



# Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

P.O. BOX 729  
CARLISLE, MA 01741  
(508) 369-9702

**MINUTES OF PUBLIC HEARING:  
SPECIAL PERMIT APPLICATION  
OF ALAN BLUMENREICH FOR AN ACCESSORY APARTMENT**

MAY 10, 1993

Chair Evans opened the hearing at 8:15. Present were Chaput, Duscha, Hughes, Ernstoff, Colman, and Yanofsky. Yanofsky excused herself from participating as a Board member because she is an abuttor. Mr. Blumenreich presented his plan, which included floor plans and elevations for the main house, the apartment, and the detached garage, a sewage plan, and a landscape plan. The Board reviewed these, looking to ascertain whether the requirements of the bylaw have been met. There was particular emphasis on the issues of maintaining the appearance of a single family dwelling, of adequate parking, and whether the apartment would be visible from abutting houses. They determined that the garage is a five car garage, that the main house and garage obscure the view of the apartment from almost all angles, that the apartment wing is joined to the main house by a solid structure which is a mud room, that the apartment is 837.5 s.f. measured from outside wall to outside wall, and that the apartment s.f. equals 17% of the combined s.f. Mr. Blumenreich explained that the apartment has already been constructed, less the stove and refrigerator. Were the Board to refuse the permit, his mother would live in that wing, but use the kitchen in the main house. The Board reviewed the application for completeness, determining that the Board of Health had approved the septic system, that the Building Inspector had ascertained that the apartment is in conformance with the Mass. Building Code, and that the applicant has agreed to reside in the main house. Yanofsky spoke as an abuttor, testifying to the subtlety of the apartment's configuration relative to the view of the passerby.

There being no further discussion from the Board, and there being no other abuttors present, Hughes moved that we approve the application, and Colman seconded the motion. Voting to approve were Colman, Chaput, Ernstoff, Hughes, Duscha, and Evans; Yanofsky abstained. The hearing was closed at 8:47.

Phyllis Hughes, Clerk