



# Town of Carlisle

MASSACHUSETTS 01741

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

Office of  
**PLANNING BOARD**

Members Present: Bridges, Kulmala, Pugmire, Santomenna; also Mrs. Badger, member of Sub-Committee

April 14, 1975

MINUTES OF HEARING RE: ZONING BYLAW AMENDMENT TO ESTABLISH FLOOD HAZARD DISTRICT

Interested Townspeople Present: Mr. and Mrs. Paul Sherr, George Bishop, Tim Fohl, Mr. Harry Evans, Mrs. Betty Paquette, and two reporters.

Mr. Santomenna read the proposed Warrant Article 14 which had been submitted and discussed by the Planning Board at the March 24 meeting. There were also maps available showing the proposed Flood Hazard District. He pointed out that this is nothing that the Town or Planning Board is endorsing but it is required under Federal Regulations. Property owners would find it difficult to sell their homes or land or to refinance them if the Town does not adopt the Article. If the Town does not approve this, after this August the people whose houses are in the shaded areas of the map would be unable to get flood insurance and future buyers would also be unable to get it. The only way the insurance will be available will be by the Town adopting this Article. Property owners are not required to purchase it. The Planning Board is only doing what is necessary to remove any obstructions to property owners and it would enable the Town to be eligible to participate in the Flood Insurance Program. The program is to use leverage on towns. In case of a flood or similar disaster, the Town would be unable to qualify for special disaster relief in the form of low interest loans, etc, if we are not part of the program.

If property owners want to appeal being placed in the flood hazard district, they would have to appeal to HUD and it would require adequate engineering data to support the claim. There will not necessarily be any impact on this District when the Wetlands Zoning Maps are completed but there could be a redefinition of some of the areas.

Mr. Sherr had several questions which were answered by the Board. He was told that there would be no cost to the Town. Also, that there are many errors on the map that may be corrected when newer and more sophisticated

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maps come out. The only effect this would have on present homes is their marketability. It would also affect the marketability of land. The only way you could borrow money on these homes would be thru a private lender or perhaps an insurance company. Any bank that is under the F.D.I.C. or any other government agency would be unable to lend money on such property.

Mr. Bishop and Mr. Fohl both hoped that the Planning Board would use some pressure to have the maps corrected. Since this would require hydrologic data which the Town currently does not have, it would be useless for a group to meet with HUD representatives. It is felt that the Town would not wish to spend money at this time to get all of the necessary data.

Presumably, the next map will not be a U.S. Geological Survey map or Corps of Engineers map which is where the information for the current map was gleaned. Perhaps on the next level of maps a local group would have some input.

The cost of the insurance was asked and Mr. Santomenna said it was 25¢ per hundred and there is a limit of \$30,000 worth of insurance - this would amount to \$75.00 per year.

Supposedly if the Town accepts this Article the maps will be updated but there is no time frame on this. The Flood Hazard District plan has gone from a voluntary to a mandatory basis.

If a house is not in the Flood Hazard District but part of the two acre parcel is, then you do not need the insurance.

Mr. Sherr requested that a strong "pitch" be made at Town Meeting for the adoption of this Article. It was suggested by the Board that if those concerned could determine the number of houses in the Town included in the Flood Hazard District, it would be helpful.

The Hearing was closed at 9:00 P.M.

HEARING RE: AMENDMENT TO PLANNING BOARD SUBDIVISION RULES & REGULATIONS RE:  
NEW CONSTRUCTION IN FLOOD HAZARD AREAS

It was felt that all questions regarding this had been answered in the previous Hearing

The following had been received and it was suggested that it be adopted:

"1. Amendment to Planning Board Regulations:

In addition to all other requirements hereunder, the Planning Board will review all proposed subdivisions, and all new construction in accepted subdivisions, within any FIA flood hazard areas, as designated on the FIA Flood Hazard maps as adopted by the town\* to determine that all such proposed sub-

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divisions are consistent with the need to minimize flood damage by providing adequate drainage so as to reduce exposure to flood hazards within the subdivision and on adjacent land and by requiring that all utilities be located and constructed so as to minimize or eliminate flood damage.

(\* Towns whose established flood plain/wetlands protection zoning districts include all areas shown on the FIA maps, as indicated in form B of Vote B (above) will not be adopting the federal maps as such and should therefore make reference in these Regulations to the Flood Plain/Wetlands Protection District maps.)

HEARING RE: DRIVEWAY REGULATIONS

Interested Townspeople Present: Mr. James Barron and 2 reporters

Mr. Hannaford had made some changes to the regulation as suggested by Mike Holland which had been sent to members. Mr. Barron, Building Inspector, emphasized that he is willing to carry out the Planning Board's wishes and be flexible about the ruling but the initial plans should be laid out by the engineers. The 200 and 300 foot line of sight is ideal however not always practical. Where this requirement cannot be met, he will do the best he can.

The Hearing was closed at 9:40 P.M.

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Mr. Santomenna and Mr. Pugmire discussed the terminology to be used in the Driveway Regulation. The next to the last paragraph was discussed.

"Where not possible to meet the above requirements on any particular lot frontage, the Building Inspector may (or shall) use his discretion to approve a driveway placed in the best location according to conditions."

Further discussion on the wording of this paragraph will be held at the next meeting. It was felt that under some circumstances where there are real questions, it could be placed in the hands of engineers for review of the placement of the driveway.

Discussion was held regarding a memorandum Mr. Bridges had drafted to the Board of Appeals re: the proposed Post Office. Mr. Barron said he would probably refuse to issue a building permit on that land. It was finally decided to request an opportunity to discuss the problem with the Board of Appeals.

Word was received that the Board of Appeals had turned down the requested variance for the Monument Square Building.

The meeting was adjourned at 10:00 P.M.

Respectfully submitted,  
*Patricia A. Macqueene*  
Patricia A. Macqueene, Secretary