



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

May 23, 1977

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

The Minutes of the May 9 meeting were accepted as read.

Hemlock Hill: The May 15 report from CVP showed 2" of binder and 1" of top finish on Laurelwood Drive; the Rules and Regulations call for 1 1/2" of each. Hal Sauer will check out whether or not this is critical and Frank Hannaford will find out if the CVP representative has read the R&R's. George Nickerson said that the more important layer is the binder and that he had put down this amount because of his heavy equipment that will be using the roadway as development continues.

Nickerson asked what would be necessary to get Lots 2 and 14 released in view of the fact that 65% of the subdivision is completed, these two lots are sold, and he cannot get a construction loan from the bank without a release from the Planning Board. The work still undone includes bike/footpaths, drain headwalls and seeding of grass strips.

It was decided to release Lots 2 and 14 on Laurelwood Drive upon receipt of a letter from Nickerson indicating that within one month he will have completed the bike/footpaths and the drainage. Seeding of the grass strips was deferred to the fall. Bike/footpaths will be shown on the "as built" plan.

Goal Planning: There was discussion of just what the Town indicated by its refusal to release Conant Land funds for use on the Transfer Station. The fact remains that no Conant money can be used on the Transfer Station, there is no money appropriated for the Transfer Station, and it was felt

the Town should go in this direction and not bring it up again which would cause another delay. The Board should direct itself to guiding the development of the entire parcel while picking a location quickly for the DPW building and getting started with preliminary locations for test borings. A Site Selection Committee made up of appointees from the Selectmen and the Planning Board should prepare a complete plan for Conant Land, not just the DPW; it is important not to block future options for use of the land. The committee should include someone who has landscape experience or feeling and someone knowledgeable about environmental matters. Abutters should have a representative to report to the committee. It was suggested that Board members get their thoughts on paper to present to the Selectmen and that their meetings be attended regularly. Bill Bridges expressed his feeling that if Conant is planned properly the rest of the Center will fall into place.

Open Spaces: It was reported that Ken Harte will serve for the Conservation Commission as liaison with the Planning Board. Kay Kulmala pointed out that Carlisle must come up with a plan within 6 months to become eligible for 50-75% assistance. This should be done by the Conservation Commission with help from the Planning Board.

David Land has funding for an Agricultural Study Committee and needs a sponsor. He reported there is a procedure whereby a town may buy rights for development of agricultural land while agricultural rights and ownership of the land remain with the owner. This would change the tax rate only to the extent that it would be taxed at the agricultural rate whether it is farmed or not. The Board was pleased to sponsor this committee.

Open House: The public and members of other Town Boards will be specifically invited to attend the next meeting to offer their suggestions

for Planning Board priorities for the ensuing year. Kay Kulmala will speak briefly about the Town Center; David Land will explain the Agricultural Study Committee; and Pat Cutter will talk with the League of Women Voters as to any priorities they see on housing opportunities.

Kent Pugmire's letter of resignation, effective June 1, was accepted with regret. At the next meeting the Board will discuss suggestions to the Selectmen for replacement to this position.

Meeting adjourned at 10:30pm.

Respectfully submitted,


Meredith DeLong, Secretary