



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
**PLANNING BOARD**

## MINUTES

February 12, 1979

Present: Raftery, Hannaford, Chaput, Kulmala, Young, Sauer Zielinski

The Minutes of the January 22, 1979, meeting were reviewed. On page 3, last paragraph, it should be stressed that the information related came from Mary Kelley. Bob Zielinski said that the budget figure to be maintained for the next fiscal year should read \$6000, not \$7500. The Minutes were accepted as amended.

Motion was made, seconded and unanimously voted in favor to defer the reading of the Minutes of the February 5 meeting. They had not been made available for prior review.

Kay Kulmala thanked Bob Zielinski for all his work on the Master Planning Committee, Chapter 808 zoning amendments, common driveways, and generally keeping a calm and moderate stance as chairman during the last year. Hal Sauer praised his calmness during meetings under difficult circumstances. Bob pointed out that during his tenure the Board had held their shortest and longest meetings on record. The above sentiments were put in the form of a motion, which was seconded. A vote was obviously unnecessary.

Tom Raftery reported that during our February 5 meeting in the Historical Room, the glass top of one of the display cases had been broken. He said he had been told that a replacement glass would cost less than \$50. If the person responsible does not come forward, the Board will accept responsibility for the cost.

Discussion took place on wording of a proposed deadend street regulation. Both Tom Raftery and Kay Kulmala had worked on drafts. Discussion centered on limitations of both the length of, and number of dwellings or building lots to be served by, a deadend street. It was noted that under present Subdivision rules all deadend streets must terminate in a turnaround. It was felt that referencing legal frontage only, the Board could prevent further division of large lots after the street was accepted as a public way. The present draft reads as follows:

"Dead end streets"

(a) For the purposes of this section, any proposed street which connects only with a dead end street shall be deemed to be an extension of the dead end street. Dead end streets and their extensions, if any, shall not exceed one thousand (1,000) feet unless, in the opinion of the Board, a greater length is necessitated by topography or other local conditions.

(b) No dead end street shall provide legal frontage for more than fifteen (15) building lots.

Access to Subdivisions

A subdivision, or continuation of a subdivision, shall not have fewer than two (2) accesses except in a subdivision of fifteen (15) or fewer building lots having legal frontage on a single dead end street."

Dick Coulter may be submitting draft wording for the next draft.

Since the Board is so close to final wording of this regulation, Bob Zielinski recommended that a public hearing be scheduled. He moved that a rule regarding deadend streets be initiated as an addition to the Subdivision rules and regulations. The motion was seconded and unanimously voted in favor. A public hearing will be held on March 12. Notices will be published on February 23 and March 2.

Vivian Chaput updated the Board on the work of the Housing Study Committee. The Committee felt that existing buildings they had considered are not feasible at this time for rehabilitation to provide the desired number of units, and the Committee was therefore looking into construction. She said that 12 to 16 units are desired and some might be subsidized for low and moderate income; however, the facility would have an across-the-board range of incomes. They have recommended to the Selectmen that they be empowered to study further the land behind the library which is Town owned and has no restrictions which would prevent such construction. The 60+ Club was enthusiastic about this location, she said.

She said it was felt that a housing authority would probably not be desirable and that a non-profit or limited dividend housing corporation is being investigated further as a method. She said two warrant articles would be presented at Town Meeting--one allowing further study with the assistance of professional advisors, if necessary; and the other to see if the Town will designate the site as an appropriate site for housing for the elderly.

Kay Kulmala said that the Board should reproduce the zoning map at appropriate scale and bring the Assessors' map up to date. She said that the zoning map would cost \$80-100 for the photograph. Motion was made that Kay Kulmala be authorized to spend up to \$150 to reproduce the zoning map and up to \$100 to update the Assessors' map, including approved but unregistered lots. Motion was seconded and voted unanimously in favor.

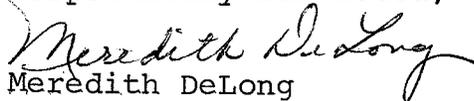
Kay Kulmala presented the draft preliminary application to MAPC for technical assistance for the proposed Center Revitalization Project. This is due on February 28. A more detailed application will be required if a favorable response is received from MAPC. It was moved that the Chairman finalize the draft and write a cover letter. The motion was seconded and unanimously voted in favor.

Kay Kulmala reported that the Conservation Commission had decided that it should get some information as to what actually happened inland during the recent flooding. She asked the reporters to print notices that comments would be received at Gleason Library as to what people saw or experienced following the rain of Thursday, February 1.

Goals and objectives for the year were discussed. Work on updating the Subdivision rules and regulations was one suggestion. It was also suggested that the Board find a way to plan beforehand and not have to react to problems after they occur. Studying the R&R's of other towns might point toward potential areas for consideration. A more in-depth discussion on this subject will be held after Town elections, particularly in light of issues which might be raised during campaigning.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,



Mereditth DeLong  
Secretary to the Board