



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

CARLISLE EDUCATION CENTER

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MINUTES: PUBLIC HEARING MARCH 28, 1994

Chair Ernstoff opened the public hearing on proposed changes to the Carlisle Zoning Bylaw at 8:08. Present were board members Chaput, Yanofsky, and Duscha. Ernstoff announced that the hearing had been publicized as required under Chapter 40-A, Sections 9 and 11. He read the notice which had been published in the *Carlisle Mosquito* on March 11 and March 18, 1994, which had also been posted at Town Hall on March 8, and had been sent to all abutting towns and to EOCD and MAPC on March 8. Board member Evans arrived at 8:16.

Ernstoff then noted that copies of the text were available to any audience members who had not seen it. He then explained the proposal to change the wording of Section 5.5, Conservation Clusters, by requiring that in the case where open space is retained by a corporation, a conservation restriction enforceable by the Town under M.G.L. 184, Section 32, be recorded at the Registry of Deeds. Ken Harte questioned why the wording no longer says the restriction should be granted to the Town of Carlisle. George Foote, who had generated this proposal while a board member last year, felt the grantee is irrelevant if the restriction is enforceable, and that this wording, by reference to the state law, makes it clear the restriction is permanent. He suggested people would benefit from reading the state law. Harte reiterated his interest in stating in the text that the restriction is permanent.

There being no further discussion, Ernstoff moved to the next set of proposed changes, which constitute a new Section 5.7, called Senior Residential Open Space Community. Ernstoff described the evolution of the bylaw, stating that the board's recent research on community values in preparation of a Master Plan had indicated support for senior housing which would allow these valuable town resources to stay in town when they no longer felt able to maintain large homes and properties. With the help of Carlisle Senior Housing Options, a non-profit group, and George Foote, the board had drafted a bylaw and had introduced the bylaw to the Selectmen, the Board of Health, the ConsCom, Housing Authority and the Building Inspector. Dave Stewart of CSHO explained that their group had worked for three years to find ways to construct equity housing for seniors in a clustered layout, knowing that such a layout, especially when augmented by attached dwellings, provides great economy. Neighborliness though, is the major need, he said. Ernstoff then went through the bylaw covering all major features, and invited comments and questions. Harte asked how the density factor and the open space factor had been reached. Why not, for instance, use 1.6 instead of 1.5 density, and 1.3 instead of 1.2 open

space factor? Foote commented that he hoped for harder development cost numbers from Housing Options so that the numbers could be judged more precisely. David Watson supported the bylaw, but was concerned that it might be used to create expensive housing, thereby subverting the intent of the bylaw. He suggested tying the price of the units to the amount of open space. Hal Sauer commented that going above \$200,000 per unit price would reduce the perceived local market. The group wondered how to keep the price to around \$200,000.

There was debate on whether the \$200,000 figure was an accurate reflection of real costs, with land cost being the issue. Foote believed raw land could be purchased at a price between \$70,000 and \$90,000 per lot; Stewart and Sauer stated that Housing Options research had led to the conclusion that \$100,000 per lot is the more accurate figure. Dick Coulter pointed out that the bylaw won't be used if the density figure is too conservative, and that the range of density which has been considered, 1.3-1.5, is fairly narrow.

The issue of misusing the bylaw to create expensive housing was reiterated; with the goal of keeping size (and therefore price) of d.u.'s down, Watson suggested an inverse correlation between number of d.u.'s per building and amount of open space which must be preserved. Alternatively, he suggested limiting the number of square feet per unit, which board members seemed to find a more achievable solution.

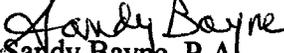
Evans commented that he was discerning a tone in the comments which indicated people felt the Town would be sacrificing something to allow these developments; he pointed out that such is not the case. The open space to be gained is considerable, yet the density never exceeds the Town's two acre base. Foote suggested a scaling of the multiplier based on d.u. floor area, so that the multiplier is lower if some units are large, and higher if units are smaller. Sauer suggested limiting any d.u. to 1500 square feet for this year, and then letting our experience with the bylaw lead us to change it later if need be.

Coulter asked if anyone was waiting to build a SROSC; Stewart replied that Housing Options is. Bill Holland suggested there's little land left which would support a SROSC; therefore, the Town ought to limit the d.u. size now, before developers use up the available land building large expensive units.

On the subject of age limitations, Harte asked if age discrimination is legal, and was assured it is. The age issue which had been raised by the Selectmen was addressed: How do we deal with the situation where the buyer is over 62, and dies, leaving younger inhabitants in the unit. Watson and Sauer suggested that such an occurrence may not be of great concern. Chaput suggested that if there is great concern about this issue, Section 5.7.4.18 could cite transfer of ownership rather than purchase as the key factor. The Bylaw Review Committee agreed to review the concept of further limitations in that section.

Coulter commented that plans comparing a standard subdivision and a SROSC would sell the idea.

There being no further comment, Chair Ernstoff closed the public hearing at 9:15.


Sandy Bayne, P.A.



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Hearing attendees - Please sign

March 28, 1994

<u>Name</u>	<u>Address</u>
Sheila French	126 Nowell Farme Rd
David Stewart	East Meadow Rd.
Ken Harte	64 Estabrook Rd.
Hal Sauer	676 Westford
Dick Coulter	153 Virginia Farme Lane
James Starbuck	80 Cranberry Hill Lane
Dorothea Kress	295 East Riding PK
David Watson	1019 NORTH ROAD
GEORGE FORTK	Q1 LUDY FARM
Justa Weiss	63 Hartwell
Christopher Serago	101 Hartwell
Mark Green	61 Hartwell
Joan Popolo	120 Hartwell