



Town of Carlisle

MASSACHUSETTS 01741

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

Office of

PLANNING BOARD

MINUTES - May 27, 1975

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

Discussion was held regarding Dr. Morey's request for a Hearing before the Board of Appeals before his arrival at this meeting. The general consensus of opinion was that the decision of the Board of Appeals dated June 2, 1971 was a wise one. Mr. Hannaford felt that in a sense it would rezone a parcel if the five year review clause was removed.

Mr. Zielinski reported that the Selectmen would like a meeting with the Planning Board and the Master Planning Commission regarding the planning for the Conant Land. It was decided that Bob Zielinski would be the Planning Board liaison regarding this matter with the Board of Selectmen. A copy of the Master Planning Subcommittee's Recommendations to the Selectmen on Conant Land is attached to these Minutes. The design competition concept was discussed and it was estimated that if this method was used that after the "specs" were outlined the designs should be back in about two months.

It was decided that the June 23rd meeting of the Planning Board will be for discussion of traffic patterns re: the State Park and for the desired meeting with the Selectmen and Master Planning Commission on the Conant Land. These will be the only two items on the agenda that evening and it will be so published in the Mosquito and the Concord Journal.

Mr. Bridges said that he had no report regarding a new Post Office.

The Selectmen will have Town Counsel do the work on "laying-out-of-ways" for those streets that the Planning Board recommended for town acceptance. It is expected that this work will be ready for a special Town Meeting to be held in the Fall.

Dr. Peter Morey and his attorney, Robert McWalters appeared before the Board regarding the Board of Appeals Hearing on June 5 regarding the Animal Hospital. Dr. Morey is requesting the removal or modification of Item 5 in the Special Permit because of the difficulty in getting financing when there is a five year review clause involved. The Board of Appeals did modify their original decision which contained a two year review clause and they agreed not to revoke the permit but they have the right to add additional conditions which might be difficult to comply with. Mr. McWalters pointed

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out that when the original permit was granted the structure had not been built so the Board of Appeals could not actually see it and there were some mild reservations on the part of neighbors. Now that the structure is actually there and operating, he feels this sheds a different light on it. Even if Dr. Morey sold the Hospital the same conditions would apply. In answer to the question as to why it was important to get the change at this time, Dr. Morey pointed out that the bank president with whom he had originally dealt is no longer in that position and he does not know if he will have problems refinancing. Also, Town Counsel had said that if Dr. Morey did not apply for a review, then the Special Permit would expire. Due to the concern of additional conditions being imposed, Mr. McWalters would rather see a good set of conditions to comply with once and for all. It was suggested that Mr. McWalters and Dr. Morey draw up a list of conditions to present to the Board of Appeals. Mr. McWalters will send these to Bob Santomenna and Bob will endeavor to review these and write to the Board of Appeals before their meeting on June 5. After listening to Dr. Morey and Mr. McWalters, the Planning Board was sympathetic to Dr. Morey's plight and were in favor of having a list of conditions drawn up. It was decided that this was not spot zoning as an animal hospital is a permitted use under the Zoning Bylaws for which a "special permit" may be issued. It was felt that this Board should balance the effects of a special permit against a property owner's rights. Also, the Board must ask if this use benefits the Town which it was felt it did. One of the conditions that could be written into the list could be that the use of the land would not change. It was pointed out that there are outside regulations e.g. the State, that require certain conditions and operating procedures with which an animal hospital must comply. Dr. Morey said that the facilities as we presently see them will remain unless he is required to alter them. He is concerned that there might have to be a change in his crematory when his current one wears out due to more stringent clean air regulations. It was also pointed out that our local police changed the traffic pattern on "Cross Road". Dr. Morey and Mr. McWalters were looking for feedback before they drew up their list of conditions. The only concerns expressed were regarding sufficient parking, traffic circulation, and the number of "vets" that would be working at the hospital.

Mr. McWalters resubmitted the plans on the Dexter re-subdivision of land on Woodland Road with the changes incorporated that had been requested. There is now sufficient frontage on the Dexter house lot and the strip of land shown

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as access into the back area is marked as not being a building lot. The small strip of land will be conveyed to the Town just to widen the road and make the boundary line straight. The back land will go into a family trust. It is hoped that perhaps the Town of Acton Conservation Commission will eventually purchase it. The linens were signed by the Board.

Mrs. Kulmala mentioned that the Conservation Commission would be setting up a program for those interested regarding cluster zoning and conservation land. Also, Sam Nuckols will be giving a slide show on cluster zoning on June 9th for the Garden Club.

Mr. Bridges will continue to serve as the Planning Board representative to the Historic District Commission.

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

Respectfully submitted,



Patricia A. Macqueene
Secretary