

CARLISLE PLANNING BOARD

MINUTES

JUNE 10, 1991

Present:

Phyllis W. Hughes, Chairman
Vivian F. Chaput
George B. Foote
Jill Natola
Scott T. Evans
Kenneth H. Ernstoff
Paula M. Trebino
Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:10 p.m.

Minutes

On motion of Mr. Ernstoff seconded by Ms. Chaput, the members voted unanimously to approve the minutes of the May 28th meeting as presented.

Bills

The members authorized payment of bills as presented. On motion by Mr. Foote seconded by Ms. Trebino, the members voted unanimously not to pay dues to join the Massachusetts Federation of Planning Boards this year.

Continued public hearing on regulations changes

Because the regulations were not available in final form, the public hearing on the proposed regulation changes was continued until July 8, 1991 at 8:30 p.m.

Request for extension of Ice Pond Road definitive approval

Mr. Foote moved to extend the approval to the date of the Board's first meeting in August and further to direct that the Planner Assistant write to the applicant's attorney that it is not the intention of the Board to grant further extensions without a definitive plan for fire protection including the recording of any requisite easements and further to note to the applicant that it is the normal procedure under the subdivision control law to approve definitive plans and that it was an exception for his convenience to make a performance approval and that he has had ample time to execute that performance standard. During discussion, several members urged that the date be the first meeting in September because summer vacations for attorneys and other professionals might delay the applicant's efforts. At the

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suggestion of other members, Mr. Foote amended his motion to extend the approval until the Board's first meeting in September. When members suggested that the text of the motion was somewhat terse as the text of a letter, Mr. Foote said he would work with the Planner Assistant to define in more detail what the Board expects as a definitive plan for fire protection. Mr. Foote, Mr. Evans, Ms. Hughes, Ms. Chaput, Ms. Natola, and Ms. Trebino voted in favor of the amended motion. Mr. Ernstoff abstained from both discussion and vote on advice of the Ethics Commission.

Master Plan discussion

Following up on the last Master Plan discussion meeting, Ms. Chaput asked the members for their reports on the various questionnaires which they took home to analyze in terms of a sheet called "Questions about Questionnaires." During the lively discussion of these reports, the following points were noted: (1) townspeople's responses are strongly affected by short-range circumstances, which in turn affects their usefulness for long-term planning; (2) questionnaires designed simply enough to interest recipients of a mass mailing do not offer the thoughtful consideration of the tradeoffs required to accomplish some of the preferences expressed in the responses; and (3) a more useful questionnaire would ask more detailed questions involving trade-off choices and such a questionnaire, too detailed to expect mass response, would be targeted to a statistical sample chosen by a demographic firm. In answer to the question, "What other ways can the Board use to get information about townspeople's vision of the future for Carlisle," the members decided that the Board must take the risk in assembling material from the existing questionnaires and from other sources such as anecdotal material in the Mosquito. The "vision of Carlisle's future" created from this material will be used as a starting point for discussion in neighborhood focus groups. The ideas in the focus groups will then be "fed back" to modify the vision, which will ultimately be presented to Town Meeting as the Master Plan.

For the next Master Plan discussion, members will "brainstorm" their individual visions of Carlisle's future, drawn from their own ideas and preferences and from what they know about townspeople's ideas and preferences. These "individual vision" statements will be based on members' own intuition educated by sources such as the questionnaire responses. The statements are to be submitted to the Planner Assistant by July 15 (anonymously if preferred!) The purpose of the statements is to stimulate discussion reflecting on all the aspects which are part of a vision of the future.

Special Planning Board Counsel

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Ms. Natola reported that, following up on a suggestion made during the May 28th conversation with former Board members, she has spoken with a Carlisle resident who is an attorney in another town about the possibility of his reviewing legal documents from time to time for the Board. After discussion, it was the consensus that the Board would like to put itself in a position to use his services. The members instructed the Planner Assistant to check with the Selectmen's Executive Secretary about applicability of the Uniform Procurement Act and also to find any information she can on the appropriateness of separate counsel for the Planning Board.

Meeting adjourned at 11:15 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant

Engineering subcommittee meeting notes:

After hearing reports about contacts with different firms as arranged at the May 18th meeting, the members instructed the Planner Assistant to ask LandTech Consultants, Inc., to inspect the Cranberry Hill subdivision in response to the applicant's request, after the applicant specifies in writing exactly what he wishes to have inspected.