



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of November 14, 1983

Present: Sauer, Clarke, Sillers, Coulter, Chaput

The minutes of October 24, 1983 were accepted as submitted.

Traub Lot - Curve Street

A letter from Bob Koning, Building Inspector, was received requesting an official response regarding cottage industry of a dental lab as proposed for Curve Street. Hal Sauer will write a letter indicating that we consider the use to be "light industrial" and inappropriate. MAPC so defines a dental lab, also.

Palmer Lot - Concord Street

Notice was received that the above lot will be sold. The Planning Board had determined that its agricultural restriction could be released without harm to the town.

Ember Lane

Bill McNary of Joseph W. Moore Company presented to the Planning Board the following:

1. ANR Plan for the cluster,
2. proposed deed for the open space Parcel A and Lot B and grant of easement for the trail from William Costello to the Carlisle Conservation Foundation, Inc.,
3. proposed wording for the trail easement.

Len Clarke questioned whether the wording was clear as to the intent of the easement. A suggestion was made to consult with Neil Melone to insure that the granting was adequate to convey the rights of passage to the public. Clarke indicated that since the entire approval of the cluster depends on the public use of the trail, the Planning Board has an obligation to insure that what the easement says grants the rights intended. Hal will ask Neil Melone to review. Clarke agreed to a vote contingent on the legal review.

Clarke also suggested that since the Conservation Commission had expressed concerns about not being formally consulted, we should request input from them before a final vote. However, they had been asked for input many times and had attended the public hearing. The trail easement includes all the area of Parcel A east of the trail easement, therefore giving access to the public from Ember Lane to the trail.

ANR for Belanger - Westford Road

Plan showing Lot 1A, 2.7741 Acres and 250 feet frontage and Lot 1B, 4.0052 Acres and 511.34 feet frontage. Signed as Approval Not Required.

Maio Property

Deferred to November 28, 1983 when all members are asked to bring the forms, filled out, that Tom sent.

The meeting adjourned at 10:55 P.M.

Respectfully submitted,

Vivian Chaput