has agreed to serve as Chairman of the Planning Board for the next year and Frank Hannaford will continue to serve as Clerk. The position of Chairman-Elect will be considered at the next meeting.

The entire Board extended a sincere vote of thanks of Bob Santomenna for his leadership and work during the past year.

The meeting was adjourned at 11:45 P.M.

Respectfully submitted



Patricia A. Macqueene
Secretary