



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

MINUTES

DECEMBER 7, 1981

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

## Previous Minutes

Meredith DeLong had volunteered to take the minutes of the November 19 special meeting on Cluster Zoning and her efforts were noted and appreciated. The minutes were approved as submitted.

It was noted that the November 23 minutes should reflect that at that meeting the minutes of November 9 were accepted. The minutes of November 23 were accepted with that change.

## DeBenedictis Proposal for Rehearing Regarding Day Care Center

Mr. DeBenedictis came in to discuss Section 7.H., Repetitive Petitions, in that he proposes to resubmit his request for a rehearing to the Board of Appeals. The Planning Board must give public notice 14 days in advance of its intent to rehear the request and there must be six members voting to reconsider. Mr. DeBenedictis proposed to increase the number of children from 21 to 31 at the former Hendrie house, but he now proposes to provide transportation for the additional children to the present location at 54 Carleton Road. This will be placed on the January 4, 1982 agenda.

## Special Permit for Housing for the Elderly in Residence District M

Tom Raftery moved to approve application for a special permit in Residence District M with the following six conditions:

1. (Same as #1 of Kurt Benedict's points.) Parking lot and entrance way should have 12" base of gravel instead of 8" as shown. Also 6" should be used for walkway instead of 4" as shown.
2. Covers of septic tanks should be specified as "Heavy Duty" and have neofrene gaskets.
3. All water lines should run over sanitary lines and have a minimum of 4 feet of separation.

4. Perimeter drains on SP-4 should have washed gravel surrounding the 4" perforated pipe.
5. Occupancy of housing must be for families where at least one person is 62 years of age or older.
6. The site plans, SP-1,2,3,4,5, and ESP-1 shall be those as submitted to the Planning Board on November 23, 1981 showing stone walls, reduced tree cutting, and notes pertaining to preservation of boulders and trees, with revision date.

Vote: 6 in favor, 1 (Sillers) opposed.

Discussion: Chaput indicated that plans should be specifically those that noted the reduced tree cutting and preservation of existing site features.

A motion was made by Raftery and voted upon; 6 in favor and 1 (Sillers) abstention.

#### Findings:

Bob Koning, Building Inspector, and Pat Cutter representing the Selectmen and Board of Health were present at the hearing and the following were found to be true.

1. The Final Development Plan complies in all respects with the provisions of the General Bylaws, including Articles IV and XI thereof, these Zoning Bylaws and the Regulations of the Board of Health.
2. The building and site layout are specially designed for the needs of the elderly and handicapped; access to the Town Center should be a major consideration.
3. The architectural design is in harmony with the scale, character and nature of the Town.
4. All improvements are placed so as to preserve, as far as practicable, the unique natural features of the site, including watercourses, rock outcroppings, stone walls, major trees and wooded areas.
5. The tract of land contains at least four acres.
6. The multi-dwelling housing is consistent with the purpose of Residence District M set forth in Section 5.A.1 of the Zoning Bylaws and with the Preliminary Development Plan referred to in Section 5.A.4.b.

#### Morse Road

The Selectmen are to review the area where the road is proposed to be built. MSB would build from the end of Sunset Road to

boundary between the DPW and at 16 feet wide, no underground utilities but otherwise they would meet Subdivision Rules and Regulations. Raftery felt that the road should go further to meeting width requirement -- possibly 20 feet, or 18. Sauer indicated that a full subdivision road should be built to Lowell Road. Possibility of acceptance of 18 or 20 foot road from Lowell Road to Sunset Road. Raftery indicated a concern for the land beyond Sunset Road (away from Town) where development could take place in the future. He indicated that Old Morse Road does exist beyond Sunset Road and should be taken into account. Kulmala suggested Ember Lane as an access to Old Morse Road. If we consider a width of 18 feet for area near MSB, Selectmen would have to upgrade to Lowell Road. Sauer stated that this is a subdivision and should conform to all standards. Consensus of opinion is that 16 feet as proposed by MSB is too narrow and is inadequate and unacceptable and Raftery will advise the Selectmen.

#### Lot 30 - Munroe Hill

Sauer had talked to Fred Petroskey who indicated that most of his concerns had been taken care of, but the fill has not been removed. CV&P has indicated that very little, if any, action has been taken on the items which needed completion. CV&P's letter of items will be sent on to the Concord Cooperative Bank. The Board will request a meeting with the bank to discuss completion.

#### Lemay's Application for Tennis Court

Zoning Bylaw Paragraph 5.B.6, page 26, has a portion missing from the original draft. The missing wording allows the Planning Board to restore any underlying use (such as a tennis court) which is not detrimental. Neil Melone has sent a letter indicating that the Planning Board has the authority to grant the special permit. A condition should be added indicating that no fill shall be added above the existing grade. A vote will be taken at the next meeting.

#### Mylar of Town Base Map

A motion was made to allow Kay Kulmala to have intermediate mylar of the town base map showing lot lines made by adding \$10.00 to existing budget item. Passed unanimously.

#### OSRD Open Meeting Reactions

Coulter felt that economics reflecting multi-family housing and shared septic systems were rejected by people at the hearing. Concerns of reducing lot size below 2 acres/unit were discussed. Developers apparently would be interested in Cluster if there were a higher density allowed to them. Open space preservation

should be the prime rationale for such a proposal.

Tom will redraft the OSRD proposal for single family clusters only and we will discuss it in January in preparation for a warrant article.

Application for Community Assistance Program

Tom Raftery prepared an application to MAFC for the Community Assistance Program for a project to coordinate and analyze water quality data and existing information. Tom will submit the application for technical assistance by December 11.

The meeting adjourned at 11:10 P.M.

Respectfully submitted,

Vivian Chaput