

Town of Carlisle Planning Board
MBTA Communities Subcommittee
Minutes of 8/6/24 3:00PM / 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 (arrived at 3:12 PM)
- Adelaide Grady, Planning Board
- Christina Christodoulopoulos, Environmental Sustainability Committee
- Tony Mariano, Board of Health
- Helen Jackson Young, Conservation Commission

Voting Members Absent

- Christine Johnson-Battista, Affordable Housing Trust

Non-Voting Members Present:

- Julie Mercier, Town Planner

Other Attendees:

Robert Galejs, 71 Robbins Drive

Chair Grady called the meeting to order at 3:03 PM.
She went through the agenda.

Minutes of 7/30/24

The Subcommittee reviewed the minutes. Ms. Christodoulopoulos made a motion to approve the minutes. Ms. Young seconded. The minutes were approved 4-0-0.

Public Comment

Ms. Mercier noted that a member of the public was attending, and that he had some general questions about why the law applies to Carlisle, which might be good to clarify before the Subcommittee delves into the mapping exercise.

Robert Galejs, 71 Robbins Drive, asked why the Town is required to comply with the law since Carlisle does not have any MBTA services within Town or within 0.5 miles of the Town border. He opined that creating housing within walking distance of transit services is not possible. He noted that some towns have decided not to comply, and asked what the plan is for Carlisle. Chair Grady commented that some communities have already complied, and that the Subcommittee has been tasked with making a good faith effort to figure out some options, because the stakes are too high – loss of State funds, ineligibility for State grants, civil enforcement action, etc. She clarified that ultimately the Subcommittee brings options to the Planning Board, and then the Planning Board will decide what zoning to put on the Town Meeting warrant. Compliance with the law is up to the Town to decide via a Town Meeting vote. She explained that the Subcommittee is pursuing a strategy that is specific to the Carlisle context. Mr. Mariano mentioned that the State has sued Milton for

non-compliance. Ms. Christodoulopoulos chimed in that even if what is proposed does not succeed at Town Meeting, at least the Town will be able to show the State that effort was made to comply.

Survey Update

The Subcommittee agreed to look at survey data at the next meeting, since there hadn't been many more responses since the prior meeting.

Mapping Exercise

Ms. Mercier screen-shared a Google MyMap of the Town and explained that she and Chair Grady thought it would be good to identify swathes of Town that might work without the complexity of environmental constraints mapping. She explained that once swathes are identified, the Subcommittee can drill down into the constraints for each area. The Subcommittee identified several different areas to investigate further.

Update from Meeting with EOHLIC

Ms. Mercier reminded the Subcommittee that she and Chair Grady met with technical staff from the Executive Office of Housing & Livable Communities (HLC). She said that the State is sympathetic to the plight of 'adjacent small towns' without municipal infrastructure, and that they are willing to "break" their compliance model (a series of spreadsheets with pre-determined calculations and locked formulas) to allow Carlisle's creative strategy to be modeled. HLC staff agreed to send an unlocked spreadsheet to Molly at Bohler Engineering, so she can begin to model some ideas for Carlisle.

Ms. Mercier reported that HLC staff said they have heard creative ideas from other communities, based on designating a 'developable portion' of a lot and excluding the rest – similar to what Carlisle is thinking, but mainly focused on one large site. She noted that because the land for nitrogen loading is technically 'excluded land' already, the State is not requiring the zoning to specify that the nitrogen loading land has to be preserved or protected, but the Town could still do that if desired.

Ms. Reid asked how this could work for a single-family home that's carved up or for a lot with multiple existing structures on it that could be preserved and used for housing. Chair Grady suggested that the zoning could include rules for undisturbed land and rules for disturbed land – such that on undisturbed land, new development would be clustered, but on disturbed land, the 'developed area' could be the aggregate of the land under the existing building footprints. The key is that the 'developed area' would be the denominator of the gross density calculation.

Chair Grady recapped Carlisle's strategy for Mr. Galejs and asked him if he had questions. He did not. No one else from the public was present.

The Subcommittee agreed that their next meeting will be on Tuesday, August 20th at 11:00 AM.

The meeting was adjourned at 4:07 PM.

These Minutes were approved on 8/20/24.

Materials Reviewed at the Meeting:

- Agenda for 8/6/24
- Minutes of 7/30/24
- Google MyMap for mapping exercise