

PLANNING BOARD

Minutes - November 27, 1972

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

Mr. Herndon reviewed the status of the J. & E. Co., Inc. subdivision on River Road. Since the last meeting of the Planning Board, the ditches have been cleaned and most of the work completed except that one ditch has not been dug over an easement and this J. & E. admits is an oversight. Mr. E. Finigan presented a letter from J. & E. guaranteeing the seed job, and a \$3000.00 bond from Maryland Casualty Company guaranteeing the completion of the remaining work by July 1, 1973. This bond is in addition to the maintenance bond presented at the last meeting. This new bond is to cover possible additional work on the head walls, for the ditch to be dug and for any other work that might need to be done after the winter. Mr. Herndon moved that the Planning Board release the remaining lots of the subdivision subject to the condition of the guaranteeing letter and the bonds. The Board unanimously approved the motion and the release was signed.

Several members of the League of Women Voters presented the results of their Study of the Need and Feasibility of Bike/Foot Paths in Carlisle. In addition to the ditto sheets sent to the Board and which should be considered part of these minutes, they also showed slides, diagrams and a map. One additional figure not included is that they estimate it will cost \$390.00 per mile of paths per year to amortize the cost of resurfacing every eight years. Since the League is committed to the recommendation of Bike/Foot Paths in Carlisle, they would like the Planning Board to force developers to put foot paths on all new roads. It was pointed out that Town Meeting will be asked to require future roads to be 50 feet wide instead of the current 40 feet which would allow for these paths. The Planning Board would like feedback from Town Meeting on the feelings of the Town regarding these paths before they proceed because of the costs involved. The group was requested to compile a summary of regulations or by-laws passed by other communities that have Bike/Foot Paths.

Although the Recreation Commission had been invited to join the Planning Board for the presentation of the League of Women Votes, there were no members present.

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Terry Herndon reported that he had attended the last Selectmen's Meeting and advised them of the status of Carlisle Pines Drive and Orchard Acres Drive. The Selectmen wanted to know how many times these roads have been brought to Town Meeting for acceptance, what were the Rules and Regulations at the time these roads were constructed and the status of the improvements that were made on Orchard Acres Drive. Mr. Herndon will provide the Selectmen with this information.

Mr. Walter Fandel of Carlisle Pines Drive was present at the Planning Board meeting and stated that the road had been built to Planning Board specifications in effect at that time and that the Planning Board had approved the road. He also noted that the developer was a member of the Planning Board. He felt that since the residents of Carlisle Pines Drive never had received a reduction in their taxes because their road was not maintained, that the town had a moral obligation to repair the road. Mr. Fandel wanted to know what the town would accept - would they accept the road if nothing was done or must it be brought up to full current specifications. Mr. Fandel was advised that the next meeting of the Selectmen would be Wednesday, December 6, 1972 at which time further discussion would be held on Carlisle Pines Drive.

Mr. Evans stated that he wanted to go on record as being opposed to the Planning Board's stand on Orchard Acres Drive since he had no way of knowing how the road addition was constructed. It was pointed out by Mr. Thomson that the improvement had stood the test of time. Mr. Herndon encouraged the Planning Board members to attend the next Selectmen's meeting.

Mr. Herndon reported that no paving has been done on Tophet-Carleton Road or on Autumn Lane extension, nor have all of the posts been cut on Tophet-Carleton Roads.

Discussion was held on the Town Center Plan. Mr. Herndon pointed out that in the April 1970 League of Women Voters Survey, little interest was shown on the part of the townspeople in increasing shopping facilities in Carlisle. The only desire was for small attractive shops. Since so little interest was shown, it was felt that the questions should be left up to the Planning Board.

Bob Thomson feels that parking and controls should be implemented by the Planning Board and it should not be done piecemeal. If the Planning Board is unable to plan for parking and walking facilities, then the

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expansion of the commercial area should not be permitted. He is also concerned about the impact of the business expansion on the residents of the center.

Bob Heath in speaking for the Historic District Commission said that they want to go on record as being opposed to any changes or increase to the center so far as zoning is concerned until the comprehensive plan has been written. It was suggested that there be a joint meeting of the Planning Board and the Historic District Commission. An attempt will be made to have such a meeting on Tuesday, December 19.

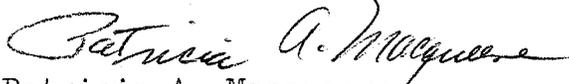
The Board of Selectmen had advised Mr. and Mrs. Kenneth Evans to petition the Planning Board for a zoning change.

George Cogswell asked to go on record as being opposed to the town by-pass that would go through Guy Clark's meadow. He felt that this meadow should be preserved.

Charles Evans is concerned that if there is a demand for business locations and if the town has not provided for them, then someone is faced with the problem of spot zoning. The Planning Board should prepare for some of these future possibilities and do some real planning. Consequently, it is hoped that the next meeting can be devoted to Town Center Planning.

The meeting was adjourned at 11:10 P.M.

Respectively submitted,


Patricia A. Macqueene