



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

MINUTES

MARCH 22, 1982

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

## ANR Plan for 2 Lots on Bingham Road (presented by Frank Berry)

An Approval Not Required plan for 2 lots on Bingham Road was presented by Frank Berry. He explained to the Board that this property had been registered in Land Court prior to his purchase and he was now dividing it into two parcels: Lot 1, with 94,605 square feet and a frontage of 485.48 feet; and Lot 2, with 103,040 square feet and a frontage of 280 feet. The plan was signed.

## Application for Common Drive Special Permit on Stearns Street

Jed Mannis brought in an application for a Common Driveway Special Permit on Stearns Street serving two lots in the rear of Morton Billings' property. Mr. Mannis explained that the two existing pork chop lots could best be served by a common drive which left intact an old stone wall dividing the properties. He proposes to build the driveway north of the existing wall to retain the existing stone wall and provide only one point of egress for the two lots.

## Proposed Zoning Bylaw - Conservation Cluster

Tom Raftery explained that Neil Melone had reviewed the proposed bylaw and found difficulty in understanding 5.I.2(b), the section concerning the number of lots required. The Board's discussion centered around the reference to the statute contained within the draft. It was agreed that the Town's zoning ordinance frontage and acreage requirements should be referenced. Tom then opened the public meeting.

Grant Wilson informed the Board that Carlisle Land Trust is purchasing some of the Bates Farm land and he wished to indicate that the Land Trust does not intend to use this vehicle for development because they wish to have as few lots as possible. However he also noted that the proposed bylaw had advantages for imaginative land division and tax benefits to people who wanted to grant conservation easements to the Town.

George Foote spoke informally on behalf of the Conservation Commission. The previous meeting with the ConsCom brought forth two proposals in the bylaw which requires 3/4 acre of non-wetland in a building lot and also a proposal for linkages. Reference to the Open Space and Recreation report was deleted but pertinent parameters were retained. He indicated that the ConsCom agreed informally with the proposed bylaw although they had not had a formal vote.

Tom Raftery explained the provisions of the proposed bylaw to the public. He explained the necessity for a "natural resource" to be preserved for the public benefit before the Conservation Cluster bylaw would be effective and only then would the extra lot be possible for the developer.

Len Clarke pointed out that in the usual Cluster development there are cost savings to the developer but that doesn't appear to be the case with this proposal. Jed Mannis indicated probable higher development costs under our proposal.

George Foote pointed out that the division would not go below two acres/dwelling unit and in fact would be about 2.6 acres per dwelling. Tom explained to the participants the Planning Board's rationale for adopting this particular concept. On March 25 (Thursday) Tom will meet at Town Offices with any members to discuss possible changes.

#### Riverloft (Rolando) - Wetland/Flood Hazard Change

Kay Kulmala brought in maps and the proposed article which is to be voted on at Town Meeting. A plan for the Lowell Road/Sunset Road property of Charles Spidle was also included. The article reads, "To amend portions of the Wetland/Flood Hazard District adopted April 2, 1980 as shown on Assessors Map 1, Lots 7, 7A, 8, 8A 9 and 9A; and on Assessors Map 27, Lot 3 in accordance with the proposed revisions of said Maps dated April 12, 1982 on display at the Town Offices."

These two sets of maps are proposed because Special Permits have already been granted on the basis of demonstrated evidence that the Wetland/Flood Hazard zone is not where it was originally mapped. The evidence was verified by the ConsCom.

#### MAPC Evaluating our Water Study Proposal

Sylvia Sillers reported that Arlene O'Donnell indicated that MAPC is evaluating our Water Study proposal. Additional material is being prepared for the submittal. MAPC will provide two weeks of free technical service. Beyond that it is \$500.00 per week.

The meeting adjourned at 9:35 P.M.

Respectfully submitted,

Vivian Chaput