



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

June 27, 1988

Present: Ms. Sillers, Ms. Hughes, Mr. Davis, Mr. Sherr, Mr. Tobin, Ms. Chaput, Ms. Olden, Administrative Planning Assistant

Minutes

On the minutes for the June 13, 1988, meeting, the members queried the number of units considered "affordable" in the Bates Farm Elderly Housing Proposal. After discussion, the members agreed that that information was not clear in the presentation. On motion by Ms. Chaput seconded by Mr. Sherr, the Planning Board voted unanimously to approve the minutes of June 13, 1988, with minor changes.

Special Project

After discussing the Special Project approved at the June 13, 1988, meeting, which exceeded the time estimate by 3.5 hours, on motion by Mr. Sherr seconded by Mr. Davis, the Planning Board voted unanimously to pay the bill as presented for the entire worked hours.

ANR - DeLong

On motion by Mr. Sherr seconded by Ms. Chaput, the Planning Board voted unanimously to endorse a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) Prepared For: Darroll and Meredith DeLong," dated March 23, 1987, revised June 10, 1988 and June 16, 1988, by BSC - Bedford, Civil Engineers, 18 North Road, Bedford, Mass., "Approval Under the Subdivision Control Law Not Required."

Mr. Foote joined the meeting during the following discussion.

Conant Land Elderly Housing Proposal

Jean Donnelly of the Elderly Housing Board came to discuss a housing proposal for the Conant Land owned by the Town. She explained that she must speak in terms of "hypothetical units," since the need for a specific number of units had not been determined. The site is on the

elderly, those with low to moderate incomes and those who need alternative housing. The proposal also includes family housing. Units would be marketed at market rate if necessary to carry the project. A survey of single municipal employees and those with families indicated that 22 families might be interested, with incomes of \$40,000 or less. There would be a preference for Carlisle-connected people, and that connection would be defined. There would be one-, two- and three-bedroom units: not too many one-bedroom units and a "hefty complement" of two-bedroom units. 20 units is a minimum for particular subsidy programs. Whether the units will be owned or rented is being considered.

Ms. Donnelly asked the Planning Board for any feeling the members have as to the market for the project. Directing the members' attention to the provisions of Zoning Residence District M under which the Planning Board issues a Special Permit, she asked if the Board had any preference as to whether the applicant should be the owner of rental property or a limited equity corporation. Further comments during discussion were that Residence M is limited to elderly; Residence M concerns two-bedroom units whereas the state wants to see three-bedroom units; and among necessary modifications to Residence M would be the provision for a construction form to make the units easy to maintain.

Ms. Donnelly said the proponents are "aiming for a Fall Town Meeting" and for acquiring a site in the fall. Zoning issues would also be presented at Fall town meeting.

Ms. Sillers commented that the Board is "a long way from a definitive zoning bylaw." Ms. Chaput commented that any proposed changes to the zoning bylaws would not be specific to any particular project, and that Fall Town Meeting may be too soon to have an adequate bylaw drafted. Mr. Foote recommended that Town Counsel's opinion be consulted as to whether zoning changes can be made at a Special Town Meeting. Mr. Foote also commented that many of the issues which Ms. Donnelly had raised are within the purview of the Housing Authority. When Ms. Donnelly replied that she hoped that the Planning Board would serve as a sounding board for the project, Mr. Foote said that he feels that there needs to be concrete input from people with expertise on those issues. Ms. Hughes asked if the League of Women Voters survey done a number of years ago would help with information about town needs for the proposed housing. Mrs. Donnelly replied that the survey done more recently by the Master Planning Committee would be more relevant. After learning that there is a subcommittee of the Planning Board to consider housing issues, Ms. Donnelly said she would like to feed the

proposed program details into the subcommittee's considerations. Mr. Foote suggested that figures to help the subcommittee understand the economic factors would be helpful, as well as techniques to help mitigate impacts. Ms. Chaput said that documentation concerning housing needs is necessary. Ms. Donnelly said that there is some information on that issue available. She added that a market study could be done. The Planning Board asked for information concerning subsidy funds for rehabilitating older structures; materials on the Lincoln housing project; and the materials distributed to Town residents before the establishment of the Housing Authority.

Ice Pond Road Public Hearing

At 9:05 p.m., Chairman Sillers opened the public hearing on the amended Ice Pond Definitive Plan which was first presented on April 28, 1988. As the Applicant's representative began to present information, the Planning Board members noted that the information concerned details which constituted changes from the originally-submitted plan which the Planning Board had denied; and that these changes did not relate to the items which were the basis of the denial. After ascertaining that the Applicant did not have a plan to present which responded to the denial, the Applicant and the Planning Board members agreed to continue the public hearing and to allow the Applicant to continue his presentation of plan changes as an informal discussion preliminary to presenting a new plan. At 9:20 p.m., Chairman Sillers continued the public hearing to July 11, 1988, at 9:30 p.m.

The Planning Board conducted an extensive discussion with the Applicant and his representative concerning various details on a possible new plan.

Ice Pond Road Common Drive Public Hearing

At 10:08 p.m., Chairman Sillers opened the public hearing on the Ice Pond Subdivision Common Drive application which was continued from May 23, 1988. At the request of the Petitioner, Chairman Sillers continued the hearing without further discussion to July 11, 1988, at 9:35 p.m.

Ballantine Public Hearing

At 10:10 p.m., Chairman Sillers opened the public hearing on the Petition of John Ballantine for an amendment to a Special Permit to include Lot 36-12.03A on an existing 3-lot common driveway at premises at North Road.

In considering the Petition, the Planning Board noted that a map at a scale of 1"=200' as required by the Procedural Rules of the Carlisle Planning Board Regarding Special

Permits for Common Driveways was omitted from the submission; a delineation of flagged wetlands appeared to be incomplete; there was no mention of "North Road" in the Maintenance Agreement; and that the Maintenance Agreement incorrectly referred to the "Wetlands Conservation Act." The Planning Board and the Petitioner agreed that the Board would request Town Counsel to review the Maintenance Agreement for its effectiveness in accomplishing the purposes for such an agreement as delineated in the Procedural Rules and for its enforceability; and the Petitioner would have the omitted map prepared and pursue the matter of the incomplete wetlands delineation.

At 10:50 p.m., Chairman Sillers continued the public hearing to July 11, 1988, at 8:15 p.m.

Housing Authority Discussion

Mr. Ballantine then spoke with the Board briefly in his capacity as chairman of the Housing Authority about the Town's commitment to form a Housing Partnership.

Sorli Property

Concerning the Sorli Chapter 61A property about which the Planning Board was unclear at its June 13, 1988, meeting, Mr. Tobin demonstrated the location of the property on a map. On motion by Mr. Foote seconded by Ms. Chaput, the Planning Board voted unanimously to recommend to the Selectmen that the Town not exercise its right of first refusal on the sale of the property because the parcel is not a priority on the acquisition listing in the current Open Space and Recreation Plan and that it does not relate to any other goal such as gateway open space or open space which makes a link between open space parcels already acquired by the Town.

Chairman Sillers adjourned the meeting at 11:05 p.m.

Respectfully submitted,

Elaine H. Olden
Administrative Planning Assistant