



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

April 25, 1977

Present: Sauer, Cutter, Bridges, Kulmala, Hannaford, Zielinski, Pugmire

The Minutes of the April 11 meeting were accepted as read.

Frank Hannaford read a letter from the trustees of the Congregational Church explaining that the title to the old church building had been cleared. Since various town committees have expressed interest in this building, the letter was to inform them that it will go up for sale. It was suggested that representatives of the five boards get together to discuss this matter and ask for a presentation from the church trustees as to the condition of the building, its suitability for various uses and its valuation. Hal Sauer will suggest this to the Selectmen. Bill Bridges suggested that any such meeting should be advertised because other town groups (church groups, fraternal organizations, etc.) might be interested.

Bob Zielinski presented for the Master Planning Committee new proposals for definitions to be included in the Bylaw revisions. One sentence is added to the current definition of single-family dwelling (Section 10.1): "Such dwelling is to be limited in use to only one family and not more than three roomers or boarders and is not to be designed with features typical of two-family duplex houses such as separate sets of entrances and living areas." This wording was approved. It was decided to omit the proposed definition of "guest house" (Section 10.8.) from the Bylaw revisions.

Frank Hannaford reported that he will meet on Tuesday, April 26, with someone from CVP to check out questions of drainage at Hemlock Hill. He informed the Board that the location of Laurelwood Drive is OK since it is

still within the right of way. Mr. Gill, Nickerson's engineer, will mark the center of the right of way so future construction will not wander from the plan.

At 8:30 the Board conducted a Scenic Road Hearing (School Street) and resumed its general business meeting at 9:15, at which time it returned to the proposed Bylaw changes.

The question of omitting the word "ordinarily" from 5.G.k. was put up for a vote--six to one in favor, Kent Pugmire opposed. 7.F.d. was changed to read, "Establishment of a business use on the site of a previous business of a different nature." It was Town Counsel's opinion that a business change to one of a different nature requires a new site plan review. The wording was approved. After discussion of whether to include in the Bylaw quotations from 40A, opposed by some as being unnecessary repetition, it was agreed that since there aren't that many, to leave them in for the time being. It was also agreed to include Tables 1 and 2 in the document.

7.A.2. was explained as a handle for enforcing the Zoning Bylaw; it requires an occupancy permit certifying compliance with the Zoning Bylaw. It was felt that its inclusion would make people more aware of their responsibilities in complying with the Bylaw. In 6.D. the phrase "a period of not less than" was deleted from the last sentence so that it reads, "that such repair or reconstruction is commenced within six months... ."

At the May 3 Special Town Meeting, Bob Zielinski will present the Bylaw changes article with assistance from Kay Kulmala and Pat Cutter. Frank Hannaford will lead the road width article.

The Board is also involved with Article 26 of the Annual Town Meeting dealing with transfer of funds currently locked to the Conant Land to pay

for engineering and design plans for the DPW on the Transfer Station site. The Building Committee will present; the Board's responsibility will be "References to Past Reports," and dealing with questions relating to alternate sites and long range DPW requirements. (Behind the knoll on the Conant land and on the Banta Davis land were the only alternate sites considered.) Hal Sauer and Kent Pugmire will prepare for this Article.

Meeting adjourned at 10:30pm.

Respectfully submitted,


Meredith DeLong, Secretary