

**Town of Carlisle Planning Board
MBTA Communities Subcommittee
Minutes of 10/1/24 3:30PM**

**Minutes Prepared by: Noelle Beland, Planning, Zoning & Land Use Assistant
Hybrid Meeting Format: Heald Room, 66 Westford Street, Carlisle MA & Zoom**

Voting Members Present:

- Adelaide Grady, Planning Board
- Christine Johnson-Battista, Affordable Housing Trust
- Christina Christodoulopoulos, Environmental Sustainability Committee
- Helen Jackson Young, Conservation Commission
- Tony Mariano, Board of Health

Voting Members Absent:

- Kate Reid, Select Board

Non-Voting Staff Present:

- Julie Mercier, Town Planner
- Noelle Beland, Planning, Zoning & Land Use Assistant

Other Attendees:

Carren Panico, Carlisle Mosquito
Terry West, 99 Pine Brook Road
Margery Berube, 784 North Road
Katharine Boylan, 135 Kimball Road
Glen Urban, 20 Pine Brook Road
Roman Magarychoff, 219 Hutchins Road
Susan Provenzano, 80 Mill Pond Lane

Chair Grady called the meeting to order at 3:33 pm.

She went over the agenda, which included reviewing the mapping analysis for potential areas, discussing the survey results, and allowing for public input.

Minutes of 9/24/24

The Subcommittee reviewed the minutes. Ms. Christodoulopoulos made a motion to approve, and Ms. Johnson-Battista second the motion. The minutes were approved 5-0-0 by roll call vote.

Mapping Analysis

The Subcommittee resumed the mapping analysis, starting with the Cross/Bingham/Trillium area. Ms. Christodoulopoulos mentioned that large lots on Caption Wilson Way could be included, and some of the lots west of Cross Street could be eliminated. Mr. Mariano commented that there is a lot of ledge in that area which makes it harder to develop when compared than other areas. Ms. Christodoulopoulos asked if the shift to 2-acre parcels means there is less need for larger areas. The Subcommittee agreed

to remove the parcels west of Cross Street, keep the parcels east of Cross Street and include the subdivisions to the south.

River/Skelton/Nowell Farme

The Subcommittee agreed to remove the parcels between Prospect Street Nowell Farme Road, River Road and Fern Lane. Chair Grady asked if Sweet Autumn Farm has a Chapter 61 tax classification. Ms. Mercier agreed to look into it. The Subcommittee agreed to add two parcels to the area.

Bedford/Clark/Stearns/Rodgers

Chair Grady acknowledged this area has a pedestrian path that promotes walkability for residents. She suggested keeping the parcels on the north side of Bedford Road and removing the parcels along Stearns and Rodgers. She asked if Clark Farm has a Chapter 61 tax classification. Ms. Mercier agreed to look into it.

Ms. Christodoulopoulos suggested preserving the gardens at Clock Farm as they are part of a unique property in town. Mr. Mariano pointed out that the gardens are an artifact of the people who live there. Chair Grady noted that the property has a lot of structures on it. Mr. Mariano commented that the Pages Brook area has some of the best soils in Town. The Subcommittee agreed to include parcels along Bedford Road to Brook Street due to the logic of good access to main roads and walkability to Town center.

Mr. Mariano suggested that the Residence A zoning district be shown, and all small or 1-acre parcels be removed from consideration. The Subcommittee agreed.

Hanover/Johnson

Ms. Christodoulopoulos noted that this area is already disturbed land with huge structures and easy access. Chair Grady and Mr. Mariano stated that the soils are not the best in this area, containing lots of glacial till, but that condition exists all over town. The only real deal breakers to development are ledge and wetlands. Mr. Mariano noted that many of the homes in this neighborhood are already approved for 8 bedrooms. Ms. Christodoulopoulos noted that carving up existing huge buildings has less visual impact to the Town. Chair Grady noted that there may be pushback from abutters regarding a perception that property values would be negatively impacted by multi-family development.

Ms. Jackson Young chimed in that areas without significant wetland encroachment should be alright for development.

Survey Results

Ms. Mercier screen shared a spreadsheet of the survey data and walked the Subcommittee through a quick analysis she compiled, especially pertaining to the open-ended questions. She noted that there were 273 total respondents, but in some cases, people chose more than 1 answer, so there are more responses than respondents. She emphasized the need to use precise language when talking about the survey results.

Ms. Beland asked for clarification on what is meant by “edge” of town. Chair Grady noted that there is a lot of area between the historic Town center and the borders, and that “edge” really means the areas near the borders where large developments could potentially get infrastructure from neighboring towns.

Ms. Mercier noted that for some answers, a large portion of respondents are against the mandate. Chair Grady suggested that the Subcommittee may want to do a second more specific survey. Mr. Mariano noted that many of the responses were received before the multi-family conservation cluster approach was really sorted out. He opined that if the Subcommittee does their job well enough at the open house and can communicate the way they’re proposing to handle the mandate, a lot more people may get on board. He opined that their approach is the best way to deal with this and capture and keep Carlisle as Carlisle, without changing the face of Carlisle.

Ms. Grady asked if it’s possible to determine how many people area opposed and said “no” somewhere in the survey. Ms. Mercier agreed to look into it.

Ms. Beland commented that it is not an option to say no to this as the state could take away funding for critical infrastructure. Mr. Mariano responded that they will have to agree to disagree. Ms. Christodoulopoulos pointed out that some of this funding threatened to be taken away already does not apply to Carlisle. Chair Grady commented that it is not up to anyone in the room to decide if the Town will comply or not; it is up to Town Meeting to decide that.

Mr. Mariano asked when the Subcommittee can provide an update to the Board of Health and opined that he had hoped it would happen before the Open House. Ms. Mercier noted that the Health Agent sent around the agenda for October 23rd, which has a slot for an update from the Subcommittee. Chair Grady said that no boards have weighed in officially yet, not even the Planning Board, which is okay at this stage in the process.

Public Comment

Members of the public were encouraged to share their concerns with the subcommittee.

Katharine Boylan of 135 Kimball Road started off by asking if these new housing units would be owned by the town or privately owned. Chair Grady replied by informing Boylan that the Subcommittee and Town need to come up with zoning to enable housing; nothing is required to be built. Ms. Boylan asked about the criteria for areas under consideration, and if Kay’s Walk area was being looked at. Chair Grady replied that the Subcommittee is looking at areas with existing larger homes with large disturbed lawns, and large lots that could be subdivided. She said the Subcommittee will work to draft zoning with dimensional criteria to keep structures small. Mr. Mariano added that this is just a zoning overlay, not a building mandate, or a development proposal. The rights are all to the property owner.

Roman Magarychoff of 219 Hutchins Road brought up concerns about groundwater and roads being able to support new development, and what measurements were being taken to determine these parameters. He asked for a chart showing the criteria. Subcommittee members assured him that everything will go through the Board of Health and must meet state and local regulations for protection of the groundwater.

Ms. Boylan added that many people buy big homes with large yards in certain areas because they don't want the land subdivided, and that the groundwater can barely support the homes that already exist. Mr. Magarychoff asks how it's possible to know what the groundwater will support 50 years from now and commented that his neighborhood runs out of water frequently. He suggested looking at well permits and drillers information. Chair Grady reiterated that anything proposed has to go through the Board of Health, and that this is exactly the type of feedback and information the Subcommittee is looking for. Ms. Christodouloupoulos explained that the entire lot would not have to be subdivided or developed; a portion could be developed and the rest preserved.

Ms. Boylan commented that the area of Bingham/Cross/Curve is a nightmare to drive on.

Glen Urban of 20 Pine Book Road opined that an overlay district may increase the value for someone who wants to sell, but others may lose value if density changes. He suggested that the Subcommittee come up with the criteria to meet the mandate and then establish them Town-wide. Chair Grady commented that the Subcommittee started by looking at all of Residence B, but the State compliance model would not work. She explained that being an "adjacent small town" means that residents of Carlisle can benefit from having MBTA services in neighboring towns.

Ms. Boylan asked the Subcommittee to consider traffic. Mr. Mariano and Ms. Christodouloupoulos commented that one of the benefits of the multi-family conservation cluster strategy is that it spreads the burden and impacts around Town.

Susan Provenzano of 80 Mill Pond Lane asked if the zoning can dictate the number of people in a development, how the proposed zoning might impact the schools, and whether there are transportation requirements. Chair Grady responded that zoning cannot limit the number of people, but that Title 5 can limit the number of bedrooms. She said there is no transportation mandate. Ms. Beland interjected that the schools have a declining population rate. Ms. Provenzano mentioned that she was a teacher for many years and never experienced the decline in student population that was projected. Chair Grady noted that there is information on school population in the Master Plan and Housing Production Plan, and that when student population declines, the cost per pupil increases.

Ms. Provenzano asked the Subcommittee to determine 2 things before proceeding: (1) projections for school population, and (2) legal pursuits of Milton, Wrentham and Marshfield. She opined that she likes the Subcommittee's strategy but is worried about trouble with septic, well, and traffic.

The Subcommittee set their next meeting for Tuesday, October 8th at 3:00 PM.

Ms. Beland will continue with the posters for the open house. Ms. Mercier will work on all the other stuff.

The meeting was adjourned at 5:12 PM.

These Minutes were approved on 10/8/24.

Materials Reviewed at the Meeting:

- Agenda for 10/1/24
- Minutes of 9/24/24
- Mapping analysis
- Survey results
- Public input