

Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

November 22, 1976

Members Present: Bridges, Sauer, Cutter, Hannaford, Kulmala, Pugmire, Zielinski

Minutes of the November 8 meeting were amended as follows: The phrase, "short of losing the funds," was added to the first sentence of paragraph 2 on page 2 (regarding opposition to the proposed road through the Conant Land). On page 3, paragraph 2, the deadline date for filing the federal application was changed to read, "Nov. 26." The minutes were approved as amended.

The following opinions from the Selectmen were reported: Regarding the application for federal funds to build the new town facilities, there can be a certain amount of flexibility as to the placement of the buildings even after the grant comes through; also the physical make-up of the buildings could undergo a change from the plans. There will be a need for a special town meeting to accept the funds if the grant is approved. This meeting should take place fifteen days after approval, but an extension to thirty days was possible under certain circumstances. There would be a desire for coordination between the various town boards at that meeting. The perimeter locations of the fire and police stations on the Conant land are looking better from a safety factor as well as economically. Mr. Perry, as the concerned abutter to the transfer station, should be approached to determine if he has a preference for location of the DPW on the site.

A plan of land owned by E. T. & E. E. Williams on Russell Street for a subdivision of a 7.23 acre parcel into two building lots was approved contingent once again upon the tolerance factor. The clerk of the board will withhold his signature until talking with the civil engineer and receiving assurance that the porkchop lot shown is in fact over 4 acres.

In preparation for the December 1 hearing on the Waverly Bank plan, the plan was studied and the parking and traffic situation was of major concern. Since the bank is no longer dealing with Mr. Lockhart to sub-lease the space but is now dealing with the Daisy family, owners, directly, the suggestion was made that the bank discuss with the Daisys the question of a better parking situation. Representatives of the bank were told that the board will take a very hard line on this, particularly since this will be a non-conforming use.

The Planning Board recommends disapproval by the Board of Selectmen of the site plan dated November 15, 1976, pertaining to the use of a portion of the Superette building by the Waverly Bank. In view of Town Counsel's opinion as stated by the Board of Selectmen that the change of usage negates the non-conforming permitted use of prior parking, the board feels that under a new use the present bylaw should be strictly adhered to and the plan as submitted does not conform. The Planning Board specifically refers to the following sub-subsections of Article VI, ZONING BYLAW; Section 3, Special Provision; Subsection E, Off-Street Parking and Loading:

"c. ... No space shall be entered directly from a public way."

- "e. ... Any (off-street) parking area located in a Business District accommodating more than three automobiles shall be placed at least 20 feet from all street lines and at least 20 feet from all lines adjoining residential districts. ..."
- "g. Access driveways serving spaces shall be 22 feet wide if designed for two-way traffic,..."

This official position was unanimously approved.

It was noted that the site plan indicated the three businesses (Superette, service station and bank) and residence as one property and apparently addressed the parking space requirements for the total property.

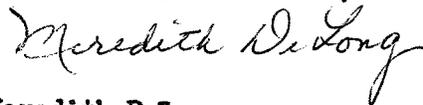
Discussion of the Sequence of Events for Special Permits regarding wetlands was postponed to the next meeting. It was suggested that people be encouraged to present subdivision plans at the first monthly meeting so that the second meeting could be devoted to general planning.

Frank Hannaford reported that George Nickerson has made an offer to buy Hemlock Hill subdivision from Mr. Griecci and would like to appear at the next meeting to formally state his intention to adhere to the board's provisions made with Griecci.

The next meeting of the Board will be held on December 13. If there is no pressing business, the December 27 meeting will not be held and the next regular meeting will be on January 10.

Meeting adjourned at 10:00pm.

Respectfully submitted,



Meredith DeLong
Secretary