

PLANNING BOARD

MINUTES - September 24, 1973

Members Present: Cogswell, Bridges, Hannaford, Kulmala, Pugmire and Santomenna

Mr. Santomenna, acting chairman, called the meeting to order at 8:10 P.M.

Mr. Jay Fisk presented a plot plan for signatures so that he might register the plans. Lot 1 consisted of 8.92 acres and Lot 2 of 21.97 both fronting on Lowell Road. There was ample acreage and ample frontage. The plans were signed.

Mr. John Hammer an engineer for Emmon, Flemming and Bienvenue had a subdivision plan for a parcel most of which is in Chelmsford for approval. There would be 17 lots on Kristen Drive in Chelmsford with the back portion of the lots on one side of the road in Carlisle. Chester Russell is the owner of the property which is near North Road. In order to make them legal lots they include an easement over the Tennessee Gas Company line. The gas company will not permit any structure on these easements. There is provision for a future street off of Kristen which would lead back into the land in Carlisle so that there is a question of the possibility of further development in Carlisle with the access over Chelmsford roads. They wish to get the plan on record so that they can convey the lots. The Planning Board is concerned about the future development in Carlisle. Mr. Russell owns 22.4 acres of land in Carlisle. The Board will take this plan under advisement but wanted time to study the By-Laws before they sign the plans. Mr. Hammer will come back to the next meeting.

Mr. John Derby, a real estate broker, introduced Mr. and Mrs. DiMarzo and Mr. Krell of 1530 Beacon St., Brookline - the attorney for the DiMarzos. They presented a plan for the development of the "Candy House" - Senkler Property on Bedford Road. Mrs. DiMarzo currently operates the shop "Do Your Own Thing" in Bedford and wishes to relocate her shop in the Candy House. Last Thursday they appeared before the Selectmen and presented a site plan and with that the clock started running. Since that time they have made some changes in the plans and now all of the commercial part of the operation is contained within the business zoned area. The entire parcel consists of 36,000 sq. ft. of which 17,000 is commercially zoned and 19,000 is residential B. The residential portion has a frontage of 111 feet. The whole parcel is a non-conforming lot. They were appearing before the Planning Board for advice and opinions. They would like to construct 800 square feet for selling area on to the house on the property and have 24

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parking spaces as required. The attic and basement would be used for storage since it is important to buy in bulk for this type of business. They expressed an interest in selling the residential zoned portion of the lot. Mr. Pugmire said the plan seemed satisfactory but Mr. Bridges felt there would be too much asphalt and the residential parcel would not conform if sold separately. He also expressed a preference to the plan Mr. Senkler had displayed before. Mr. Cogswell said there was not enough distance from the well to the leach pits and they would have to asphalt over the well-head. The non-conforming lot would be a real problem. Mr. and Mrs. DiMarzo said the present house was set back 18 feet from the road and the addition would be set back 20 feet. The Board asked that before they expressed any more opinions or took the plan under consideration that they be given more information, that the exact location of the wells and the leaching fields be shown on one plan of the residential and business lots. They also wanted to see the overall plan of traffic flow, abutting property and what happens to surface drainage. They also indicated that they might prefer to see a better circulation of traffic thru the lot with separate entrance and exit. The complete summary of drawings should also show landscaping and screening of parking area. They also expressed serious reservations on the variance for the residential lot. The Board later expressed a preference for the first plans they had seen which were presented by Mr. Senkler.

A request had been received to have three lots on Red Pine Drive released from a 1963 covenant. Two lots had been released and built upon. It was found in the October 7, 1963 minutes that the work on this road had been done to the Planning Board's satisfaction. Therefore, this Planning Board will release these lots from the covenant subject to approval by the Board of Health.

Mr. Hannaford reported that he had met with Edward Finigan concerning the Woodstock Subdivision but he has not heard from him that the work requested is completed. He has observed that the problem around the fire hole has been corrected but that is all.

The Planning Board had no objection to the second loop off of East Street near Maple Street currently known as Old East Street being renamed Milne Cove Road. The name had been approved by the Selectmen.

Mr. Pugmire reported that the proposed State Park is in negotiation.

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Farnham Smith would like to keep the house and continue to operate part of the farm and the State seems to like the concept of an operating farm.

Mrs. Kulmala will call Ralph Anderson to learn the status of the maps to be used for wetland zoning.

It has been determined that Glover's barn was never commercially zoned - this was originally the Sterling Davis property. In 1939 a garage belonging to Clarence Russell was zoned commercial - this is the current Sleeper garage.

George Cogswell announced that he was not standing for reelection in March.

At 10:40 P.M. the Board voted to go into Executive Session.

EXECUTIVE SESSION

George Cogswell reported that the only linen behind the centerfold map showing details of the Candy House commercially zoned property is in the hands of George Senkler. An effort will be made to get this back. This was never filed in North Registry and the date on it has expired. After close scrutiny of the map in former Town Reports it was determined that the commercially zoned parcel appears the same although a question had been raised on this. It was rumored that the parcel had been purchased in two separate parcels but there appears to be no problem.

Frank Hannaford had spoken to George Senkler and he had said that he does not have a purchase and sales agreement with DiMarzos and that he does not agree with their current plan. Consequently, the "For Sale" sign is back up again. If the town gives approval to the DiMarzos, Mr. Senkler will sell it to them but he has reservations. Mr. Hannaford said that since the residential portion of the lot is larger than the commercial portion, it may be a legal non-conforming building lot.

Mr. Santomenna feels pretty certain that advertising the Hearing Date for Zoning Change will not change what is already on the books that the change will not be effective till passed at Town Meeting.

The Executive Session was adjourned at 11:15 P.M. The next meeting of the Planning Board will be Tuesday, October 9, 1973 due to the holiday.

Respectfully submitted,



Patricia A. Macqueene  
Secretary



# Town of Carlisle

MASSACHUSETTS 01741

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

Office of  
**PLANNING BOARD**

## AGENDA

Sept. 24, 1973

8.P. M.

Town House

- (1) Review of "Planning Board Not Required" plans, if any submitted.
- (2) Long range planning
  - (A) Review Art. 6 Section 2 c 1 of town by-laws towards re-draft of this paragraph.
  - (B) Review Kay Kamala's town center planning proposal towards preparing first draft of town center planning policy paper.
- (3) Woodstock inspection up-date - Frank Hannaford
- (4) Information review of two loops of "Old East Street" and proposal to rename same.