



# Town of Carlisle

MASSACHUSETTS 01741

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

Office of  
**PLANNING BOARD**

MINUTES - MARCH 24, 1975

Members Present: Bridges, Hannaford, Kulmala, Pugmire, Sauer & Santomena

Mr. Pugmire requested that Page 3 of the Minutes of 3-10-75 be corrected to read "that a town planner employed by Lexington as Planning Director is considering moving to Carlisle and has expressed . . . "

The letter drafted by Mrs. Kulmala to the Conservation Commission was approved except for one word in the last line - the word "irrevocable" was changed to read "irreducible". The letter will be sent as corrected.

Mr. Bridges had received a letter from J. S. Harvey of South Street requesting that the Town of Carlisle remain "status quo" with no changes e.g. bank, etc.

The Agenda for the next Board of Appeals meeting - April 3, 1975 - did not mention a proposed Post Office. The location, on Church Street, across from the ball field is in Residential District "A" with perhaps only one acre zoning. An option has been taken by a Mr. Davidson on the land and he has submitted a bid to the Post Office Department which was accepted. Mr. Bridges and Mr. Hannaford had recommended to Mary Kelley, the realtor, that her approach should be through the Board of Appeals. The Planning Board's role would be purely consultative. However, there is a legal technicality since the owner of the property will be a private individual although it may be leased to the Post Office Department. Mr. Bridges will write to the Board of Appeals expressing the following concerns of the Planning Board:

1. The Planning Board opposes spot zoning.
2. The Board does not wish to see an enlargement of the business district at this time
3. This is a private enterprise although use will be governmental.

It is believed that Mr. Barron has concerns about the "buildability" of the lot. There is also concern regarding additional traffic on Church Street.

Mr. Bridges questioned if the parking at the Monument Square Building is illegal. He was advised that the parking lot falls into the category of a pre-existing non-conforming parking lot and has been used as such for at least forty years.

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The question of a common drive for lots on Lowell Road had been raised by Terry Herndon. The plan of land was approved by the Board on June 28, 1974 and was owned by John Borowski. Since they are legal lots, this common driveway is the concern of the owners - the problem arose because they had problems crossing a small stream. As long as there are legal agreements between the owners, there should be no problems.

Mr. Santomenna had sent out a letter to members regarding Articles 13 & 14 for the Warrant. These Articles refer to the Town joining the National Flood Insurance Program under HUD and accepting the Flood Hazard Districts. These articles and this insurance carries no cost to the Town but the people whose properties fall within the designated flood plain areas will have to apply for the insurance. By passing these Articles, the Town is bringing these people under the wings of the plan - it can definitely affect the marketability of property because money could not be borrowed thru any federal agency (including National Banks) on this land if it was not so insured. This is the first level of legislation and there will be more out on it later and perhaps the maps will be corrected. Currently there are rate maps but eventually this insurance will be on an actuarial basis. Mrs. Kulmala suggested that the maps may be amended from time to time but whatever HUD does to these maps will have no bearing on our wetlands maps. A wetland zone and a flood plain zone do not have to be the same. The real purpose of this plan is to protect the interests of the people whose property falls in the flood plains areas. The Hearing for the Bylaw change will be April 14 at 8:00 P.M. Mr. Pugmire will prepare view-graphs for the Hearing. A real effort will be made to not confuse this with wetland zoning.

A Hearing will be held at 8:30 P.M. on April 14 regarding amendments to the Planning Board Subdivision Rules and Regulations regulating construction in new subdivisions which include areas within flood hazard districts.

Mr. Sauer had received a call from Bob Connelly who wants to meet with the Board and have the remaining Virginia Farme Road lots released. His engineers are drawing-up plans and should show that the lots do not encroach on any easements. The Town engineers will check these plans before the lots are released.

It has been established that the State Park Advisory Committee should be under the wings of the Planning Board. Mr. Sauer will be Chairman of the group. He has been in contact with Bob Hebb who works under Bruce Gullion and Mr. Sauer is trying to find out future plans. Once this is done, then

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suggestions can be made regarding the Park and what the State wants of the Town and vice versa. One suggestion has been made to use an area as an outdoor classroom for wetlands plants. The farm is being closed down so that has changed some of the thinking. It is still hoped to get some representatives from adjacent towns on the Committee.

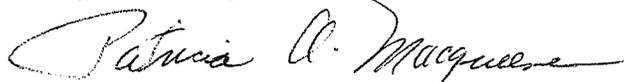
Mr. Zielinski sent in word that he had received an estimate from Mike Holland that four hours of work would be required on the driveway warrant article. Permission was granted for him to proceed. The requested engineering requirements should be ready for the Hearing on this addition to Article 5 of the Town Bylaws to be held at 8:45 on April 14.

Word was received that there would be a State Hearing on April 3 regarding the Revision of Chapter 41A. It is not a radical rewrite of the current law but Mr. Santomenna will study the revisions.

It was agreed to send copies of the agenda of each meeting to the three people who were appointed to the Planning Board Sub-Committee on Long Range Planning. It was decided not to make them associate members of the Planning Board.

The meeting was adjourned at 9:45 P.M.

Respectfully submitted



Patricia A. Macqueene  
Secretary