

CARLISLE PLANNING BOARD

MINUTES

AUGUST 28, 1989

Present:

George B. Foote, Chairman  
Sylvia Sillers  
Stephen Tobin  
Phyllis W. Hughes  
Norman S. Lindsay  
Elaine H. Olden,  
Planner Assistant

Meeting called to order at 8:00 P.M.

Minutes

On motion by Ms. Hughes seconded by Mr. Lindsay, the Planning Board voted unanimously to approve the minutes of the August 14, 1989, meeting as presented.

Bills

The Planning Board authorized payment of the bills as presented.

Master Plan

The members agreed that it is possible to accomplish the Master Plan according to the Activity Plan and the proposals previously discussed. Mr. Lindsay said he had some thoughts about the content of the Master Plan which he will put in writing for the board's consideration. Mrs. Olden agreed to prepare a section of text on regulatory constraints.

Budget

Mr. Tobin reported a comparison of the year-to-date expenditures and the budget. The Board noted that while a disproportionate amount has been spent for office supplies, the expenditures already made have been for bulk supplies which should not need to be replenished frequently.

Performance Security for Hayes Farm II

After reviewing the Covenant presented by the applicant for the Hayes Farm II subdivision, the members deferred accepting and executing the Covenant until errors in the document are corrected and omitted information is supplied.

Continued public hearing on Hayes Farm amendment to plan

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At 8:30 p.m. Chairman Foote called to order the public hearing continued from July 24, 1989, on the application of Hayes Farm Partnership to modify the previously approved subdivision plans to shift the first 1117 feet of Hayes Farm Road into the Town of Concord, in order to eliminate extensive wetland filling. Noting a request from the applicant for further continuation of the hearing until review of the project by the Town of Concord is complete, at 8:32 p.m. Chairman Foote continued the public hearing until September 11, 1989, at 9:15 p.m.

Rules and Regulations for Submission of Applications for Special Permits for Accessory Apartments

The members reviewed a draft of the materials required by Section 5.6.10 of the Zoning Bylaw and made suggestions for changes. Ms. Hughes agreed to create a graphic illustrating the circuit of town departments which the applicant must make to get the required documents to present as evidence to meet the requirements under the Accessory Apartment zoning bylaw.

Public Hearing for Modification to Special Permit for Conservation Cluster at Clark Farm

At 9:15 p.m., Chairman Foote called to order the public hearing on the application of the Carlisle Land Trust for amendment to a Special Permit dated September 22, 1986, to alter the building envelopes in Lots 3 and 4 in the Conservation Cluster at Clark Farm.

The following information was presented on behalf of the applicant: the requested changes are shown on a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) Prepared for: Carlisle Land Trust," dated June 9, 1989, by The BSC Group - Bedford, Inc., Land Surveyors and Civil Engineers, Bedford, Mass.; the amount of land added to the open space on Lot 3 is twice the amount of land eliminated from Lot 3 open space by the new boundary; there will be a restriction on area E-1 of Lot 4 that no structures and fences are to exceed 184 feet elevation in order to keep any structures behind the hill on the lot; the change on Lot 4 is requested to complete a sale by making possible the construction of a swimming pool; there will be no impact on the open field and vista by the new shapes of the building envelopes.

Several Planning Board members said they had inspected the site and the stakes provided by the applicant to demonstrate the visibility of any structure installed in E-1 as shown on the plan and found that such structures would not be visible over the hill nearby.

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Bernard Krasnoff, Gregory Sullivan, Peter Stuart, William Malcolm, and Deborah Skauen-Hinchliffe all spoke to the petition. Mr. Sullivan objected that the existing structures in the Clark Farm Conservation Cluster are visible from School Street. Mr. Stuart said that the tree line is significant as a shield and expressed concern about people and noise from the swimming pool. Ms. Skauen-Hinchliffe said she believes Mr. Foote is in conflict of interest on the matter.

After lengthy discussion about screening of the proposed swimming pool and of other structures in the cluster, on motion by Mr. Lindsay seconded by Ms. Hughes, the Planning Board voted unanimously to find that the proposed modification serves the objectives of 5.5.1.1 of the Zoning Bylaw as follows: maintains the rural character of the Town by preserving one of the most significant fields, protecting selected view, vista, and buffer area; and maintains the shape, image and function of the Town center by preserving and enhancing open space near the center.

Mr. Foote stated without objection that there are no significant dimensional changes to the lots as approved under the original Special Permit and that all requirements of Section 5.5.2 of the Zoning Bylaw continue to be met with the modification.

On motion by Mr. Tobin seconded by Mr. Lindsay, the Planning Board voted unanimously to grant the request for modification in accordance with a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) Prepared for: Carlisle Land Trust," dated June 9, 1989, by The BSC Group - Bedford, Inc., Land Surveyors and Civil Engineers, Bedford, Mass., (the "plan") to be recorded with the Decision, on the basis of the following findings: that the proposed modification serves the objectives of 5.5.1.1 of the Zoning Bylaw as follows: maintains the rural character of the Town by preserving one of the most significant fields and protecting selected view, vista, and buffer area; and maintains the shape, image and function of the Town center by preserving and enhancing open space near the center, and subject to the following conditions: 1. evergreen vegetation screening shall be created for any structure in area E-1 on the plan visible from School Street, and 2. all reasonable care shall be taken to preserve the existing screening for any structures on Lots 3 and 4 for observers on School Street.

At 10:52 p.m., Chairman Foote closed the public hearing.

Meeting adjourned at 10:52 p.m.

Respectfully submitted,

Elaine H. Olden  
Planner Assistant