



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

June 13, 1977

Present: Sauer, Hannaford, Kulmala, Zielinski, Cutter

The minutes of the May 23 meeting were amended to show that on June 13 Kay Kulmala will speak on open spaces and Hal Sauer will speak about Town Center planning. Also that Frank Hannaford will check to see if the variation of depth of binder and finish on Laurelwood Drive is critical. The minutes were accepted as amended.

A plan of land of Frank S. and Jean R. Berry on Concord Road was presented under Approval Under Subdivision Control Law not required. The plan showed two lots, 6.27 acres and 12.1 acres respectively, being a merging of three parcels purchased at different times. There were no problems seen with the plan and it was duly signed.

The goal planning session began with Hal Sauer's first question on the Town Center--how should we proceed in connection with the DPW and the Conant Land. Howard Hensleigh spoke on behalf of the Selectmen. We must recognize that the Town did make a decision, so we should put the Transfer Station behind us. If we do something with respect to building, the DPW is most critical. What is needed is an excellent plan--not only for immediate needs but for the next 50 years. The Selectmen will be trying to figure out what the operational needs are and how they will fit in best with the over all needs of the town. Kay Kulmala asked Hensleigh if any phasing procedure had been considered to make the best use of what we already have. She pointed out that a series of steps vs. a clean sweep could result in entirely different plans.

Kurt Benedict asked what we wanted to present to the next town meeting --a fully developed plan with a specific site for the DPW or a scaled down version. The question of the hiring of an engineering firm or other professional was discussed, (1) to do site engineering to help us with a master plan to present to the town, (2) talk with a professional, and get on with the planning quickly, or (3) first decide precisely what we want a professional planner to do, set a price, have Roger Davis bring in all the information about the land that we need.

Kay Kulmala saw a 3-step plan for the Planning Board--(1) make up our minds as to what facilities we want and determine what the physical aspects of the land are, (2) a landscape plan (arrangement of buildings), and (3) water problems (supplies, salt leaching into wells, ground water, etc.) Al Peckham pointed out factors to be considered; (1) future of business community in the center and parking, (2) land use--identify for public facilities, conservation, housing, etc., (3) best use of tax dollar for the operating budget--which plan is cheaper for the Town, to do the whole thing at once or one step at a time.

Hal Sauer summed up that there needed to be two basic accomplishments. The Planning Board will figure out the general use possibilities of the land we have and the Selectmen will worry about a design for the specific configuration of buildings and sites. Hensleigh emphasized that the Boards work closely together so that they are in step with each other. Bob Zielinski pointed out that it is a very constrained site and engineering facts will be a very definite need to define the site. Mr. Drinker suggested that one of the Committees better "have the ball" for the initiative for this entire question.

We need to know more about the Conant Land. First we should drag in all the information we have and acquire to some central place. Hal Sauer suggested we look to the Selectmen to be the focal point, with the Planning Board reporting in on the studies of land use, and other committees reporting in their particular areas of concern. The Selectmen present seemed to feel that this was a logical way to set up.

Diane Anderson, a resident in the Center, asked that we please keep in mind the severe water problems of all kinds experienced by residents of the Center. It was suggested that after the land use plan is done and we are into the engineering, a survey of the existing wells around the Center be made, not only for location but also construction, and certain runoff computations can be made. Pat Cutter voiced her opinion that the townspeople are not opposed to seeing a reasonable number of properly sited municipal facilities on the land. The Town voted to buy the land, for one reason, to prevent 12 or 15 homes in the one-acre district. Anderson mentioned that traffic in the Center should also be considered.

Hal Sauer requested that at its next meeting the Planning Board discuss what it can do relative to the land plan.

Goal planning then proceeded to other subjects. Kay Kulmala reported regarding eligibility requirements for matching state funds for open space acquisition, that we could probably get on the list again provided the Town has an updated conservation plan. From the questionnaire it was learned that 80% of the Town is in favor of an open space plan. The Planning Board is interested in considering cluster zoning but needs a total picture. It was felt that the updated conservation plan would be the job of the Conservation and Recreation Commissions with help from the Planning Board. Funds

could be provided from Planning Board if priorities permit, from Conant Land if open space planning is going to be part of that, and most likely from Master Planning Subcommittee.

It was suggested that while the Town may not wish to acquire large tracts as it has in the past, corridors linking existing conservation land would make an extensive trail system for little additional purchase of land.

Vivian Chaput, League of Women Voters, was introduced by Pat Cutter to speak on a study the League is making of elderly, low and moderate income housing. Their study is to determine if there is a need for such housing in Carlisle, what other towns have done and how they did it, and to find out what programs and methods of financing on state and Federal levels are available.

They have sent questionnaires to people aged 65 and over in Carlisle and got a 55% response. 90% of those responding indicated that property tax relief was one of the areas of greatest concern. Most of the data from the questionnaires has not been completely compiled. The league hopes to put this and all their information on the subject into a booklet which will be of help to the Planning Board. Pat Cutter said she was impressed with the work of the League and that it will be the best possible resource for the Planning Board and Selectmen on this question.

Charles Evans suggested that the Town give some consideration to the use of Valleyhead with an idea to changing the building to separate apartments which would require a zoning bylaw change. He, with the Board's approval, will look into the possibility of conversations with the Administrator.

It was suggested that the Planning Board should look carefully at pork chop lots and consider how to "stifle" the misuse of the law.

An amended plan of Philip Heidke for land on East, Maple and Brook Streets was presented under Approval Under Subdivision Control Law Not Required. Since many of the lots were extremely close to the required two acres and carried the  $\frac{1}{2}$  designation, it was decided not to sign but to have the accurate acreage shown.

Frank Hannaford reported a phone call from Warren Smith, owner of the landlocked parcel in back of Virginia Farms. The call concerned "Parcel A" and Frank informed him it is a private piece of land owned by Connelly and reserved for future roadway. He suggested that to get proper access Smith deal with Connelly. Frank also reported a call from Cerianni who wants to get his subdivision started. Frank suggested he hire a lawyer, bring his findings to the Board, and the Board will turn it over to Town Counsel.

Meeting adjourned at 11:30pm.

Respectfully submitted,



Meredith DeLong, Secretary