



Town of Carlisle

MASSACHUSETTS 01741

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

Office of
PLANNING BOARD

MINUTES - FEBRUARY 24, 1975

MEMBERS PRESENT: Bridges, Hannaford, Kulmala, Pugmire, Sauer & Zielinski
(Mr. Santomenna was attending a regional meeting of Planning Boards in Acton)

Mr. Paul Swanson, after having received a variance from the Board of Appeals on Case #7413 dated 12-14-74, presented for signing on an "approval not required" subdivision plans of his property on Curve Street (Minutes October 29, 1974). Also linens were signed for Jean Berry acting as Fort Wall Realty Trust for the subdivision of land on North Road under the "approval not required" rule.

A letter was received from the Conservation Commission inviting a representative of the Planning Board to a meeting being held tonight. The Conservation Commission is seeking direction and input from various individuals and town groups. Mrs. Kulmala suggested the following projects to be worked on by the Conservation Commission: Cooperate on Wetlands Zoning, Cluster Zoning, and take stock to see how conservation should be promoted in the Town.

An article was circulated among the Board members from the January 31, 1975 issue of the Wall Street Journal regarding planning.

Mr. Sauer reported that there was no change in the status of Virginia Farme Road. He has not had a reply from Bob Connelly to his letter of December 17, 1974. Except that the lot in question might be subject to Board of Health Regulations of the Town of Carlisle, there is little that can protect an unsuspecting buyer of filled lots. Mr. Zielinski was concerned about this and it was suggested that the Clerk could mark in red on subdivision plans when there is concern. Just the words "Planning Board expresses concern" in the margin of the plan and refer to the specific lot would be sufficient. Mr. Zielinski made the motion and it was unanimously approved that "The Clerk supplement the notes of the Board by making a marginal notation to emphasize concern that the Board might have on certain lots." These are concerns about which the Planning Board really does not have a legal responsibility for but nevertheless the Planning Board might be aware of certain problems on a lot.

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Mr. Bridges read the letter he had written to Mrs. Penhune, Chairman of the Board of Selectmen re: the Planning Board's stand on a Driveway Bylaw.

Further discussion was held on the budget and the balances in the Benjamin Report Account (\$2,275.00) and the By-Pass Account (\$3,000.00). Mr. Hannaford will check with Waldo Wilson to see if \$1,000.00 which was charged against the By-Pass Account in April 1974 was correctly charged. Mr. Bridges and Mr. Hannaford will confer with the Finance Committee and Town Counsel on the best way of obtaining these combined funds for Town Center Planning and Planning of the Conant Land. It was felt that \$4,000.00 would be desirable for this planning.

Mr. Bridges and Mr. Hannaford will attend a meeting on Wednesday, February 26th with the Selectmen regarding acceptance or "laying out of streets" for Town Meeting. There are five streets in Woodstock and also Tophet Road and Carleton Road ready to be submitted to the Town. However, the Selectmen are concerned about the legal expense of having the description necessary for "laying out of streets". There is less liability when a street has been accepted by a Town in this manner however few streets in Carlisle have been so handled. In order to get a cost estimate, Mr. Melone was going to prepare a laying out of street for Nowell Farme Road. Mr. Melone had informed Mr. Hannaford that by deed and fee the Town does own the Blood Farm Trail and he said that Nowell Farme Road can go across the trail to give the access Mr. Hannaford was interested in for his property. There was some discussion as to whether or not a developer could be held for the legal expenses in "laying out a street" for Town Meeting. It was felt that developers would have little or no interest in the procedure.

The Master Planning Committee is going to vote themselves out of existence at a meeting this week. Mr. Pugmire, therefore, made the following motion: "I move that the Planning Board establish a Standing Master Planning Subcommittee to be chaired by a member of the Planning Board consisting of two (2) members from the Planning Board and three (3) members from the town at large, appointed by the Chairman of the Planning Board, and that the initial selection of Town members at large be made from those presently serving on the Master Planning Committee." This motion was unanimously approved and Mr. Zielinski was appointed Chairman of this Subcommittee and Mr. Pugmire, the other member from the Planning Board. Mr. Arno Szegvari, Chairman of the Master Planning Committee will be requested to appoint the other three members.

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Mr. Pugmire has taken steps to re-establish contacts regarding the new State Park.

Mr. Kent Pugmire was elected to fill the position of Chairman-elect of the Planning Board.

The decision on the disposition of the tube files was left up to Mr. Hannaford. The Assessors, the D.P.W. and the School have all expressed interest in having these files.

Mr. Bridges read the Draft of the letter to be sent to the Board of Appeals re: Gurry & Flynn's application for a variance. Following discussion, there was only one change requested to be made in the letter drafted by Mr. Santomenna. There is still concern over how snow removal will be handled but the Board agreed that the letter should be sent. The Hearing by the Board of Appeals will be held March 6, 1975.

The meeting was adjourned at 10:40 P.M.

Respectfully submitted,



Patricia A. Macqueene
Secretary