



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

JANUARY 4, 1982

PRESENT: Coulter, Raftery, Kulmala, Hannaford, Sauer,
Sillers, and Chaput

The meeting was called to order at 8:08 P.M.

DeBenedictis Petition

Mr. DeBenedictis presented the facts of the original petition and the reason for its denial (increased traffic). The new aspect of the petition would be to provide transportation for the additional 10 children in the nursery program (9:00 - 12:00). Transportation would be by station wagon.

Mr. and Mrs. Rosenberg spoke against the petition on the basis of noise and traffic.

Lori Stokes spoke in favor of the petition.

Margot Arnold questioned the adequacy of the septic system.

Mr. Leonard asked a question about the percentage of students who are Carlisle residents.

Tom Raftery moved that the DeBenedictis petition be granted for a repetitive petition to the Board of Appeals on the basis of substantial and material changes to the basis for the original denial. This was seconded by Kay Kulmala.

Mr. Shay spoke against the Planning Board's deciding the issue on the narrow basis of traffic.

The motion carried unanimously: 7 in favor, 0 against. (This is all 7 members of the Board.) The Planning Board will notify the Board of Appeals of its decision.

Munroe Hill, Release of Lot 30

Ms. Deborah Gray of Four Seasons presented a letter from Four Seasons, a letter from Ralph Nelson, and a set of as-built plans. Hal Warren was also present and is responsible for the subdivision completion.

CV&P also had an interim report concerning recent developments (23 December 1981) in the subdivision.

Discussion was held on the differences in the points made by Dave Crispin's letter of 1 December and Ms. Gray's letter of 4 January.

The Board agreed to forward the letters and plans from Four Seasons to CV&P for comment on what really remains to be done as of "today".

The Board expressed concern that some alternate financial arrangement be made for completion of the subdivision, in the event that we agree to release the final lot of the subdivision.

Frank Hannaford will contact D. Crispin requesting that he go over Four Seasons' responses and determine what items remain to be done. CV&P, Ralph Nelson, Four Seasons will be invited before the Board on 25 January 1982 to address the remaining questions. CV&P will forward a letter to the Board by 20 January 1982.

Rolando: Covenant Confirmation

Mr. Theodore Glenn, representing Charles Rolando, and Mr. Charles Rolando appeared before the Board requesting that we agree to modifying the covenants associated with the lots on the common driveway Special Permit #1 approved in September 1981.

The Board determined that this was a proposed amendment to the Special Permit.

Mr. Rolando filed an application for a modification to an existing Special Permit.

Tom Raftery moved that the proposed amendment be considered "significant". The motion failed: 0 in favor, 7 opposed. The proposed amendment is therefore considered to be not significant.

Tom Raftery moved that the Board approve the requested amendment to Special Permit #1 (18 September 1978) upon the condition that the amended covenants dated 4 January 1982, annexed to the application as exhibit A, be substituted for those covenants appearing in original permit as exhibit B, and that the permit be recorded within one year of issuance.

This motion carried unanimously: 7 in favor, 0 against.

Housing for Elderly: Parking Spaces Required

The previous minutes approving the Special Permit for Housing for Elderly did not take note of any approval of the reduction of parking spaces to 0.75 per dwelling unit, as allowed by Section 5.G.b of the Zoning Bylaws.

A motion was made by Tom Raftery to approve 0.75 parking spaces per dwelling unit for the Residence District M housing shown on the plan dated 23 November 1981. Seconded by Kay Kulmala.

The motion carried: 7 in favor, 0 opposed.

Lemay Tennis Court

Tom Raftery moved that upon the Lemay application for a tennis court, that the Board find that:

- (1) the proposed use will not be detrimental to the public health, safety and welfare,
- (2) the proposed use will comply with the provision of the Zoning Bylaw that is applicable to the underlying districts,
- (3) the land has been shown not to be unsuitable for the proposed use.

The motion carried: 7 in favor, 0 opposed.

Tom Raftery moved that the application be approved subject to the following conditions:

- (1) any fill added to the site shall not exceed the existing grade at the time of the application,
- (2) that all requirements of the Carlisle Conservation Commission be met,
- (3) that the Special Permit be recorded within one year of issuance.

The motion carried: 7 in favor, 0 opposed.

ANR: DeFelice, Bingham Road

Application to certify plan as Approval Not Required. A single lot shown on a plan of land dated 7 November 1981 by Ralph Nelson. Lot is owned by Richard DeFelice. Lot contains 9.38 acres with 292.62 feet of frontage on Bingham Road. Plan signed as Approval Not Required.

ANR Plan: Bates Property

The Board reviewed the plan as submitted.

Hal Sauer moved that the application for division of land on Bedford Road by Richard and Mabel Bates be disapproved for failure to show the Wetlands Zone on the plan as submitted. The motion carried: 6 in favor, 0 opposed, 1 abstention (Raftery).

The plan should show disposition of Lot D and LCC 16100 and should be accompanied by a filing fee.

Kay Kulmala moved to waive requirement for showing existing buildings. The motion carried: 6 in favor, 0 opposed, 1 abstention.

Budget

A budget draft was submitted by Richard Coulter for discussion.

A motion was made to accept budget as amended (copy attached to file copy).

The motion carried: 7 in favor, 0 opposed.

Candidates for Board Position

There was a discussion of candidates for Board positions for the coming year.

The meeting adjourned at 12:25 A.M.

Respectfully submitted,

Richard Coulter
Chairman



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Office of
PLANNING BOARD

January 4, 1982

To: Carlisle Finance Committee

Subject: Proposed Planning Board Budget for FY 1983

For FY 1983, the Carlisle Planning Board proposes a budget of \$4,700.00, broken down as

Engineering	\$2,600
Clerical	1,300
Miscellaneous	<u>800</u>
Total	\$4,700

As you know, the Engineering budget is an estimate and will vary with the number of subdivisions (and their complexity) proposed during FY '83. This also includes an estimate for engineering associated with the construction of housing for the elderly. In any event, these fees are charged back to the developer, and the Town recovers its costs.

The Clerical budget assumes a pay rate of \$4.50 per hour. It includes the time spent in performing the mailings required of the Board's Clerk which is now being paid, rather than a free service.

The Miscellaneous budget covers such items as map updates or procedure updates that may be required during the year.

No budget estimate has been made for legal fees. There is a continuing suit with MSB, Inc. over Morse Road. Other legal costs, as for services of Town Counsel, have not been estimated.

If there are any questions, please feel free to call.

Very truly yours,

Richard R. Coulter, Jr.
Chairman