



Town of Carlisle

MASSACHUSETTS 01741

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

Office of

PLANNING BOARD

MEETING - NOVEMBER 24, 1975

MEMBERS PRESENT: Hannaford, Kulmala, Pugmire, Sauer, and Zielinski; Associate - Badger; Architects Advisory Group - Freiberg; Tophet Road Representatives - Donnelly, Rovin, Wesgan, Sangiolo, Stack, and Huntoon; Cutter; Sunny Nook Nursing Home - Louis Percoco, Richard Percoco, and Al Orlandino

Mr. Pugmire chaired the meeting in Mr. Bridges' absence.

Mr. Sauer amended the last paragraph of page 2 of the November 10, 1975, minutes to read, "Mr. Sauer felt the Town should consider appointing a Housing Authority or taking any other appropriate action to show the Town's intent regarding low income or elderly housing needs."

The minutes were approved as amended.

There was a brief discussion of the three and five year terms for Board members. There were several thoughts. One was that maybe more people would run if the term were only three years. Another was that it takes a couple of years for a new member to get to know what is going on. The Board decided to take no position at this time.

Mr. Freiberg represented the Architects. He reported that they are working with the Selectmen and the Building Committee to determine a program of needs for Town facilities. He said interviews are going on with various department heads to come up with the square footage needed. He also said that the Architects are looking at other parcels in Town, some Town owned and some not, besides Sly Fox Farm.

Mrs. Kulmala mentioned the Long Term Capital Requirements Committee's efforts. Mr. Hannaford will contact Dave Stewart to find out exactly what information they are getting so there will be no duplication.

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Mr. Freiberg said their group has no order of priority. They are looking at ultimate needs for all facilities including DFW, Fire, Police, Housing, Recreation, Post Office, and Schools. They will make a presentation to the Board of another alternative at the next meeting.

The Board asked that the Architects continue with what they are doing.

The Architects would like to have a better working relationship with the Board and would also like Board members to attend their meetings. The next one is to be on November 26, 1975.

Mrs. Kulmala will contact the Selectmen and indicate to them that we will have a presentation to us by the Architects so that they may attend.

Representatives from Tophet Road were present to discuss getting that road accepted as a public way. Mr. Santomena talked with town counsel who said that Town acceptance of a road includes two things - accepting the easement and accepting the road. Years ago many roads were accepted loosely. Roads are accepted pretty much as developers design them. It is obvious the stub was put in to allow the developer enough frontage for two more lots, but a prior Board did not require the stub to be paved because it was not needed.

All the representatives would like is the paved portion accepted as a public way.

Mrs. Cutter wondered what becomes of the unpaved portion if it is not accepted. Who would it belong to? If it belonged to the abutters, could the owners deny access to the land beyond?

Mr. Huntoon questioned the snow removal of a private way. The Town will plow a private way.

The representatives were advised that they must have a map by a registered surveyor of the measurements of the road to the end of the paving.

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There should really be two parts to this acceptance. One being to accept the paved portion of the road, and the other being to accept the unpaved portion.

The Planning Board will encourage the Selectmen to make a motion to accept the paved portion of Tophet Road as a public way and to accept the stub as an easement.

A motion was made that the Planning Board obtain a definition of where the pavement ends.

The motion was voted.

The representatives were reminded that the Selectmen would have to hold a hearing on the laying out of the road before it could be accepted at Town Meeting.

Gen Counihan's letter was discussed briefly. This will be discussed in greater detail at a later date.

The Board wondered how stubs could be handled in the future so that there are no more incidences like Tophet Road. Could the By-Laws be changed to provide for this? Mr. Sauer and Mr. Hannaford will talk to Town counsel.

The owners of Sunny Nook Nursing Home attended to find out what steps must be taken to build a new building on the present site. Mr. Louis Percoco had a meeting with Mr. Sellers of the State Health Commission regarding a new facility on the same location. They must first apply with the State for an Application for Certificate of Need. It could take from three to six months before they will know whether the State will allow them to build. Dr. Japp has agreed that more beds are needed in this area.

The new Federal rules and regulations make it difficult to improve the property to meet the standards. Mr. Percoco said that if it is not improved (the cost to improve the present building would be fantastic), the Nursing Home will have to close down. He showed the Board a letter to Mr. Sellers describing what they propose to do. They would like to expand the present 20 bed facility to 160 beds, including ambulatory, bed, state aided, and private patients, to be

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done in three stages. First, they would build a 60 bed building, then tear down the present building and build a 40 bed building on that site. The third step would be to build another 60 bed building for private patients.

The Nursing Home is presently on a three-acre site. The Board expressed concern about parking for visitors as well as staff for a facility that big on a three-acre parcel. Mrs. Sleeper has said she is willing to sell the adjacent land to make approximately five acres. No site engineering work has been done.

Mrs. Kulmala advised them that they would need a special permit from the Board of Appeals.

Mr. Orlandino, the accountant, said the building would be all one level, constructed entirely of concrete, and the cost to be approximately \$5 million. The Board asked that as plans are developed, they be shown to the Board.

Mrs. Kulmala brought up the wetlands zoning. Copies of the proposed wetlands zoning district were distributed.

The meeting adjourned at 10:15 p.m.

Respectfully submitted,

Susan Chisholm