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Town of Carlisle

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MINUTES MEETING OF JULY 25, 1994

Chair Colman opened the meeting at 8:07; present were members Yanofsky, Chaput, Hengeveld, Duscha, and LaLiberte, absent was member Evans.

The minutes of July 11, 1994 were approved as amended on a motion by Yanofsky, seconded by Hengeveld. Colman, Yanofsky, Hengeveld, Chaput and LaLiberte voted in favor, Duscha abstained.

Bills were authorized for payment as presented.

ANR Hensleigh, 575 West St. The board signed this ANR dividing the lot at 575 West St. into two lots. This is a Land Court plan.

Landtech meeting, Tal Allen Colman listed for Allen, who is the Landtech engineer newly assigned to review plans for the board, the developments which the board will be reviewing in the near future, and asked whether Landtech will be able to respond in a timely fashion. Allen replied that indeed they will. Colman asked why the estimate for surveying Aberdeen Way, requested in mid June, had not yet been received. Allen responded that there had been a snafu while company president Lorrain had been on vacation, and that he would get the estimate to Bayne immediately. He then asked the board if it would approve a process whereby Landtech can deal directly with engineers whose plans Landtech is reviewing. He explained that the present process, in which Landtech asks for information through the Planner Assistant, who then forwards the request to the applicant's engineering firm, and then sends the information from those engineering firms to Landtech, is time consuming. The board explained that there have been incidents in which field changes have been approved, or applicants claim they have been approved, without the board's knowledge. It is this situation the board hopes to avoid. Duscha expressed concern that the town could incur costs for these transactions without being able to authorize them. The board suggested that the process could be employed on two conditions: One, that only data is being conveyed, with no approvals or even opinions implied; two, that the Planning Board be sent copies of the correspondence and data.

Colman also asked to be notified through Bayne when a site visit is to take place. Duscha will visit sites also when possible.

ANR VonRoesgen, 150 Peter Hans Rd. and Stone, 101 Page Brook Rd. Present were Claude VonRoesgen and Angela Nannini of 150 Peter Hans, and Chris Alberto, neighbor. The board signed this ANR plan which shows an exchange of property between two neighbors. VonRoesgen will receive a 10 foot \pm piece of frontage on Page Brook. The board will see the Stone property on a Land Court plan at a later date.

Housing Authority meeting Dorothea Kress, Bill Reeder, and Joe Antignoni came to discuss the Housing Authority's future direction with the board. Kress explained that they expect to visit all boards to ask for suggestions. She asked the board if there will be provision for affordable housing in the Master Plan. Chaput and Duscha explained that there is some support for affordable housing in questionnaire responses, and that the M.P. will mention the desirability of affordable housing. Reeder asked if the board supports small, scattered projects rather than large ones, for example, 4-6 units scattered in several areas versus 8-10 units clustered in one or two areas. Chaput responded that she believes the M.P. will support the scattered, small number of units in one building approach. The Authority members and the board agreed that financially, this is the harder route. Colman mentioned that he feels affordable housing is very important for the town, and will only be accomplished through an approach that preserves Carlisle's desire for the preservation of the perception of rurality. Reeder responded that he is encouraged by the fact that several towns have affordable housing which is almost indistinguishable from market rate housing; the only clue may be the additional door or garage space. Kress stated that they are also considering units which they can rent from the owners rather than build. Yanofsky suggested that the town's experience with Village Court and perhaps with a SROSC will encourage townspeople to accept affordable housing. Kress replied that while she's happy there are 18 units of senior housing, there is no housing in town for people who are young and poor. She asked if the board knew of any available property. Reeder mentioned that they did a survey asking for donated land, but that no one has stepped forward. Kress said state money is available if the land is available, but that land purchase in Carlisle is impossible. Colman raised Banta-Davis backland and Conant land as possibilities; Kress said the Authority feels it must wait until the TOLS proposal is resolved. The Authority would love to know, she said, of a house which could be remodelled into 4 units. Chaput reminded Kress of the accessory apartment bylaw, which states as one of its purposes the provision of housing to those who can't afford independent living, and the preservation of the homes of house-poor citizens. Reeder pointed out that administration of one or two units at a time is not cost effective. Duscha mentioned that she'd spoken with the Concord Planning Department regarding their mandatory affordable housing inclusion in new subdivisions. She was told it has not been used much. Kress replied that such bylaws are being challenged in court. The P.A. stated that she believes Concord allows increased density as a bonus for affordable unit inclusion.

Colman commended the Authority for its persistence, and for the attempt to get support from all boards. He suggested that the board seek comment from the Housing Authority on the housing section of the M.P. Chaput will do so.

John Willett of Altair Assoc. re Penhune land Willett explained that he had come to the board to discuss the requirements for a Scenic Road hearing for Lot 1, rather than the

possibility of a new common drive plan for the four lots in general, all of which he is buying. Colman explained that he would indeed need a hearing if the walls or trees to be removed lay on town land. Because the wall center line forms the ROW boundary, Willett said, he will need a hearing. He will stake the specific place where he wishes to place the driveway. Chaput advised him to plan the access for safety and convenience. Hengeveld asked if the board has his permission to walk on this land; he affirmed it does. Chaput explained the town's devotion to preservation of open space, which favors the use of common drives. Willett stated that lots 3 and 4 might conceivably use a common drive.

Rules and Regs Subcommittee LaLiberte distributed drafts of R&R for the SROSC bylaw, and drafts of a crossing-town-lines Subdivision R&R change and Zoning Bylaw change.

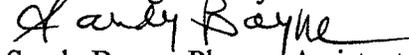
Colman requested the P.A. advertise the above for a public hearing on Aug. 22; he will plan pre-hearing board discussion on Aug. 8. The board suggested the P.A. send copies of the proposed regs to Bill Costello.

M.P. Subcommittee The M.P. subcommittee has not met since the last board meeting. Chaput ascertained that the board would be interested in having the committee review the concept of impact fees. Yanofsky will contact Doug Carnahan of MAPC as to his method of determining the new population predictions which show Carlisle at 7,100 eventually. She will discuss impact fees with him too.

TOLS memo Yanofsky reported that the TOLS committee has asked if the Planning Board would like them to make a presentation. For now, the board agreed they would like the committee to deal with the issues which have been raised by the School St. neighbors; in particular, the board would like to see the traffic study considered. This request will be included in the memo. Yanofsky will ask Cohen in person for the traffic study results. The board reviewed the Yanofsky draft memo to the TOLS committee. Chaput moved, and LaLiberte seconded, that Yanofsky be authorized to present it, as amended, to the committee meeting on Thursday the 28th of July. The vote was unanimous.

Public hearing dates The board asked the P.A. to advertise public hearings on Aug. 22 for the Tall Pines common driveway special permit application, which had been submitted on July 20, and on Sept. 12 for the Milne common driveway special permit application, which had also been submitted on July 20. She will also arrange with Costello for walks of the Tall Pines common drive to be conducted for board members.

The meeting was adjourned at 10:40.


Sandy Bayne, Planner Assistant