



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

May 8, 1978

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

The last paragraph on page 1 of the April 24 Minutes was changed as follows: Line 4--"points which he would have thought had been discussed" The last sentence was changed to read, "It was suggested that in consideration of building and maintaining a driveway to access the property and indemnifying the Town against any liability whatsoever, the Town could grant an easement over its easement for location of such driveway." The Minutes were approved as amended.

The proposal of H. L. Renfroe for property at 1 River Road was presented. This proposal will be presented to the Board of Appeals. Vivian Chaput voiced concern of the abutters that the new parking would be in the residential zone and/or that the parking in the business district would be closer to the lot line than allowed by law. Abutters would not be in favor of allowing a lesser number of parking spaces than those required. It was suggested that one parking space which was nonfunctional anyway be dropped and ask that the other spaces be clearly defined by either assigning spaces or reserving visitor spaces. Vivian suggested eliminating two spaces in the new area (the nonfunctional one and the one adjacent to it) so that the parking is not closer than 20 feet from the lot line, thereby reiterating the Bylaw.

Summary of the discussion included (1) as proposed, there will be enough spaces, whether figured on total floor area or figured only on floor area added; (2) two spaces shown at upper left hand corner should be eliminated to keep them 20 feet from the lot line; (3) the spaces will be more efficiently used if appropriately marked, especially for visitors; (4) could one space be added at the upper right corner.

The Selectmen had asked for a recommendation regarding the proposed location of a trailer to temporarily house office personnel who would be displaced by the construction. There were no objections although it was felt that the location as shown would be in the way of the construction.

Charles Orlando made an informal presentation to the Board of his plans for his River Road property. His plan showed four porkchop lots, two on either side of the existing house. He mentioned plans for common land and skiing and canoe easements. He hopes to use as much as possible a cart path for the driveway access to the four additional residences. This will require a driveway permit under the new Bylaw. He reported that the engineering work would be done in about one month. The driveway will be approximately one-half mile long.

In general discussion regarding the Board's granting of driveway permits, it was suggested to attempt to foster some public discussion regarding the Bylaw--how restrictive should the Board be or how easy should the process be made. It was felt that the burden should be on the petitioner to convince the Board that the common driveway approach is superior to any alternatives available for that particular land. Tom Raftery's draft of procedural rules for granting driveway permits was distributed. Comments from Board members should be directed to Tom before the next meeting so that the draft can be revised.

The names of Charles Evans, George Clark and Ken Evans were suggested as possible people to fill the vacancy on the Board. They will all be contacted.

The June 12 meeting will be devoted to presentations by Sam Nuchols and Sandra Dawson on Cluster Zoning. Town groups and residents interested in this concept will be invited. No other Board business will be conducted that evening.

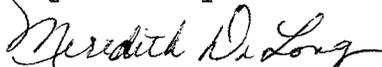
It was reported that at the Selectmen's meeting regarding Indian Hill the abutters agreed they would prefer not to have a road cut to access the Horrocks' property if the other problems of legality, etc., can be solved.

The preliminary flood plain maps were examined. They will be shown to the Conservation Commission for their review and the maps will be available for general review by townspeople through the Town Clerk.

Kay Kulmala distributed background material on Cluster Zoning.

Meeting adjourned at 10:50.

Respectfully submitted,


Meredith DeLong, Secretary