



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

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CARLISLE EDUCATION CENTER
872 WESTFORD ST.

Minutes: September 27, 1993

Chair Ernstoff opened the meeting at 8:07. Present were Board members Chaput, Colman, Hughes, Duscha, and Yanofsky; also present then or later were George Foote, Ruth Toscano, Paul Cohen, Howard Hensleigh, Mike Benfield, Tara Hengeveld, Cindy Nock, Sylvia Sillers, Wanda Milik and Lyn DiBiase.

The minutes of Sept. 13 were amended and unanimously approved on a motion by Colman seconded by Hughes. Bills were approved for payment as submitted.

Ice Pond Suit: Chair Ernstoff reported the settlement of the Ice Pond suit as it relates to the Planning Board's passbook account which exists as security for the completion of the ways and services in this subdivision. The conditions are as follows: The attachment on the account has been removed. Hebb must notify Hanscom when he asks for the release of any money from that account; and must not, without prior written consent of Hanscom, ask for the release of more than \$30,000 in the aggregate. In addition, Hebb is required to ask the Board for a review of the work completed as of Oct. 1, 1993, and an estimate of the cost of the work yet to be done; the written report from our engineers must be forwarded to Hanscom's attorney. In addition, funds in the account up to \$55,000 which are not required for security for the completion of ways and services must be held in the account and shall not be released without a court order or the written agreement of Hebb and Hanscom. Last, on written request of Hanscom's counsel, the Stoneham Cooperative Bank will, within 10 days of receipt of the request, apprise him in writing of the current balance and send a copy to our counsel. The Board discussed the \$1,500 cost to the Town of this legal process and agreed to ask for reimbursement from Hebb.

Congregational Church Proposal: Ernstoff and Colman reported on the Selectmen's Sept. 21st meeting on that subject. There was enough interest expressed by town board attendees that the Selectmen decided to continue investigating the possibilities; a task force was formed and subcommittees assigned to research various aspects of the proposal. The Selectmen asked the Board to appoint two members to the task force; the Board asked Colman and Ernstoff to continue in that role. The next meeting of the Task Force will be on Oct. 5 at 7:30.

Master Plan Discussion: At 8:22, Ernstoff turned the meeting over to Chaput, who brought the public up to date on the previous M. P. meetings. She explained that the task of this evening would be to define **community** from our own experiences, and to see how those definitions relate to or refine the accepted goals which the Board has grouped under the value headings **Community** and **Education**. The group broke into two subgroups of 8 people. At 9:50, Chaput brought the groups together to synthesize their findings. Hughes recorded the consensual areas:

* Community is a group of people who interact (relate?) through their activities.

* They share commonalities:

Mutual respect for differences, diversities, and degree of participation.

Interest in the community and the opportunity to volunteer.

Desire for (governmental?) policies to be set and directed by the townspeople.

Care for environment.

Desire use (maintenance?) and reuse of existing buildings/ facilities/spaces.

Desire to create/maintain a trails network.

* Town Center:

Preserve the physical location and its appearance. (Don't expand business uses; preserve existing number. Appearance of A.D.1820-80.)

Place to interact. (This is a psychological concept; it needn't be in town center.)

Areas to be discussed further in the Oct. 4 continuation of this discussion are:

Definition of diversity.

Definition of activities center.

Any goals not discussed in this meeting which any participant wishes to raise.

Any further definition of community and education goals.

The public discussion was ended at 10:45.

The Board then discussed M.P. process. Given the next meeting is one week away and the public will not know the Board intends to continue the topic under discussion, the Board agreed Yanofsky would post an announcement in the library, and the P.A. would get Sept. 13 minutes and an announcement mailed to the town staff/board and past attendees list, and try to get an announcement in the *Mosquito*. The Board discussed the choice of a facilitator and it was agreed Chaput would ask Town Moderator Simonds to fill that role; she will ask him to introduce the day's events, set the parameters for the discussion, and to preside over the reconvened session at the end of the day. The role of convenors in last year's Planning Day was discussed, and the Board agreed to look at last year's list of these to see whether it makes sense to ask them to serve again. Last year, to encourage them to bring participants, they were made promises regarding the composition of the discussion groups which cannot be made again as they worked against diverse open group structure. The Board hopes to attract a minimum of 100 participants. If convenors are used, they need to be trained; possibly Neal Yanofsky could be tapped for that one evening job. It was agreed the Board members could not serve as group facilitators. Chaput reminded the

Board of her planned absence from Oct. 28- Nov. 12, and wondered if another Board member wished to take over the role of general process director. There was no immediate decision. In discussing the length and format of the day, the Board agreed it should run from 9 to 1, and should not break up and reconvene as many times as it did last year. Finally, the Board discussed the possibility of using a plan-a-land-use-scheme game, and slides of alternate forms of development taken from the Tug Hill, Vermont, or Center for Rural Massachusetts publications. The meeting was adjourned at 12:30.

Sandy Bayne, Planner Assistant