



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of April 21, 1986

Present: Sillers, Raftery, Chaput and Leask

This special meeting is a continuation of public hearings which began on April 14. The rezoning of Lot 5 on Concord Road was continued to April 28. Residence District P and related bylaw proposal is continued to April 28. Lot shape requirements bylaw was continued to this date.

Lot Shape Bylaw Proposal

As a result of hearing last week the Bylaw Review Committee regrouped and made changes to its proposal. The proposed 200' circle for the 2 acre lot has been eliminated. The 250' diameter circle was redefined to reflect actual practice. The 2 acre champagne glass lot shape is addressed by new section 4.A.3.b. which will allow pie shape lots, i.e., at 40 feet back from the frontage the lot must be 200' in width. New section 4.A.3.c. has been made more flexible in the view of the committee. This section would require 1.25 acres of land not subject to the Massachusetts Wetlands Protection Act to be about the site of the dwelling unit. George Foote spoke to the issue relating data about recharge areas, the relationship of wetlands and certain assumptions as to rates of recharge and residential use of the land. Mr. Treibick of East Street questioned the application of the 600 foot circle and the 250 foot circle on 4 acre lots. He also went on to question the rights of Planning Boards to interfere with or decide quality of life issues for lot owners. Pat Cutter responded for the committee. The present 250' line was originally intended to avoid pencil shape lots. Floyd Taylor spoke about water quality and recharge areas. He said that recharge areas may not necessarily be close to the residence. Presently, 2.3 million gallons per day for town as a whole as recharge is fairly good although there are some quality problems from here to there. If the population goes to 6,000, the present zoning will be quite adequate without the proposed bylaw. Joe Gardner spoke against the proposal saying that septic systems recharge the water supply and wetlands are not really taken into account to the degree that they should be. He also spoke about the administrative problems of engineering plans and various plans that would have to be given to building inspector. George Foote agreed with the 2.3 million gallon figure as the basis for his proposal. Floyd did not think that this proposal would protect the recharge areas. He believed that the present two acre zoning would be sufficient to protect the recharge areas for the present population and its doubling. Brigitte Senkler questioned whether the proposal was fair to those large land owners left in town. She also reported that Carlisle had some of the more stringent requirements among area towns. She also suggested exploration of the Concord residential compound rather than the present 4.A.3.c. proposal. Forty to forty-five owners have more than ten acres. That, says she,

is a small number. Pat Cutter responded for the committee. She stated that Carlisle is unique in that it had zoning from 1932 or 1933. She, too, recommended that innovative zoning should be investigated. Jack Leask suggested that there are more stringent requirements around. Westford was identified as having a 75% dry land in a lot requirement. Debbie Hinchliffe expressed a concern about taking land without compensation as a penalty against "old timers" and its vulnerability to attack under snob zoning. She was concerned that tonight's hearing wasn't publicized (she was wrong on this issue). Linda Baran expressed a concern about the effect on her land. Erik Fleming, developer, suggested employment of a professional town planner to investigate issues as those on this evening's agenda. (Mr. Fleming is not a Carlisle resident, but the chair allowed his comments as valuable and instructive being from a developer who is presently active in town.) Joe Gardner suggested that the process take a longer period and ways be explored to avoid snob zoning suits. He also suggested that the frontage requirement may be overly burdensome. The hearing on this issue closed at 9:08 P.M.

Drainage to and from Streets - 5.H.2.A.

(This was a continuation of the hearing which opened on April 14.) Pat Cutter spoke to the issue and explained the problem of water flow and ice onto the streets exacerbated by private driveways. There was some question as to the Town's responsibilities and that of the property owner. A question was asked as to how many driveways would be affected and whether it could be corrected by other than a bylaw. Mrs. Hinchliffe complained again about her perceived lack of publicity of this bylaw. Skip Anderegg suggested that the bylaw should include debris; it does. One speaker, saying that he did not have a problem with his driveway, asked about a hypothetical stream flowing onto the road. Dave Stewart indicated that the town will work with property owners to solve problems. This hearing closed at 9:31 P.M.

Towing of Cars Interfering with Snow Plowing

(This is a continuation of the hearing which opened on April 14.) Pat Cutter spoke to the issue: cars parked on the street interferes with snow plowing. There was no public comment on this issue. The hearing closed at 9:34 P.M.

5.E. Junk Vehicles

(This is a continuation of the hearing which opened on April 14.) Pat Cutter read the proposal and spoke to the issue. Carlisle's existing bylaw relates to motor vehicles, but not trailers. This proposal would correct this. There are some house and large storage trailers which are the subject of dispute at present. Presently, an open storage of an old car, unregistered, is prohibited. This bylaw will allow that on permit by the Selectmen. Skip Anderegg questioned whether screening would be more appropriate. This law is to prevent abuses presently ongoing and potential future abuses. The issue of screening versus this bylaw proposal was discussed by adherents to screening and proponents of the bylaw. This hearing closed at 9:47 P.M.

Open Space and Recreation Report

Kay Kulmala has provided draft report for review by the Board. These are revisions which she would like returned in May with our comments. The first meeting in May will have this as an agenda item.

Master Planning Committee

The draft report by Midge Eliassen has been received. George Foote elaborated with respect to its contents and the data. Copies were made for members present. Appreciation was expressed to those who volunteered the extraordinary effort to put this report together.

Baran

Issue is on agenda for April 28, 1986.

Bylaw Change Discussion

Pat Cutter indicated that the "Mosquito" has asked the Bylaw Review Committee for a newspaper article on the proposed changes. With respect to the proposed bylaw changes:

Article 40 - X.3.h.(c) - Road Widths - A motion was made to recommend adoption of the proposed bylaw change. Duly seconded and discussed, it was unanimously voted to recommend.

Article 41 - Dimension Requirements - 4.A.2.a - Frontage definition was agreed to as proposed. The 250 foot circle also seems acceptable in 4.A.2.d.3. In 4.A.3.b. the 40 foot depth was also acceptable to the Board. The upland protection of 4.A.3.c., as proposed, was next discussed. This particular issue was deferred to the next meeting so that all board members can discuss this.

Article 42 - Drainage - A motion was made, seconded and unanimously passed to recommend adoption of this Article.

Article 44 - Junk Vehicles - A motion was made, seconded and unanimously passed to recommend adoption of this Article.

A motion to adjourn was made at 10:36 P.M. It was unanimously approved.

Respectfully submitted,

Thomas J. Raftery