



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

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MINUTES

November 13, 2000

- Public Hearing: Proposed amendments to Special Permit for Malcolm Meadows Senior Residential Open Space Community, 319 Stearns Street, to reduce minimum age requirements, redefine building space requirements, modify septic inspection requirements, and reauthorize landscape plan amendments originally approved in 1998 (Special Permit approved 4/8/96), Trustees of Malcolm Meadows, applicant**
- Review of Site Plan for #147 School Street to prepare recommendations to the Board of Selectmen in accordance with Sec. 7.6 of the Zoning Bylaws (submitted by Carlisle Congregational Church on 9/8/00)**
- Request for endorsement of Land Court plans for Carriage Way Definitive Subdivision Plan (approved 5/8/00) (Request of William Costello)**
- Request for extension of time for completion of Maplewood Definitive Subdivision Plan (approved 9/28/98) (Request of Robert Koning)**
- ANR Plan: Off East Riding Drive (Carriage Way definitive Subdivision), Map 13, parcels 22 and 23, William Costello and Brian and Nancy Anderson, applicants**
- ANR Plan: Off Curve Street, Kimball Road and Hutchins Road (Wilkins Lane Definitive Subdivision), Map 29, Lots 7A, 7C, 7C-2, 7C-3, and 7C-39B, John Swanson and William Costello, applicants**

Chair Epstein called the meeting to order at 7:30 p.m. Members Hara, Holzman, Lane, Reid and Zinicola were present. Planning Administrator George Mansfield and *Mosquito* reporter Chris Jones were also present. Abend arrived at 7:35 p.m. following approval of the minutes.

The minutes of 10/23/00 were reviewed and Reid suggested that parenthetical notes regarding the Carriage Way motion be deleted from the minutes. She felt that those findings occurred after the meeting and should not be included in the minutes. The PA and Secretary explained that these notes would be helpful to those who might refer to the minutes in the future. It was agreed that these parenthetical comments would be removed from the minutes and attached as a separate memo. One other minor correction was made and Reid then moved to accept the minutes of October 24, 2000 as amended. Zinicola seconded the motion and it carried 6-0.

Lane stated that the most recent budget printout looks fine, but noted that a shortfall has been discovered in the funds allocated for the proposed wage adjustment. Lane explained that this has occurred because the secretary's salary was calculated based on 10 rather than 15 hours per week. Mansfield suggested that rather than proposing amendments on the floor of tomorrow's Town Meeting, the Board could propose this as a correction at Spring Town Meeting. Realizing that the \$774.80 shortfall would not be required until the end of the fiscal year, the Members agreed to wait until Spring Town Meeting.

Discussion of 2000-2001 Planning Board goals and objectives

Epstein agreed to compile a "Top Ten" to-do list based on input from all Board members. He asked for input via e-mail. Epstein also agreed to draft revised subdivision rules and regulations using items from the current to-do list as a guide. Zinicola offered to draft rules and regulations for site plan review in the first quarter of 2001. Lane offered Zinicola a packet of notes obtained at a CPTC course he attended regarding site plan review.

Holzman opined that there are many problems with the Buttrick Woods Conservation Cluster, particularly the aesthetics. Members agreed that the site, as it is being built out, is not what the Board had envisioned. Mansfield noted that the ConsCom has also expressed concerns regarding cluster development based on their experience with Buttrick Woods. As liaison to the ConsCom, Hara offered to set up a joint meeting between the two boards to discuss cluster development.

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Bill Reeder was present to represent the Trustees of Malcolm Meadows. Others present were Ruth Reeder, Nancy Rockstrom, Karen Lawson, Deborah and Stephen Webster all of Stearns Street, and Dick O'Brien of The Trustees of Reservations, Leominster, MA.

Reeder outlined the need for the various amendments. He explained that changing the findings of the special permit to reduce the minimum age requirement and redefine the building space requirements would bring this special permit in line with the amendments to the SROSC bylaw approved at the Spring 2000 Town Meeting. Abend noted that the proposed amendments to building space requirements differ from those in the amended zoning bylaw. Reeder explained that this is because the Malcolm Meadows site is already constructed and is actually more restrictive than the new building space requirements.

Reeder also requested that the PB add a statement to the special permit decision that would allow the BOH to consider modifications to septic design without the need for a PB public hearing or amendment. The BOH voted in favor of such wording and provided a statement to the PB in a memo dated October 25, 2000.

Finally, Reeder explained that the Special Permit amendment granted by the Planning Board on April 27, 1998 was never recorded. Noting that the fire cistern and landscaping have all been built according to the amended plans, he requested that the decision be reauthorized to allow recording at this time.

Debbie Webster of 322 Stearns Street asked why the Trustees are seeking a lower minimum age. She was specifically concerned about teenagers living there with their parents and the potential for increased traffic. Reeder explained that the Trustees are interested in increasing the market for those units and also bringing in younger members to help administer the condominium trust. Reid further explained that children under 18 are not permitted to live in an SROSC.

Abend moved to waive the requirement for twelve copies of the application as required in Section 4.3, the requirement for a 35 day review period for other Town departments as required in Section 4.4, and the \$500 filing fee as specified in Section 5.8 of the SROSC rules and regulations. Reid seconded the motion and it carried 7-0.

Abend then moved to reauthorize the special permit amendment decision dated 4/27/98 in order to allow those plans to be recorded and copies filed with the Town Clerk, the Building Inspector and the Planning Board within 60 days of the expiration of the appeal period for this new amendment; and secondly, to change the findings of the special permit to allow as follows: 1) 5.7.4.13 shall read: "Each building has no more than three dwelling units; no unit has more than two bedrooms; and no building measures more than 6000 square feet.", 2) 5.7.4.18.1 shall read: "Each dwelling unit will have in residence at least one person who has reached the age of 55 with in the meaning of M.G.L.c.151B section 4, paragraph 6, and 42 USC section 3607(b)(2)(C)."; 3) add the following sections "5.7.4.18.2 That no resident of a dwelling shall be under the age of 18." And "5.7.4.18.3 That in the event that there is no longer a qualifying resident of a unit, a two year exemption shall be allowed for transfer of the unit to another eligible household pursuant to section 5.7.4.18.1." The following conditions shall also apply to this amendment: 1) The amendment shall be recorded within 60 days and copies shall be filed with the Town Clerk, the Planning Board and the Building Inspector; and 2) All condominium deeds, trusts or other documents shall incorporate the age restrictions contained in Section 5.7.4.18. Finally, the following subsection may be added to the condominium trust: "5.24(j) Upon application of the Trustees of the Malcolm Meadows Condominium Trust, the Board of Health may amend, modify or delete any of the conditions required in Section 5.24." Hara seconded the motion. Reid suggested adding a note to the findings stating that this amendment brings the special permit in line with, but is more restrictive than the bylaw. Abend accepted this as a friendly amendment to his motion and it then carried 7-0.

Review of Site Plan for #147 School Street to prepare recommendations to the Board of Selectmen in accordance with Sec. 7.6 of the Zoning Bylaws (submitted by Carlisle Congregational Church on 9/8/00)

Kirk Ware and engineer Joe March of Stamski and McNary represented the Carlisle Congregational Church. The Planning Board's review engineer Sandra Brock of Judith Nitsch Engineering, Inc. was also present. Other members of the public present were: Beverly Porter of Bedford Road, Mr. and Mrs. Walter Woodward of South Street, Nancy Lewis of Curve Street, and Carol Sullivan of School Street.

Mansfield informed the Board that the applicant has met with the Fire Chief and subsequently submitted a revised site plan dated 11/2/00. The Fire Chief has reviewed the revised plan and submitted a memo to the PB dated 11/9/00 stating that he approved of the plans as they regard to safe access for emergency vehicles. March presented the revised plan and indicated the increased roundings in order to provide emergency vehicle access. He also showed the location of the burning bushes to be planted along the driveway in order to prevent parking along the shoulder.

Brock briefly reviewed her memo to the Board dated 11/13/00. She noted that calculations for the 100-year storm event have been provided and that the detention basin and the emergency spillway have been modified to function adequately in such a storm. Brock claimed no expertise in the area of lighting, but felt that the proposed lighting for the parking area would be sufficient. She also recommended a shield on lighting near the southern boundary of the property, to minimize disturbance to abutters.

Carol Sullivan, who lives on School Street directly opposite the church, requested landscape buffering to the greatest extent possible. She was concerned that the removal of trees for the addition and the drop-off circle would provide a direct view of the church and the back of the school from her property. She noted that the mature trees slated to remain would provide little in the way of a buffer since their foliage is above her line of sight. The Board recommended rhododendron or other understory plantings to provide a denser buffer. They asked the applicant to continue working with the abutters regarding landscaping and lighting.

The Board then reviewed its draft recommendation to the Selectmen and added the following recommended conditions: 9) Lighting along the southern and western sides of the property should be shielded from abutting property, 10) Standard M.U.T.C.D. traffic signs should be specified, 11) There shall be no outside trash receptacles on the property, 12) A landscaping plan with revision dates to match the most recent plan should be provided, 13) Evergreen screening along the southern boundary should be extended easterly.

Abend moved to prepare a memo to the Board of Selectmen recommending approval of the site plan last revised 11/13/00 with conditions as discussed above. Hara seconded and the motion carried 7-0.

Request for endorsement of Land Court plans for Carriage Way Definitive Subdivision Plan (approved 5/8/00) (Request of William Costello)

The applicant and his engineer Chris McNary of Stamski and McNary were present. Kelly Driscoll of 162 Tophet Road was also present.

Mansfield noted that the Land Court plans require a key sheet and he found this very helpful when reading the plans. Epstein suggested adding this requirement to the subdivision rules and regulations.

McNary explained how the Land Court plan differs from the definitive subdivision plan. First, each lot must be shown in its entirety on one sheet. Also, all fieldwork must be shown on the plan including traverse lines, monuments located, and how they were located. He explained that Land Court would use this information to create a decree plan in order to convey the land. Land Court also required additional monuments to be located. According to the Board's request, the dates on the Land Court Plans and the Definitive Subdivision Plans have been cross-referenced.

Abend moved to endorse the Plan of Land in Carlisle, MA being a subdivision of Lots 20 and 21 as shown on Land Court plan 5562E dated 2/17/00, last revised on 6/26/00, with revisions requested by Land Court made on 10/3/00. Lane seconded the motion and it carried 7-0.

Request for extension of time for completion of Maplewood Definitive Subdivision Plan (approved 9/28/98) (Request of Robert Koning)

Reid moved to extend the completion date of Koning Farm Road in the Maplewood Definitive Subdivision from 10/24/00 to 4/30/01. Abend seconded the motion and it was unanimously approved.

ANR Plan: Off East Riding Drive (Carriage Way definitive Subdivision), Map 13, parcels 22 and 23, William Costello and Brian and Nancy Anderson, applicants

William Costello and his engineer Chris McNary of Stamski and McNary were present.

McNary explained that this ANR slightly shifts the lot line between Lots 6 and 7 to conform to the new lot regularity bylaw and to accommodate the ellipse on Lot 6 without intersecting the drainage easement. Abend moved to endorse the Plan of Land in Carlisle, MA for William Costello dated 8/28/00, revised 10/30/00 and the Plan of Land in Carlisle, MA being a subdivision of Lots 20 and 21 as shown on Land Court Plan 5562E dated 8/28/00 last revised 10/30/00. Holzman seconded the motion and it carried 7-0.

ANR Plan: Off Curve Street, Kimball Road and Hutchins Road (Wilkins Lane Definitive Subdivision), Map 29, Lots 7A, 7C, 7C-2, 7C-3, and 7C-39B, John Swanson and William Costello, applicants

William Costello and his engineer Chris McNary of Stamski and McNary were present.

Abend moved to endorse the Plan of Land in Carlisle, MA for John Swanson and William Costello dated 11/3/00. Reid seconded the motion and it carried 7-0.

The meeting was unanimously adjourned at 9:55 p.m.

Respectfully submitted,



Anja M. Stam
Planning Board Secretary