

**Town of Carlisle Planning Board  
MBTA Communities Subcommittee**

**Minutes of 9/17/24 1:00PM / 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
- Christine Johnson-Battista, Affordable Housing Trust
- Christina Christodoulopoulos, Environmental Sustainability Committee
- Helen Jackson Young, Conservation Commission

Voting Members Absent:

- Tony Mariano, Board of Health

Non-Voting Members Present:

- Julie Mercier, Town Planner

Other Attendees:

Carren Panico, Carlisle Mosquito

Chair Grady called the meeting to order at 1:02 PM.  
She went over the agenda.

**Minutes of 9/4/24**

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

**Mapping Analysis**

The Subcommittee reviewed the Concord/Indian Hill/Hartwell/Buttrick map and discussed removing the Indian Hill neighborhood, which is very wooded and hilly, and adding in the large lots with sprawling lawns and good surficial geology where Concord Road and Russell Street intersect. They decided to add in some of the lots across Russell Street, lots along Fifty Acre Way, and the Assurance Technology property.

Chair Grady mentioned an earlier conversation she had with Ms. Mercier about the requirement for 3 acre lots potentially creating conflicts for future residents and being at odds with the intent of the zoning “to allow housing for families.” She explained that under Title 5, a 3-acre lot could have 12 bedrooms, which would be considered 24 people. This butts right up against the 25-person threshold for a public water supply in Title 5, which is something the local Board of Health is required to monitor and report to the State. It would potentially create situations in which families could not expand and stay in their homes. Ms. Mercier suggested that 2 acres be the gating requirement under the multi-family conservation cluster zoning because it would be 8 bedrooms or 16 people under Title 5 and

would allow wiggle room for future families to grow. She said the zoning could then account for larger tract areas by specifying that they would have to be subdivided into 2-acre lots and outlining the parameters for doing this in a way that would result in contiguity of open space and clustered housing across subdivided lots. Chair Grady mentioned that the zoning could also limit the amount of land area where a development can occur, which is a way to limit the size of the units.

Ms. Reid commented that the Residence B zone is mostly comprised of 2-acre lots and 4-acre flag lots. There are very few 3-acre lots. Chair Grady commented that allowing the multi-family conservation cluster on 2-acre lots may seem more intuitive to people. The Subcommittee then discussed different ways to handle 4-acre lots under this zoning so as to avoid the need for a public water supply – either by carving off a 1-acre piece and putting it in a Conservation Restriction or by allowing them to be subdivided into 2-acre lots with different subdivision parameters established under the multi-family conservation cluster zoning overlay. Ms. Mercier pointed out that this would only be possible if the lots are not subject to a “no further subdivision” limitation under a prior definitive subdivision approval. She said that frontage might be a concern as well, depending on whether the State has a minimum frontage requirement for a buildable subdivision lot. These are both things that require some research, and potentially legal guidance.

Ms. Christodouloupoulos asked for clarification about the nitrogen loading areas related to public water supplies. Ms. Mercier screen-shared the AxisGIS site with the public water supply, Interim Wellhead Protection Area, and Zone II layers turned on. She explained that IWPA's are radii around a wellhead that do not necessarily cover the entirety of a lot, and the Zone II areas vary greatly and are irregular because they are determined by the State based on hydrogeological conditions. She explained that even though the land within the areas would technically be excluded from the denominator of the density calculation, it would be very hard to create zoning based on them because they are largely unknowable in advance of a proposal. Chair Grady explained that it is much easier to write zoning based on the ability to exclude 40,000 square feet of every 43,560 square foot lot.

The Subcommittee then talked about different ways to carve up the Assurance Technology property into 2-acre lots, based on current subdivision requirements, and potential future subdivision requirements created pursuant to the multi-family conservation cluster zoning overlay. Ms. Mercier pointed out that thinking through ways to subdivide the Assurance Technology site, 75 West Street property, and a random 4-acre flag lot could be very instructive in determining what kind of subdivision parameters to require for this zoning.

### **October 16<sup>th</sup> Open House**

The Subcommittee decided that the Open House on Wednesday, October 16<sup>th</sup> will be from 4:00-7:00 PM, in-person only, to encourage people to drop in and have one-on-one conversations with Subcommittee members and staff. Ms. Mercier said she will begin to create some outreach materials.

The Subcommittee decided to have the survey close on Monday, September 30<sup>th</sup>. Ms. Mercier said she will ask the School to push it out one more time. Ms. Christodoulopoulos also suggested putting it in the COAHS newsletter. Ms. Panico said she can include the link to the webpage, and potentially also the QR code, in her article for the Mosquito.

**Public Comment**

Carren Panico, Mosquito reporter, said she felt like she followed most of the conversation. Ms. Mercier offered to follow up with her if needed.

No one else from the public was present.

The Subcommittee set their next meeting for Tuesday, September 24<sup>th</sup> at 10:00 AM.

The meeting was adjourned at 2:09 PM.

These Minutes were approved on 9/24/24.

Materials Reviewed at the Meeting:

- Agenda for 9/17/24
- Minutes of 9/4/24
- GIS maps for mapping exercise