



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

June 12, 1978

Present: Zielinski, Sauer, Hannaford, Raftery, Kulmala,
Chaput and Young

Minutes of the May 22 meeting were accepted as read.

Bob Zielinski introduced the two speakers on Cluster Zoning, Sandra Dawson, a lawyer with MAPC, and Sam Nuckols, architect and land planner.

After their presentations, George Nickerson and Bob Gill showed a plan of Hemlock Hills as it might have been developed under cluster zoning.

Skip Anderegg asked about maintenance of the open land created by this kind of zoning, and one approach is to have a covenant between the Town and the developer. Access could be limited to residents of the area or residents of the Town, depending upon the piece in question.

One of the big points of this kind of zoning is that the Planning Board would be empowered to offer tradeoffs. To encourage this kind of development, they could offer extras that would not be available under regular two-acre zoning. Bill Berkes, who has been involved in cluster zoning in Lincoln in the 1960's, felt that tradeoffs should also be available under regular two-acre zoning. For example, if the developer agrees not to build on an open field area, the Board could require less paved width of roadway, or waive bike paths, etc.

Art Charbonneau pointed out that the Board's point of view should be--if you want something a little better, you have to take some chances and risk the criticism if something goes wrong.

Kay Kulmala pointed out that one goal of the Planning Board would be to preserve agriculture and asked what are the best tradeoffs from the point of view of the developer. Roadway requirements are the most expensive. However, both Berkes and Charbonneau felt that there are better ways to acquire and retain open spaces than under cluster zoning.

Meeting adjourned 11:00 p.m.

Respectfully submitted,

Meredith DeLong
Meredith DeLong, Secretary