



# Town of Carlisle

MASSACHUSETTS 01741

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

Office of

## PLANNING BOARD

Minutes - June 23, 1975

MEMBERS PRESENT: Bridges, Hannaford, Santomenna, Sauer & Zielinski

SELECTMEN PRESENT: Peckham, Penhune, Semrad

Others: John Brown, King Harvey, Mike Holland, Stephen Engquist, Skip Anderegg, Norma Japp, Ron Ondrejka, Pete Liffiton

8:00 P.M. Portion of the Meeting regarding traffic routes to be recommended to the State for the State Park/Forest. Mr. Sauer as the Planning Board Liaison to the State Park Advisory Committee lead the discussion of this portion of the meeting. He started with the questions:

(1) What is the impact of the State Park on our road system in general now and in the future?

(2) What would we like to do in making recommendations to the State regarding access to the Park? If any results come from this meeting a letter will be sent to the Department of Natural Resources with the recommendations.

Mr. Sauer had a hand-out sheet with traffic statistics regarding Borderland State Park on the Easton-Sharon line which park use is expected to be similar to the future use of the local Park/Forest and the two areas probably will have similar equipment. Mr. Sauer had received a map from the State with the various obvious routes marked.

The question was raised as to whether we need to do any additional homework with regard to traffic figures submitted. What do we wish to recommend?

Mike Holland of C.V.P. suggested that traffic counts be made this summer by the State DPW. These should be daily counts, including peak hours and also week-end counts. It was felt that there would be no problem to get the DPW to do this without charge since this is a new State facility. The recommendations should be made regarding access routes keeping in mind the access to parking lots. One question that must be answered is whether the Park is intended to be used for winter recreation - will it be advertised for winter use.

Regarding roads, would the State assist in widening and improving North Road if that was the recommended route as the road would need upgrading? The State Park/Forest Advisory Committee was unanimous in

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recommending use of Concord and Lowell Roads as access roads to the Park - Lowell Road (Concord Road in Chelmsford) when coming from Route 495 in the north and Concord Road as access from the south thus sending the traffic thru the Center of Carlisle when it is coming from the south.

Is there any indication as to where most people using the Park would be coming from? Probably the Greater Lowell Area. The Advisory Committee had felt traffic from the east and south could both come thru the Center of Carlisle.

It should be considered that the character of traffic that would be looking for a State Park would be much different from commuter traffic that knows exactly where they are going. Some signs might be added to aid people.

A letter had been received from Ben Benfield regarding the fact that Bruce Gullion would like North Road closed to regular traffic - this road goes into Four Acres Nursery School and to two homes. The road could be designated a "Private Way" and thus keep it open as it is necessary for the use of the School. The road is now One Way and it should remain that way. If it is marked "Private Way" and signs to the parking areas of the Park are obvious, this should cut down on the use of North Road.

In Summary:

(1) Traffic counts should be up-dated as the current ones do not seem to indicate that even a projected 13% increase of traffic in the Center as a result of the Park would not scare anyone nor create that much impact. Mr. Semrad will contact Roger Davis and see what steps should be taken to get the State to make a traffic count. This should be a mechanized count - a 7 day count as it will be interesting to see the figures provided by a week-end count.

(2) Suggest to the State that when they start to promote use of the Park/Forest, even though it be passive use, that they advertise use of Route 495 to Route 4 to Concord Road/Lowell Road (Old Route 126) as the access from the North. Discourage traffic using roads through the Center of Carlisle. If traffic is coming in from Route 128 it could leave 128 at 4-225, go thru Bedford and then traffic could be directed over 4 to Concord Road/Lowell Road or traffic could leave 128 at Route 3 and go over Treble Cove Road to Route 4.

(3) The Town would be willing to have the State put a sign at North Road limiting its use and directing people to the State Park Parking Lot.

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Mr. Zielinski led the discussion regarding Conant Land Planning. He said that there were five approaches as to how we might proceed from here.

- (1) Name an engineering firm to do the work.
- (2) Acquire assistance from in-town experts.
- (3) Using all material available from CVP, Master Planning Committee, etc, draw it all together and put out a program for design competition.
- (4) Invite some of the local design schools to approach it as a design problem (e.g. Harvard and M.I.T.)
- (5) Hire someone to do Master Planning - this suggestion came from the meeting of local architects and planners held at the school on June 16.

Mr. Peckham distributed some papers that he had worked up. One recommendation was that as an economy measure we should have a central facility for all town facilities. That is an important question that will have to be answered. He had made some drawings showing how our current fire house could be used as a communications center and for police use. In time there will have to be a change made in housing fire equipment as no fire apparatus currently being made will fit into our present station and Carlisle's fire apparatus needs up-dating.

John Brown said that the M.P.C. had not gotten into the area of public facilities planning. There is a real need for Town Center Planning but it depends on what we can afford. A real review of the implementation of systems is needed - how do you achieve what you come up with in your planning.

Can the urgency of communications planning force us to come up with a plan?

The aim of the Selectmen is to come up with a total concept plan - including roads, buildings, recreation, etc. So far as a time element is concerned - February 6, 1976 is the date the Selectmen are aiming for to have some phases of the planning done. Mr. Peckham's top priority item is communications. He had designed a second floor to be added to the fire station and this would be a long term solution. It is hoped that by Town Meeting time a total concept will be ready - this should include a map showing what is to be built and the impact on the Center.

At the meeting of the local planners and architects (1) they wanted to know what data had been collected, (2) they felt a real master plan of the Town Center was essential and were willing to assist in developing one,

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(3) they were interested in recommending a course of action and developing a land use plan and they would be willing to interview persons or firms to do the work.

An outline of the scope of work is needed for the Town Center Plan.

John Brown felt that with the money available and in the time frame, it is quite likely that we could have the site plans, first schematic drawings of the first building and a town center design. The preliminary drawings would show exterior elevations, floor plans, etc. but would not be working drawings.

Mr. Soferenko who had attended the meeting of planners and architects was asked for his opinions on the five proposed approaches to the problem.

(1) He did not feel C.V.P. should be the engineering firm to do the work.

(2) Use of In-Town Experts - this could create professional problems but there was a willingness to give guidance.

(3) Design competition - too cumbersome. You would have to restrict those who submitted entries to a geographical area to keep down the numbers. There was a question as to whether it would be attractive enough for real professionals to enter. Also, A.I.A. rules would enter in. Also, the fact that these would be public buildings might be a factor. Also, you would still have to pay the advisor. After the initial entries were submitted, you would have to narrow down entries to about three who would receive some money for further work leading up to making the final, complete entry.

(4) He felt that using the schools of design would be disastrous.

(5) He favored interviewing and hiring a design and architectural firm as a team is needed to do the work of planning and designing.

It was believed that six months would be a conservative time estimate; also most architectural firms would not work on a fixed price basis.

Mr. Santomenna asked the question whether the job of land planning and a preliminary design for a building could be accomplished for the \$18,000.00 available. This would have to include the site plan study and also be able to comply with Historic District Commission requirements for fringe areas. He was assured by both Mr. Brown and Mr. Soferenko that the job could be done for this sum of money.

Mr. Peckham said that a questionnaire had been made up and a copy sent to each department asking for estimates regarding personnel, equipment and space needs for the next 10 years. He said that a file is being set up of all material regarding known assets of the Town needed for land planning.

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Mrs. Anderegg questioned as to who was going to be in charge of establishing priorities for the land. This will probably be the Board of Selectmen.

It will have to be decided, and the Town Building Committee should participate in the decision, as to whether the firm hired should be a planning firm, a firm of land architects or an architectural firm. Definitely a team effort will be necessary.

Mr. Bridges felt that the various boards should get busy and hire whatever firm or firms is needed to do the job. However, it should be determined early in the planning that a sum of money be saved so there are funds for a preliminary plan of the first building. We probably should have two sets of bids - one to do facilities planning and the other to do land use planning. It was suggested that the Planning Board, the Board of Selectmen, John Brown and a leader from the architects' group should draw up the request for quotations.

Mr. Peckham found it quite refreshing that the Planning Board wanted to go ahead on the plan and wants a plan of what the Town Center should look like. This plan should be a paper and perhaps be a physical lay-out to show how we want the community to look and how we want the Conant Property to look so that it will blend with the Center. He felt that either the Planning Board or the Master Planning Committee should forge ahead on the decision. John Brown should participate as a planning advisor or as a designer.

Bob Santomena and Bill Bridges were both in favor of going ahead with Plan 5 - to hire some/<sup>one</sup>to develop a Town Center design including the Conant Land. They also felt that John Brown should probably participate in some of the design.

It was agreed to continue this discussion at the July 2nd of the Board of Selectmen.

Regarding a new post office for Carlisle - it has been determined that there is no big rush on this. A letter had been received by Mr. Bridges saying that the government or Mr. Davidson wanted the Town to sell to Mr. Davidson an acre of land for a post office. There is a question as to how far a Town can get into the real estate business.

Mr. Barron had spoken to Mr. Bridges regarding an application by a Mr. Cohen who wants to build a house on land that will be in the new flood hazard plain. The land did pass the perc test. Mr. Santomena said that Mr. Barron should wait to issue the building permit until the application had been approved by the Board of Appeals.

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A letter had been received from Mr. Benfield regarding the cranberry bog off Fiske Street which is in both Carlisle and Chelmsford. The Conservation Commission would favor adding this area to the State Park if it was kept as a natural preserve. The State has shown interest in owning the land but Mr. Bliss of the State wants a swimming facility in the area. The Planning Board echoes Mr. Benfield's feeling and will write a letter requesting the area be kept as a natural preserve.

The meeting was adjourned at 11:30 P.M.

Respectfully submitted,



Patricia A. Macqueene  
Secretary