



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of May 11, 1987

Present: Sherr, Raftery, Sillers, Tobin, Chaput and Leask

Additional Items on the Agenda

1) Building committee request for space requirements and 2) discussion of use of a proposed town engineer and 3) proposed change to the existing parking bylaw.

Minutes and Mail

The minutes of April 27, 1987 were read. Member Leask questioned whether there was a statement by Messrs. Foote and Wilson whether if the Hayes Farm Subdivision was not approved the purchase would fall apart. Mr. Foote stated that was not so stated. The term "apoplectic" was deleted and in its place was substituted the term "concerned".

ANR Plan - Concord Properties Land off Concord Road

A plan dated April 22, 1987 drawn by Stamski & McNary, Inc. showing Lots 10 and 11 (two lots). This plan was discussed on April 27, 1987. Bill McNary said that lots 10 and 11 are the exact same lots that are shown as C and D on a plan shown with a common driveway permit granted on December 22, 1986 to Concord Properties, Inc. A motion to approve was made, seconded and unanimously approved.

ANR Plan - Linwood Associates, LTD

Land on Russell Street and Concord Road shown on a plan drawn by Stamski & McNary, Inc., dated March 11, 1987, showing two lots, 2B-1 and 2B-2. This is to facilitate a conveyance of 2B-2 to Mr. Evans. The question arose concerning whether Lot 2B-1 is a legal building lot if Lot 2B-2 is conveyed out. Mr. McNary withdrew the plan.

ANR Plan - Edward Fields

Land on Bedford Road (within Bates Farm area) showing lots K-1 and K-2 on a plan drawn by Stamski & McNary dated May 8, 1987, showing 2 lots. Both lots are 4 acre plus lots having 40+ feet of frontage. A motion was made to approve the plan; the motion was duly seconded; and, the motion passed.

Hayes Farm Subdivision

A question has arisen concerning the vote approving the subdivision, i.e., are three votes sufficient to comply with M.G.L. c.41 sec. 81L. An attorney has requested copies of all notices concerning this subdivision. CV&P has reviewed

the plans and stated that the drainage calculations are appropriate. The Board of Health sent a letter dated April 30, 1987, concerning the unsuitability of lots identified in the letter. With respect to the vote issue, Vivian Chaput was going to take it up with town counsel, but was awaiting further input prior to contacting town counsel. Hypothesizing, George Foote wondered if the vote was invalid, would the plan have been deemed approved by the lapse of time as provided in M.G.L. c. 41 sec. 81U. Member Leask asked if the appropriate wetland permits have been sought. ConsCom representative reported that no building is taking place in the wetlands. Mr. Leask referred to Section 5.B. of the Zoning Bylaw concerning division of land within a wetland and the possibility that permits by the Planning Board may be required. It was requested that Mrs. Chaput pursue the issue with town counsel as well as the issue of the vote validity.

Police Station

A letter from Sue Streeter dated April 30, 1987 was passed to the members to read.

Parking Bylaw

The Historical Commission, not quite apoplectic, is concerned about the width suggested by the current parking bylaw. It was suggested that the Bylaw Review Committee, the Planning Board and the Historical Commission meet on May 18 at 8:15 P.M. Appropriate invitations will be made.

Town Hall

May 27 will be a combined meeting of boards with the Selectmen to discuss a new town office. A request from Phil Dorr seeking space requirements was received.

Town Engineer

Selectmen are seeking input concerning use of a town engineer and his or her qualifications. This subject will be discussed on May 18.

Fees

We will begin to assemble data on costs and expenses; actually, Vivian Chaput will try to assemble that data.

Bylaw Problem

The new setback requirement is 40 feet and the Building Inspector had taken the position that swimming pools were structures. However, "building" does not seem to include structure and/or swimming pools. Hence, there may be no setbacks for swimming pools. The Bylaw Review Committee will review this.

Kudos

Mr. Raftery will send a thank you letter to the "Mosquito" for William L. Clarke membership on the Board.

Respectfully submitted,

Thomas J. Raftery

The next meeting will be on May 18 vice May 25.