



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of July 13, 1987

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

Planning Assistant Interviews

It was decided to hold these interviews in an open session as opposed to an Executive Session.

Derek Engquist:

enjoyed work at regional planning in Minnesota; this led him to apply for this position. He plans to go to graduate school no sooner than a year from this fall and would feel committed to this job at least until that point. He has other part-time work now, but can come to Monday meetings regularly. He is a hard worker and has developed critical thinking skills. He thinks there is a need to be earnest, yet patient, to succeed in the job; just being friendly may help. He would expect to be able to do independent work, with interaction with Board members. He has never attended a Planning Board meeting in town.

Barbara Chen:

moved to Carlisle last September. She would like to get involved with community affairs; is now a full-time housewife. She would feel this is a long-term commitment. There is no problem with Monday meetings and she has transportation to use in the job. She is very conscientious and would like to do her best in anything she tries. She likes to work with people and feels the need to be conscientious and self-motivated. She has never attended a Planning Board meeting. In a previous job she had to handle delinquent accounts. She lived in Chelmsford for three years; did not participate in town government there.

Elaine Olden:

does this job already for another town. Carlisle would be a very different community. This is the kind of job she wants to do. She would attend meetings regularly as she feels this is necessary for the job to be meaningful. She has her own car. She has general experience with how town boards work. Her degree is to be in public policy. She is a support kind of person; will make information available to person who is to do creative job. She would like to interact with the Board in an open way.

The interviews ended at 9:00 P.M.

William McNary re Hayes Farm

He will refile for Hayes Farm at some point in the future. ConsCom would like to know if we can reduce size of turnaround at end of road (Phase II). Is now

a 24' lane with island in center (140') in diameter). Proposed circle is 100' in diameter to reduce impact on wetland. This would require a waiver. Mr. McNary would like to know if there is a possibility that this would be acceptable.

Paul Sherr suggested that something other than a circle be considered, to enable retaining some sort of an island.

ANR for Woodward, Bedford Road

The plan by Stamski and McNary was dated July 10, 1987. It would subdivide land on Bedford Road into two lots, one of 2.0111 acres (containing the existing house), the second of 2.0644 acres. Each lot would have in excess of 250' frontage. Note that the remaining land of Woodward also has legal frontage in excess of 40'. A motion was made and seconded to approve the plan. Vote in favor was unanimous.

Mr. McNary (continued)

Mr. McNary requested to be put on the agenda for the August meeting for the Hayes Farm refiling. There should be adequate time for notices in the "Concord Journal".

Jean Donnelly re Possible District M Zoning Changes

Mrs. Donnelly represents the Carlisle Elderly Housing Associateon. The project under consideration would include between 12 and 18 housing units for the elderly and those of low and moderate income, plus commercial space for lease to the Postal Service. Contact has been made with the Postal Service. The hope is that the Town would donate land for the project.

Mrs. Donnelly has taken the zone M bylaw and made a pass at tailoring it for this use. The parcel for the Post Office would be a candidate for business zoning. The most likely source of additional funding would be the state's "SHARP" program.

Possible sites are the Conant land and the Davis land. Mrs. Donnelly feels that the Davis land would be the easier to develop and preferable from a traffic standpoint.

The request is that the Board evaluate the approach and be ready to identify concerns with respect to development of particular sites.

Minutes of June 22

A motion was made to approve; voted unanimously.

Tree Removal on Concord Street

Mrs. Fraser of 941 Concord Street brought to the attention of the Board that a sizable tree had been removed to make way for the common drive for the Hamilton property. The question is whether this is a problem since Concord Street is a scenic road. Paul Sherr will call the Selectmen's secretary and Mrs. Fraser to ensure that her complaining is directed to the proper authorities.

Discussion of Planning Assistant Interviewees

A motion was made to offer the position to E. Olden pending submission of satisfactory references. If, for any reason Ms. Olden does not accept or if her

references do not turn out to be satisfactory, the offer will be made to Derek Engquist under the same conditions.

The motion was seconded and supported unanimously.

Preliminary Subdivision Plan for Boiteau (East Street)

The plan shows 8 lots off a subdivision road (cul de sac). The road length (>1500 feet) would require a waiver. A request will be made to Town Counsel relative to grounds for subdivision disapproval. No one was present to present the plan. Discussion should be put on the agenda for the August meeting. (Mr. Boiteau should be requested to attend.)

A motion for the Town Counsel consultation was made and voted unanimously.

The meeting adjourned at 10:45 P.M. after a unanimous vote.

Respectfully submitted,

Sylvia Sillers