

Town of Carlisle Planning Board

MBTA Communities Subcommittee

Minutes of 10/8/24 3:00PM / 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
- Kate Reid, Select Board

Voting Members Absent:

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

Non-Voting Members Present:

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

Other Attendees:

- Carren Panico, Carlisle Mosquito
- Cindy Cooper, 118 Hutchins Rd
- David Dens, 65 Hutchins Rd
- Jennifer Saak, 55 Wilkins Ln
- Jin Xu, 165 Hutchins Rd
- Katharine Boylan, 135 Kimball Rd
- Ken Mostello, 30 Kimball Rd
- Kristyn Babcock, 75 East Meadow Ln
- Michelle Mostello, 30 Kimball Rd
- Nataha Westland, 90 East Meadow Ln
- Rachel & Calla Kaplan-Bie, 301 Hutchins Rd
- Roman Magarychoff, 219 Hutchins Road
- Steve Greenfield, 118 Hutchins Rd
- Jennifer Roberts, 142 Hutchins Rd

Vice Chair Reid called the meeting to order at 3:04 pm.

She went over the agenda, which included reviewing the mapping for potential zoning areas, discussing the upcoming Open House, and allowing for public input.

Minutes of 10/1/24

The Subcommittee reviewed and amended the minutes. Christina Christodoulopoulos motioned to approve as amended, Reid second the motion. The minutes were approved 4-0-0 by roll call vote.

Mapping Analysis

The subcommittee started by reviewing the maps of parcels that have been selected so far. On River Road one parcel was removed with the addition of a new parcel. Parcels were also removed from Bedford Road as they are susceptible to flooding and wetlands. All parcels were removed from Cross Street as a whole, due to there being too many constraints in place such as traffic patterns, soil conditions, and the presence of structures. They agreed to focus on other areas that better fit their criteria. The team acknowledged the importance of contiguity between parcels and the need to consider flooding when making decisions.

Open House

The Subcommittee then went on to discuss the upcoming Open House. Ms. Mercier says she would like a walk-through concept to enable one-on-one conversations. She suggested that informative posters be displayed around the perimeter, with maps of each area under consideration on the tables in the center. Chair Grady would like to have posters explaining what the MBTA Communities Act is, and why it applies to Carlisle. Ms. Christodoulopoulos suggested avoiding using absolute terms to describe things, as the plans and strategy are not finalized.

Chair Grady provided sketch-up renderings of different multi-family housing options that will be shown at the open house. Ms. Christodoulopoulos asked if real images of multi-family homes could be shown as well to provide more imagery. Ms. Mercier advised not to use real examples from town to avoid targeting specific homeowners. Chair Grady then showed images of model homes from Huntington Homes that could be used instead. Chair Grady suggested that the Subcommittee members help facilitate the Open House with designated roles, cheat sheets, and prepared talking points. Ms. Mercier will complete a facilitation guide for the event.

Public Comment

Ken Mostello of 30 Kimball Road submitted a letter to the subcommittee expressing his concerns about the potential impact of development on the neighborhood's public health, safety, and general welfare. He highlighted issues related to water and sewer access, citing the presence of ledge and wetlands in the area, which could lead to overtaxing the aquifer if more density is added. He also raised concerns about public safety, noting the narrow and winding roads in the neighborhood, which could pose risks during winter months. He emphasized the importance of considering the potential consequences of development on the town's tax base. Mr. Mostello then suggested encouraging people that

own homes with low property value to redevelop. He opined that it would be a win-win for the town to get added value, and property owners could then sell at premium value.

Roman Magarychoff of 219 Hutchins Road supported Mr. Mostello's input. Mr. Magarychoff also provided a current image of a Skillings truck hydrofracking a well to get more water out in his neighborhood.

Jin Xu of 165 Hutchins Road added a comment saying she has two wells and a storage tank. She said that in summer 2022 the well ran dry several times. She said before the house was built seven wells were dug before water was found.

Rachel Kaplan-Bie of 301 Hutchins Road expressed her concerns for road safety, adding that she decided to move into her neighborhood for the quietness and ability to use a stroller on walks.

Jennifer Saak of 55 Wilkins Lane also expressed her concern about road safety, not just for pedestrians, but for cyclists and other cars as well. She mentioned seeing instances where cars must pull off to the side of the road to let oncoming traffic pass by specifically on Curve and Fiske Street.

Kristyn Babcock of 75 East Meadow Lane commented that her neighborhood has too much excess water. She noted that they have trouble with stormwater runoff and that a stream forms at the bottom of their hill. She added that the homes in her neighborhood were built in the 1970's and lack good infrastructure. She asked if the Subcommittee had considered topography when picking out parcels, and how this concept would work on a private road. Ms. Reid replied that this is the Subcommittee's first cut at picking out potential parcels. She explained that the Subcommittee is still analyzing potential areas to try and minimize the impact on any single neighborhood. Mr. Magarychoff commented that even the addition of one or two more homes is too much for Tall Pines neighborhood.

Mr. Mostello stated that he hasn't studied the options but commented that Carlisle already has high housing density with developments like Rocky Point, Malcom Meadows and Kays Walk. Chair Grady clarified that these developments do not meet the legal definition of multi-family, which requires a minimum of 3 units in one building or 2 structures, each with a minimum of 2 units. She also explained the concept of gross density and how it relates to the law's requirements, emphasizing the need to comply with local septic and wetland regulations. Chair Grady described the current proposal which fits with the character of the town while meeting the requirements of the law.

Natasha Westland of 90 East Meadow Lane echoed the concern about impacts to private roads. She added that their private road is already in bad condition and that the residents had pitched in to fix a broken culvert in the past.

Mr. Mostello asks what the cost of noncompliance with the law is. Ms. Mercier explained that the town would be ineligible for certain grant programs, and that the State could take away funding for critical infrastructure like roads, schools, bridges, etc.

Ms. Babcock thanked the subcommittee for the work that they have been doing. She asked if there is a way to limit new impervious areas. Ms. Reid said that the zoning can do this.

The Subcommittee set their next meeting for Tuesday, October 15th at 10:00 AM.

Ms. Mercier and Ms. Beland will continue working on posters for the open houses and the facilitation guide.

The meeting was adjourned at 4:04 PM.

These Minutes were approved on 10/29/24.

Materials Reviewed at the Meeting:

- Agenda for 10/8/24
- Minutes of 10/1/24
- Mapping analysis