

CARLISLE PLANNING BOARD

MINUTES

NOVEMBER 27, 1989

Present:

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

Meeting called to order at 8:00 p.m.

Endorsement of Hayes Farm Amended Definitive Plan

Noting that the conditions of endorsement of the plan entitled "Hayes Farm, Carlisle, Mass." for Hayes Farm Partnership, dated June 1, 1989, Rev. Sept. 5, 1989, by Stanski and McNary, Inc., Sheets 1-6, had been met with the exception of the completion of two documents, the members agreed to delay complete endorsement of the plan until the two documents are submitted to Chairman Foote. Upon receipt of the Easement and the Access Road Agreement, Mr. Foote will complete the endorsement and deliver the original plans to the applicant.

Bills and Budget

The members authorized payment of bills as presented. After the members read memoranda from the Finance Committee and the Selectmen about the Town's fiscal condition and the budget process, the members agreed on the substance of the two budgets requested and Mr. Tobin agreed to prepare them in final form for presentation to the Finance Committee on January 11. Mr. Tobin and Mr. Foote agreed to attend the discussion of fiscal matters scheduled for December 2, 1989.

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

At 8:30 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 Craiqie Circle, Carlisle, MA, continued from November 13, 1989. Noting that the applicant had submitted all the requested materials except one at the hearing on October 30, 1989, the Board accepted the submission of a letter from the Board of Health stating that in the opinion of that Board, adequate provision has been made for the disposal of sewage generated by the proposed accessory

CARLISLE PLANNING BOARD MINUTES
NOVEMBER 27, 1989
PAGE 2

apartment. At 8:45 p.m., noting that only four members present were eligible to vote on this petition, Chairman Foote delayed further action on the petition until Mr. Davis' arrival.

South Street ANR plan for Gilbert

In the interim, the members reviewed the plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) Prepared for: Patricia Gilbert," dated December 1, 1988, by The BSC Group - Bedford, Inc., and observed that two statements were noted on the plan: that no determination of zoning is intended by the [Planning Board's] endorsement and that Lot B is not a buildable lot. On motion by Ms. Chaput seconded by Mr. Lindsay, the members voted unanimously to endorse the plan "Approval under the Subdivision Control Law Not Required."

Mr. Davis joined the meeting.

Consideration of the petition for a Special Permit for Accessory Apartment for Marcella Shepherd at 84 Craigie Circle resumed

After Mr. Davis read the letter from the Board of Health submitted by the applicant and said that he had no further questions concerning the petition, Mr. Lindsay moved to grant the Special Permit on the basis of the following findings: 1. according to Planning Board records, (a) no special permits for accessory apartments have been issued and none are outstanding at the present time, and (b) there is no other apartment on the lot on which the apartment is to be located; 2. according to the plans submitted by the applicant, (a) the proposed apartment is accessory to the principal residence and is a complete, separate housekeeping unit that functions as a separate unit from the original single-family dwelling, (b) the finished living area of the apartment does not exceed 1200 square feet, (c) the finished living area of the apartment is less than 35% of the combined finished living area of the principal residence and the proposed apartment, as measured after conversion, (d) a bituminous-surface driveway will provide direct access to the garage under the proposed apartment from the street, (e) the lot contains 95,000 square feet, (f) there is one bedroom in the proposed apartment, (g) adequate off-street parking has been provided, including two enclosed spaces, (h) because the apartment is proposed as the second floor of the garage for a single-family house, the house including the apartment will have the appearance of a single-family residence, and (i) one entrance to the proposed apartment is from inside the garage and one is at a deck at the rear of the building; 3. according to a Certificate signed by the applicant-owner, the principal residence will be occupied by the owner of the lot; 4. according to a letter from the Board of Health, in the opinion of that Board, adequate provision has been made for

CARLISLE PLANNING BOARD MINUTES
NOVEMBER 27, 1989
PAGE 3

the disposal of sewage generated by the proposed accessory apartment; 5. as evidenced by the support of the petition offered at the public hearing by neighbors, the construction and occupancy of the apartment will not be detrimental to the neighborhood in which the lot is located or injurious to persons or property; 6. according to a letter from the Building Commissioner, the construction of the proposed accessory apartment is in conformity with the State Building Code requirements. Mr. Davis seconded the motion. Mr. Lindsay, Mr. Davis, Mr. Foote, Mr. Tobin and Ms. Sillers voted in favor of the motion. Ms. Chaput abstained because she had not been present at the first session of the public hearing. At 9:05 p.m., Chairman Foote closed the public hearing.

Master Plan

The members offered comments on the sections of the master plan material presented by Ms. Chaput and Mr. Tobin. In further discussion, the members agreed that the financial impact of the master plan information will be included in a later section of the master plan and that Mrs. Olden will be responsible for editing the sections compiled by different members so that the master plan will reflect a unifying style. Mr. Davis agreed to help Ms. Sillers gather the information she has requested from different town officials. The members instructed Mrs. Olden to request the latest census figure from the Town Clerk.

Meeting adjourned at 10:40 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant