

**Town of Carlisle Planning Board  
MBTA Communities Subcommittee  
Minutes of 6/4/24 2:00PM / Minutes Prepared by: Julie Mercier, Town Planner  
Hybrid Meeting Format: Heald Room, 66 Westford Street, Carlisle MA & Zoom**

Voting Members Present:

- Kate Reid, Select Board
- Adelaide Grady, Planning Board
- Christina Christodouloupoulos, Environmental Sustainability Committee
- Christine Johnson-Battista, Affordable Housing Trust

Voting Members Absent:

- Tony Mariano, Board of Health
- Helen Jackson Young, Conservation Commission

Non-Voting Members Present:

- Julie Mercier, Town Planner
- Linda Fantasia, Health Agent

Other Attendees:

None

Chair Grady called the meeting to order at 2:04 PM.

**Minutes of 5/14/24**

The Subcommittee reviewed the minutes. Ms. Reid made a motion to approve the minutes. Ms. Grady seconded. The minutes were approved by roll call vote:

Reid – aye

Grady – aye

Johnson-Battista – aye

Christodouloupoulos – aye

Ms. Mercier noted that a few things have happened since the last meeting: (1) she and Chair Grady updated Molly Obendorf of Bohler Engineering on the potential strategy, (2) she and Ms. Obendorf then spoke about the strategy with Chris Kluchman, Director, Livable Communities Division at the EOHLC, and (3) Chair Grady updated the calculations for the strategy based on the land area difference between a survey acre (43,560 SF) and a Title 5 acre (40,000 SF).

Chair Grady brought everyone up to speed on the strategy and on her new calculations. Ms. Mercier screen-shared a spreadsheet of calculations prepared by Chair Grady. Subcommittee members asked Ms. Fantasia some questions about septic and well gallon per day calculations, local septic permitting, and credit land. Ms. Fantasia stated and/or confirmed the following:

- Septic Systems <2,000 GPD = local permit
- Septic Systems >2,000 GPD and <10,000 GPD = I/A systems via local permit with additional State requirements and design criteria
- Septic Systems >10,000 GPD = groundwater discharge permit from DEP with local approval of leach field
- GPD flows for septic are supposed to match GPD flows for wells
- She believes that the 165 GPD/bedroom design flow for septic has been used as the basis for design flows for wells
- Credit land for nitrogen sensitive sites has to be adjacent to the nitrogen sensitive site that's being developed
- Public Water System Zone I Areas require a lot of land (400' radius or 250' radius, min 100')
- Multiple wells on one site would be considered a Public Water System if they serve 25 individuals for 60 days a year, because the DEP looks at total flows for the site
- Residential population is determined by multiplying the # of bedrooms by 2

Chair Grady summarized that when a Public Water System is required, land is no longer considered nitrogen sensitive and thus would not be excluded from the gross density calculation. However, the multi-family conservation cluster strategy under discussion depends upon excluding most of the land area as nitrogen sensitive in order to make the density work. To keep developments under the threshold for a Public Water System, they would be limited to 12 bedrooms (24 people), which is the number of bedrooms you could get under Title 5 on a 3-acre site.

Chair Grady went through the math:

- 3 survey acres = 130,680 SF
- 3 Title 5 acres = 120,000 SF (land excluded as nitrogen sensitive)
- Remaining land for development = 10,680 SF

Scenarios:

- 12 bedrooms organized as 6 2BR units would yield a density of 6 units/10,680 SF or 24.5 units per acre
- 12 bedrooms organized as 4 3BR units would yield a density of 4 units/10,680 SF or 16.3 units per acre

Septic Design Flow: 12 BR x 165 GPD = 1,980 GPD system

Ms. Mercier noted that the local BOH is responsible for ensuring that the use of a property does not trigger a Public Water System, but also that the zoning cannot restrict the number of people who live in a development. She stated that there may need to be a permit condition and restriction in the master deed. Ms. Fantasia explained that in her experience the HOA or property owner has to manage the situation, and that owners are supposed to be aware of it in advance of buying. Chair Grady mentioned that she believes the State Sanitary Code limits the number of people who are allowed to occupy a bedroom.

Ms. Mercier commented that initial feedback from Ms. Kluchman was not positive or negative, but only that she and her team need time to think it through. Ms. Kluchman said that no other communities that depend on septic and well have brought up the fact that they are entirely nitrogen sensitive or proposed such an idea. She said she would send it to her team for feedback, and that she is out of the office until mid-June.

The Subcommittee reviewed the Draft Survey and agreed to a short preamble with links to additional information, and specific visuals embedded throughout. They liked the survey questions and will seek input from the Planning Board on Monday, June 10<sup>th</sup>. They agreed the survey should be out for 6 weeks, with a few pushes, a QR code in the Mosquito and on social media, etc. Survey feedback will be used to determine next steps regarding what to focus on, additional education, focus groups, etc.

Ms. Fantasia pointed out that several 3-acre 6-unit developments will be needed to reach the 95-unit requirement, which seems scary. Ms. Christodoulopoulos opined that people might see the zoning as a slippery slope, and questioned whether we will get the housing typologies in the images. Chair Grady asked for confirmation on whether we can have design guidelines and noted that the zoning will have to be careful to avoid unintended consequences.

Ms. Mercier noted that there was no one present from the public.

Ms. Reid made a motion that the next Subcommittee meeting will be on Tuesday, June 11<sup>th</sup> at 1:00 PM. Ms. Christodoulopoulos seconded. The Subcommittee agreed by roll call vote:

Reid – aye

Grady – aye

Johnson-Battista – aye

Christodoulopoulos – aye

The meeting was adjourned at 3:05 PM.

These Minutes were approved on 6/11/24.

Materials Reviewed at the Meeting:

- Agenda for 6/4/24
- Draft Survey
- Spreadsheet prepared by Chair Grady