

# Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

September 11, 1978

Present: Zielinski, Chaput, Young, Sauer, Hannaford

In the Minutes of the 8/28/78 meeting, insert in the blank space on page 2 after "delete the wording": "the buildings, however, existed in their present location prior to the adoption of the subdivision rules and regulations and/or zoning bylaws by the Town of Carlisle." With this addition, the Minutes were accepted as written.

The question of whether to sign an Approval Not Required plan when certain factors of the plan violate other bylaws was discussed. Town Counsel's present opinion is that such plans should be signed but a limiting statement can be affixed to the plan.

Art Charbonneau and his attorney, John Nolan of Sherburne, Powers & Needham, appeared with a plan of land on South Street showing six porkchop lots for which a common driveway is proposed. The lots are Lot A, 4.39 acres; Lot B, 4.06 acres; Lot C, 4.21 acres; Lot D, 4.48 acres; Lot E, 195,224 sq.ft.; and Lot F, 178,731 sq.ft. The application for the driveway permit and required fee were submitted. They propose to have a draft covenant available for the Board's review at the next meeting. Publication will be September 22 and 29 in the Carlisle Gazette for an October 9 public hearing. It was pointed out to Charbonneau that the common driveway should touch each lot to be served so that no privately owned and maintained driveway crosses land of others.

George Nickerson was present to obtain two lot releases for Hemlock Hill, but the forms had not been received from Town Counsel. It was left that Frank Hannaford would obtain and sign the releases and Nickerson could then collect the other necessary signatures. Approval of these releases had been voted at the previous meeting.

Nickerson also presented on behalf of Robert Gill Associates a gift of a rubber stamp with the legend "Approved for Recording Purposes Only." Gill had earlier suggested that possession of such a stamp by the Board would save him and others the trouble of having to take plans back to their offices to have such a legend affixed, often delaying approval of the plan by two weeks.

Roger Corbin presented a plan of land on Westford Road owned by Justin Burley showing Lot 2, 97,496 sq.ft. (2,238 acres) with 250 foot frontage. The plan was signed under Approval Not Required.

Frank Hannaford asked a question presented by Charles Rolando--"When does the 20-day appeal period for a special permit begin." Bob Zielinski will check this out.

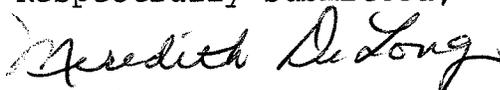
As a supplement to a letter received by the Board, Vivian Chaput reported on the recent Senior Citizens Housing Study Committee meeting. She reported that in addition to considering existing buildings which might be rehabilitated for such housing, the Committee was considering primarily three parcels for possible building--(1) the school-owned property on Church Street between the tennis courts and the ball field, (2) the Conant Land, and (3) town-owned property on Church Street behind the library. Up to 16 units are being considered. Did the Board see any definite advantages or disadvantages in any of these sites? It was pointed out that each of the sites has its own individual peculiarities. It seemed premature to favor one site over any other. Chaput also reported that the Committee is investigating methods by which building or rehabilitating could be done by the Town without involving any other public body or agency, if possible.

Hal Sauer reported on a meeting with the Selectmen, Building Committee and other town boards regarding the DPS facility. He said that he had stressed 3 points which the Board had considered important. (1) There ought to be room for a roadway through the parcel. (2) Plans ought to take into consideration the eventual location for a police station and town offices, if ever needed. (3) The major reasons for the Westford Road location was protecting the town center background.

The siting of the facility by the Building Committee meets these three requirements. He suggested that a meeting should be held for all involved Town Committees to make their input. Hal expressed his feeling to the Selectmen that the entire future plan, even if it were not completed until the year 2000 or ever, should be clear and available to present to Town Meeting in October. The Planning Board felt that this recommendation should be put in writing and sent to the Selectmen. The Planning Board's role at Town Meeting will be to support the location of the buildings and explain why the location is preferable.

Adjourned 10:00 p.m.

Respectfully submitted,



Meredith DeLong  
Secretary to the Board