



Town of Carlisle

MASSACHUSETTS 01741

FRANK E. HANNAFORD, Clerk
201 Prospect St.
CARLISLE, MASS. 01741

Office of

PLANNING BOARD

MINUTES - OCTOBER 15, 1974

Members Present: Santomenna, Bridges, Hannaford and Kulmala

Mail received by the Board was reviewed and note was taken of a conference sponsored by the MAPC regarding a Bicentennial Meeting, Saturday, November 16 at Brandeis. The Building Committee requested a copy of any plans the Board might have regarding the Conant Land. It is still felt that Planner John Brown should be commissioned to study this. The Board had already sent a letter in favor of the plan that will be reviewed tomorrow night, October 16, regarding "The Candy House".

There was a report from the Historic District Commission stating their opposition to the driveway proposed by Gurry and Flynn at the Monument Square Building. They did favor the building improvements proposed. However, the Board of Appeals had denied the variances on all counts.

All members of the Board will receive a copy of the letter sent to the Board of Selectmen by Neil Melone regarding the Attorney General's denial of the Planning Board's third article at the Special Town Meeting. Also, members will receive information regarding the changes to Chapter 40A, The Zoning Enabling Act. The MAPC sent a copy of Chapter 774 Review which will be circulated among the members.

It was reported that Roger Davis had been asked to look at Virginia Farme Road but Mr. Hannaford had not talked to Mr. Davis since. Mr. Hannaford had looked at the road and felt that the joint in the paving needed resealing before the remaining lots are released. The driveway on Lot 19 was washing badly into the roadway but that is not under the jurisdiction of the Planning Board. When this driveway is hard-topped, this problem should be pretty well solved. Mr. Hannaford was instructed to ask Hal Sauer to mention in the letter to Bob Connelly the concern about resealing the joint.

Mr. Hannaford had checked on the Cal-Mor subdivision and found that an easement on Lot 48 was not needed once permission was granted to pave the road just to the driveway. The easement would have been needed for drainage purposes. All other easements have been taken care of and a problem with trees on Tom Arnold's property had also been straightened out. Frank

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Hannaford will recheck the plans and if all is in order the bond will be released.

C.V.P. submitted a "Proposed driveway entrance regulation" which would be added as Section 11 of Article V (Building Bylaws). The proposal gives latitude to the Building Inspector for the "cuts". A copy of the proposal will be sent to Mr. Peckham and a copy to Jim Barron, and it is hoped it will be adopted at the next Town Meeting.

Word has been received that Carlisle is situated in a "flood hazard area". Under a Housing and Urban Development (HUD) program, the law has established areas eligible for flood insurance. The law prohibits any federally connected institution from making loans within a flood hazard area without flood insurance on the property. This includes housing loans and extending current loans or mortgages and would affect the marketability of all property within these areas. If the Town of Carlisle does not participate in this program, the Federal form of insurance will not be available and it may be difficult to get private insurance. The Town will have to apply to be part of the program and institute land use legislation (Wetlands Zoning would fall into this category). Initially this insurance will be subsidized by the Federal Government but in time it will be actuarially figured. Maps have been sent to the Town showing the areas considered to be susceptible to flooding - the map uses all known drainage patterns and is supposed to be a 100 year flood line. Land owners may appeal if their land is included and they have objections. By August 16, 1975 Carlisle must have qualified for the Federal Insurance. Mr. Santomenna called Mrs. Penhune and strongly recommended that the Selectmen file the necessary forms. The questions of land use regulations, what kind of appeals individuals have and what kind of appeal a town has, are yet to be determined. The wetlands survey will help to determine the validity of the map. This will be a continuing program for the Planning Board and Mr. Santomenna will be working on it.

A copy was received of the Minutes of the Long Term Capital Requirements Committee. They have stated that they will not recommend priorities to the Town. However, they are willing to study an initial development plan for the Conant Land. It is still hoped that part of the Selectmen's budget will be used for C.V.P. and/or John Brown to study the town's needs for the property.

The meeting was adjourned at 9:40 P.M.

Respectfully submitted


Patricia A. Macqueene
Secretary