

**Carlisle Affordable Housing Trust**  
**Meeting Minutes**  
**March 21, 2023**  
**Zoom Meeting**

Members present: Carolyn Ing, Chris Johnson, Mark Levitan, Kate Reid, Beverly Shorey, Brian Waterson

Members absent: Gina Fox

Guests: John Cowan III, Christopher Roberson (Mosquito)

The meeting was called to order at 7:02 pm.

Old Business

Rocky Point

Nothing to report.

Benfield

Key fobs: Ms. Reid reported that the key fobs have been inoperative for months, and maybe years. Cost of repair is estimated to be \$75,000-\$80,000. Elderly and disabled residents are having difficulty getting in and out of the building. Ms. Johnson checked with CPC: the topic was not on agenda and the grant processes are complete. She further commented that the CPC was not amenable to use its housing funds for maintenance. She suggested using ARPA funds. Ms. Reid will fill out an ARPA application.

CPA Funds

There is an outstanding legal invoice for Benfield which is directly related to \$125,000 septic project.

HPP

Mr. Waterson reported that he and Mr. Levitan have made progress on the presentation. Mr. Levitan asked for input from the Trust on what makes a healthy, vibrant community. Mr. Waterson requested additional graphics or resources on inclusionary zoning.

Review of Planning Board meeting

Mr. Levitan observed that it would be helpful to provide the Planning Board with inclusionary zoning resources that are available. One suggestion was for the Trust to document neighboring towns' zoning bylaws. Some PB members may not realize inclusionary zoning is not a prescription or requirement, but concepts that are more similar to Master Plan subjects.

New business

Route to Sustainability Day, April 22, 10:00am to 2:00pm. Ms. Johnson volunteered to coordinate a CAHT table. She suggested providing a QR code for online access to CAHT information on the Town website. Ms. Shorey will write text for an online brochure; topic to cover will be the development of

smaller, duplex 2- and 3-bedroom units that would be more sustainable than a conventional 5-bedroom house.

#### All Chairs Meeting; Other Town Meetings

CAHT was not invited to the “All Chairs” meeting. Also, the BOH will be convening a meeting on accessory dwelling units, to which the CAHT was also not included. Also not included on Section 3A overview. Ms. Reid will object to not being included in this session.

#### Overview of Section 3A of the Zoning Act

The purpose of Section 3A is to encourage the production of multi-family housing by requiring MBTA communities to adopt zoning districts where multi- family housing is allowed as of right, and that meet other requirements set forth in the statute.

Ms. Reid urged the Town to reply to MBTA. Will set up committee to explore and discuss though the town isn’t served by MBTA; only the LRTA. Development requirement is 15 units per acre, 96 units, no affordability requirements.

#### New Business

Ms. Reid discussed the property at Cross and Bingham Street. The house is in disrepair; she will ask the owner about the possibility of donating the property to the CAHT.

#### Approval of Minutes

Mr. Levitan moved to approve the February 21, 2023 minutes as amended, Ms. Johnson seconded. The minutes were unanimously accepted.

Next meeting: April 12 at 7:00 pm.

Adjourned at 8:20pm

Respectfully submitted,  
Carolyn Ing, Secretary

Minutes approved on 4/12/2023