



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

August 8, 1977

Members Present: Sauer, Hannaford, Kulmala, Cutter, Zielinski, Raftery

Minutes of the July 11 meeting were accepted as read with thanks to Bob Zielinski.

Regarding Valleyhead, Kay Kulmala presented a summary of available assistance programs although she felt that Carlisle was unlikely to qualify for them. Our best route she thought is through a private developer. Charlie Evans reported on his conversations with the administrator of the property. Of the 70 acres, 19 1/2 acres would go with the hospital building with an additional 6 1/2 acres across the street and containing the parking lot and leaching field. He visualized 2-room units of 250 square feet with an adjoining bath. The Code requires two exits from each unit which would necessitate tearing out a great deal of the interior partitions on the upper floors to make corridors. He pointed out that there were difficulties regarding trying to sell the brick building next to the hospital separately. It would require a variance because of side lot line requirements, and it is believed the two buildings share water and septic facilities.

Hal Sauer asked the Board what their feeling was about continuing to consider this property. We need to determine what needs to be done structurally and what the ultimate costs would be. Although Frank Hannaford feels that this project will prove unfeasible because of no town water, no town sewer, etc., and additionally that if a sprinkler system is going to be necessary the entire project is impossible, he and Jim Barron will make a survey and inventory of needs of the building. Charlie Evans will attempt to get a dollar figure from the administrator for the 19 1/2 and 6 1/2 acre parcels. It was also reported that Mr. Dewing, an abuttor interested in what happens to the property, is also an architect and has volunteered the services of himself and his firm to make any estimates which might be required.

Frank Berry presented under Approval Not Required a plan for a two-acre lot with frontage on Rockland Road owned by E. S. M. Tully. Since Form A Application did not have Mrs. Tully's signature, the plan was signed by three members of the Board. Frank Hannaford will add his signature when Form A is signed.

Frank reported on Hemlock Hill that Nickerson is doing an excellent job. The Board is holding two lots pending construction (in conjunction with the DPW) of a manhole in front of Nuchols' and loaming and seeding. In discussion of recording of releases, it was suggested that we find out about the fees and time involved in this work. Should the developer's attorney have this responsibility, or does the Town prefer to do it through Town Counsel to insure it is done.

It was suggested that we host a meeting of the Metropolitan Area Planning Council. Recycling of old buildings could be a topic for such a meeting. Both Planning Board and Conservation Commission of each of the eleven towns would be invited--perhaps 40 or 50 people could be expected to attend. It was decided that Union Hall would be the best location and that the first week of October would be good, the actual date depending on when the Hall is available. Mrs. Richards in Acton handles the preparation of the notices. Kay will proceed to get speakers.

The quality and costs of a clean map at 800 scale versus a Xerox "blow-down" of the Assessors maps was discussed. Since the "blow-down" cannot be used as an overlay, cannot be reproduced and would have distortions, and since other town boards could make good use of a clean map, it was decided to go ahead with the \$200 job.

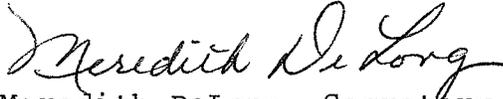
Pat Cutter reported on the July meeting of the Bylaw Study Committee. Ellio Cochran was elected Chairman and each member assumed particular assignments and areas of study to be reported at the next meeting in September.

Frank Hannaford presented a question received from a bank regarding the Sanford Lot on Fiske Street. During a title search they came upon an easement for a right of way to Swanson and wondered if it subtracted from the frontage. The answer was that a pure easement does not subtract from frontage and that in this case the easement goes up the driveway to a porkchop lot anyway.

Kay Kulmala presented a composite of various previous recommendations from the Conservation Commission, Historical Commission and the Architectural Advisory Board plus a compilation and assessment of all plans showing the DPW on the Conant Land. She also showed a sketch she had made showing the DPW, Fire Station and Police Station on Westford Road, a possibility which had not been shown on any previous plans. Hal Sauer will forward this material to Howard Hensleigh so that the various Boards will proceed in step. The secretary will request from CVP the data received from Test Pits #8, #9 and #10 shown on Plan No. X-1, dated May 18, 1976, Job. No. 76104-2-2.

Meeting adjourned at 10 p.m.

Respectfully submitted,


Meredith DeLong, Secretary