



# Town of Carlisle

MASSACHUSETTS 01741

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

Office of  
**PLANNING BOARD**

MEETING - OCTOBER 27, 1975

MEMBERS PRESENT: Bridges, Hannaford, Kulmala, Pugmire, Santomena, and Zielinski; Associate - Badger; Architect's Group - Soforenko; Building Committee - Borghesani; Long Term Capital Requirements Committee - Stewart, Anderegg, and Zatlin

The minutes of the October 14, 1975, meeting were approved.

Mr. Bridges brought up an Act recently passed by Legislation regarding the term of Planning Board members. This would allow the term to be reduced to three years instead of five. All those that were elected to five-year terms would continue their term.

The end of Nowell Farme Road was discussed. A motion was made to waive the Rules and Regulations, "Acceptance of Way", with regard to paving of way, concerning the end of Nowell Farme Road that extends over 1/2 of Blood Farm Trail owned by the Town. The reason for this is because it would be counter to the present use of that part of Blood Farm Trail for conservation and recreation purposes, and it serves no immediate purpose with respect to access to the contemplated pork chop lot.

The motion was passed.

Mr. Bridges received a letter from Gen Counihan concerning revision of the Subdivision Control Law, copy attached. The Board will review it and comment on their feelings.

The remainder of the meeting was spent on discussion of town facilities. Mr. Soforenko represented the architects. They have not had a chance to put together their plan. Mr. Stewart of Long Term Capital Requirements Committee (LTCRC) read the minutes of their last meeting, copy attached. They feel that current needs are now through five years with projected needs being five to ten years. Although the Planning Board feels the Fire Department

MINUTES - October 27, 1975

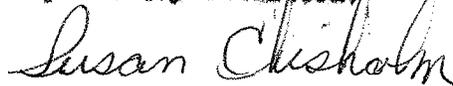
is a priority, the LTCRC's priorities are in order DPW in conjunction with vehicular maintenance, Communications, Police, Town Offices, Housing for Elderly, Conservation and recreation, and other. The LTCRC will re-evaluate priorities for all town facilities requirements including fire. They hope to have this by the end of the year.

The Selectmen have asked the Building Committee to get space requirements and cost of construction by the end of the year. Mr. Soforenko stated that normal procedure in matters of this type would be to interview department heads, determine space needs, and then come up with a plan of recommended approach. The Architects will assist the Building Committee in interviewing department heads for recommendations for space.

An official thanks went to the LTCRC for attending the meeting.

The meeting adjourned at 10:40 p.m.

Respectfully submitted,



Susan Chisholm

**Carlisle Long Term Capital Requirements Committee  
Meeting notes- October 20, 1975**

**Subject- Planning for Sly Fox and Conant**

**Present- Anderegg, Kulmala, Wells, Stewart & Roger Schreiner part time**

During the general discussion of the pros and cons for various solutions, the following program evolved for further consideration. It is based upon the building committee's interpretation of their charge from the selectmen, an understanding of the planning boards objectives and input from LTCRC.

It was agreed that hard cost estimates are required and that they must be for equivalent proposals for realistic cross reference evaluation.

The following is the LTCRC interpretation of study work in process or needed in the Town's efforts to resolve a plan of action.

1. Develop assigned space availability, assigned use and cost data for the renovation of Sly Fox for use of the DPW. Maint., and bus parking to the extent that building space is available.
2. Develop cost data for Conant for equivalent facilities to 1.
3. Develop costs for Master Plan of all town services on Conant.
4. Compare true VALUE of 1. vs 2 and in reference to 3.

In considering the value analysis of 4 it is important to deal with emotional aspects of the choices and this work can be assigned to the various town bodies.

"Value" should include, but not be limited to:

- location value
- visibility value
- esthetics
- contamination control feasibility
- historic district considerations
- anticipated effective life of investments

List of players:

- selectmen
- building Committee
- Architects committee
- Planning Board
- Finance Committee
- LTCRC
- plus Conservation, Historic District, Recreation.



# The Commonwealth of Massachusetts

## House of Representatives

State House, Boston

**GENEVRA R. COUNIHAN**  
**REPRESENTATIVE**  
40th MIDDLESEX DISTRICT  
349 NASHAWTUC ROAD  
CONCORD, MA 01742  
Home Tel.: 369-9402

October 16, 1975

COMMITTEES  
URBAN AFFAIRS  
PUBLIC SERVICE  
STATE HOUSE, BOSTON  
ROOM NO. 39  
Tel. 727-8206

Mr. Frank Orlando  
Chairman  
Concord Planning Board  
125 Bristers Hill Road  
Concord, MA 01742

Dear Mr. <sup>Frank</sup> Orlando:

As a member of the House sub-committee to revise the Subdivision Control Law, I would appreciate your Board's reactions to the following major policy considerations which will result from the proposed revision I sent you earlier this year:

1. The definition of a subdivision has been broadened. Control by cities and towns will be increased, as present exemptions for land division plans located on public ways will be eliminated. Lots will have to conform not only in frontage required but in minimum size as approval of all such subdivisions will be required.

The law will relate to subdivisions and development. Regional impact must be considered if 50 or more units are to be built, the parcel lies in two or more towns, or over five acres are to be developed.

2. The processing of plans will be more formally coordinated to assure that all parties are aware of the others intent at all points in the planning process. An advisory, pre-application review will be held shortly after the notice of intent is given to the <sup>Planning Board</sup> and the Board of health. This plan must be submitted within ten months from the notice of intent: a public hearing on the preliminary plans will take into account the views of the board of health conservation commission, and appropriate regional agencies. Submission of the definitive plan will be followed by a similiar public hearing, and a final decision rendered by the planning board. Specific requirements of the preliminary plan are set forth.

3. Single permit process. All permits necessary for completion of construction will be channeled through the planning board.

4. Regional impact and regional coordination play a greater role in the planning process.

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Regional planning agencies and state agencies with possible authority in the area will participate in the planning process at all stages.

5. Public land use dedication may be required by the locality.

The city or town may require dedication of land, payment, of fees in lieu thereof, or a combination of the two for park and recreational purposes for the use of the future residents of the subdivision or development.

6. An Environmental Impact Statement may be done by the Conservative Commission.

The conservation commission may, if it chooses have an environmental consultant analyze the proposal at the applicants expense.

The Urban Affairs Committee must file an amended bill by December 3rd so your comments would be appreciated by the first week of November.

If your Board has any suggestions for legislation in the 1976 session, please let me know.

Sincerely,



GENEVRA R. COUNIHAN  
State Representative

GRC/daf

cc: Mr. Kevin Hurley