



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of September 28, 1987

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

The meeting came to order at 8:14 P.M. The minutes of September 14 were accepted with the following change: on Page 2 under the Boiteau heading, "woodland crossings" should be changed to "wetland crossings".

After discussion of alternate dates, the Board decided to hold the next meeting on the regularly scheduled date of October 12, 1987.

Discussion - Administrative Problems in Posting Detailed Agenda

After discussion of administrative difficulties created by posting a detailed agenda, at Sylvia Sillers' suggestion, the Board decided to entitle its detailed agenda "Preliminary Agenda" to put the public on notice that items not on the posted agenda may be included in the final revised agenda used at the meetings.

Subdivision Rules and Regs (Plans to Amend)

After reading a memorandum from the Fire Chief dated September 24, 1987 the Planning Board decided to defer any plans to amend the Subdivision Rules and Regulations until he notifies the Planning Board that his recommendations are ready.

Savran Property

After discussion of a notice that the Savran property at 225 Lowell Road is available for purchase by the Town under the provisions of MGL Chapter 61A, on motion by J. Leask seconded by S. Tobin, the Board voted unanimously to ask the Selectmen to explore the usefulness of this land as access to the Conant land. V. Chaput volunteered to write a letter to the Selectmen on this matter.

House Numbering - Audubon Lane

After discussion of a request concerning the numbering of houses on Audubon Lane, the Board decided to write to the Building Commissioner that numbering the houses on Audubon Lane is satisfactory.

Bisbee ANR

On motion by T. Raftery seconded by S. Sillers, the Board voted unanimously to endorse a plan entitled "Plan of Land in Carlisle, Mass. Bisbee Property for Taylor, Ganson & Perrin, Sept. 21, 1987" as "Approval Not Required Under the Subdivision Control Law."

Perry - Common Drive off Lowell Street

In response to a request of H. Russell Perry concerning the addition of a seventh lot to a common driveway approved June 11, 1985 for a 21.9 acre subdivision-ANR on Lowell Street, T. Raftery informed the applicant that the Planning Board does not have authority under the zoning bylaw to entertain such a request.

Housing Assessment Committee

Mr. _____ of the Housing Assessment Committee met with the Board to report on the article for a Housing Authority on the next Town Meeting Warrant. In his report and during the ensuing discussion he gave the Board the following information: the Housing Authority would become a major town board responsible for the affordable housing program. It would have eminent domain powers. It is estimated that 100 units of affordable housing are needed in town. The Housing Authority can give local preference to affordable housing residents if the project subsidy is from the state. There is no cost to the Town for the Housing Authority; the state provides funding and the projects generate funds for project management. A Housing Authority cannot prevent the filing of a Chapter 774 application. On October 14 there is to be an open meeting on the warrant article. A Housing Authority provides subsidies for low and moderate income housing; if the Town provides some land for a project, perhaps housing for people with incomes above moderate could be provided. The Housing Assessment Committee will recommend "loosening up" the apartment accessory bylaw. A Housing Authority affordable housing program could pull together such entities as the Land Trust. Examples of the discretionary funds withheld from the Town by the state under Executive Order 215 are Department of Public Works funds used for equipment and the Cranberry Bog funds. The withheld funds are in the categories of transportation, environment and beautification. A Housing Authority administers any subsidized rental housing.

George Foote, in attendance as a member of the public, pointed out that it may be necessary to address the transportation issue together with the affordable housing issue, as the financial ability to own private transportation is important in order to live in Carlisle.

Brandhorst ANR

On motion of T. Raftery seconded by S. Tobin, unanimous approval was given to the ANR of Brandhorst for 6+ acres at 122 Russell Street.

Common Driveway Named "Ledgeways"

On motion by T. Raftery seconded by S. Sillers, in response to an application by H. Russell and Elsie R. Perry, the Board voted unanimously to approve the use of the name "Ledgeways" for a common driveway approved June 11, 1985 for a 21.9-acre subdivision-ANR on Lowell Street.

Soil Maps

After discussion of the Administrative Planning Assistant's report on the relation of soil maps to site evaluation for denser development than has presently occurred in Carlisle and a comment by George Foote that the request has been made that the Planning Board contribute \$200 to the cost of soil maps which have been prepared, on motion by T. Raftery seconded by S. Sillers, the Board voted unanimously to authorize payment of \$200 for this purpose.

Discussion - Problem of Irregular Shapes for Two-acre Lots

At the request of George Foote as a member of the Bylaw Review Committee, the Board discussed the problem of irregular shapes for two-acre lots. Suggested zoning bylaw provisions to limit such irregularity were the requirement of a circle similar to the present 250-foot circle requirement for pork chop lots and the requirement of an ellipse. While members agreed that a circle was preferable because it is simpler to explain and calculate, they also agreed that an ellipse has the advantage of not rendering presently existing lots non-conforming. No conclusion was reached on the matter and no recommendation was given to Mr. Foote to take back to the Bylaw Review Committee.

Creation of Cross-reference List for Files

On the recommendation of the Administrative Planning Assistant, the Board decided to request that the Board Secretary number the project files and create a cross-reference list from the dates of the project files (presently in chronological order) to the numbers and to the various names of the projects to improve access to the information in the files without physically rearranging them. The Board acknowledged that deeper analysis of the information stored in the files might result in a standardized file designation, but decided to defer such analysis until the need for it becomes evident.

The meeting adjourned at 10:46 P.M.

Respectfully submitted,

Elaine Olden
Planning Assistant