

Town of Carlisle Planning Board
MBTA Communities Subcommittee

Minutes of 8/27/24 9:00AM / Minutes Prepared by: Julie Mercier, Town Planner
Hybrid Meeting Format: Parlin Room, 66 Westford Street, Carlisle MA & Zoom

Voting Members Present:

- Kate Reid, Select Board (arrived at 9:14AM)
- Adelaide Grady, Planning Board
- Christine Johnson-Battista, Affordable Housing Trust
- Christina Christodoulopoulos, Environmental Sustainability Committee
- Helen Jackson Young, Conservation Commission (arrived at 9:12AM)

Voting Members Absent:

- Tony Mariano, Board of Health

Non-Voting Members Present:

- Julie Mercier, Town Planner

Other Attendees:

Carren Panico, The Carlisle Mosquito

Chair Grady called the meeting to order at 9:13 AM.
She went over the agenda.

Minutes of 8/20/24

The Subcommittee reviewed the minutes. Ms. Christodoulopoulos made a correction. Ms. Johnson-Battista made a motion to approve the minutes as amended. Ms. Reid seconded. The minutes were approved 5-0-0 by roll call vote.

Mapping Analysis

The Subcommittee looked at the map of the East Riding drive area and agreed to add a parcel for consideration. Ms. Mercier noted that all 35 parcels combined total just over 83 acres. The Subcommittee discussed the need to zone 50 acres to reach the 95-unit capacity required by the State with the multi-family conservation cluster strategy. They discussed a range of options: find and zone 50 acres, find multiple areas totaling 60 or 80 acres, zone the entirety of Residence B and cap the overall units that can be created under the zoning. Ms. Mercier noted that the State hasn't given a definitive answer on whether a unit cap will be allowed, they've only said that towns with approved zoning do not have a unit cap, and expressed hesitation about a unit cap. She mentioned that it is possible to cap the gross density. Ms. Christodoulopoulos opined in favor of the gross density cap and suggested that all answers from the State be provided in writing. Ms. Mercier said she would follow up on the unit cap to try and get a definitive answer.

Chair Grady suggested that the Subcommittee continue with the mapping exercise to identify several areas for analysis as a start, and then scale them back as more information

is known. Ms. Christodoulopoulos opined that smaller areas will be easier to get approved by Town Meeting than trying to zone the entirety of Residence B. She commented that there are ecologically sensitive areas of Town that do not have enough protections in place. Ms. Mercier asked for clarification on this point. Ms. Christodoulopoulos specifically pointed to the Foss Farm area as an example. Chair Grady suggested it might be possible to require greater species protection and groundwater protection through the Site Plan process. She also mentioned that any areas above and beyond what is technically required for MBTA Communities compliance can be subject to a special permit process and can be denied if certain protections are not provided.

The Subcommittee considered the Patch Meadow maps and refined the area under consideration based on wetlands and surficial geology. The Subcommittee considered the Kimball/Hutchins maps (Tall Pines neighborhood) and refined the area based on wetlands, Conservation Restrictions, and surficial geology. A group of parcels near Curve/Fiske was added for consideration.

The Subcommittee considered the Old North/Chelmsford Line maps and ruled the area out because it appears to be entirely ledge on the USGS surficial geology maps. The Subcommittee also ruled out the Log Hill area for similar reasons.

The Subcommittee refined the area near Westford/West, noting that further study and confirmation of test pit data is needed due to conflicting information: ledge is shown on the mapping, but the data from ~70 test pits on one of the large parcels indicates no refusal.

The Subcommittee also agreed further information is needed for the Hanover/Johnson area. Chair Grady recalled that there are a number of deed restrictions in the area because the subsurface conditions do not support septic systems large enough for the number of bedrooms allowed under Title 5. Ms. Mercier agreed to talk to Ms. Fantasia about this.

Public Comment

Carren Panico of the Carlisle Mosquito did not have any questions.

No one else from the public was present.

The Subcommittee set their next meeting for Wednesday, September 4th at 2:00 PM.

The meeting was adjourned at 10:23 AM.

These Minutes were approved on 9/4/24.

Materials Reviewed at the Meeting:

- Agenda for 8/27/24
- Minutes of 8/20/24
- GIS maps for mapping exercise