



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

MEETING OF MAY 23, 1983

Present: Sauer, Hannaford, Sillers and Chaput

Reminder: Public Hearing on May 31, 1983 at 8:00 P.M. on the Bates Farm Common Driveway submitted by the Conservation Trust

The minutes of May 9, 1983 were accepted and approved.

Land of Proctor - Fiske Street

Brigitte Senkler brought in an ANR plan for property of Kenneth and Anne Proctor on Fiske Street creating two lots, Lot 1 of 6.51 acres with 439.59 feet of frontage and Lot 3 of 4.00 acres and 41.60 feet of frontage. The motion was made to sign the plan under Approval Not Required and unanimously approved.

Land of Palmer - Concord Road

William Palmer of Concord Road brought in a plan to create two lots; Lot A 2.03 acres with 250.00 feet frontage on Concord Road and Lot B of 20.63 acres with more than the required frontage. Motion made to endorse the plan, dated May 19, 1983 as Approval Not Required. Passed unanimously. In relation to the plan, a letter was received from Arthur Eno indicating that this parcel has been assessed for agricultural or horticultural use and that the Town has the right to exercise an option if it wishes to purchase the parcel. The Planning Board has been asked by the Selectmen for its input. Vivian Chaput will check with the Conservation Commission and review the Open Space and Recreation Plan to see if the parcel is critical to the Town.

Canterbury Court

Roger Corbin, William McNary and Charles Kydd of Joseph Moore Company and Deck House proposed a plan to change the already approved Common Driveway for the Canterbury Court Subdivision. They proposed to place the access to Lot 29 from one Common Driveway to the other. The issue that arose concerned the fact that the Common Driveway must be totally contained within the lots that they serve. The Common Driveway would be on Lot 29 but not serve Lot 29 as proposed by Moore and Company. However, it was suggested that Lot 29 could be legally served by both Common Driveways and meet the bylaw requirements. Roger Corbin will submit the applications and the Board will then determine at its June 13 meeting if the change proposed is major or minor and whether or not a Public Hearing is required.

CV&P has been asked to review the subdivision extension request from Canterbury Court. That question will also be on the June 13 agenda.

Conservation Cluster - Ember Lane

Bill Costello, Roger Corbin and Bill McNary of Joseph Moore & Company also presented an informational plan showing four lots off the end of Ember Lane. They also showed a Conservation Cluster proposing five lots on a Common Driveway which would be accessible to the public in order to reach open space to be granted to the Town. The Planning Board will explore with the Conservation Commission the value of this Open Space to the Town and whether or not it is advantageous to the Town to do this under the Conservation Cluster. Sylvia Sillers will go to the Conservation Commission meeting on June 2 to explain the proposal and invite a representative to our June 13 discussion of this. Sylvia will also set up a date for a walk to review the property.

Discussion of Hemlock Estates Bond

CV&P will be contacted by Frank Hannaford to inspect the work as soon as practicable after May 31, 1983 (the deadline date for finishing all work).

Committee Assignments for 1983

Historical Commission:	H. Sauer
Conservation Commission:	S. Sillers
Elderly Housing Commission:	V. Chaput
Long Term Capital Requirements:	R. Coulter

Goals and Issues for 1983

Possible topics are: zoning for windmills (audible, visual, safety, TV/radio interference issues); home occupations; updates to Rules and Regulations.

This topic will be discussed formally at the next meeting.

Executive Session

A motion was made to enter executive session to discuss the MSB litigation against the Planning Board. Those voting in favor were: Sauer, Chaput, Coulter, Clarke, Hannaford, Sillers. No votes were opposed.

Executive session began at 10:15 P.M.

Executive session ended at 10:22 P.M.

The meeting adjourned at 10:25 P.M.

Respectfully submitted,

Vivian Chaput
Richard Coulter