



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

MARCH 28, 1983

The meeting convened at 8:02 P.M. with members Sauer, Sillers, Hannaford and Raftery present. Member Coulter arrived at 8:03 P.M. The minutes of March 14, 1983 were accepted unanimously. Members Chaput and Clarke then arrived. Mail was opened, read and circulated among the members of the Board.

ANR Plan, School Street and Baldwin Road, Presented by W. Costello

A plan drawn by Henry E. Thomas, Sr., Land Surveyor of Schofield Brothers, Inc., Professional Engineers and Registered Land Surveyors, dated January 17, 1983 of land fronting on School Street and Baldwin Road was presented for endorsement as Approval Not Required (ANR) by William Costello. The plan showed four lots, A, B, C and D. The Board endorsed the plan as "Approval under the Subdivision Control Law not Required."

ANR Plan, "Morse Road" near Ember Lane, Presented by W. Costello

Mr. Costello presented a second plan drawn by McGlinley Associates, Inc. dated January 21, 1983, of land consisting of 28.49 acres located on a cart path designated "Morse Road" near Ember Lane. This plan is a perimeter survey and a legend on the plan indicates that the lot is not a legal building lot. Endorsement of the plan by the Board did not constitute any admission as to the location of Morse Road. Mr. Costello did not purport to claim that "Morse Road" as shown on the plan was a road named Morse Road. The 40' ROW on the plan from Ember Lane was not shown by reference to ownership. The Board endorsed the plan as an ANR plan but adding as inscribed on the plan that the 28.49 acre lot is not a building lot.

ANR Plan, off Judy Farm Road, Presented by George Foote

George Foote presented an ANR Plan for J. Arthur Taylor. The Plan was drawn by Joseph W. Moore, Co., dated March 10, 1983 of 1.656± acres having no frontage but located southwest of and abutting Mr. Foote's property on Judy Farm Road. The Board, noting that the plan states that it is not a legal building lot, endorsed the Plan.

Hemlock Hill and Hemlock Hill Estates

Member Raftery reported that Neil Melone, Town Counsel, had telephoned his approval of the agreement between the developer, Nickerson-Foster, Inc./George Nickerson, Tyler Foster, Cambridge Savings Bank and the Board. Attorney Philip Shea, on behalf of Mr. Nickerson, presented the Agreement to the Board. Moved and seconded that the Agreement be accepted in principle. All in favor but Mrs. Chaput who abstained. Moved and seconded that Lots 9A, 8A, 6A, and 2 of Hemlock Estates and Lot 20 of Hemlock Hill Estates be released in connection with and when the Agreement is executed by Mr. Sauer. All in favor but Mrs. Chaput who abstained.

A brief discussion ensued concerning acceptance of roads at Munroe Hill, Sunset Road and Hemlock Hills.

Respectfully submitted,

Thomas J. Raftery