



Town of Carlisle

MASSACHUSETTS 01741

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

Office of

PLANNING BOARD

MINUTES - JULY 28, 1975

MEMBERS PRESENT: Bridges, Hannaford, Kulmala, Zielinski
Associate: Anderegg

A bill had been received from C.V.P. which the Board did not sign. Mr. Sauer will be asked to check on the accuracy of the bill.

Mr. Bridges discussed a letter he had received from Mr. Benfield, Chairman of the Conservation Commission. It referred to the report sent to the Board of Selectmen urging the preservation of much of the Conant Land for conservation.

A letter had been received in reply to the Chairman's letter to Mr. Bruce Gullion of the Department of Natural Resources stating that the Department of Environmental Management will be given the letter to study the wishes of the local boards regarding the preservation in their natural state of the "cranberry bogs".

On 9-14-71 Neil Melone had advised James DeMott, then Chairman of the Board of Selectmen, of a Pennsylvania court case that indicated the hostility of the courts to large area zoning. Mr. Melone was concerned that this could also occur in Massachusetts. This month Mr. Melone wrote the Board regarding the case of Wilson vs. Town of Sherborn where large area zoning was upheld. In the case of a minimum of two acre zoning the Appeals Court did not follow the Pennsylvania decision and the Supreme Judicial Court denied an appellate review since there was no town water or sewage. The court felt two acre zoning was justified by a need for health protection. The Massachusetts Department of Community Affairs felt the health aspect justified the decision.

Mr. Sauer had sent a report to the Board regarding Virginia Farme Road. Mike Holland had inspected the road and said that all requirements seemed to have been met on Lot 16. The grass is sparse but he feels it will in time fill in and this has been a poor growing year. It appears that the high bank on Lot 17 may be subject to washout and erosion. However, since this had not been brought to Mr. Connelly's attention before it seems unfair to delay the release of the lots any longer. Therefore the Board unanimously voted that Mr. Connelly be given the release on Lots 16, 17 and 21 as

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requested. The Board is releasing these lots as technically buildable but note was taken of the fill on Lot 16 and erosion possibility on Lot 17. Notice of this release will be sent to Mr. Sauer who will advise Mr. Connelly.

Conant Land Discussion

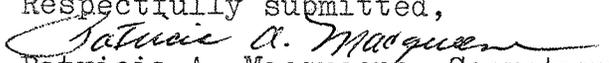
As a result of walking the land, Mr. Bridges feels there is much less land usable by the Town for public buildings and housing purposes than originally thought. He was surprised at the enormous amount of terrain variation on the land. Out of the 50 acres, perhaps 15 acres is usable. Mr. Zielinski feels the land is largely wetlands separated by ledge. Mr. Hannaford feels that if the Town wanted to spend a great deal of money, more of the land would be buildable but this may not be good planning. Mrs. Kulmala feels that there is already a problem regarding well water along Lowell Road and this problem should be kept in mind for any planning. Kay will color a map showing the topography of the land for easier study.

The Architects Group is studying the problem to see if sufficient preliminary planning has been done and if there is sufficient information available to write a program. This group should be making its information available to the Board shortly.

Mr. Bridges feels there is not enough access space for the land to be considered for a By-Pass road.

The Long Term Capital Requirements Committee might be left as the "melting pot" of ideas for the Town and decide on priorities. That group or some group will have to decide where is the best location for the DPW facilities and where the Police and Fire Departments should be located. Once again it is rumored that Sly Fox Farm could be available for purchase - rumor has the asking price at \$100,000. It would cost about \$15,000. to fix up and make alterations. Presently contamination from Sly Fox is draining into Tophet Swamp. Salt could be kept in the building and not contaminate. The facility could be ready for use in six months. Although Mr. Hannaford suggested access over Morse Road, it was pointed out that access thru the transfer station is safer if it was decided to use this area for the DPW. Mr. Hannaford will discuss the possibility of the Town acquiring Sly Fox Farm with Mr. Peckham.

It was also mentioned that the title to the Congregational Church is almost cleared - it only needs to be taken into land court to finalize the clear title. These two alternatives for Town needs could take the pressure off the need for immediate Conant Land planning. By doing a total Town Center planning, the recommendation could be that the DPW does not belong on the Conant Land. The meeting was adjourned at 10:00 P.M.

Respectfully submitted,

Patricia A. Macqueene, Secretary