

CARLISLE PLANNING BOARD

MINUTES

APRIL 22, 1991

Present:

Vivian F. Chaput, Chairman
Stephen P. Tobin
Phyllis W. Hughes
George B. Foote
Scott Evans
Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:00 p.m.

Lender's Agreement for Cranberry Hill Lane

On motion by Mr. Foote seconded by Ms. Hughes, the members voted unanimously to approve a Lender's Agreement to be presented by the developer, together with any related documents, subject to the documents being signed by any of the four current members of the Planning Board who are then in office.

Minutes

The members reviewed the draft minutes of February 26 and April 8, 1991 and delayed action until the minutes are in final form.

Background for fee establishment memorandum

(The members reviewed a memorandum to File dated April 12, 1991, presenting the details of the Board's discussion about fees at the April 8, 1991, public hearing)

Bills

The members authorized payment of bills as presented.

Master Plan

Mr. Evans said that he has read the Master Plan several times and made the following comments: there is no description of the role of business in the town; the demographics section is too fragmented, needs a summary, and needs a standard numbering system; and the Plan needs a summary of each section, section by section. Following Mr. Evans' comments, the discussion turned to the need for a description of the present community, with possible sources being the anecdotal information found in the Mosquito and the ratio of volunteers listed in the Town Reports to the population.

Discussion then moved on to the re-working of Phase II decided upon at the last Master Plan meeting, using a worksheet prepared by the Planner Assistant. A lively difference of opinion of the worksheet's summary of the previous discussion resulted in the following statements agreed upon by all: Phase II is to be a description of the community developed with public input with the

following topics in some kind of balance: visual perception of "rurality" in land use which is non-urban, non-suburban, pastoral; a sense of community with the acceptability of disconnecting from the community; preservation of the present level of diversity and restoration of an earlier level of diversity; a modicum of economic diversity reflected in housing diversity and associated with intellectual and cultural diversity; good schools; and public/private land for public use.

It was agreed that the next Master Plan meeting will be spent creating "scenarios" which develop each of these topics more specifically in different combinations to describe a future community of Carlisle. It was also agreed that Phase III will be means of implementation of Phase II scenarios.

Retiring members

Chairman Chaput thanked retiring member Stephen Tobin for his diligence, his careful and detailed analysis of the Board's financial status, his sustained interest in the trails, and for keeping the Board aware of the need for viewing planning issues from various angles. She repeated the appreciation she had expressed at the last meeting to retiring member Sylvia Sillers for her 10 years of service on the Planning Board.

Meeting adjourned at 11:30 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant