

PLANNING BOARD

MINUTES - OCTOBER 23, 1972

Members Present: Herndon, Cogswell, Evans, Heath, Kulmala, Santomenna and Thomson

The Finance Committee has requested the Planning Board's budget for the eighteen month period from January 1, 1973 to June 30, 1974. Since the fiscal year is being changed from January 1 to July 1, this explains the longer period of time. The current budget is for \$1800.00 and to date about \$1400.00 has been spent. There has been an income of \$660.00 which went to General Funds. It is not known now that there will be any large subdivisions coming in so it was decided to request \$1800.00 for the twelve month period and \$2700.00 for the eighteen month period. The Finance Committee would like this information by December 1, 1972. In the discussion of possible land development, it was mentioned that John Davis would like his land to be town owned and there is a possibility that the Lillian Davis land could be purchased for school use.

In connection with the Autumn Lane extension, it was reported that a meeting will take place on October 24 at 8:00 A.M. with Dave Mitchell of Deck House to see about adding berm to cut down on the previously discussed erosion problem. Deck House had sent a letter asking for acceptance of this road and stating they would clean the catch basins and that they had put in a hundred feet of stone along the edge of the road to cut down on the erosion. This addition of stone was approved by Dave Perley. The results of the meeting with Mr. Mitchell will be discussed at the next meeting.

Bob Heath reported that the Selectmen had requested the Planning Board to submit two nominations for the vacancy on the Historic District Commission. It was pointed out that there does not have to be a member of the Planning Board on the Commission. Bob Heath is presently a member of the Commission and is willing to act as liaison. The following names will be submitted to the Selectmen for consideration: Frank Hannaford and Kay Woodward (Mrs. Walter).

For the time being Bob Heath will act as the Planning Board's representative to the committee that will look into the part that Carlisle will play in the 1975-76 celebration.

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Town Counsel had submitted two plans, approval not required, for Planning Board signature.

1. Exchange between the Town and John Davis on Brook Street
2. Land being taken by eminent domain by the Town from Lillian Davis as voted in Town Meeting for cemetery expansion

The Planning Board must sign these plans in order to have them recorded at the Registry.

Terry Herndon reported that the J & E subdivision is essentially complete. There is a little more loam work to be done up around Long Ridge Road but that is all.

It was suggested that in the future, easements or offsets for riding trails should be marked on each layout sheet so that they are not overlooked.

Bob Santomenna feels that there should be more inspections by the town engineer or technical representative on subdivisions. This will be discussed at a future meeting perhaps before submitting the budget request to the Finance Committee. It was reported that in connection with the J & E subdivision, Dave Perley had checked drainage, grades, had large stones removed and smaller ones put in on roadbeds, checked head walls and had some remortared and made recommendations on road sites and plans.

George Cogswell had talked to Mr. William Barbour regarding the proposed boat launching site. The Barbours have discussed this with their lawyer and they wish to retain ownership of this piece of land. They might be interested in willing this land to the town or they might work out a lease agreement. The Barbours are concerned with the policing of this land and the appearance of the area. If the Planning Board wanted to pursue this matter, the next step would be to have Mr. Melone contact the Barbours' lawyer and work out an arrangement with him. However, the Planning Board felt they would rather have Mr. Melone find out if the Federal Government does own the other half of the former roadway. There was a gap in the records at Lowell Registry but perhaps Mr. Melone can determine to whom the land belongs. Parking could be provided in Foss Field and a small boat launch for canoes and rowboats could be built at the site. The site could be marked, chains could be put up and the corridor policed if the land could be obtained.

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Since there was a rather complete report in the Concord Journal on the proposed Greenough property purchase for conservation, this was not reviewed. However, Mr. Benfield has been asked to check into the possibility of well fields for water on this site. This might appear in Professor Caldwell's report. Looking for future well sites definitely fits into long range planning for the town. It fits the efficacy of buying land in Carlisle. The question was raised as to whether the town should purchase ten acres outright so that a land swap might be arranged with the Federal and State governments if an area proved rich for water. Kay Kulmala will check with Mr. Benfield to see if there is any indication from Professor Caldwell as to whether any land has proved good for water wells.

There was again much discussion as to whether the Board should support action to bring Carlisle Pines Drive and Orchard Acres Road to Town Meeting for acceptance. Mr. Evans pointed out that when Orchard Acres Road was widened, the Planning Board was never advised that the work was being done so the Planning Board can not state that that part of the road was built to Planning Board specifications. Orchard Acres Road was the first small subdivision in Carlisle and the Planning Board at that time said that drainage was not necessary. Consequently, perhaps the town should install the suggested catch basin after the road surface itself has been brought up to standard.

Bob Heath feels that the residents should bring the roads up to being ready for sanding and tar. If the residents do not wish to do this in order to get their road ready for Town Meeting acceptance, then the town should not plow the road.

Bob Thomson feels that we should get these roads accepted before they have to be completely rebuilt. If the residents are willing to put up the money, then the money should be put in escrow for Town Meeting.

George Cogswell agrees with Bob Heath. He added that if the people refuse to put up the money, then the whole project should be dropped.

Mrs. Kulmala feels that the roads should be brought up to such a condition by the residents so that the town can plow them and then they should be accepted so that the town would have the responsibility of maintaining them.

Since all members had not examined the roads, no decision was

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reached. Terry Herndon would like the Board to come to a decision so that he can go to the Selectmen with the decision. Dave Perley will be asked to look at the two roads and give the Board a figure as to what it will cost to bring them up to standard.

If an article is presented to Town Meeting, care should be taken to avoid saying that Orchard Acres Road was built to Planning Board specifications. Concern was expressed that this could be setting a precedent in that a developer might come in and build a road without the approval of the Planning Board and then he could come to Town Meeting to try to get it accepted. If Town Meeting accepted it, then the lots could be built upon.

On October 14, Mrs. Kulmala attended a meeting in Amherst concerning changes to Chapter 81 - Zoning Enabling Act. Attached to these minutes will be highlights of a speech given by Bob Meyerson at this meeting.

The meeting was adjourned at 10:50 P.M.

Respectfully submitted,

Patricia A. Macqueene



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

GEORGE R. COGSWELL, JR., Clerk  
698 Concord Road  
CARLISLE, MASS. 01741

## A G E N D A

Planning Board Meeting

Spalding School

Room 3

Monday, Oct. 23, 1972

1. New business.
2. Signing of two plans of land submitted by Town Counsel.
3. J & E subdivision progress report. T.H.
4. Boat launching site progress report. G.C.
5. Greenough property purchase review. T.H.
6. Should the Board support action to bring Carlisle Pines Drive and Orchard Acres Road to Town Meeting again for acceptance?
7. Report on proposed changes to Chapt 81 - Zoning Enabling Act. K.K.
8. Continuation of Town Center discussion.

Our next meeting will be in  
Room 3, Spalding School on  
Mon. Nov. 13 at 8:00 p.m.