

PLANNING BOARD
MINUTES - NOVEMBER 26, 1973

MEMBERS PRESENT: Thomson, Bridges, Cogswell, Hannaford, Kulmala, Pugmire
and Santomenna

Mr. Thomson recommended that as a "Standard Operating Procedure" the distribution list for minutes and agenda include the Building Inspector, Road Inspector (Roger Davis) and the Engineering Consultants (Cleverdon, Varney and Pike, Attention: Mike Holland) when the meeting has anything to do with subdivisions, release of lots in subdivisions, or Rules and Regulations changes. This is so that the above mentioned may be aware of any action taken by the Planning Board.

Mr. Thomson had received from the Town of Acton a copy of their decision of June 19, 1973, which is still appropriate, on the Dexter Subdivision. Documents were included to substantiate their decision.

It was mentioned that at the Town Meeting the Scenic Road Warrant Article had passed.

The Board of Selectmen held the Hearing on the DiMarzo application regarding the "Candy House" on November 7th. The application was turned down by the Selectmen. The DiMarzos did not appear at the Hearing.

A discussion was held on Permitted Uses as per the By-Laws. The following is a summary of proposed changes for Article VI, Section 2 C 1, (Page 7):

- a. Leave as is
- b. Add: with a maximum gross floor area of 2000 square feet per floor
- c. Eliminate
- d. Remove: "automobiles, boats, trailers, trucks" and
Add: garden implements
- e. Move in its entirety to Uses Permissible on Special Permit (Page 8)
- f. Move in its entirety to Uses Permissible on Special Permit (Page 8)
- g. Delete: barber or beauty shop, hand or self-service laundry.

Move to Uses Permissible on Special Permit - funeral home

- h. i, k, l - leave as is
- j. Remove

Mr. Thomson will draft proposed warrant articles for the above changes as it was felt that the Board would probably stand a better chance of

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receiving Town Meeting approval on changes to the existing By-Laws than completely rewriting the Permitted Uses Section. It was suggested that some of the wording in Mrs. Kulmala's submission of 8/6/73 be used in these articles. Mr. Santomenna requested that Mrs. Kulmala spell out additional uses which would be contrary to the best interests of the Town that might be added to The Board of Appeals Section - 7 D (Page 14). It was suggested that it be recommended that before the Board of Appeals makes a decision on a Special Permit that the Planning Board submit a report on the application. It was also suggested that the Planning Board be advised by the Board of Appeals of applications for variances and special permits. It was also felt that in some instances it would be appropriate for the Board of Appeals to request a site plan before a decision is given.

The Planning Board will discuss the problem of off-street parking at a future meeting. Also, special permits in residential areas will be discussed at another time.

The Planning Board adopted a Road Profile plan prepared by Cleverdon, Varney and Pike dated August 10, 1973 and revised August 27, 1973. The Engineering Consultants will be requested to put this plan in a reproducible form for the Board's final acceptance.

There will be only one Planning Board meeting in December - on the 10th. There will be two meetings in January.

Mr. Cogswell and Mr. Hannaford met with Mr. Connelly and reviewed Virginia Farme Road. They took up those items that had been listed on Mr. Cogswell's letter to Mr. Connelly. They felt that Mr. Connelly had been trying in good faith to fix up the road and take care of the items listed. There is still another layer of sealer to go into the cracks and this probably will not be completed until spring. Mr. Thomson felt that the Planning Board should not release any lots until the road was inspected by Roger Davis and until the additional sealer was in place and the job again inspected by Mr. Cogswell and Mr. Hannaford. Lots 17 and 21 could be built upon at the present time. A letter will be sent to the Selectmen, the Building Inspector, the Health Inspector and any other concerned parties as well as to Mr. Connelly expressing concern on Lots 14 and 16 which have been used for the disposal of stumps, trash, etc.

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Mr. Thomson stated that he felt that the time had come for a "changing of the guard" and that he planned to resign as Chairman of the Board as of January 1. This would give an opportunity for the new Chairman to be well acquainted with the job by Town Meeting time. He recommended that Bob Santomenna be elected Chairman and Kent Pugmire, Vice Chairman. No decision was reached at this time.

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

Respectfully submitted,



Patricia A. Macqueene
Secretary



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

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

AGENDA

NOV. 26, 1973

Town House

8 P.M.

- ① DISCUSSION OF PERMITTED USES UNDER SPECIAL PERMIT
- ② REPORT ON VIRGINIA FARM ROAD
- ③ DISCUSSION OF NEW STRUCTURE OF PLANNING BOARD
- ④ REPORT ON DEXTER SUBDIVISION
- ⑤ RECOMMEND ACCEPTANCE OF ROAD PROFILE