



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

DECEMBER 13, 1982

PRESENT: Raftery, Sauer, Chaput, Sillers, Coulter, Hannaford

The meeting was called to order at 8:05 P.M. The minutes of November 22, 1982 were approved as written.

ANR Plan off West Street (Taylor)

A plan of land owned by Taylor and Pannell dated September 28, 1982 was presented. The plan creates Parcel "A", containing 0.40 acres and 45.96 feet of frontage on West Street; Lot 1, containing 2.68 acres and 250.53 feet of frontage on West Street; Lot 2, containing 2.46 acres and 335.04 feet of frontage on West Street; and Lot 3 (combination of Parcel "B" and "C"), containing 4.00 acres and 41.42 feet of frontage on West Street.

The plan was endorsed as Approval Not Required.

ANR Plan off Bedford Road (Carlisle Land Trust - Bates Property)

Grant Wilson of the Carlisle Land Trust presented an ANR plan for the former Bates property off Bedford Road. The plan, dated October 8, 1982 and revised December 13, 1982, creates the following lots:

<u>Lot</u>	<u>Acreage</u>	<u>Frontage (on Bedford Rd.)</u>
D	13.84	372.16'
E	16.14	125.00'
F	16.97	458.56'
G	6.01	491.61'

Lots A and B are unchanged from previous plans.

The Plan was endorsed as Approval Not Required.

Hemlock Hills and Hemlock Estates

A letter was received from Mr. Ferris Taylor concerning the condition of the subdivision road "Oak Knoll". In reviewing the Planning Board's Rules and Regulations concerning subdivisions, it was noted that subdivisions must be completed

within two years, or the Planning Board must review its earlier approval decision. Hemlock Estates subdivision was approved in December 1977.

The Board will request that Mr. Nickerson appear to discuss the estimated completion date for both Hemlock Hills and Hemlock Estates. Mr. Taylor and Mr. Nickerson, the developer, will be invited for January 10, 1982. CV&P will be asked to view the Hemlock Hill Road and Oak Knoll Road to determine what is needed to complete the work.

Munroe Hill Roads

Tom Raftery will contact Ms. Deborah Gray of Four Seasons concerning their plans to move for acceptance of the roads at the next Town Meeting.

Executive Session

A motion was made to enter executive session to discuss pending legal action by MSB, Incorporated vs the Carlisle Planning Board. Members voting "yes": Chaput, Coulter, Sillers, Hannaford, Sauer, Raftery. Members voting "no": none. Executive session began at 9:05 P.M. and adjourned at 10:40 P.M.

The meeting adjourned at 10:40 P.M.

Respectfully submitted,

Richard R. Coulter