



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of November 23, 1987

Present: Sherr, Chaput, Tobin, Sillers and Leask

Minutes and Bills

On motion of Steve Tobin seconded by Sylvia Sillers, the minutes of November 9 were unanimously approved as submitted.

Members authorized payment of bills as presented.

ANR - Koning - Acton Street

On motion of Vivian Chaput seconded by Sylvia Sillers, the Board voted unanimously to endorse the plan entitled "Plan of Land in Carlisle, Mass. for Koning," dated November 16, 1987 by Stamski and McNary, Inc. as "Approval under the Subdivision Control Law Not Required."

ANR - Taylor, Ganson and Perrin - Concord Street

Mr. McNary presented a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) for Taylor, Ganson & Perrin," dated September 21, 1987 by Stamski and McNary, Inc. which had been previously endorsed "Approval Not Required" and explained that two minor changes had been made on the mylar after Planning Board endorsement: changes in the street name and in the name of record owner. After discussion in which the Planning Board members agreed that in the future they would prefer that a new mylar be presented for endorsement, the members agreed to accept the new print of the changed mylar for the Planning Board file. Members initialled and dated the print.

Continued Discussion of Koning ANR

The Planning Board continued discussing with Mr. McNary and Mr. Koning the Koning property for which they had just endorsed a plan. An informal plan for subdividing the property was presented which uses a common drive, as well as a plan without use of a common drive for comparison purposes. Mr. McNary mentioned the possibility of two waivers, waiver of the sidewalk/footpath requirement and waiver of the turnaround requirement at the end of the subdivision road. Members commented informally on the plans.

Memorandum Submitted by Wendy Wallerstein

The members considered a memorandum submitted by Wendy Wallerstein, abuttor to a common drive off River Road which is the subject of an application for amendment to a common drive special permit. The members agreed that the section of

the Zoning Bylaw (5.B) cited in the memorandum has no relevance to the bylaw provisions for granting or amending a special permit for a common drive.

The members then met with Charles Rolando concerning his request to amend a Special Permit for a Common Driveway on Lot 1, 2, 3A, 4 and 5 off River Road, which was presented at the November 9, 1987 meeting. Vivian Chaput moved that the request was significant and would require a public hearing. Sylvia Sillers seconded the motion. During discussion, Mr. Rolando learned that the Conservation Commission had denied a request concerning this project and said he would prefer not to proceed in the Planning Board matter. Vivian Chaput withdrew her motion with Sylvia Sillers' concurrence.

Cost Sharing for Program at Lincoln Institute

After discussion of Mrs. Olden's suggestion that the Planning Board and the Zoning Board of Appeals share equally the cost of her attendance at a program on December 14, 1987 at the Lincoln Institute of Land Policy on Affordable Housing, to include \$125 registration fee and compensation for her time, on motion by S. Tobin seconded by J. Leask the Planning Board voted unanimously to pay half of the cost.

Leask - Resignation

Paul Sherr announced that Jack Leask has said he would like to resign from the Board as soon as a replacement is available. After discussion, during which Mr. Leask explained that he no longer spends all his time in Carlisle and the members expressed their unwillingness to have him resign, it was agreed that Mr. Leask will defer his decision until the next meeting and the Planning Board will see if there is anyone interested in becoming a Planning Board member.

(Paul Sherr left the meeting at 9:17 P.M. and Vivian Chaput assumed the chairmanship.)

Revision of Common Drive Rules and Regs

After discussion, the members agreed to assign work on revision of the Carlisle Planning Board Procedural Rules and Regulations regarding Special Permits for Common Driveways to a subcommittee of T. Raftery and S. Tobin working with Mrs. Olden. Mrs. Olden agreed to schedule a meeting of the subcommittee.

Fees Charged for Applications Filed

After discussion of the chart of fees charged by a number of other towns prepared by the Administrative Planning Assistant, the members agreed on the following filing fees, to be adopted within a couple of months by the appropriate procedures: Approval Not Required Plans - \$25 per plan plus \$10 for each new lot created; Preliminary Plans - \$10/lot; Definitive Plans - \$100 per plan plus \$25/lot; Common Drive Special Permits - \$50 plus \$25/lot; and all other Special Permits - \$50.

Discussion of Agenda Scheduling

After discussion of agenda scheduling, on motion by J. Leask seconded by S. Tobin, the members voted unanimously that all matters for the Planning Board agenda are to be scheduled with the Administrative Planning Assistant and that the Preliminary Agenda closes at the end of the business day on Monday of the week before the Planning Board meeting. The members also agreed informally that additional items

may be scheduled for the Revised Agenda at the discretion of the Administrative Planning Assistant in very unusual circumstances.

Ground Water Protection Study

Mrs. Olden reported that Martin Pillsbury at MAPC will send the final Ground Water Protection Study to the Planning Board within a couple of weeks.

Street Signs at Elizabeth Ridge Road

In response to a question put to Mrs. Olden by Mr. Kauchman at the Concord Co-operative Bank, Covenantor for the Elizabeth Ridge Subdivision, the members decided to request a street sign at either end of Elizabeth Ridge Road proper, and none at the Lowell Street exit/entrance.

Canterbury Court Road Acceptance Discussion

After discussion of road acceptance in general and acceptance of Canterbury Court in particular, the members agreed that a letter should be sent to Charles L. Calef, Vice President of Deck House Inc., following up on his letter of May 19, 1986, to tell him that counsel for Deck House Inc. should submit a layout to be reviewed by Town Counsel in order for the road to be accepted by Town Meeting in the spring, in time to permit the required hearings to be held by the Planning Board and the Board of Selectmen.

Suggestion of Highland School for Temporary Town Office Space

J. Leask suggested that the Planning Board investigate temporary use of the Highland School for town offices. The members postponed discussion of the suggestion until the next meeting and instructed Mrs. Olden to ask Norm Lindsay of the Building Committee about any material in the Building Committee files on the condition of the building for such use, as well as an informal opinion on the idea.

Nature Center - Woodward Property

S. Tobin reported that the Woodwards are considering establishing a nature center on their property and asked how they could determine the effect of the zoning bylaw on such proposed use. He was advised to refer them to the Building Commissioner.

There being no further business the meeting adjourned at 11:15 P.M.

Respectfully submitted,

Elaine H. Olden
Administrative Planning Assistant