

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

**Minutes of 10/15/24 10:00AM / 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 Christodouloupoulos, Environmental Sustainability Committee
- Kate Reid, Select Board
- Tony Mariano, Board of Health

Voting Members Absent:

- Helen Jackson Young, Conservation Commission

Non-Voting Members Present:

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

Other Attendees:

- Cindy Craft, 75 Patch Meadow Lane
- Marge and Ned Berube, 784 North Road
- Katharine Boylan, 135 Kimball Road

Chair Grady called the meeting to order at 10:02 AM. She went over the agenda which was mainly focused on discussing the upcoming open house on October 16<sup>th</sup> at the Carlisle Public School cafeteria.

**Open House**

Ms. Mercier started off by sharing the materials prepared. A facilitation guide is being made for subcommittee members, there will be informational posters and aerial maps of parcels that are under consideration. There will also be a table with refreshments. At each entrance there will be a sign-in-sheet and greeters to welcome people and describe the layout and format of the open house. The informational posters will be leaning against the windows with note pads provided for notetaking/feedback. A facilitator will be at the posters to engage with people in conversations. The aerial maps of parcels under consideration will be spread out on tables. There will be sticky notes on the tables for people to provide feedback on the maps.

Ms. Christodouloupoulos asked how to deal with a lot of negative feedback, noting that it's important to document negative feedback as well as positive feedback. Ms. Grady said to invite people to have open conversations, and to write down specific commentary on the

sticky notes. The subcommittee suggested setting up an email for people to more formally submit their input.

The Subcommittee then went over the drafts of the posters and requested some modifications:

The “Goals” poster was deemed good.

For the “Compliance” poster it was noted to have the same borders on images for contiguity.

On the “FAQ 1” poster there were edits of adding “What about Title 5 & Carlisle septic regulations” and explaining the compliance of both these, and how Title 5 limits the number of bedrooms to 4 per acre. Add the definition of multifamily to this poster. It was also noted to clarify the definition of the MBTA Communities Act.

On “FAQ 2”, add the legal costs of non-compliance and other consequences. Put the ADU question on the first FAQ poster and add that this is not affordable housing.

On “Zoning can” put limit scale via dimensional requirements the first bullet. And “Zoning Can’t” add what Title 5 can and State sanitary code can do.

On “Nitrogen loading” change title to “Nitrogen Loading based density Calculations”. Replace the 1-acre example with the pie chart showing the 8.2% developable land. Mention Title 5 again for 8-bedroom septic regulation, removing “16-person” to avoid confusion. Zoning would cluster buildings on developable land. The subcommittee also decided to focus on the calculation rather than the location of the buildings. They agreed to refine these concepts in the next open house.

On the “Multi-family Conservation Cluster” poster shift the images, so they are up and down not side by side. Also remove the 2-unit building image.

Add maps showing geological and soil conditions.

## **Public Comment**

Marge Berube of 784 North Road said she wanted to thank the committee for the work they are putting into this. She asked if the plan proves to be viable, what the next steps and the timeline will be in terms of proving viability of the parcels. She also shared concerns that this proposal will potentially lower property values.

Chair Grady responded that viability from a septic and well standpoint will not be known in most cases prior to the rezoning but will require an engineer to perform test pits and site evaluations to know with certainty. She noted that the Subcommittee is looking at areas

with good geology because generally those areas are more viable because of their ability to percolate. She opined that the State may want the Town to zone for more than the bare minimum.

Marge added that it is inadvisable to rezone without a depth of knowledge about the properties. She said many property owners have a lot of information about their properties and may be open to sharing information.

Ned Berube noted that he was present to take notes at the meeting.

Cindy Craft of 75 Patch Meadow Lane said that many pork chop lots are included and asked what happens with larger parcels. She asked for this information to be added to the informational posters for the open house. She also asked why open land is not being considered for this.

Ms. Grady explained that 4-acre parcels may be able to be subdivided into two 2-acre lots. She explained public vs private water supply and the challenges with the density calculation.

Ms. Craft commented that pork chop lots may not be able to be subdivided and suggested another way of handling this. She suggested the Subcommittee more evenly distribute the zoning via volunteers for a reduced tax rate. She opined that distributing building lots throughout town like a lottery feels unfair.

Ms. Grady explained the contiguity and neighborhood scale requirements. Ms. Christodoulopoulos explained disturbed vs pristine land, and the survey results that went along with it. Ms. Grady explained that zoning for single families is still allowed.

Ms. Berube noted that people have concerns about eminent domain.

Ms. Craft shared her concern about the mandate devaluing properties next door.

Mr. Mariano clarified that this is a zoning mandate and not a development mandate. This provides options for people and does not take away any existing rights. It was suggested this information be added to one of the posters.

Ms. Craft suggested the Subcommittee ask the Assessor if the East Street duplex has devalued neighboring properties.

Ms. Berube said that it would be useful to see different options.

Ms. Christodoulopoulos added that there was a misconception on City In The Woods, that developers would need to buy lots of parcels to do this.

The subcommittee suggested adding the single-family carve up strategy to one of the posters. There will be flip charts asking people when they arrive and leave if they are for or against this mandate.

The subcommittee set their next meeting for Wednesday, October 16<sup>th</sup> 4-7 PM at the Open House.

Meeting was adjourned at 11:36 AM

These minutes were approved on 10/29/24.

#### Materials Reviewed at the Meeting

- Agenda for 10/15/24
- Open House plan and posters