

MBTA Communities Subcommittee

Mission

The Planning Board establishes the Town's MBTA Communities Subcommittee to make a good faith effort to explore the feasibility of compliance with the MBTA Communities legislation (MGL Ch. 40A Section 3A) and guidelines, which is a strategy identified within the Housing Production Plan.

The MBTA Communities Subcommittee's exploration will include but not be limited to the following analyses:

- Potential sites, areas, corridors, and neighborhoods;
- Site constraints (environmental, legal, etc.) and available mapping;
- Various zoning bylaw options;
- Applicability of methodology used in other similar towns;
- Compliance modeling in consultation with assigned Technical Assistance providers designated by various state agencies (EOHLC, CHAPA and MHP, among others);
- Feedback received from residents and stakeholders

The MBTA Communities Subcommittee will assist the Town Planner as needed with the following:

- Scoping for the grant-funded Subsurface Hydrogeology Study;
- Education and outreach to the community;
- Presentations of recommendations to the Planning Board;
- Assistance with Town Meeting preparation and presentations

[It is anticipated that efforts related to compliance with the MBTA Communities legislation will dovetail with or inform Master Plan Recommendation 19a: Consider adopting an additional or alternative Open Space Residential Development or Conservation Cluster bylaw. The MBTA Communities Subcommittee will focus on MBTA Communities compliance but keep an eye towards other bylaw recommendations in line with MP Rec 19a as they go through their process.]

Composition of Members

Members are appointed by the Planning Board and shall represent various stakeholder entities throughout the Town, as follows:

Voting Members:

[Recommended size: 7 or 9 voting members; 4 or 5 voting members need for a quorum]

- Planning Board – 1 member
- Select Board – 1 member
- Board of Health – 1 member
- Housing Trust – 1 member
- Environmental Sustainability Committee – 1 member
- Conservation Commission – 1 member
- 1 or 3 Interested Citizens

Non-Voting Members:

- Town Planner
- Health Agent

Tasks & Timelines

The Subcommittee, in coordination with the Planner, shall provide updates to the Planning Board at the Board's monthly meetings.

The Subcommittee shall adhere as closely as possible to the MBTA Communities Outreach Plan proposed timeline that was reviewed and agreed by the Planning Board, and is posted here:

<https://www.carlislema.gov/1195/MBTA-Communities>

Proposed timeline for Subcommittee tasks, working backwards from a target Spring 2025 Town Meeting:

- **April/May 2025 Town Meeting**: assist with presentation materials and TM Q&A
- **Oct 2024 – Feb 2025:**
 - **Planning Board Public Hearing**: assist with bylaw drafts, presentation materials, and outreach efforts identified in Outreach Plan
 - **Socialization to other BCCs**: help Planner spread word to elected/appointed bodies
- **Sept 2024 Public Info Session**: assist with presentation materials, facilitation, and outreach efforts identified in Outreach Plan
- **August 2024**: present map & bylaw recommendations to Planning Board
- **May-July 2024**: provide monthly updates on progress to Planning Board
- **April/May 2024 Public Info Session**: assist with presentation materials, facilitation, and outreach efforts identified in Outreach Plan

If Spring 2025 Town Meeting does not adopt the zoning bylaw amendment brought forward, the Subcommittee shall analyze the feedback received, revisit the proposal, adjust the Outreach Plan as needed, and make another attempt at Fall 2025 Town Meeting.

Sunset Date

As an Adjacent Small Town, Carlisle is required to comply with MGL Ch. 40A Section 3A (MBTA Communities legislation) by December 31, 2025. The MBTA Communities Subcommittee shall sunset on or before January 31, 2026.

If the Town is unsuccessful in complying with the law by the compliance deadline, but the Subcommittee wishes to continue exploring options for compliance, the Subcommittee shall officially request to be extended by the Planning Board and may be extended for a period not to exceed two years.