



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of March 10, 1986

Present: Raftery, Chaput, Sillers and Davis

The meeting was called to order at 8:20 P.M.

Review of Crestview Subdivision

A copy of a letter received from CV&P, dated October 18, 1986, confirming compliance with various issues was reviewed. It was determined that receipt of this copy and the covenants provided satisfy the Board's requirements. The Trail Committee indicated approval of the easements offered.

T. Raftery moved to approve the subdivision plan with waivers:

1. Sidewalks (Section 5.C.1 of Subdivision Rules and Regs),
2. Location within center of right of way,
3. 1000 foot length limitation (Section 4.A.5a of Subdivision Rules and Regs).

The motion was seconded and unanimous approval was given by the members present.

Crestview Common Driveway

The common driveway specs were reviewed and were found to comply. It was noted by S. Sillers that a five member vote was needed to approve a Common Driveway. Only four members were present. It was noted by the Cutters' counsel that the 90-day period would be expiring shortly. The Cutters offered to extend such additional time as is necessary to hear the matter and vote with a quorum present.

It was further indicated that a request to make the special permit two years instead of one would likely be proposed by the Cutters.

CV&P

Representatives of CV&P were unable to be present at this meeting.

Coplex

Doug Edwards of the Coplex Development Group presented a possible bylaw amendment. Liaison with the Ad Hoc Housing Committee was confirmed. The entity developing this type of housing would be nonprofit.

Are there flaws in the presentation?(see 3/10/86 letter to Town Committees re the Moderate Income Housing Proposal)

General Concept:

1. Senior citizens;
2. If input suggests, small 2 bedroom family units.

One mechanism to achieve: a bylaw amendment which would allow this, or similar, concept. Basic concern should be a reflection upon the principle of 2-acre zoning -- but a "District P" such that density is 4-5 bedrooms/acre.

Edwards explained that property owners such as the Woodwards would be willing to give up part of their land for development, but not all.

Tom Raftery suggested that the Ad Hoc Housing Advisory Committee would be more appropriate to review this. He also observed that the proposal could allow 10 bedrooms per two acres.

Vivian Chaput suggested that the town ordinance referencing allowable development should be used as the framework so as not to jeopardize the soil and water concerns. She further indicated that this proposal implies disregarding existing zoning which probably would not pass in Town Meeting.

The Board indicated appreciation for the needed intent of Mr. Edwards' contribution. However, the substance of the plan would appear to be in opposition to town zoning and good planning principles. Vivian Chaput again emphasized that appropriate interface with the Housing Advisory Committee and Conscom would be the first step to take.

Minutes Approved

Minutes of meeting of February 24, 1986 were read. A motion to accept was made, duly seconded and unanimously passed.

Discussion of Postal Facility on March 24, 1986

On 3/24/86 there will be a discussion of a postal facility proposed by Mr. and Mrs. Palmer, represented by R. Santomena of Hale and Dorr.

Bylaw Review Committee

See change to 4.A.2a.

J. Leask, via T. Raftery, suggested 4.A.2.c should be 300' instead of 250'.

4.A.3.a: Same

4.A.3.b: Depth of lot shall be at least 40' measured normal to the street at all points along the frontage used to satisfy the minimum requirements.

Balance of proposal, see "Proposed General Bylaw Changes, Article X, Public Safety", undated.

S. Sillers questioned whether "other structures" such as churches, etc., which can be built in general residential areas would be reviewed for needed bylaw changes. The Review Committee has this slated for 1987.

A suggestion was made by the committee to eliminate the requirement of "berms" except when needed for proper drainage control. It was suggested that CV&P as well as Roger Davis be invited to a meeting to discuss this matter.

Erik Fleming - Bond Reduction, Suffolk Lane

With respect to Erik Fleming's request to reassess the bond requirements, a letter from CV&P, dated 3/10/86, shows the cost to complete the road will be \$55,000. Mr. Fleming will be submitting an amendment to reduce the present bond of \$65,491 to the \$55,000 noted.

Woodbine Place Subdivision

A 3/10/86 letter from CV&P was read indicating certain issues which still remain to be resolved and issues which CV&P felt were in compliance (see letter and its reference to 11/1/85 letter). The Board need not take action as Mr. Ludwin is aware of the 11/1/85 letter requirements. The Board is sending a copy of the 3/10/86 letter to Mr. Schecter, who has raised concerns over some of these issues.

The meeting adjourned at 11:00 P.M.

Respectfully submitted,

Stephen Davis