

CARLISLE PLANNING BOARD

MINUTES

NOVEMBER 13, 1989

Present:

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

Meeting called to order at 8:06 p.m.

On motion by Mr. Lindsay seconded by Ms. Hughes, the members voted unanimously to accept the minutes of October 25, 1989, as presented. On motion by Mr. Tobin seconded by Mr. Lindsay, Mr. Tobin, Mr. Lindsay, Mr. Foote, Ms. Chaput, and Ms. Hughes voted to accept the minutes of October 30, 1989, with the following change in the last sentence of paragraph 2 on page 3: 10:05 p.m. corrected to 8:20 p.m. Ms. Sillers abstained because she had not attended the meeting.

Bills

The members voted unanimously to approve payment of bills as presented.

Common Driveway off River Road - Rolando

After discussion of the Building Commissioner's action with respect to a common driveway for which the Planning Board granted an approval of the modification of a previously approved plan on September 11, 1989, the members instructed Mrs. Olden to write to the Building Commissioner informing him that the changes he is requiring in the construction of the driveway require approval by the Planning Board.

Continued public hearing for Special Permit for Accessory Apartment for Marcella Shepherd at 84 Craigie Circle

At 8:28 p.m., Chairman Foote called to order the public hearing on the petition of Marcella Shepherd for a Special Permit pursuant to Section 5.6 of the Carlisle Zoning Bylaw to build an addition with an accessory apartment at 84 Craigie Circle, Carlisle, MA, continued from October 30, 1989. In the absence of anyone representing the Petitioner, Chairman Foote continued the public hearing until 9:00 p.m.

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MAGIC report

Ms. Hughes reported on the recent MAGIC meeting, noting that two topics which were discussed at length were land bank legislation and affordable housing.

Continued public hearing for Common Driveway Special Permit for Hayes Farm

At 8:33 p.m., Chairman Foote called to order the public hearing on the application of Hayes Farm Partnership for a Special Permit pursuant to Section 5.4.4 of the Carlisle Zoning Bylaws for a common driveway to serve four lots in the Hayes Farm Subdivision off Concord Road continued from October 30, 1989. The following information was presented by the Petitioner:

The length of the proposed common driveway is 390 feet. It is 16 feet wide for 270 feet, after which it serves only two lots. The name of the common driveway is Hayes Drive. Turnarounds have been added to the plan and the Maintenance Agreement has been corrected as requested by the Board on October 30, 1989.

Ms. Hughes moved to grant a special permit for a common driveway pursuant to a plan entitled "Proposed Common Driveway Plan in Carlisle, Mass. For: Hayes Farm Partnership" dated Sept. 25, 1989, Rev. Nov. 3, 1989, by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass. (the "Plan"). Ms. Hughes accepted amendment to her motion by Mr. Tobin as follows:

that the Special Permit be granted on the basis of the following findings by the Board:

1. that the premises are reasonably adaptable to the proposed common driveway use and will allow proper layout thereof;

2. that the proposed common driveway is not contrary to the best interests of the town because (a) it will not be injurious or dangerous to the public health or hazardous because of traffic congestion, danger of fire, explosion or other reasons, (b) it will not produce vibration, noise, smoke, fumes, odor, dust, gas, chemicals, or other effects observable at the lot lines in amounts seriously objectionable or detrimental to the normal use of adjacent property, and (c) it will not be injurious to the character or amenities in General Residence B District because of its design or appearance; and

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3. that the proposed common driveway is a better use of the premises and will improve the character and amenities of the neighborhood compared to the use of several individual driveways; and also

that the Special Permit be granted with the following conditions:

1. that the Plan and the Maintenance Agreement submitted to the Board shall be recorded with the Special Permit; and
2. that the rights granted by the Special Permit shall lapse if they are not exercised within a period of one (1) year.

Mr. Lindsay seconded the motion as amended. Ms. Hughes, Mr. Tobin, Mr. Lindsay, Mr. Foote, and Ms. Sillers voted in favor of the motion. Ms. Chaput abstained because she had not attended the public hearing on October 30, 1989. Chairman Foote closed the public hearing at 8:47 p.m.

Associate Planning Board Members

The members discussed a memorandum from Town Counsel describing a process by which associate planning board members may be appointed. Recalling the need noted by the Board at the May 8, 1989, meeting for a way to relieve the burden on members to attend all the sessions of protracted public hearings, the members noted that associate members would increase the likelihood that enough members eligible to vote would be in attendance when the vote on a Special Permit is scheduled. The members instructed Mrs. Olden to write to the Bylaw Committee recommending the necessary bylaw change.

Continued public hearing for Special Permit for Accessory Apartment for Marcella Shepherd at 84 Craigie Circle

At 9:25 p.m., Chairman Foote called to order the public hearing on the petition of Marcella Shepherd for a Special Permit pursuant to Section 5.6 of the Carlisle Zoning Bylaw to build an addition with an accessory apartment at 84 Craigie Circle, Carlisle, MA, continued from earlier in the meeting. In the absence of anyone representing the Petitioner, Chairman Foote continued the public hearing until November 27, 1989, at 8:30 p.m.

Meeting adjourned at 9:55 p.m.

Respectfully submitted,