



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

October 11, 1976 - Meeting

MEMBERS PRESENT: Pugmire, Hannaford, Kulmala, Bridges, and Cutter.

A motion was made and unanimously passed to accept David Land as an associate member on the Master Planning Subcommittee. It was also decided that minutes be sent to all associate members.

The minutes of the September 27, 1976 meeting were accepted. Meredith DeLong, new secretary, was introduced.

Mrs. Kulmala noted that the curvilinear maps have been sent to Washington. She also noted that Mrs. Cochran has appeal forms for people who have a question on the location of the flood areas. It was determined that there is nothing further the Planning Board should do at this point.

Mr. Hannaford reported that the Building Committee has received rough estimates from John Carr Associates. The Building Committee expects to have final estimates at their next meeting and will report at the Selectmen's October 27 meeting. They estimate a concrete DPW Building and related foundation work on the Conant land to be \$216,000. The same building suspended on concrete reinforced caissons on the Transfer Station would be \$46,000 additional; or if it was constructed by excavating and filling the area with gravel it would cost an additional \$23,000. The Board was concerned that the building appeared to be estimated 5 feet from the bound and not the required 40 feet. The possibility of a variance was discussed. The Board felt it could not, at this time, ask the Board of Appeals for their feelings. Mr. Hannaford will ask Town Counsel's opinion of what grounds there would be for a 5 foot variance. The Board was also concerned about estimates for roads. In

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particular, \$31,000 for a road into the Conant land seems low. Mr. Hannaford will bring this to the Building Committee's attention. Estimates were based on wood frame buildings for the Town Hall, Fire and Police Stations, and concrete block for the DPW. The total figure for building all facilities is estimated at \$600,000 - \$700,000. Phasing construction was discussed briefly. Mrs. Cutter noted that the Town pays nothing on bonds the year they are bought. She will get figures of the debt burden vs total appropriation for the last 5 years.

Mrs. Cutter reported that the Master Planning Subcommittee has invited members of the Board of Appeals to their next meeting as they are concerned about the same thing. The Committee plans to make the changes in two steps. They will bring routine changes to Town Meeting.

Mrs. Kulmala was asked to work out rules for granting special permits under Wetlands By-Laws. She will contact Mr. Santomenna to help with this.

Mrs. Cutter presented a plan of land on Curve Street containing approximately 1/3 acre under subdivision control law not required. This lot will not be used for building. The plan was signed.

The meeting adjourned at 9:40 p.m.

Respectfully submitted,



Susan Chisholm
Secretary