



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

April 10, 1978

Present: Zielinski, Kulmala, Chaput, Sauer, Raftery, Hannaford

The Minutes of the March 27, 1978, meeting were accepted as read.

Pat Cutter's letter of resignation was read and accepted with regret. Tom Raftery was unanimously elected Vice-Chairman of the Board. Discussion re names to be submitted for appointment to Pat's seat resulted in several possibilities. These will be considered and a letter of suggestions and recommendations to the Selectmen will be drafted at the next meeting.

Procedural Guidelines will be set up for the issuing of driveway permits, which Guidelines will be submitted to Town Counsel for review.

A plan of land owned by Philip Dumka on Fiske Street was presented. It showed Lot #1 containing 15.95 acres (13.50 acres in Carlisle and 2.45 acres in Chelmsford); Lot #2, a porkchop lot with 40.81 ft. frontage and containing 4.10 acres; Lot #3, a porkchop lot with 40.81 ft. frontage and containing 4.10 acres; and Lot #4 containing 32,625 sq. ft. with 81.03 ft. frontage. Lot #4 is not a legal building lot and a legend on the plan indicated that it is "to be conveyed to the owner of the land to the south." The plan was signed under Approval Not Required.

Hal Sauer reported that Jim Barron needs guidelines regarding the issuance of building permits to applicants whose plan was signed by the Board before the Driveway Bylaw was approved at Town Meeting. After discussion it was determined that under the Grandfather Clause any plan signed before April 4, 1978, but no earlier than three years before the date of application for a building permit, was exempted from the requirements of the Driveway Bylaw. This "closing window" will be completely closed on April 4, 1981.

It was suggested that the Board determine the legal status of a shared "private driveway" and what are the responsibilities of the Town to people who reside on lots accessing on the private driveway.

It was further suggested that the Board should be prepared to reject any plan which seems to subvert the intent of the Bylaw.

Mr. Renfrew, owner of Insurance Technology, appeared before the Board with a plan of land on River Road owned by George E. Senkler II. Renfrew told the Board that the back ell of the building was designed to take a second story. The plan showed redesigned parking spaces up to the side lot lines and 14 to 19 feet into a Residential District. The additional floor area required seven additional parking spaces, the original and proposed additional floor area would require 41 parking spaces, total, but the original parking spaces were non-conforming and only 37 parking spaces were shown on the plan. Since the proposed addition to the building is not a change of use, the original number of spaces, although non-conforming, may remain with additional spaces added per the floor area added.

Several alternative methods of providing the necessary parking spaces were discussed. The variance on side lot line requirements is a matter for the Board of Appeals. It was felt that the Planning Board should express its feeling that the plan as shown was the better alternative.

The following subcommittee and liaison appointments were voted unanimously.

Conservation Commission	Kay Kulmala
Long Term Capital Requirements	Tom Raftery
Historic Commission	Hal Sauer
Housing Study	Vivian Chaput
MAPC	Charlie Evans
State Forest	Hal Sauer

Kay Kulmala suggested that we again have an Open House meeting and that before that the Board should have a rap session. In general discussion, it was felt that although a study of tax laws and tax abatements available for various kinds of land uses would be valuable, the Planning Board would not be the proper sponsor of such a study. It was suggested that the Board become more informed on less stringent residential zoning (cluster zoning), transferrable development rights which preserve and conserve areas and develop others, and the procedures of buying development rights from agriculture. It was suggested that Mr. Nuchols and Sen. Dawson be invited to address the Board on Cluster Zoning at some future time.

It was reported that the final decision had been made by the Selectmen to locate the DPW building on the Westford Street Site on the Conant Land.

A plan of land owned by Robert and Vivian McAllister on Lowell Road showing Parcel A, 2.029 acres, and Parcel B, a porkchop lot of 4.425 acres with 40.02 ft. frontage was signed under Approval Not Required.

Adjourned at 10:30 p.m.

Respectfully submitted,



Meredith DeLong, Secretary