



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

January 9, 1978

Present: Sauer, Cutter, Hannaford, Raftery, Bridges

Minutes of the December 12 meeting were accepted as read.

Charles Brown appeared to inform the Board about the Warrant Article he was presenting relative to senior citizen housing. The Article would fund a committee to study the possibilities for construction of initially 8 or 10 units to be funded by a bond issue by the Town and to be self-supporting by the residents of the units. The Town-owned property at the school, a 5 or 6 acre parcel between the tennis courts and ballfields, is particularly attractive because of the possibility of tying in with the school's septic system. However, funding for the study, if voted at Town Meeting, would not be tied to the school property and other locations, including Conant Land, would be considered. The Committee would set up priorities and qualifications for residence. Brown reported that the 60+ Club members who discussed this project with him were very positive about it.

Brown's question to the Board was what zoning regulations are involved. The answer was that such construction in Residence A (or anywhere in Town) would require a special Bylaw to permit this use. The Board also suggested that the Article request \$1500 to permit the committee to have adequate funds for preliminary engineering, etc. The Article had the support of the Board and the Board will be happy to provide any assistance requested.

A draft of the Planning Board Annual Report had been mailed earlier to Board members for their review and suggestions. A revised draft, incorporating suggestions from Kay Kulmala, was reviewed and a few modifications made.

The Bylaw change regarding driveways was reviewed. It will require a special permit for (a) driveway serving one lot but not completely located on the lot which it serves, and (b) a driveway shared by more than one but no more than six lots. The shared driveway will require recording with the Registry of Deeds a clear provision for responsibility for maintenance of the way. The Bylaw would also require that no building permit be issued for a lot which is in non-conformance. Tom Raftery will polish the wording for this Article for the Warrant. It was pointed out that Jim Barron should be contacted regarding his responsibilities under

this Bylaw and that the Board will need a set of Procedural Rules to effect granting special permits.

The Selectmen will be notified of this proposed Article and it was suggested that it be placed with the Bylaw changes proposed by the Bylaw Study Committee which will be presented at a special Town Meeting within the Town Meeting.

Chip Dewing appeared to bring the Board up to date on the Valleyhead situation. Art Charbonneau has made a provisional offer for the property. The Town's interest in acquiring the property for housing for the elderly was difficult to proceed with for a number of reasons--the building's noncompliance with state safety regulations, the distance from the center of Town, the fact that it was not a town-owned facility, etc.

Pat Cutter passed out copies of past correspondence regarding the Indian Hill stub (town-owned but unpaved) to determine whether the Board wished to make a recommendation to the Selectmen regarding the proposed sale of Lot 10 and attendant construction of a private driveway over town-owned land.

A plan of land of Justin W. and Beatrice L. Burley on Westford Road containing 2.173 acres was signed under Approval Not Required.

The Annual Report of the Agricultural Subcommittee was received from David Land to appear at the bottom of the Board's Annual Report.

The Deck House appeal to the DEQE was discussed briefly and it was felt that no Board action was appropriate at this time.

Hal Sauer reported on meetings with the Selectmen re the DPW site on the Conant Land. The Selectmen had ordered environmental and costs studies which showed that the Westford Street Site was very slightly more environmentally sound and the costs were approximately equal so that other criteria could be used to make the final decision. The Building Committee had been asked to get a cost analysis but are now on temporary hold until the Selectmen can make a decision regarding the site.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,


Meredith DeLong, Secretary