

MBTA Communities Survey - Town of Carlisle

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Carlisle is considered an “Adjacent Small Town” because the Town does not have any MBTA services or stations, has a population less than 7,000, and is adjacent to communities with MBTA services and stations. Carlisle needs to zone for an additional 5% of housing (or 95 housing units) based on the 2020 housing unit count, and it can be located anywhere in Town.

Importantly for Carlisle, any housing developed under the MBTA Communities zoning must comply with Title 5 and the Wetlands Protection Act. As Carlisle is entirely reliant on septic and well, the MBTA Communities guidelines may apply to Carlisle in a very abstract way. While the MBTA Communities guidelines require multi-family by-right at a density of 15 units per acre, after excluding land area needed for the protection of drinking water, the real density we hope to propose, which we believe meets the law via a variety of technicalities, would be closer to 2 units per acre.

We are referring to our primary zoning strategy as a “multi-family conservation cluster” where housing unit counts are determined by the number of bedrooms allowed under a standard Title 5 septic system (4 bedrooms per acre) and are clustered onto a small portion of the site while the land area needed for nitrogen loading – and to protect drinking water – is set aside for conservation. Multi-family housing created under this strategy would take the form of townhomes or smaller scale buildings.

All strategies currently under consideration are described below.

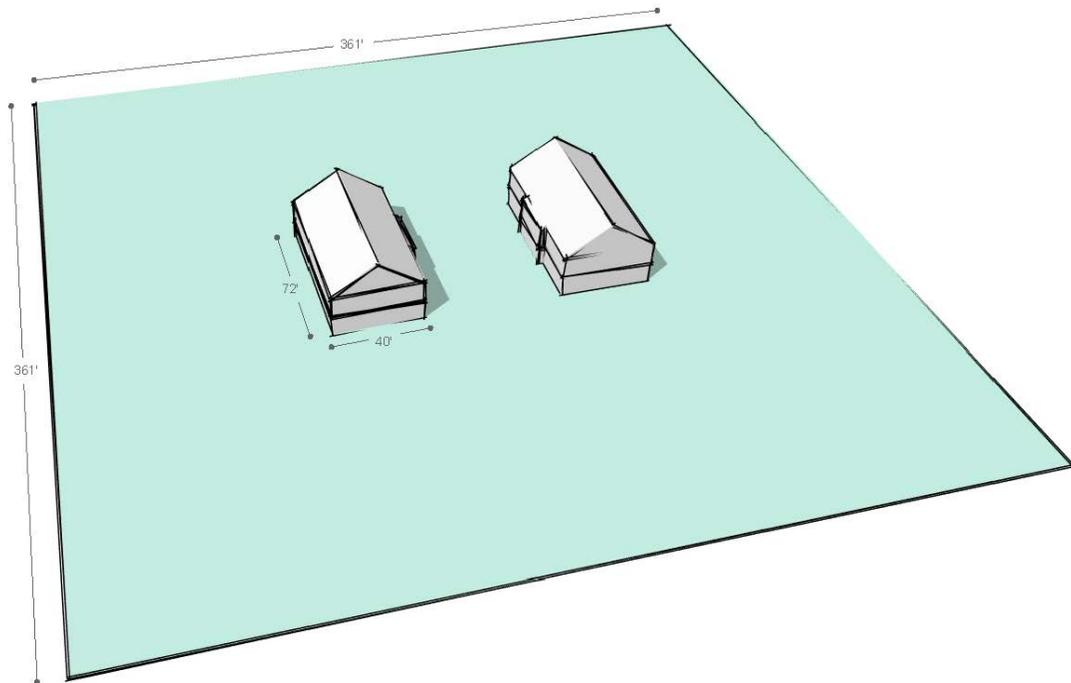
* Indicates required question

Carlisle Zoning Strategy 1: Multi-Family Conservation Cluster

Multi-Family Conservation Cluster with housing unit counts determined by # of bedrooms allowed under a standard Title 5 septic system (4 bedrooms per acre), in the form of townhomes or smaller scale buildings;

Strategy 1 Graphic Example

3 Acre Site
6 Townhouses - 2 Stories
5,760 SF Footprint

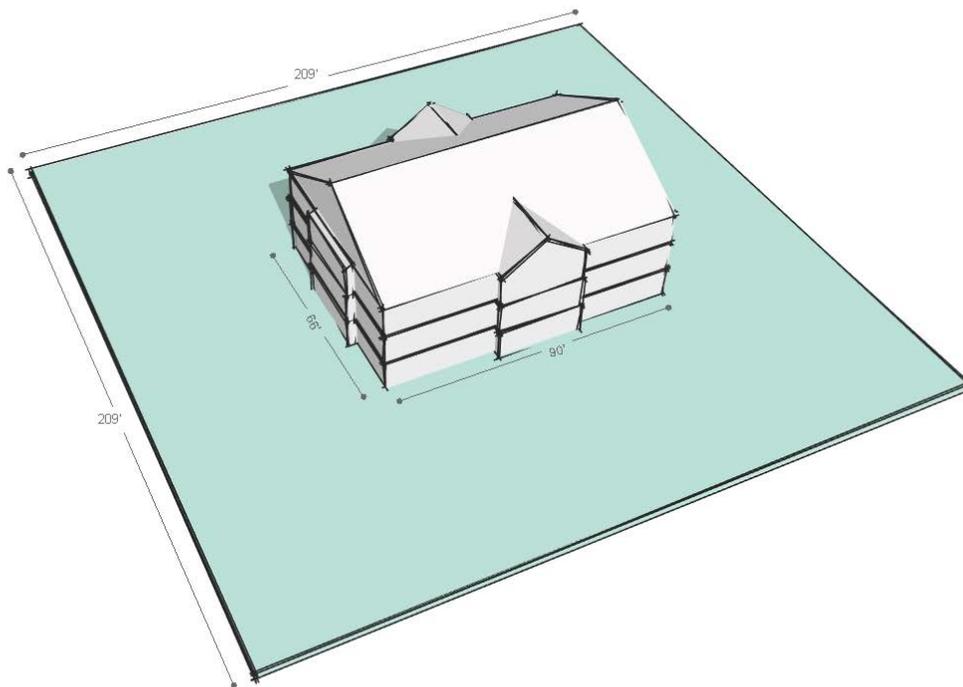


Carlisle Zoning Strategy 2: Multi-Family Development on Edges of Town

Multi-Family Development on Edge(s) of Town where there is potential to tie into water or sewer infrastructure in a neighboring community, in the form of larger scale buildings;

Strategy 2 Graphic Example

1 Acre Site
15 Units - 3 Stories
5,940 SF Footprint



Carlisle Zoning Strategy 3: Single-Family Conversions to Multi-Family.

Single-Family Home Conversions to Multi-Family Units where existing large homes would be permitted to be carved up into multiple units in compliance with Title 5 limits.

Strategy 3 Example Graphic



Survey Questions

This survey is intended for Carlisle residents only. It includes 8 questions and should take approximately 5 minutes to complete. Thank you in advance!

1. The Town should approach the MBTA Communities zoning mandate as: *

Check all that apply.

	Yes	No	Maybe
Multi-family conservation cluster in the form of townhomes or smaller scale buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development on the edges of Town in the form of larger scale buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-family home conversions to multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 2. Rank the following zoning strategies with 1 being your first choice and 3 being your last choice *

Check all that apply.

	1	2	3
Multi-family conservation cluster	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development on the edges of Town	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-family home conversion to multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 3. Should the Town consider a combination of the above-mentioned approaches? *

Mark only one oval.

- Yes
- No
- Maybe

- 4. Are there other options you think the Town should consider?

5. Where in Town should an MBTA Communities compliant zoning district be located? *
[Check all that apply]

Check all that apply.

- Edges of Town
- Town Center
- Along major roads through Town (i.e., Westford Rd, Bedford Rd, Concord St, Lowell St)
- As an overlay on, or within, the Residence B (2-Acre) Zoning District
- On land that is already developed
- On pristine undeveloped land
- Other: _____

6. When drafting zoning language for an MBTA Communities compliant zoning district, I want the Town to consider:

7. When I hear or read about the MBTA Communities legislation, I feel: [Check all that apply]

[Click here for more information on the MBTA Communities Legislation \(MGL Ch.40A, Sec 3A\).](#)

Check all that apply.

- Nervous about the potential impacts to Carlisle
- Excited about the opportunities for Carlisle
- Indifferent
- I am completely opposed to the mandate

8. Please leave your name and contact information if you would like to be contacted about the Carlisle MBTA Communities initiative in the future. Thank you!

Did You Know? Density is notoriously hard to visualize.

[Click here for a toolkit on visualizing density.](#)

Scroll through the following images to learn more.

2 units on 0.12 acres = 17 units/acre



3 units on 0.17 acres = 18 units/acre



2 units on 0.11 acres = 17 units/acre



Existing Densities in Carlisle:

Benfield Farms

Gross Density: 26 units/4.12 acres = 6.31 units/acre

Woodward Village

Gross Density: 18 units/41.86 acres = 0.43 units/acre

Net Density: 18 units/7.77 acres = 2.32 units/acre

Birch Farm

Gross Density: 5 units/9.81 acres = 0.51 units/acre

Net Density: 5 units/2.37 acres = 2.1 units/acre

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