



# Town of Carlisle

MASSACHUSETTS 01741

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

Office of  
**PLANNING BOARD**

MINUTES - MAY 12, 1975

MEMBERS PRESENT: Pugmire, Hannaford, Kulmala, Santomenna, Sauer & Zielinski  
Associates: Anderegg and Badger

In the absence of Mr. Bridges, Mr. Pugmire chaired the meeting. He mentioned the fact that all of the Planning Board Articles passed Town Meeting except for the Driveway Entrance Article. Reasons for failure of this article to pass were: route of appeal not spelled out, primary and secondary roads were not defined (criticism of Town Counsel), opposition of Building Inspector. This Article falls "between the cracks" in that there is nobody on the local level to appeal to - it is neither a zoning matter nor a Board of Appeals matter so therefore if there was any appeal it would have to go into a court. The Planning Board had not done sufficient homework. An effort will be made to rewrite the Article clearly enough so that you do not deny a person the right to build a driveway but you help him put it in the best possible place. The Board will continue to pursue the matter and hope to come up with more acceptable wording as a safety factor is involved.

Notification was received from the Historic District Commission of a Hearing on May 22nd regarding the Hague property on Lowell Road. No Planning Board action is required.

A letter was received from Bob McWalters, Attorney for Dr. Peter Morey of the Carlisle Animal Hospital stating that Dr. Morey who operates the Animal Hospital under a Special Permit would like to have the restrictive clause removed from his Permit. There is a five year review clause included in his permit at which time abutters may come forward to voice their opinions. Mr. Santomenna will request a copy of the original Board of Appeals decision and Dr. Morey and Mr. McWalters will be placed on the May 27, 1975 Agenda.

Mrs. Jean Donnelly, Attorney, presented a re-subdivision of the property of Charles R. and Charlotte Dexter who are doing some Estate Planning. Since the property is partially in Acton and has been before the Board before, the members were familiar with the parcel. The Dexters will retain their house lot but they wish to convey a small sliver of land known as Lot # 28 to the Town - this would have to be accepted at Town Meeting. However, it was

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determined that the Dexters had not retained sufficient frontage on Woodland Road so Lot 28 will have to go back into Lot 26. Lot #27 is not a building lot but it would serve as an entrance into Lot #24 which is approximately 10 acres in Acton. We cannot refuse to sign the linen once the frontage problem is corrected as we have no jurisdiction over Lot 24 and it is not a subdivision. Lot 27 should be marked on the plan as not being a building lot. Mrs. Donnelly will have the frontage problem corrected and the linens will come back to the Board with the application for signature.

Mr. Sauer reported that Don Faron took the State Park Advisory Committee on a tour of the Park. Mr. Sauer was most impressed with Mr. Faron's knowledge of the land and the manner in which he handled things. He also feels that Mr. Faron's ideas seem consistent with what our town would like done with the State Park. Mr. Sauer had received a letter from the Department of Natural Resources giving statistics on what we could expect regarding traffic. The Park is not being publicized for 1975 and most of the land is under cultivation for this summer. A decision should be reached on which roads should be used as access to the Park before the State puts out any publicity. The Advisory Committee will discuss this but the decision should be reviewed by the Planning Board. So far, no signs have been erected to designate parking areas. It was suggested that the subject of access roads should be discussed at the June 23rd meeting of the Planning Board and John Brown, Mike Holland or a traffic engineer from CVP, and Chief Hersey will be invited to make some input regarding the matter. A valid road usage count would be helpful - John Brown does have one for the Center at peak hours. Also, information as to where the majority of the traffic to the Park is coming from is important.

Mr. Zielinski had a report from the Master Planning Committee. At the end of May the complete report from John Brown is expected. A copy of the preliminary report is included with these Minutes. Mr. Brown feels that serious thought should be given to cluster zoning without impeding development. Also, the Center deserves special consideration - he suggests that area within a 3000 foot radius of the Center should have more stringent site plan approval. He has suggested that anything over 10 acres being developed might have a cluster concept to preserve certain scenic features. The proposed Zoning Enabling Act includes bonus features and trade-offs to preserve some features. A developer could be requested to submit two plans - one that shows conventional two acre lots and the other plan showing cluster zoning. The

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Master Planning Committee (MPC) feels that the "hot" spot of the Town is the Town Center. Mr. Sauer requested that the MPC bring to the Planning Board not only the benefits of cluster zoning but should also point out the drawbacks. He felt they should try to contact communities that have cluster zoning and get information pro and con.

Since Town Meeting voted \$15,000. for Conant Land planning, it was hoped that the Selectmen would not use the money strictly for architect's drawings of a DPW building but look at the total concept. Mrs. Badger felt that the DPW barn could be located at one of two places in Carlisle - either on the Conant Land or near the Transfer Station. Mr. Zielinski was asked to find out what the Selectmen plan to do with their money and what they are going to put on the Conant Land. It is hoped that if they do hire an architect that the architect will work with King Harvey of John Brown Associates. This Board is particularly concerned with the road into and out of the land and placement of buildings. Mr. Zielinski will be our liaison with the Board of Selectmen and report back at the next Planning Board meeting.

Mr. Hannaford submitted a linen for signing for the property off Brook Street owned in part by Edna Sleeper. The driveway has been widened and is complete. This is a private right of way. Under subdivision control law approval not required, the linens were signed.

The meeting was adjourned at 10:50 P.M.

Respectfully submitted,



Patricia A. Macqueene  
Secretary