



# Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

P.O. BOX 827  
CARLISLE, MA 01741  
(978) 369-9702

## MINUTES

October 26, 1998

**Endorsement of approved plans: Definitive Subdivision Plan for Maplewood (a.k.a West Meadow), 361 Acton Street, Map 17, Parcel 17A, Robert Koning, 45 Acton Street, applicant**

**Request for review of Draft Petroleum Storage Regs. - Board of Health**

**Discussion of "informal conceptual plan" for Senior Residential Open Space Community on land located at 698 Concord Street, Map 7, Lots 43A and 43-2. (Request of Coppermine Farm Trust, Judi Pettit, trustee)**

**Discussion of Planning Board goals for 1998-99 and computer needs for office**

**Notice of receipt of resubmission of Laurajon Drive Definitive Subdivision Plan, East St., Theodore Treibick, applicant (incomplete application - received 10/16/98)**

**Notice of proposed Comprehensive Permit application for a 16 home mixed-income development off 314 East Riding Drive, Map 13, Lot 23, Map 22, Lot 75 and Map 23, Lot 1, William Costello, owner (Notice of Carlisle Housing Authority)**

Chair Hengeveld opened the meeting at 7:35 p.m. Members Holzman, Reid and Tice were present. Abend arrived later and Epstein and LaLiberte were not present this evening. Planning Administrator Mansfield and David Ives of the *Mosquito* were also present.

**Minutes** for the meeting of October 14, 1998 were reviewed and Reid **moved to accept the minutes as drafted**. Tice seconded and the minutes were approved 3-0-1 with Holzman abstaining

**Endorsement of approved plans: Definitive Subdivision Plan for Maplewood (a.k.a West Meadow), 361 Acton Street, Map 17, Parcel 17A, Robert Koning, 45 Acton Street, applicant**

The Board reviewed and signed the revised covenant agreement. Reid then **moved to endorse the Definitive Subdivision Plan for Maplewood dated 10/2/98**. Tice seconded and the motion carried 4-0.

*(Abend arrived at 7:45 p.m.)*

**Request for review of Draft Petroleum Storage Regs. - Board of Health**

The PA noted several comments made by Board members and will forward them to the BOH.

**Discussion of "informal conceptual plan" for Senior Residential Open Space Community on land located at 698 Concord Street, Map 7, Lots 43A and 43-2. (Request of Coppermine Farm Trust, Judi Pettit, trustee)**

Michael Anthony, a real estate consultant of Concord, came before the Board to represent Judi Pettit. He stated that the Coppermine property consists of approximately 8.5 acres. Pettit is interested in using the property to develop an SROSC provided that she is able to acquire additional land to achieve the 10 acre minimum. She expects to ultimately have a total of 12 to 17 acres for development. In developing an SROSC, Anthony asked if the Board would consider reducing the age requirement from 62 to 55 and increasing the maximum living space per unit from 1400 sq.ft. to 2400 sq.ft. The Board noted that these items would require a by-law change and must be voted on at Town Meeting. They recommended that Anthony speak to the Selectmen as soon as possible if he wished to pursue these changes. Anthony also stated that Pettit is interested in preserving the rural character of the site and plans to keep the existing house and barn intact. She hopes that these may be converted for non-profit public service use and office space.

The Board indicated that it found the plan interesting and asked that the applicant provide more detailed information when available.

Poh Lim of East Riding Drive asked if this development would be considered affordable housing. Anthony explained that an affordable 3 bedroom unit in Carlisle would cost \$94,000 or less, but these units would not qualify.

Reid suggested that rather than amending the SROSC Special Permit regulations, perhaps a different zoning special permit needs to be created to address the issues regarding age and space.

**Discussion of Planning Board goals for 1998-99 and computer needs for office**

The Board reviewed a list of **Action Items for Open Space Neighborhoods** prepared by Epstein. Reid and Hengeveld agreed to work with Epstein on these items. Reid offered to begin by researching the *Mosquito* regarding questions raised by the public. Abend noted that he has tried to contact Mark Bobrowski, but has been unable to make any contact. He will try again using a different phone number suggested by Mansfield. Tice and Abend will work together to revise the **Special Permit Rules and Regs**. Members were asked to send comments regarding "**as-built requirements**" to Holzman so that he may prepare them for incorporation into the Special Permit Rules and Regs.

The Board reviewed a memo from Linda Fantasia of the BOH regarding **computer training**. They agreed that training at the high school would be ideal and asked if Board members might also participate. Reid **moved to support training on Access to a value of \$200**. Tice seconded the motion and the Board approved 5-0.

Mansfield informed the Board of three conceptual plans to be presented at the next meeting.

**Notice of receipt of resubmission of Laurajon Drive Definitive Subdivision Plan, East St., Theodore Treibick, applicant (incomplete application - received 10/16/98)**

Mansfield informed the Board that the applicant has presented him with revised plans to the disapproved Laurajon Drive Definitive Subdivision. According to the applicant, these plans address all reasons for disapproval, but the PA has not reviewed them as they have not been properly filed with the Town Clerk and the Board. He also noted that Treibick has shown him an alternative ANR plan that has been engineered, but not submitted. It is possible that this will come before the Board at the next meeting. *(Note: Theodore Treibick requested to appear before the Board at 8:15 p.m. this evening to initiate settlement discussions, but he failed to keep his appointment.)*

**Notice of proposed Comprehensive Permit application for a 16 home mixed-income development off 314 East Riding Drive, Map 13, Lot 23, Map 22, Lot 75 and Map 23, Lot 1, William Costello, owner (Notice of Carlisle Housing Authority)**

The following members of the public were present for this discussion: Jean LaBroad, Poh Lim and Brian Anderson of East Riding Drive; Eunice Knight and Fred Lewis of Bedford Road and John Bakewell of Rutland Street.

Before the owner arrived, John Bakewell asked the Board to clarify the use of a comprehensive permit, specifically the administration of the low-income housing. The Board explained that the Selectmen have some discretion and act as co-developer under Chapter 40B, the Local Initiative Program (LIP). The Planning Board has no authority and Costello is simply coming before the Board as a courtesy.

Costello then presented his plan for approximately 14.5 acres. There is one existing house on the site and 15 homes will be added. Four of the four bedroom homes will be sold as affordable housing at a maximum of \$100,000. There will be deed restrictions on this property to maintain its affordability. Under the LIP program there is a 20% cap on profits for the entire development. The lots will range in size from 1/2 to 1-1/2 acres and all 16 lots will have a common septic. Costello showed two areas where the soil was tested and deemed suitable for such a system. Lots 1, 2, 7 and 10 will be sold as affordable and these homes will have 2600 sq.ft. of living area. He explained that as a conventional subdivision, this land could only be developed into approximately 3 lots. The Board asked about trails on the property and Costello indicated that there appeared to be one near southern boundary. Costello recommended that the Town purchase the low income units and then rent them. This would allow the Town to insure that they remain low income. Costello said he will be presenting the plan to the Selectmen in approximately one month and the Board asked to be kept informed. The Board also asked for screening for abutters. Brian Anderson, whose property borders six of the proposed lots, was concerned about the septic being located at the property line near his house. He noted that his back yard is open and his house is approximately 95 ft. from the property line. Alternative sites for the septic were discussed. Holzman asked if creating a community well as opposed to individual wells for each lot had been considered. Costello thought the cost would be prohibitive, but agreed to reconsider this option.

Tice moved and Reid seconded a **motion to adjourn**. The meeting was adjourned 5-0 at 9:55 p.m.

Respectfully submitted,



Anja M. Stam  
Recording Secretary