



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

SEPTEMBER 27, 1982

Present: Raftery, Sillers, Coulter, Hannaford, Clarke, Chaput

The meeting was called to order at 8:00 P.M. The minutes of September 13, 1982 were accepted as presented.

ANR Plan (by W. Costello) of Land on Ember Lane (Luberti, Russell)

A plan was submitted by W. Costello showing the former lots 19 and 20 on Ember Lane, as well as a triangular lot off Morse Road. The Ember Lane lots are owned by Robert Luberti; the triangular lot is owned by Chester and Betty Russell. The three lots are combined by this plan into two (2) lots: Lot A-B, with 420.63 feet of frontage on Ember Lane and 6.040 acres, and Lot C, with 70.37 feet of frontage on Ember Lane and 4.220 acres.

A discussion ensued on why we have had three plans in as many months with the small triangular "Parcel A" on Morse Road. The new lot A-B could be divided again into one pork-chop and one standard, ultimately creating 3 lots (with the addition of the six acres of backland).

The plan is unclear as to the status of the small triangular "Parcel A" (1662 sq. ft.). It is not definitely a part of the new Lot C, nor can it be ruled out as not a part of Lot C. The Board could not determine if buildings are on lots 19 or 20 (they should be shown if any are there).

A motion was made to deny endorsement under ANR because:

- (1) the status of "Parcel A" (1662 sq. ft.) is unclear,
- (2) the plan is described as a "subdivision",
- (3) existing houses (if any) on lots 19 and 20 are not shown.

A motion to deny endorsement carried: 6 in favor, 0 opposed.

Tom Raftery will write to Mr. Costello, formally notifying him of the Board's decision.

Discussion of Home Occupations

Vivian Chaput reported the material she had read as background for home occupations. One of the recommendations was that if there is no problem, don't try to fix it.

There are some specific criteria such as "no more than 25% of home's square footage" to be used as part of the home occupation.

The Board chose the first meeting in November (8 November 1982) to hold an open meeting to solicit citizen input as to whether existing regulations are too stringent (or too lenient) in controlling home occupations in Carlisle. Meeting time will be at 8:30 P.M. The Board will be open to all expressions of sentiment from the public. Anyone unable to attend is encouraged to send any written comments to the Board, or to contact any Board member prior to the meeting.

MAPC Water Study

Our request is progressing (slowly) through the red tape mill at MAPC.

ConsCom Water Study

A survey will be sent to Town residents. All available data will be put into a computer file that will facilitate the addition of new data in the same form, as well as analysis of all such data.

The meeting adjourned at 9:15 P.M.

Respectfully submitted,

Richard R. Coulter