



Town of Carlisle

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Office of

PLANNING BOARD

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MINUTES OF MEETING APRIL 24, 1995

Chair Colman opened the meeting at 8:13; present were board members LaLiberte, Hengeveld, Duscha, newly elected member Bill Tice, and past member Chaput. Tice observed, but was not able to act on any issues as he was not yet sworn in. The minutes of 4/10/95 were approved as amended on a motion by Duscha, seconded by LaLiberte. LaLiberte, Duscha, and Colman voted for the motion; Hengeveld abstained. Bills were approved for payment as submitted.

Master Plan The board reviewed the final Study plan and an amended executive summary. Duscha felt the summary should not include the statement about schools, as the subject of continued excellence of schools had not been of major importance at the last Community Day, and had not been extensively treated in the Plan itself. Hengeveld moved and LaLiberte seconded that the statement be removed from the summary; Colman, Hengeveld, Duscha and LaLiberte voted in favor.

Chaput reported that the boards with whom she had met were supportive of the Plan. As the result of the addition of a paragraph in the final draft which assures that all action items will be considered separately in the future by town meeting, Fincom was satisfied that there are no short term financial implications. Because there are none, they felt it is not appropriate for them to support the article, but they are willing to state that it is appropriate to have a Master Plan, and that this one is the result of a great deal of hard work. The Selectmen agreed to support approval of the Plan, with Milik stating that she is pleased with the process and the hard work entailed. ConsCom was enthusiastic, and Health has sent a letter of support, in principle, emphasizing that preservation of water quality should be a focus of actions recommended. The P.A. reported her conversation with MAPC Growth Management Planner Kent Staziowsky regarding the penalties to the town of not having the state mandated Plan. Essentially, she was told there are no direct penalties now, but that the proposed growth management legislation will favor towns which have Master/Study Plans, as does MAPC in granting Municipal Incentive Grants for planning studies.

LaLiberte moved and Hengeveld seconded that the board accept the Study Plan for the Town of Carlisle, dated April 19, 1995; Colman, LaLiberte, Duscha and Hengeveld voted in favor. LaLiberte move and Hengeveld seconded that the board bring the Study Plan to town meeting. After some discussion on the wording of the motion, the board voted unanimously to approve it as follows: "I move, in accordance with and to satisfy the mandate of Massachusetts General Law Ch. 41, Section 81-D, that the Town Meeting

accept *The Study Plan for the Town of Carlisle* as its comprehensive plan regarding the long term physical development of the Town of Carlisle." Duscha moved and Tice seconded that the article be brought to town meeting for approval under the amended wording; the vote was unanimous.

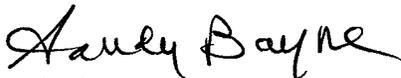
The board and Chaput then discussed the fact that Moderator Simonds had suggested to Chaput that the board might wish to move to take the article out of order (it is posted as the last article of the warrant) because he feared there might not be a quorum present by the end of town meeting. The board asked Chaput to suggest to Simonds that immediately after article 12 might be a good time. Chaput will also discuss this change with the Selectmen.

The board and Chaput discussed her town meeting presentation; she had not completed it yet, and agreed to fax a draft to Colman Hengeveld and LaLiberte on Tuesday for their comments. Duscha asked that the presentation make the point that further collaboration with the townspeople will be necessary to formulate the recommended implementations.

Other warrant articles Board members voted unanimously, on a motion by Duscha seconded by Hengeveld, to support the Wild and Scenic River designation for the Concord River. Hengeveld will speak to the Wild and Scenic River article, and Colman will speak to the town offices proposal, which the board had voted to support at its last meeting. He will state that the offices are greatly needed and that the style and location of the proposed building is in keeping with the expressed desire on the part of Community Day participants to retain the 19th century flavor of town center.

Litchfield House lease Colman informed the board that DEM has asked that the board announce in a public meeting that DEM wishes to grant the lease for the house with 60 day rather than 120 day notice to the public.

Milne special permit remand from Land Court LaLiberte reviewed the remand agreement which had been written by attorney Alphen; he suggested some changes to the wording, which the P.A. will fax to counsel Cutler and to Alphen. Duscha raised the issue of the tight turning radius of the turn from Maple to the common drive to the private drive in the new plan. Board members discussed whether this issue could be raised under the remand, or at all, because the board does not ordinarily control private driveways. It was agreed the P.A. should ask Cutler if this consideration could be part of the amended permit, and that she should ask Landtech's opinion regarding the changes proposed. The meeting was adjourned at 9:50.



Submitted by Sandy Bayne, Planner Assistant