



Town of Carlisle

MASSACHUSETTS 01741

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

Office of
PLANNING BOARD

MINUTES

Meeting - May 24, 1976

MEMBERS PRESENT: Pugmire, Kulmala, Hannaford, Sauer, Zielinski, and Cutter; Long Range Planning Subcommittee - Badger; Guests - Nuckols, Fohl, Charbonneau, Griecci, St. Amour, Keshian, Thomas, Fromme, Santomena

Mr. Hannaford noted that on page 2 of the minutes of the May 10, 1976 meeting Mr. Cowen should be spelled Mr. Cohen. The minutes were accepted as amended.

Committee assignments for next year were discussed. Mr. Pugmire stated that he had talked with Mr. Bridges. Mr. Bridges said he would remain on the Historical District Commission. Mr. Sauer said he would be interested in remaining on the Carlisle State Forestry Advisory Committee through December, 1976. Mr. Zielinski stated that the Master Planning Subcommittee is looking for direction as to future planning. Mr. Pugmire suggested they have the task of zoning rather than having a Zoning Committee, and Mrs. Cutter and Mrs. Kulmala will join the Master Planning Subcommittee for this purpose. Mrs. Cutter suggested asking Mr. Soforenko to serve on this committee. He will be contacted. Mr. Zielinski will contact Mrs. Anderegg and Mr. Szegvari to see if they wish to continue to serve on that committee. Mr. Zielinski will call the first meeting at which a new chairman will be elected. It was also suggested that a lawyer on the committee might be helpful.

A bill from CVP for engineering on Transfer Station was signed. Mr. Pugmire reported that CVP is currently working on the present DFW/Fire site and will have this work done by the end of June.

Mr. Art Charbonneau, representing Ammendolia, presented a plan of Capital Realty Trust for "subdivision control law not required" of land on Concord Road.

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The property is being divided into five lots; three pork chop lots and two two-acre lots with eight easements for gas lines, power lines, and recreational use. They would like to have one common drive rather than five drives coming off Concord Road. Mr. Santomenna, representing Turleys, questioned Turley's boundary line. If the line is in error, there may not be enough frontage for Lot 2. He asked that since the board has 14 days in which to sign, this be studied. Mr. Charbonneau felt his plan was valid. Board members felt one drive would be beneficial. It was decided to hold the plan and contact town counsel for advice.

Ed Thomas from the Office of Flood Insurance and Richard Fromme from the Central Office in Washington were present to answer questions and explain procedures concerning the flood insurance program. Mr. Thomas stated land mapping will begin this summer. This will be the map by which rates are determined. In this emergency phase (phase 1) of the program the rates are uniform whether a house is in the flood district or not. The most coverage a person could buy on a house is \$35,000 now, but that figure will double as soon as the town is in phase 2 of the program which will have a more detailed map. This could take from two to three years to do. The structure only, not a person's entire property, must be in the zone in order that it be mandatory that they have insurance. This coverage is necessary, if you are in the zone, in order to obtain a mortgage or loan. Mr. Nuckols was concerned about the accuracy of the map and asked what the data base was for determining flood areas on the curvilinear map. Mr. Thomas replied that the Geological Survey had hydrologists draw the flood lines. Mr. Nuckols also asked who would decide whether a house is in the zone when applying for a loan or mortgage. Mr. Thomas said the bank would make the decision. Mr. Nuckols and Mr. Fohl as well as members of the board were concerned about how the curvilinear map might be changed. Mr. Thomas answered that a grieved person should gather any photos, elevations, maps, hydrological data, or other information and submit it to the Planning Board who will then write HUD suggesting the changes. HUD will then write

a letter to the person telling them why or why not they are in the zone. The Town has submitted to HUD their wetland's map as well as a map of areas of state and federally owned land to assist them in mapping. Mr. Thomas stated that in mapping the final insurance rating map, developed areas and areas to be developed in five years with a drainage area of more than one square mile will be studied. Mr. Thomas left a map with the board of the areas to be studied. It was decided that the next Planning Board meeting will give residents another chance to check the accuracy of the map. Mr. Thomas stated that the map is a technical document for enforcing the minimum standards of the program. In joining this program, the town gave a statement that they would enforce the minimum standards. It was asked of the Attorney General has given an opinion of the program which he has not yet done. The gentlemen were thanked for clarifying many points.

Paul St. Amour and his partner, attorneys representing Joseph Griecci, brought a plan for subdivision of land on East Street and Milne Cove Road known as Hemloc Hill Estates. The plan was approved in 1969. Mr. Griecci had the lots perced in 1969 and all but one perced again in 1976. All perced well. He has cut trees for the road and put in some drains but no houses have been built. He asked what direction he should take in order to develop this land. He was given copies of the 1974 Planning Board Rules & Regulations so that he may comply with present regulations. He will meet with the board at their next meeting.

The meeting adjourned at 10:30 p.m.

Respectfully submitted,


Susan Chisholm
Secretary