



Town of Carlisle

MASSACHUSETTS 01741

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

Office of
PLANNING BOARD

MINUTES

Meeting - June 9, 1975

MEMBERS PRESENT: Bridges, Hannaford, Kulmala, Pugmire, Santomenna, Sauer and Zielinski; Assoc. Member - Mrs Badger

A new plan of the Dexter Land was received from Mrs. Jean Donnelly along with a letter stating that the Acton Planning Board requested the following legend be added to the plans: "Endorsement of this plan by the Acton Planning Board does not constitute the creation of buildable lots."

The Planning Board agreed to recommend to the Board of Selectmen the reappointment of Charles Evans to the M.A.P.C.

Mrs. Kulmala pointed out that a correction should be made to Page 3 of the May 27th Minutes stating that it was the Conservation Foundation that would be setting up programs regarding cluster zoning, etc. rather than the Conservation Commission as was written. Otherwise the Minutes were approved as distributed.

Mr. Bridges reported that he had contacted the Post Office Federal Real Estate Department which is located in Lexington. Mr. John Raftes who Mr. Bridges was trying to contact is away until June 16. Mrs. Nestor said that an article was coming out in the next issue of The Mosquito concerning a new post office for Carlisle. She also said that Martin Smith is Mr. Raftes' superior. Any contracts are put out by the Lexington office and the Post Office Department must approve the architecture of any buildings. One reason for the need of a new post office in Carlisle is the increased space demands of the Postal Service Employees Union. They also require a covered loading dock. (It was pointed out that a hoist or mechanical loading platform could be used at the present location.) Also, most post offices have the lock box section separate from the window section. The current lease with the Congregational Church runs until December 31, 1976 however either party may cancel the contract with 30 days notice. Ed Martin, the local postmaster, would like to see a new post office located on the Conant Land but he would not like to see the planning drag on indefinitely. Mr. Pugmire suggested that a letter be written to the Post Office Department stating that the Conant Land is owned by the Town & might be a possible location for a post office. It was also

Minutes - June 9, 1975

suggested that the Congregational Church might be taken by eminent domain which would clear up title problems and use restrictions. It was questioned whether a post office could be the first building on the Conant Land. Mr. Hannaford suggested that it might be better if the Town had a non-profit housing authority (as suggested by John Brown who is a member of such an organization in Sudbury). If a site plan is developed for the land, a post office should be included in the plan. Mr. Santomenna will contact the Post Office Real Estate Department for the Board.

The Master Planning money is dedicated to Town Center Planning - including the Conant Land. At the next meeting, it should be decided who is to do what in connection with planning - what is the role of the Planning Board, what functions the Town wishes located on the Conant Land, and traffic flow in the Center. The Town Planner has recommended a detailed design plan of the Town Center which would show buildings, etc. and exactly how the Town Center would look. This function would take much time and money. King Harvey's design competition suggestion would short circuit some of these problems and might put things into prospective. The competition itself is a way of getting a problem solved. The prize would be the award of the contract for making up complete plans - an architect would do the building plans but a land planner would do the site planning. It was questioned as to whether there was that much of an incentive to do the work for the competition. Kay Kulmala will contact M.I.T. and Betsy Badger will contact Harvard to see if either school would wish this as a project.

Jean Berry questioned whether the Town could lease land - as for the Post Office.

Mrs. Nestor said that Mr. Peckham already has laid out plans for a \$250,000. project. There are 3 options that he has suggested:

1. Let C.V.P. carry the ball with site planning, etc.
2. Get a lot of help from local residents
3. Make it a M.P.C. program

Already Mr. Peckham is finding out how much space is needed for police, parking, D.P.W., etc.

Mr. Pugmire suggested asking Sam Nuckols to assist in the total concept and guide the Planning Board through this planning stage. He suggested that Mr. Nuckols might draw up a plan of action. He also suggested that the Board of Selectmen be requested to do nothing until a complete site plan has been developed. Mrs. Badger reiterated that using the Congregation Church should

Minutes - June 9, 1975

not be overlooked.

It was decided to write to the following local known architects and planners inviting them to attend a meeting on June 16 in the Art Room at Spalding School for the purpose of setting up a Design Advisory Board to assist in planning for the Conant Land, and for other future projects:

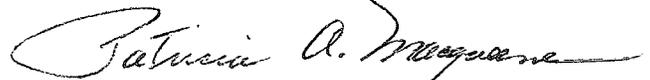
Arno Szegvari
Sam Nuckols
Gary Freiberg
Robert Soforenko
Jim Davies
George Conley

Gillian Beram
Robert Nizel
Steve Harlow
William Berkes
Howard Rockstrom
Barry Borgerson

Mr. Bridges, Mr. Pugmire, Mrs. Kulmala and Mr. Zielinski will attend the meeting from the Planning Board.

The meeting was adjourned at 9:50 P.M.

Respectfully submitted,



Patricia A. Macqueene
Secretary