

CARLISLE PLANNING BOARD
MINUTES
DECEMBER 11, 1989

Present:

George B. Foote, Chairman
Vivian F. Chaput
Sylvia Sillers
Stephen Tobin
Phyllis W. Hughes
Norman S. Lindsay
Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:05 p.m.

Heater Purchase

The members decided not to approve a request for reimbursement for a heater purchased by the Conservation Administrator because a less expensive heater would meet the need.

Minutes

On motion by Mr. Lindsay seconded by Mr. Tobin, the members voted unanimously to approve the minutes of November 13, 1989, as presented. On motion by Mr. Lindsay seconded by Mr. Tobin, the members voted unannimously to approve the minutes of November 27, 1989, with an insignificant correction and with the change of "three members" under the continued public hearing for 84 Craigie Circle to "four members".

Bills and Budget

The members approved payment of bills as presented. Mr. Foote and Mr. Tobin summarized the December 2, 1989, meeting with Selectmen and Finance Committee about the town's financial situation and next year's budget. Mr. Tobin presented two proposed FY91 budgets to be presented to the Finance Committee.

Site Plan for 887 Bedford Road

The following information was presented on behalf of the applicant for Site Plan Review before the Selectmen:

The present use is for a residence with a Special Permit for an accessory use as a kennel. The proposal is to change the use to an artisan's shop. There will be no new construction. The garage will be moved and the kennel completely demolished. The curb cut will remain in the present location, with a minor adjustment to the radius. The sight lines on Bedford Road are extremely good. The plan shows 18 parking spaces.

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After discussion of the relation of the curb cut to River Road, the applicant gave the members permission to drive in the driveway so that they can assess the difficulties of the intersection. Discussion of the matter was continued to December 18, 1989, at 8:15 p.m.

Scenic Roads

The members agreed that although the Board has not regularly reviewed proposals by private developers to do work within the right-of-way of a scenic road, any request for such review under the Scenic Road statute should be received and processed.

Extension of Special Permits

The members agreed that since the proper procedure for extending a special permit for which substantial use has not been made is not prescribed by statute, the Planner Assistant should request Town Counsel's advice on behalf of the Board.

Discussion of Policy issues related to use of Conant Land for Affordable Housing

Members of the Carlisle Housing Partnership and Affordable Housing Inc. met with the Board to discuss policy issues associated with an exploratory proposal to site "affordable housing" on the Conant Land. The following information was presented to the Board: the Housing Partnership is the sponsor of the project and Affordable Housing, Inc., a non-profit organization, is a possible developer. The Housing Partnership is a "shell" organization for the project, necessary for the funding, and represents a public-private link. The proposal is to construct family housing of 3- and 4-bedroom units with a subsidy from the Town in the form of a ground lease for the land under a Chapter 774 Comprehensive Permit, with the possibility that the units will be held by a limited-equity co-operative in order to preserve them as affordable units. During the lengthy discussion which ensued, Ms. Chaput offered material on modular construction to the Partnership, saying she would give it to the Planner Assistant for copying and passing on to John Ballantine. During the discussion, the Board expressed its concern that proposed plans take into account the impact on Center water quality and on wildlife on the Conant Land, the ability of the land to support a large number of housing units, the ability to provide public safety services, and the appearance of the development from off the site.

Meeting adjourned at 10:30 p.m.