



Town of Carlisle

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Office of

PLANNING BOARD

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MINUTES: MEETING OF JAN. 3, 1994

The meeting opened at 8:15 at 250 Acton St., in the home of board member Hughes. Attending were Chaput, Hughes, Duscha, Yanofsky, and Planner Assistant Bayne. Hughes explained that the meeting, though posted, had been conceived as a Master Plan subcommittee meeting. For that reason, and because there has been a serious lack of heat at the Education Center during this cold spell, the meeting was scheduled for her house. She had called Holland to let him know. The discussion items for the evening were: the draft report on Community Day results, the issue of who should be asked to comment on the report, the identification of the next step in the Master Plan process, and the identification of items to be included in the warrant for spring Town Meeting.

Hughes described the work she and the Planner Assistant had done. The report consists of concepts and implementation ideas in several categories as described in the chart devised by Hughes. It includes all ideas from the Community Day participants' small group work, no new ideas being introduced, but redundancy eliminated. Additionally, green card (final selection) results from Community Day had been tabulated by the Planner Assistant separately. That list was cross checked against the small group list report, to be sure all suggestions made on the green cards were included in the report. The first drafts were written by Chaput (Housing Options), Duscha (Participation), Yanofsky (Education), Hughes (Town Center, Ways) and Bayne (Rural Aesthetic and Environmental Safety). Hughes and Bayne had concluded that **volunteerism, attitudes, and neighborhoods**, separate on the first draft of the chart, fit well under the heading **participation**, and Hughes redrafted Duscha's section to include them. Board members suggested re-including those items which Hughes and Bayne had set aside as already done, feeling people need a response to them anyway. The report also included an introduction to the process used in creating the report, a suggestion for formatting it to solicit reactions from the public, and a request for help from the community in devising implementation details.

Ernstoff arrived at 9:00, and reporter Holland came in shortly after. Board members debated the issue of circulation. On the one hand, they had told citizens they'd get another round of evaluation; on the other, time and money are short, and the green card process had revealed clearly that there were two main issues of outstanding concern to participants. These are the limitation of growth and preservation of undeveloped land, and housing options for seniors. The board agreed to make the report available for pick-up at the library, and to publicize the fact that we'd like people to react to it. Holland was given the report and the green card tabulation. The board also agreed to give him the draft

minutes when one board member had reviewed them. The board hoped that the *Mosquito* would be able to print the report in full, giving the board's telephone number, and P.O. box number, and emphasizing that the board is quite interested in the community's response. The board also agreed that in general, because Holland can no longer attend the board's late night meetings, Bayne will fax Ernstoff the draft minutes, he will review them, and she will amend if necessary and pass them on to Holland. They can be used for articles on the condition that the articles state they are draft minutes, as has been done once before. This decision was reached based on the fact that it takes two weeks to get approved minutes to Holland, and that may mean a three week lag time in reporting the board's actions. The board agreed to set aside time at the beginning of the meeting of Jan. 24 for public comment on the report.

The board discussed the next step in the Master Plan process. It was agreed that a report in narrative form, based on the Hughes report, should be presented to Town Meeting for the town's acceptance. This report would describe our actions of the last year, and detail the results of Community Day. The board also agreed to prepare a warrant article which would ask the Town Meeting to direct the Planning Board to propose bylaw changes which grant the board more flexibility in guiding the development of land; the purpose of such changes would be to limit growth and to preserve undeveloped land, and would be conditioned on the preservation of overall 2 acre density and the maintenance of the rural character of the town. Thirdly, the board agreed to develop a bylaw for inclusion on the warrant which would allow housing options for seniors and which would take the form of an overlay district. This might be different from Residence M in that it could be used anywhere in town by special permit, with all the discretionary power to deny implied by the special permit process. The board voted unanimously, based on a motion by Yanofsky, seconded by Duscha, to support these three projects.

The board directed the Planner Assistant to continue her research into growth limiting options, to determine the status of the real estate transfer tax voted in Carlisle, to research senior housing options, and to reserve three spots on the warrant for Planning Board articles.

The board set meeting dates for the near future as follows: Jan. 24, Feb. 14 and 28, and March 14 and 28.

The meeting was adjourned at 11:45.

Sandy Bayne, Planner Assistant