



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

Meeting of March 24, 1986

Present: Chaput, Sillers, Raftery, Leask, Sherr, Davis and Clarke

The meeting convened precisely at 8:00 P.M. The minutes of March 10, 1986 were discussed with their author. No motion to accept was made in order to allow time for Mr. Davis to review and propose amendment thereof, if necessary. The minutes of March 10, 1986 will be reconsidered at the meeting scheduled for April 14.

### Zoning Bylaw Hearings

The Board will hold its hearings on proposed zoning and general bylaw changes, i.e., warrant articles, on April 14, 1986. Member Clarke remarked that thereafter he will be hard of hearing. Amusement prevailed. The proposed changes, ten in number, include the Coplex proposal for the Woodward property, road width changes, lot width changes, towing of vehicles, revision of junk bylaw and other interesting warrant articles dealing with zoning and general bylaw changes. It was decided, after thoughtful consideration, to publicly notice all including the proposed zoning bylaw change which would, if passed at Town Meeting, affect the Hensleighs' church for use as a post office. Also discussed was whether the Bylaw Review Committee reviewed the Westford bylaw with respect to lot area. Since the Bylaw Review Committee, nor any of its members, were present, it was difficult to express its rationale for its proposals. Nevertheless, the members tried. It was suggested that the Committee be expressly invited to the public hearings on the 14th of April. Chairperson Chaput will so do.

### Crestview Common Driveway

We received a letter from Atty. Elizabeth Lane suggesting minor changes in the proposed covenant for the trail easement. Atty. Diemert agreed to make such changes. There was minor confusion concerning the date that the applications were filed. It was agreed that September 23, 1985, is the filing date for both. Although this day is beyond the 90-day period, the applicant graciously agreed to extend that period. This is a repeat of the same accommodation made at the last meeting. After the preliminaries, Atty. Diemert and William Cutter enlightened, rather refreshed, the Board's memory concerning the details of the proposed common driveway. The motion was made, seconded and unanimously approved. The findings upon which the motion was based are: (1) the approval was in harmony with the zoning bylaw, (2) the premises are reasonably adaptable to the proposed use and will allow for proper layout, and (3) it is not contrary to the interests of the Town. Section 5.H.3 is the appropriate reference. Mr. Diemert continued his extension of the approval

period to allow for filing of the decision through March 28. Although the permit requires construction within one year, Mr. Diemert indicated that litigation in connection with the property may delay construction past one year and that that fact may be cause to return to the Board for extension or amendment for another year. The signed maintenance covenant will be recorded with the special permit.

#### Police Station

Les Streeter wrote a letter to the Board requesting that we review the need for a special permit for building in a wetland. It was explained that Chapter 40A of the General Laws has an express procedure for the appeal of a decision, or lack thereof, by the building inspector not to require a special permit.

#### Budget

We seem to have run out of funds in our 1985-1986 budget. Chairperson Chaput will speak with the Finance Committee for additional funding for the balance of this year. Most of our expenditures are reimbursed by developers. We will ask for an additional \$1,000 for this year and another \$1,000 for next year.

#### Engineering Liaison

Discussed was a contact point among the members for the engineers. Member Clarke will be the contact; Member Leask will be the alternate.

#### Post Office

The April 2, 1986 Selectmen's meeting will be the site of a discussion concerning the post office. The item will be discussed at 8:00 P.M. that evening. Member Leask reported that he has received an informal opinion that a private developer must conform to zoning bylaws even to build a post office whereas the Postal Department may not so conform if the department builds the structure.

#### Tocio

No discussion until the entirety of the property can be held. It is premature at this point since the property owners have not completed their arrangements at this point. In any event, the first discussion will be informal. Member Leask indicated that several abutters have expressed concern and requested informal notice of our meeting with Mr. Tocio. Ms. Chaput was the only member whose schedule allowed her to meet with Mr. Tocio to view the land which is considered valuable to the Town in terms of vista.

The meeting was adjourned upon motion duly made, seconded and enthusiastically and unanimously approved at 9:40 P.M.

Respectfully submitted,

Thomas J. Raftery