

CARLISLE PLANNING BOARD  
MINUTES OF MASTER PLAN WORKSHOP

JANUARY 15, 1991

Present:

Vivian F. Chaput, Chairman  
Stephen P. Tobin  
Sylvia J. Sillers  
Phyllis W. Hughes  
George B. Foote  
Jill Natola  
Elaine H. Olden,  
Planner Assistant  
Scott Evans,  
Interested Observer

Meeting called to order at 8:20 P.M. at 250 Acton St., home of Planning Board member Phyllis Hughes.

The discussion centered on the value of community in the Town of Carlisle. It was acknowledged that many people value living in Carlisle for isolation rather than community and that the pattern of development in Carlisle has created isolation for those who prefer it. However, community is desired by many Carlisle residents and the land use patterns make creating and sustaining community difficult.

In a brief discussion of efforts to overcome the isolating factors and bring people together in community-wide activities, it was pointed out that cultural opportunities in Carlisle are not well attended and that one reason for that may be the lack of babysitters.

Opportunities for community on a neighborhood level can be provided by clustered development. Members compared their personal experience of community in neighborhoods in the town. In discussion of how to encourage neighborhoods, the idea emerged again as in previous discussions that financial incentives are not effective and developers need assistance in designing cluster developments. "Cooperative design" by the Planning Board and the developer would reduce the risk that a Special Permit development will be a long time in the approval process.

Discussion moved on to consideration of a need for commercial activity near the Center -- stores and eating places -- that would bring Carlisle residents in contact with each other. The beneficial effect the Bates Farm Ice Cream Stand has on reinforcing relationships was noted as members mentioned greeting people there and making trips with neighbors to get ice cream. The possibility of expanding permitted business uses was noted.

At the end of the evening, it was agreed that the next step in