



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

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

MINUTES - DECEMBER 9, 1974

Members Present: Santomenna, Bridges, Hannaford, Kulmala, Pugmire, Sauer  
Zielinski

Mr. Pugmire reported on the State Park Committee Meeting of November 13, at which about 14 - 16 townspeople were present. The Town appointed Committee will be acceptable to the State but will have no official standing but will be a place to voice Town opinion. Mr. Gullion of the State was in favor of representatives of the Chelmsford Conservation and Recreation Committees also serving on the committee. The State expected to have one of their employees living in one of the houses on the property within two weeks of the meeting. They are currently roughing out the parking areas - they are in favor of perhaps a single entrance into the Park so that control can be kept over the type of usage and they hope to close the perimeter of the Park except for this entrance. Some activity may be permitted in the Park this winter although some wires, etc. will have to be removed first. They would like all trails to begin and end at the same spot and it is hoped that they will be in by next summer. Mr. Gullion is not optimistic about a swimming area although this will be explored. It is planned to have some camping areas to be reached by hiking into them. Copies of current policies pertaining to the Park were left with Mrs. Penhune. The State would like the cooperation of the local police. The State is interested in the closing of North Road - there may be a Public Hearing on this. The Town can probably reserve future water rights to the area if they are necessary. It is expected that the Park will be one of light use, no Bicentennial use and will have separate trails for horses, hiking, and motorized vehicles if it is decided to permit motorized vehicles at all.

Mr. Barry Flynn presented an agreement, a copy of which will be considered part of these minutes, stating the willingness of Gurry & Flynn to provide a parking easement at the rear of the residential property for the Town if the Planning Board grants them permission to reappear before the Board of Appeals requesting variances for the proposed Monument Square Building addition. Gurry & Flynn are willing to bear the cost of installing this lot if the Town

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will maintain it. Mr. Flynn submitted further information on the usage of the building and parking area: Dr. Wu, whose lease runs until 1975, has office hours about 20 hours per week and needs only 2 parking spaces; Volunteer Insurance, whose lease runs to 1977, requires about 3 spaces; and the current front office is vacant but it is estimated that no more than 3 spaces would be required for that. It is estimated that 8 spaces would be needed for the Bank. The new West Concord Branch of Harvard Trust will have 6 spaces and the Carlisle branch would be about 3/5 the size of the West Concord Branch. There are expected to be only 3 employees in the Bank. The Planning Board would prefer the Board of Appeals to include in the variance a statement prohibiting a drive-in window since this would require a change in traffic flow. The variance is needed to put parking spaces any place where they do not currently exist. It was suggested that the Board of Appeals also restrict the usage to the current type of usage so that any future tenants would not require additional parking spaces. It may be necessary to have Town Meeting accept this easement for additional parking - also permission is necessary from the Historic District Commission. There are fears of setting a precedent if some of these items are put thru. The Board members will consider this proposal and Mrs. Kulmala will study the parking plan and it is hoped that a decision will be reached at the December 23rd meeting. Two blueprints were left for study.

Fred Abrahamsen, Chairman of the Carlisle American Revolution Bicentennial Commission, reported on some of the information received from the State and from other meetings he has attended. The Board of Selectmen and the police are now concerned with the influx of people, traffic, and public safety. Some coordination is now taking place with neighboring towns. The State Report is now expected the end of December. Basically the State is concerned with highways and keeping them open. A member of the local police force attended a meeting in Concord on November 21st which pertained to parking & traffic flow. Carlisle is staying in close touch with Concord on these matters. Westford would like 2000 scouts to march over West Street to Concord and Chelmsford - 3000-3500 scouts and townspeople to march thru the Center of Carlisle to Concord. Busing will be provided to return these people to their respective towns and busing will also be provided for local people - particularly to return those who walk the Estabrook Trail in the morning. So far there is a verbal agreement on having 6 buses shuttling back and forth - 3 over Concord Road and 3 over River Road-Monument Street and turn-around spots are being arranged (It is hoped that one will be at Fenn School and the other at Farmers Cliff Road). There will be a meeting on December 19 to discuss

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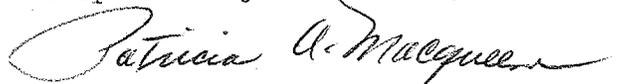
transportation only. The Carlisle Fire Chief is also working closely with Concord and the police on problems. The originally proposed helicopter service for health emergencies is now indefinite and present plans call for such cases being taken to Lowell from Carlisle. The School Committee has been requested to open a school to provide washroom facilities. Also 6 - 10 "Johnny on the Spots" have been promised for the Center but the Department of Public Health feels these would not be sufficient. Consequently, Mr. Abrahamsen will meet with the School Committee to work out details - schools would have to be monitored if opened. So far as housing is concerned, there is the possibility of using part of Fort Devens if it appears that there will be needs for tenting and camping. The Carlisle Conservation Commission has been asked to come up with a contingency plan for use of one of the pieces of our conservation land if needed. The local Bicentennial Group is looking for possible permanent projects for which matching State funds might be received.

A letter was received from Bob Connelly re Virginia Farme Road stating that he has fulfilled all requests made by the Board. He had his own engineer check and he feels the fill does not encroach on the Lot 16 easement. It was decided to ask Mr. Connelly to have his engineer, Mr. Corbin, certify that the water runs on the town easement and not on private land. Mr. Sauer feels that the location of the easement should be verified by CVP and also the stability of the bank.

Notification was received from the Board of Appeals that they had not granted a variance to Mrs. Lane regarding a gift shop in the former "Green House" on Bedford Road because she will not be a resident of the property.

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

Respectfully submitted,

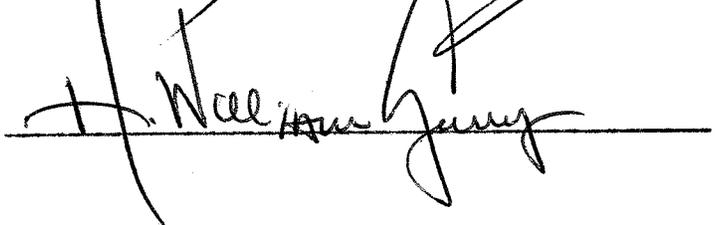


Patricia A. Macqueene  
Secretary

AGREEMENT TO GRANT EASEMENT

We, Barry B. Flynn and H. William Gurry, both of Salem, New Hampshire, in consideration of the consent of the members of the planning board of the Town of Carlisle, under the provisions of G.L. Chapter 40A, section 20, permitting a reconsideration of our petition for a variance before the board of appeals of said Town, hereby agree that, in the event of a favorable decision by said board of appeals, permitting the addition of a second floor to the building owned by us in Carlisle Center, we will grant to the Inhabitants of the Town of Carlisle, whether or not required by the decision of the board of appeals, an easement to use for public parking by residents of the Town a portion of the land owned by us adjoining the property of the Town of Carlisle and shown as a parking area of 17 spaces on a "Proposed Site Plan and Proposed Parking Facility in Carlisle, MA. for Barry B. Flynn and H. William Gurry", R. D. Nelson, C.E., May 13, 1974, a copy of which is on file with said planning board.

WITNESS our hands and seals this        tenth        day of  
November, 1974.

  
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