



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of October 27, 1986

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

Despite the fact that the seventh game of the World Series is being played, the meeting drew a quorum and opened at 8:06 P.M. The Board of Appeals has requested a comment on the Sarcia's appeal of the Building Inspector's denial of a building permit for Lot 10, Sheet 27. It was felt that the Building Inspector is the appropriate person, not the Board, to make such determination.

ANR Plan - Doerfer, Concord Street

A plan drawn by Nelson Engineering, Inc. for Gordon Doerfer dated September 17, 1986, showing Lots 1, 2, 3, 4 and 5. Lots 4 and 5 are prokchops and appear to abut another porkchop, i.e., land of Howes, an apparent zoning bylaw violation. A motion was made to deny the approval of the plan; duly seconded, the motion passed by unanimous vote.

ANR Plan - Concord Properties, Inc.

A plan of land drawn by Stamski & McNary for Concord Properties, Inc. dated October 24, 1986 showing two lots, A and B. This plan shows a combination of lots previously approved. The prior lots were not building lots; these are. A motion was made to approve; duly seconded, it passed by a unanimous vote.

Woodbine Place Subdivision

Since all seven Board Members are here, this issue will be considered this evening. A letter from Patricia MacQueene was read which opposed relocation of the sidewalk and favored retention in the interest of public safety. Mr. and Mrs. Schecter have also written to the Board, once again. (Their letters are in the file.) Their latest was a suggestion of a proposed compromise having some, but not all relocation of the sidewalk. Brief discussion ensued. Harry Schecter spoke: (1) the sidewalk does not comply with the plan or the proposed agreement and (2) the compromise would effect only 5 or 6 trees. Mr. Ludwin responded: (1) the sidewalk is built in accordance with the plan under the supervision of the town's engineers who approved its construction, (2) an earlier vote was made at the unilateral urging of the Schecters, (3) 19 residents of the area favor the sidewalk, (4) he has not received Schecter's correspondence, and (5) the Schecters are in litigation with Mr. Ludwin. Member Clarke asked if Mr. Ludwin reviewed the Schecter proposal; he had not; and whether it might serve to delay the vote. Mr. Ludwin indicated that he was going to Florida and would not be available to participate later. Keith Fortier of Woodbine Road spoke in favor of retaining the sidewalk as is. "Who would bear the cost?" he asked. He recommended a vote this evening. Member Clarke

reminded Mr. Fortier that the initial subdivision had public hearings and notice to abutters. A letter from David Galvin, Police Chief, favored retention of the sidewalk. Mrs. Mortensen's letter favored retention also. Member Clarke made a motion to delay the consideration of this issue until a further meeting in order to allow Mr. Ludwin time to review the Schecter proposal. The motion was seconded by Member Sherr. Mr. Weismann, a neighbor, favored retention of the sidewalk. Andrew Hocker who agrees with the Schecters favors a sidewalk in the area. Mr. Ludwin stated that the August 11 vote may affect final subdivision approval. On the motion, the vote in favor was 1, six opposed. Mr. Clarke made a motion to rescind the vote of August 11 and carry out the Schecter proposal. The motion was seconded by Ms. Sillers. Mrs. Chaput expressed concern about the legality of the motion as posed. Mr. Clarke agreed to amend his motion to specify that the sidewalk be built according to plan. A short diatribe ensued between the Schecters and Mr. Ludwin. Mr. Schecter said the amended motion would have a greater impact than his approval. Mrs. Mortensen asked if it was proper to build it on utilities? Mr. Clarke stood with his original motion. The motion passed by 4 in favor and 3 opposed.

Historic District Extension

No one viewed the proposed additional area and it was questioned what boards, if any, would hold public hearings on any enlargement of the district. George Foote indicated that it is zoning district overlay as part of the zoning bylaw and would require a public hearing by this Board.

Town Hall Location

This is a continuing discussion stemming from a Master Planning Committee ("MPC") report to the Board and a request from the Selectmen. It was suggested that an objective criteria list be explored and, perhaps, consideration of a building encompassing more than the town office building. Member Sillers will draw up a list of those criteria from the MPC's recommendations and work product. George Foote expressed concern about preclusion of eminent domain taking and the weight given that preclusion. He suggested that that preclusion not be considered in analyzing sites. Hal Sauer asked if the Board would consider the post office issue also. A combined facility was also a possibility. Hal Sauer indicated that he would call the post office authority to obtain information about their requirements. Tom Nigro suggested the proposed town office has to be 5000 to 6000 square feet. Hal Sauer suggested that all alternatives should be explored. Mr. Leask suggested that the Conant Land could also be a site for the police station as well. Discussion concerning the Conant Land followed. Sylvia Sillers asked for suggestions as to criteria.

Elizabeth Ridge

A request to modify the plan at Lot 42 to comply with a Land Court modification which has been placed on the linen already. A motion was made to ratify a change made by Stamski and McNary on October 14, 1986, to Detail A on Pages 3 and 4 of the Subdivision Plans. Duly seconded, the motion passed unanimously.

Suffolk Lane

Mr. Fleming requested reduction of the radius of the pavement from 50 to 48 feet. CV&P approved the proposed reduction for consideration by the Board. (See letter on file.) A motion to approve the reduction to 48 feet radius of pavement was unanimously approved.

Rodgers Road

The performance bond issue was discussed. CV&P believes that \$110,000 is the bond amount. The form of proposed bond was submitted to the Board. A retainer was suggested to guarantee completion of unforeseen problems. Ten (10) percent was agreed to be held as a retainage until release by the Board.

Altair Associates Common Driveway Modification

An application for hearing was submitted to add one more lot to the existing special permit. The Conservation Commission had initially opposed this idea, but Mr. McNary indicated that the ConsCom revoted the issue. A letter from the ConsCom was read indicating approval if a bridge and easterly relocation were done. A motion was made to find the proposed amendment significant. Duly seconded, it unanimously passed. The hearing will be held on November 24, 1986.

Proposed Change to Subdivision

Public hearing will be on November 24 on a change suggested by Bob Koning, Fire Chief.

ANR Plan - Irwin, Concord Street

A plan drawn by Stamski & McNary dated October 27, 1986 for Alexandrina Irwin showing one lot on Lowell Road (Concord Street). A motion was made, duly seconded and unanimously approved.

A motion to adjourn was unanimously approved.

Respectfully submitted,

Thomas J. Raftery