

CARLISLE PLANNING BOARD

MINUTES

AUGUST 5, 1991

Present:

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

Meeting called to order at 8:12 p.m.

Minutes

On motion by Ms. Chaput seconded by Mr. Foote, Ms. Chaput, Mr. Foote, and Ms. Hughes voted to accept the minutes of the July 22, 1991, meeting with insignificant correction.

Bills

The members authorized payment of bills as presented.

Request to meet with Selectmen about legal service requests

Ms. Natola agreed to meet with the Selectmen at their request on August 21, 1991, to discuss the Planning Board's request for exemption from the requirement of Selectmen's approval of all requests for legal services.

Meeting dates through the end of the year

The following meeting dates were tentatively established:
September 9, September 23, October 14, November 4, November 18,
December 2, December 16.

Use of classroom for Planning Board office

After discussion of material from David Flannery, Supervisor of School Buildings & Grounds, about the cost to the school department for the Board's use of the classroom for its office, the members instructed the Planner Assistant to write to Mr. Flannery that the approach to calculating that cost is flawed because an hourly measure may not be appropriate.

Resource List

After reviewing a copy of the Resource List of Planning Board materials, the members instructed the Planner Assistant to provide copies of the List for the members. Chairman Hughes requested that each member make a brief statement at the September 23rd meeting after reading any items of their choice.

Request to appoint representative for town engineer selection

Chairman Hughes reported that Selectmen Hal Sauer had asked her to appoint a Planning Board member to a committee to select a town engineer. After discussion, the members instructed the Planner Assistant to write to Mr. Sauer asking for clarification of the purpose of this committee: to solicit advice for the selection of an engineer for the Selectmen and/or other boards, or to select an engineer to serve all the town boards and departments; and saying that the Planning Board members have not seen any evidence that it is in the town's interest to have a single engineer for all boards and departments and that the Planning Board needs the best advice for its functions independent of the needs of any other town board.

Cranberry Hill Lane Update

The members reviewed recent correspondence and conversations that the Chairman and the Planner Assistant have had with Cranberry Hill Lane developer Larry Moschini and confirmed that the appropriate procedure is for Mr. Moschini to submit to the office a proposal for any change he wishes to make for transmittal to Mr. Foote, who will determine whether the proposal requires engineering review and/or full board review or if it can be approved as a minor change to the plan.

Master Plan

A wide-ranging discussion of Master Plan items on the agenda lead by Ms. Chaput resulted in consensus as follows:

1. The Planner Assistant will provide information about the current regulations for comprehensive permit developments.
2. Acknowledging that townspeople may have misconceptions, the Board will publicize that the Master Plan is not a plan for development, that keeping the current regulations will not prevent unwelcome change, and that there are alternative ways to distribute the population which is projected with the lot sizes allowed under the current zoning.
3. Acknowledging that certain vocabulary may mislead people, the Board will try to select words that are not misleading.
4. To prevent the proposed neighborhood coffees from becoming "circular whining sessions," the Board will try to present information clearly in order to educate townspeople about planning concepts.
5. The following activities may help to educate people about these concepts:
 - o repetition

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- o a hypothetical subdivision loosely modeled on actual ones.
 - o publicity presented in several ways, besides expository text, e.g., logo for all Master Plan publicity and information, cartoons, pictures.
6. There is still a long process ahead of threshing out the Board's ideas into consensus before "going public" with the Master Plan.
9. The Master Plan presentation process should be roughly as follows:
- o Put out goals as expressed in questionnaires, etc. and ask for feedback
 - o Highlight inconsistencies and educate people that
Leaving policy and regs as they are now will not keep things the same and will not result in some small town characteristics people seem to desire, but

will lead to [intensified monoculture]
[regionalization]
 - o Wait for people to express fear that change in policy and regs will bring on "Columbia Point in Carlisle"
 - o Then demonstrate that changes made in order to coordinate policy/regs with goals will not damage rurality and/or bring on Columbia Point because

[less expensive houses can be built which fit in Carlisle] [no public transportation]
 - o During the feedback process,

make sure to let people know that they have been heard, and

wait for the questions/concerns before providing the answers/reassurance.

Ms. Chaput concluded the discussion by asking members to complete their "scenarios" and to make sure that their own goals for Carlisle are included.

Meeting adjourned at 11:25 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant