



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
**PLANNING BOARD**

## MINUTES

Meeting of February 9, 1987

Present: Chaput, Sillers, Davis, Clark and Sherr

A motion was made and duly voted unanimously to approve the minutes of January 26 as presented.

### Master Planning Committee Chairperson

A discussion was held regarding a chairperson for the Master Planning Committee. Planning Board Chairperson Chaput has had a discussion with Chairperson Tincher (Master Planning) relative to the fact that he no longer has enough time available to continue this important task. He will ask the planning committee to replace him. The question was asked of the Planning Board members if any wanted to be put on this committee. The need is there and help is needed. Any help or volunteers please call Vivian.

### Elizabeth Ridge - Amendment to Special Permit

Application for hearing for special permit amendment to add a Lot 27 to the common driveway for already approved driveway for Lots 26 and 28. A motion was made and seconded that the addition of the Lot 27 is a significant change to the earlier permit. Request to table the motion until next meeting because no one from the developer was here to represent them and explain reasons for the request.

### Zoning Bylaw Changes

Three members of the bylaw committee (Dick Coulter, Eileen Broudy and Pat Cutter) were present to discuss proposals. Chairperson Cutter discussed:

1. New 1.C definitions -- which are now section 10. The purpose of this is clarification. Also add a new definition of side and rear lot lines.
2. 4.B.3 Street corner clearance -- maybe moved to General Bylaws under Public Ways. A hearing must be held because of this change.
3. 4.C.1 & 2 Residence Districts and Business Districts. Problem involves definition of an "accessory" building.
4. Move 5.E. to General Bylaws Article 13 section 5.
5. 3.B. Section G
6. 3.B.1.k - definition of "family guest house".

7. Other moves within Zoning Bylaws i.e. 5.C. Signs -- move parts of Section 5 to Section 3. Section 5.D. goes to 3.C.3. Section 5.F. goes to Section 3.C.1. No change of language, only position.
8. Possible new General Bylaw re Earth Removal, Deposit and Stockpiling. Planning Board would have a new special permit to grant if this is approved.

Hearings will need to be scheduled as soon as possible.

Hayes Farm Common Drive

Request by developer for a delay until February 23, 1987. Revisions will be presented at that time.

Performance Bond for Patch Meadow - Tripodakis

Request release of two lots, Lots 2 and 3. Discussion of access to lots by public emergency vehicles. There will be six remaining lots. The proper paper work will be presented at the next meeting.

ANR - Hayes Farm

Hayes Farm partnership - February 6, 1987. Plan drawn by Stamski and McNary. Plan to made porkchop lot out of larger lot. New lot to contain current residence. Moved and seconded. Voted unanimously to approve.

ANR - Concord Properties

Plan drawn by Stamski and McNary, dated February 9, 1987. Land is off Bingham Road. Recombination of lots to conform to the zoning bylaws. Two lots (apparently buildable) result. Moved and seconded to approve plan. Voted unanimously.

Town Planner Discussion

Town warrant "position" has been reserved. We need to decide if we want to have a full article or to add to our budget for an advanced level clerk or junior planner. We need to decide on job description by next meeting or we will miss Town Meeting. Members are urged to come prepared for this discussion next time.

The meeting adjourned at 10:42 p.m.

Respectfully submitted,

Paul E. Sherr