

## PLANNING BOARD

Minutes - January 14, 1974

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

Mrs. Mary Kelly and Mrs. Joan Bates, realtors, presented a plot plan for 2.005 acres on Maple street owned by Francis T. O'Rourke. This is a subdivision of land formerly owned by Parisi. Members signed the linens on the approval not required plan.

The meeting was called to order at 8:17 P.M. by the new Chairman, Mr. Santomenna. Bills were signed and will be sent to Waldo Wilson for payment. Discussion was held on the budget being formulated for the period from July 1, 1974 to June 30, 1975. Mr. Santomenna emphasized that if we should get any new subdivisions, he would like the money available so that we can get the professional advice needed. He feels that we should have better supervision than we have had in the past so that our regulations may be enforced. In such cases, the Planning Board should check on the engineering firm to make sure they are giving the desired supervision. Mr. Santomenna will talk to Mike Holland regarding an estimate for the budget and the secretary will talk to Waldo Wilson on Planning Board spending in the past. At the next meeting the Board will come up with a budget to forward to the Finance Committee

A copy of a "Typical Roadway Cross Section" prepared by Mike Holland was presented to the members for their perusal. This will be included in the new Rules and Regulations. It is hoped that the revised Rules and Regulations may be presented at the February 11 meeting and after the Planning Board approves these a Hearing will be held on them. Since fees are not currently included, it was suggested that they be placed in the Rules and Regulations.

Mr. John Brown, Town Planner, has asked to attend the next Planning Board meeting on January 28. He is interested in finding out what the Board has been doing and what he can contribute to the Board. The Master Plan Committee will be sending out a questionnaire soon to the Town and they have asked if the Planning Board has anything to include. Mr. Brown assisted in the preparation of this. The Planning Board will be prepared to discuss the following with Mr. Brown:

- Wetland Zoning
- Town Center and By-Pass
- Uses in the Business Zone
- Various uses for the Conant Lane as a "Town Campus

Minutes - January 14, 1974

How the Planning Board differs with the Benjamin Report - No Planning Board was ever in favor of increasing the commercial zone in town

No progress was reported on Wetland Zoning. Mrs. Kulmala did prepare a statement to go into the Town Report on Wetland Zoning. It is no longer anticipated that this will be ready for presentation at the May Town Meeting.

A rough draft of the Annual Report was submitted to each member by Bob Thomson. He will put it in final form and turn it in to the Town Clerk.

Mr. Frank Hannaford was elected Clerk to replace George Cogswell. It was agreed that more than one signature will be required on all plans in the future and it is hoped that a majority of the Board will sign them. George Cogswell will send a letter to the North Middlesex Registry removing his name and that of Terry Herndon from the records.

Bill Bridges offered to serve as the Planning Board representative to the Long Term Capital Requirements Committee in place of Bob Santomenna.

The site plan for R & W Realty Trust next to Durens' Garage on Bedford Road was examined. It was reported that that stretch on Bedford Road has the highest incidence rate of accidents in the Town. Concern was expressed in that the use of the proposed building is unknown. Mr. Thomson expressed concern regarding surface drainage of the water from parking areas 12-17. This water would have to drain to the catch basin at the back of the lot near parking area #1. The Board concurred with the letter of Mike Holland written to the Board of Selectmen and also will report to the Selectmen their concern on traffic flow and state that the use of the building has a bearing on the septic flow so it is important to know the proposed use.

Mr. Pugmire reported that the agreement for the State Park will probably be signed by the end of this month. There is a firm agreement on the price and now other items are being worked out. He also mentioned that the cranberry bogs have been owned by two sisters one of whom has recently died. The State is negotiating to purchase the bogs. The Town of Chelmsford is interested in that portion of the bogs which are in Chelmsford.

Minutes - January 14, 1974

The meeting was adjourned at 10:45 P.M.

Respectfully submitted,



Patricia A. Macqueene  
Secretary