



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

NOVEMBER 23, 1981

PRESENT: Raftery, Kulmala, Sillers, Sauer, and Hannaford

Hearing for Elderly Housing

The hearing opened at 8:00 P.M. David White, architect, made the presentation on behalf of the Elderly Housing Committee. Project specs:

1. Eighteen units with single bedroom each.
2. Site on Church Street.
3. Setback to parking lot at closest location to Church Street is 24 feet. Shrubs will be placed between the parking lot and Church Street.
4. 3.46% of total site is buildings.
8% of site is used with parking included.

Mrs. Philip White expressed concern relative to placing additional buildings in the center of town and the appropriateness of the site in general. Al Peckham stated in reply that the town has voted to use this land and that at this location should be considered the desire of the town.

Ken Harte expressed concerns relative to the water supply; i.e., quantity of water available from one well.

David White indicated that \$18,000 has been set aside for contingencies (e.g., another well or storage capability if required). White expects about 1500 gallons per day to be used which one well will handle.

Ken Harte spoke of a second concern -- water that has a high iron content. David White indicated that if iron was found, it would have to be taken care of and cost additional money.

Ken Harte voiced concern relative to possible sodium levels in the well. Tom Raftery asked what would happen if the well contained too much salt. Art Milliken stated that perhaps water could come from the school. Margot Arnold stated that the first priority will be to dig and test the well since development cannot proceed without good water. She further stated that Farmer's Home, the Federal agency supplying most of the funds, understands the risks associated with getting good water and has agreed to proceed.

Ken Harte stated he thought the well too close to the road at 25 feet. He suggested 75 feet minimum distance from road.

Kurt Benedict (not present) made the following points by written submission. He had reviewed the plan for the Planning Board.

1. Parking lot and entrance way should have 12" base of gravel instead of 8" as shown. Also, 6" should be used for walkways instead of 4" as shown. David White agreed that this modification was easy to handle.
2. Suggested ramps to all entry ways instead of steps.
3. Is it possible to find a more hidden place for the dumpster. Mr. White suggested it was placed nearest to the handicapped units to permit easiest access to these units.
4. Questions whether there is sufficient handicapped parking.
5. Requests that radius of driveway at Church Street be shown.

Several other technical points made by Mr. Benedict were taken on advisement by David White.

1. Building "A" Septic Tank:
 - a. Detail of "C.O." (clean out) is not shown? Why is it here and not in the other tanks?
 - b. Cover of tank, 24" ϕ Cast Iron, shown on SP-4 should be specified as "Heavy Duty". Cover should have Neoprene Gaskets to keep winter salt water from running into septic system.
2. Building "C" Septic Tank:

Same comment as 1-b above.
3. Storm Drain from CB #1 to CB #2: should it be concrete pipe, as given in Planning Board Std. para. 5-F-2?
4.
 - a. 2" water line from well to Building B should be specifically shown to run over the Sanitary Line? It should have 4' minimum cover.
 - b. 1" water line from Building "B" to Community Building: it should cross over the Sanitary Line.
 - c. Water lines from "B" to "A": should be above Sanitary Line (they appear to be).

Paul Meyer expressed concern that the site might provide more contamination of ground water in the Center.

The Public Hearing was closed at 9:50 P.M.

Procedural Rules - Residence District M

Hal Sauer moved to accept the Procedural Rules for granting special permits in Residence District M as set forth in the draft dated 14 September 1981 with the following exceptions:

1. In Paragraph D2, after the words "first newspaper notice", insert the following: (First Notice).
2. Those changes shown in Paragraphs 3-7 of the comments upon the rules in the Minutes of November 9, 1981.

Approved unanimously.

ANR - Bjork

A plan of land on Cross Street for Mr. Bjork was submitted for signature under the provisions of "Approval Not Required". The plan was signed.

The meeting was adjourned at 11:09 P.M.

Respectfully submitted,

Harold Sauer