

Open House GOALS

- Information Exchange
- Feedback Gathering
- Map Refinement



THIS ZONING DOES NOT:

- **Mandate that anything be built, by private developers or the Town**
- **Require that the Town provide transit to residents**
- **Lead to eminent domain**
- **Render existing single-family properties non-compliant**
- **Take away existing development rights or zoning options**
- **Necessitate that a developer purchase multiple lots**

Zoning drafted in compliance with the MBTA Communities law will be an overlay district that will provide property owners within the zoned districts with another tool for developing their properties, if they wish to utilize it.

Criteria for Neighborhood Consideration

Ecological Sensitivity

- Reuse pre-existing development areas with large structures
- Preserve critical wildlife habitat and corridor areas
- Minimize new disturbance in wetland buffer areas

Transit Access / Traffic Mitigation

- Access to multiple routes to enable vehicle dispersal
- Access to collector road or major road
- Proximity to Commuter Rail access routes
- Proximity to alternate transportation mode routes / walkability

Prioritized Master Plan Goals

- Large parcels that could otherwise become single-family home subdivisions
- Preserve trails and open space
- Co-benefits: i.e., balance of preservation and development

Criteria for Parcel Consideration

Septic Suitability

- Limited existing ledge
- Large septic systems pre-existing
- Soils predominantly Glacial Stratified Deposits

Structure Suitability

- Older structures ripe for redevelopment
- Pre-existing large structures able to be divided
- Multiple structures on lot
- Parcels with non-historic structures (MP Goal)

Ecological Sensitivity

- Land currently maintained as broad lawn swaths
- Limited new clearing required for development
- Limited wetland buffer disturbance required

Prioritized Master Plan Goals

- Parcels over minimum lot standards; excess valuable as CR
- Parcels visually buffered from trails and open space
- Parcels visually buffered from abutters

FREQUENTLY ASKED QUESTIONS (1)

Why Carlisle?

Carlisle is adjacent to communities served by the MBTA, and Carlisle residents can benefit from *relatively* easier access to MBTA services. Carlisle is an **adjacent small town** under the law.

Are MBTA services coming to Carlisle?

No. There is no proposal for MBTA services to come to Carlisle, and compliance with the law does not require the town to provide transit services to residents. **This is a housing mandate.**

What does the law mandate for Carlisle?

To **zone** for an **additional 95 units** (5% of the town's 2020 housing stock) in **multi-family** buildings, at a **minimum gross density of 15 units per acre**, by December 2025.
[each unit is equivalent to 1 household]

How is 'multi-family' defined?

Multi-family is defined as either **1 building with 3+ units** or **2+ buildings each with more than 1 unit** (i.e., **two 2-unit buildings**).

What about Title 5 and Carlisle's septic regulations?

The law **requires compliance with both**. Title 5 limits the # of bedrooms to 4 per acre.

Isn't the gross density requirement at odds with Title 5?

No. The law specifies that nitrogen sensitive areas (lots that rely on private septic & well) are excluded from the denominator of the gross density calculation.

➔ **This enables Carlisle to achieve compliance with a much lower gross density** (i.e. 8 bedrooms in multi-family buildings on 2 acres) [see density poster]

FREQUENTLY ASKED QUESTIONS (2)

What happens if we don't comply?

Non-compliance means the town would be **ineligible for critical state funding** (i.e., funding for roads, schools, etc.), and **ineligible for many state grants**. Towns that have not complied have had funding rescinded and are subject to **civil enforcement action** and related **legal costs**.

[See Implications for Non-Compliance poster]

Who decides if we comply?

Locally, it is up to YOU (**Town Meeting**) to vote for or against any zoning that is proposed. It is up to the State to determine compliance. At the State level, both the Exec Office of Housing & Livable Communities (**HLC**) and the Attorney General's Office (**AGO**) have to approve the zoning.

What is the role of the MBTA Comm Subcommittee?

The Subcommittee was tasked by the Planning Board to make a good faith effort to **explore the feasibility of compliance** and to **make recommendations**.

Can accessory dwelling units (ADUs) be a strategy?

No. While accessory dwelling units are an important tool for the creation of housing units, the way 'multi-family' is defined in the law would preclude ADUs from being a strategy in most or all scenarios. [see ADU/MBTA poster]

Is this affordable housing?

Technically **no**. While communities can allow for up to 10% of units developed under MBTA Communities zoning to be affordable, it is not required and not feasible in the lower density strategy under consideration. However, certain zoning parameters can result in smaller units, which may be available at a more **achievable** price point.

Survey Takeaways

QUICK FACTS about the SURVEY

- Timeframe: June 18 - Sept 30 (~3.5 mos)
- Distribution: email, Mosquito, CITW, Town Newsletter, School newsletters/emails, social media, flyers, Old Home Day
- 3 Strategies surveyed:
 - (1) multi-family conservation cluster in the form of townhomes or smaller scale buildings
 - (2) development on the edges of town in the form of larger scale buildings
 - (3) single-family home conversions to multi-family homes
- 273 respondents

MULTI-FAMILY CONSERVATION CLUSTER

- >50% of respondents support strategy
- >40% of respondents ranked it 1st

SINGLE-FAMILY CONVERSION TO MULTI-FAMILY

- >50% of respondents support strategy
- >35% of respondents ranked it 1st

LARGER SCALE BUILDINGS ON EDGES OF TOWN

- 45% of respondents do NOT support large bldgs
- >60% of respondents ranked it last

LOCATION FOR MBTA COMMUNITIES ZONING

Top 3: Developed Land, Edges of Town, Major Roads

ZONING CONSIDERATIONS

Top 5: Conservation, Road Capacity, Character, Water & Wetlands, Affordability & Inclusivity

IF I FEEL _____ ABOUT THE MANDATE [Select All that Apply]

Nervous (51%); Opposed (35%); Excited (32%); Indifferent (11%)

What is Zoning?

The Basics

- Zoning is enabled by the Zoning Act: Mass General Law Ch. 40A
- Zoning Map: divides the Town into areas, called 'zones'
- Zoning Bylaw: local policy document outlining what is allowed in each zone
- Each zone includes:
 - allowed by-right uses, uses by special permit, and prohibited uses
 - accessory uses & structures
 - lot requirements: size, frontage, etc.
 - structure dimensional limits: height, setbacks, etc. (often based on use)
 - additional criteria: parking, open space, etc.

Waivers & Variances

- Strict compliance with zoning requirements can be waived if the zoning bylaw expressly allows the Planning Board to grant waivers.
- Waivers are typically granted in exchange for a stated public benefit or where the Board can determine that strict compliance does not result in a preferable design.
- Waivers allow flexibility for design alternatives not contemplated in the zoning.
- Waivers must be justified and give the Planning Board negotiating power.
- Variances are required whenever a proposal does not meet zoning and cannot obtain a waiver.
- Variances are granted by the Zoning Board only if warranted due to site specific soil conditions, lot shape, or topography.

MBTA Comm Zoning

Opportunities

ZONING CAN:

- cluster units & limit scale of development
- impose lot setbacks, and limit building height, size & paved surfaces
- promote housing types familiar to Carlisle
- protect open space, natural resources & wildlife corridors
- provide for subdivision of land where units are clustered & open space is connected
- reasonably restrict or condition a project via site plan approval by the Planning Board

Limitations

ZONING CAN'T restrict:

- age of occupants
- # or size of bedrooms [Title 5 & septic regs can]
- # of occupants in a dwelling [Sanitary Code can]
- who lives in a dwelling
- ownership vs. rental
- uses allowed by-right can be regulated but not denied



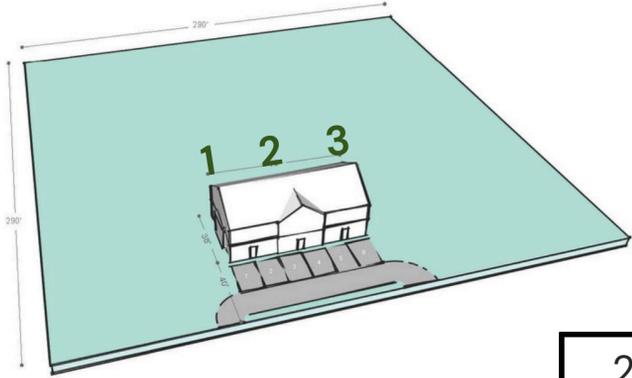
Subcommittee Intentions for MBTA Comm Zoning

- **CLUSTER HOMES/BUILDINGS**
 - 8 bedrooms in multi-family buildings
 - 3 or 4 total households per 2-acre lot
- **LIMIT SIZE OF HOMES TO MODEST SCALE**
- **MINIMIZE IMPACTS TO ABUTTERS**
- **PROTECT OPEN SPACE**
- **CREATE VISUAL BUFFERS**
- **LIMIT CLEAR CUTTING OF TREES & VEGETATION**
- **LIMIT PAVED AREAS TO ALLOW NATURAL STORMWATER INFILTRATION**
- **MINIMIZE IMPACTS TO GROUNDWATER**
- **PROVISIONS TO LIMIT WATER USE**

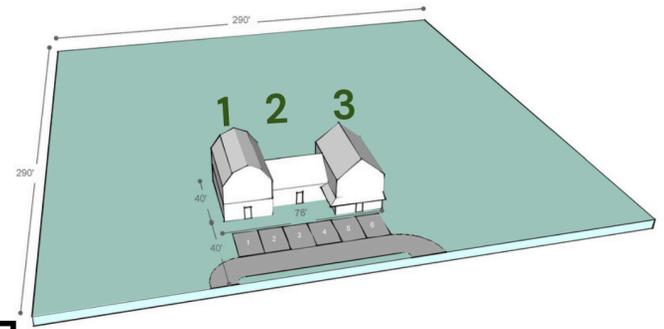
Multi-Family Conservation Cluster

Zoning for 8 bedrooms in multi-family buildings on 2 acres could look like:

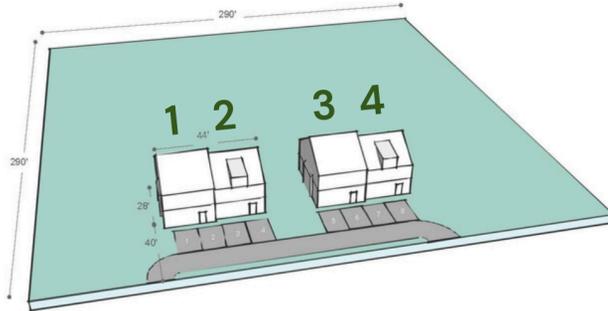
2-acre site, 3 town house units
1,800 square feet each
5,400 total building square footage



2-acre site, 3-unit farmhouse
2,700 square foot overall footprint



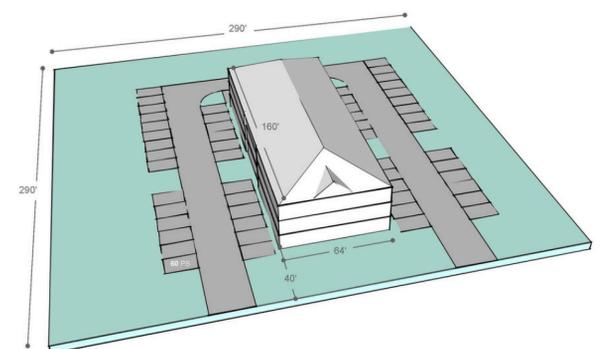
2-acre site, 2 duplex units
2,366 square foot footprint each



ALSO allows single-family carve up into multi-family

BUT NOT 30 units on 2 acres:

2-acre site, 30-unit 3-story building
10,240 square foot overall footprint

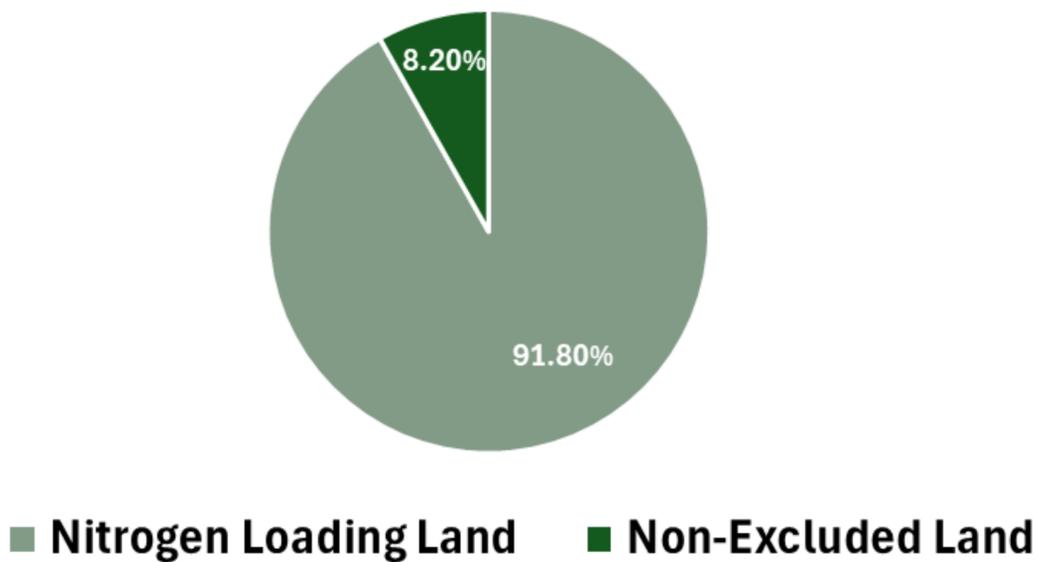


Nitrogen Loading - based Density Calculation [the math to comply]

Land in Carlisle is nitrogen sensitive pursuant to Title 5 - 310 CMR 15.214(a)2 - areas that rely on both on-site septic systems and wells.

[graphics are for representational purposes only]

Per Survey Acre



2-ACRE CONCEPT:

2 Survey Acres = 87,120 SF

Title 5 Acre = Nitrogen Loading Land = 80,000 SF

Non-Excluded Land
7,120 SF

200 LF

435.6 LF

HOW IT WORKS:

- There is a square footage (SF) difference between a Survey Acre (43,560 SF) and a Title 5 Acre (40,000 SF)
 - Title 5 nitrogen loading limitations allow a maximum 8-bedroom septic system on a Title 5 2-acre lot (80,000 SF)
 - The 80,000 SF is considered Nitrogen Loading Land and is excluded from the gross density calculation
- | | |
|-------------------------|-------------------|
| 2 Survey Acres | 87,120 SF |
| <u>-2 Title 5 Acres</u> | <u>-80,000 SF</u> |
| Non-Excluded Land | 7,120 SF |
- The remaining 7,120 SF (8.2%) of a Survey 2-acre lot is Non-Excluded Land and is the denominator of the gross density calculation

THE MATH:

3 units on 2 acres

3 units divided by 7,120 SF
= 36.7 calculated units/acre

BUT is really 1.5 units per acre

Theoretical Subdivision Concepts

Example by-right single-family subdivision



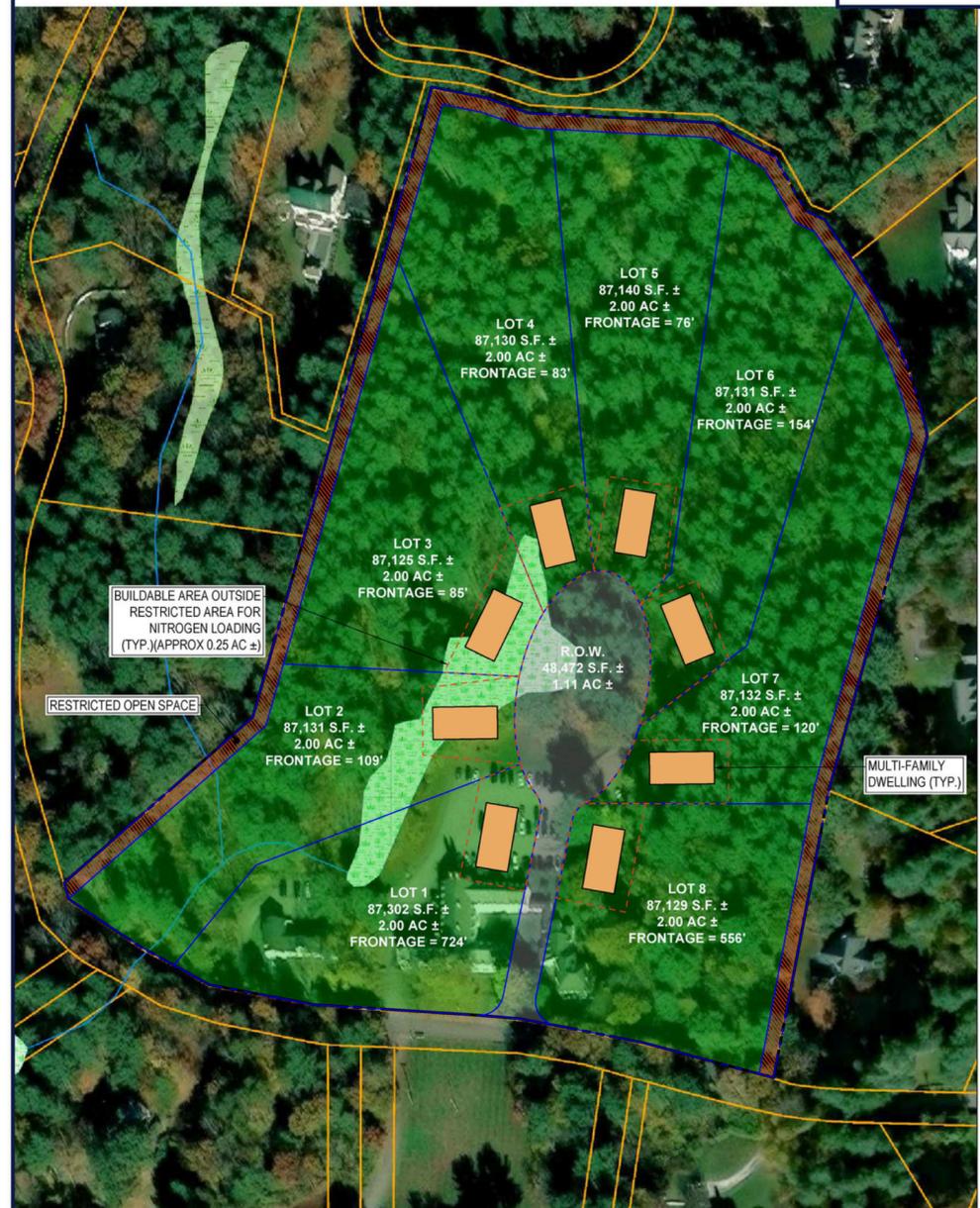
THE LAYOUT OF THIS PLAN DOES NOT ACCOUNT FOR WETLANDS OR OTHER RESOURCE AREAS.

CONVENTIONAL SUBDIVISION EXHIBIT

GARLBLE MASSACHUSETTS

SCALE: 1"=120' DATE: 11/15/2024

Example multi-family cluster subdivision



THE LAYOUT OF THIS PLAN DOES NOT ACCOUNT FOR WETLANDS OR OTHER RESOURCE AREAS.

CONSERVATION CLUSTER SUBDIVISION EXHIBIT

GARLBLE MASSACHUSETTS

SCALE: 1"=120' DATE: 11/15/2024

Why is a subdivision option under consideration?

- To address larger parcels that fall within areas rezoned under the multi-family conservation cluster strategy.
- It will require subdivision of the land into 2-acre lots but by clustering the housing and protecting large areas of each lot as open space, it will be an environmentally benign alternative to current by-right land-consumptive & disruptive standard subdivisions.
- It will not take away the right to redevelop a property pursuant to current zoning and subdivision regulations.

Accessory Dwelling Unit (ADU) Law

MBTA Communities Law

Can accessory dwelling units (ADUs) be a strategy for compliance with MBTA Communities?

This is a great thought, but the laws are not aligned.

Multi-Family: 1 building with 3+ units or 2+ buildings each with >1 unit.

ADU Law:

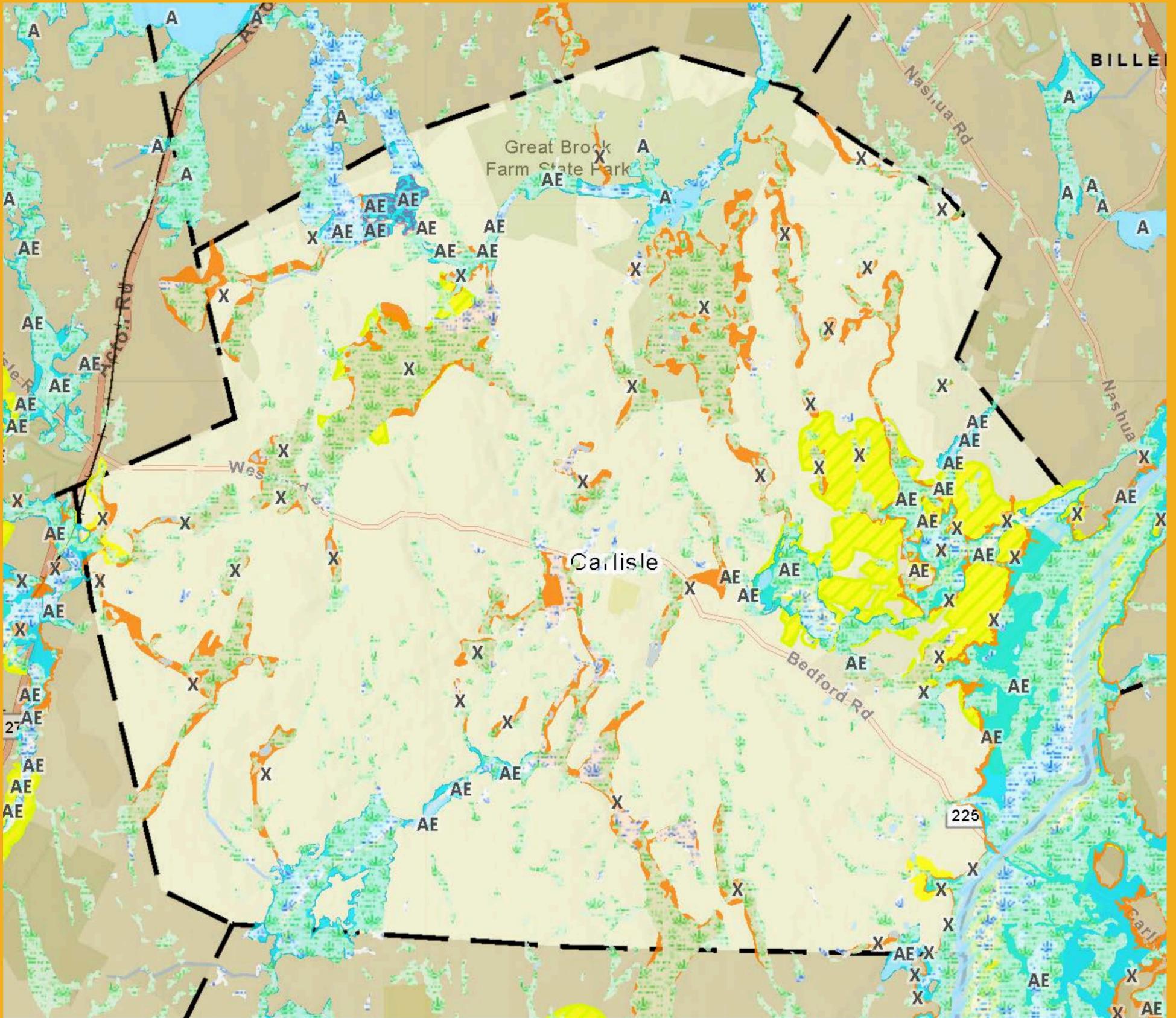
- **Units:** 1 single-family + 1 by-right ADU per lot
- **Configuration:** ADU can be attached or detached
- **Process:** only 1 ADU is allowed by-right

MBTA Comm Law:

- **Units:** minimum of 3 or 4 per lot
- **Configuration:** each building must have 2 or 3 units
- **Process:** multi-family units are allowed by-right

Wetlands, Floodplain, Endangered Species

[State & Federal GIS Data Layers]



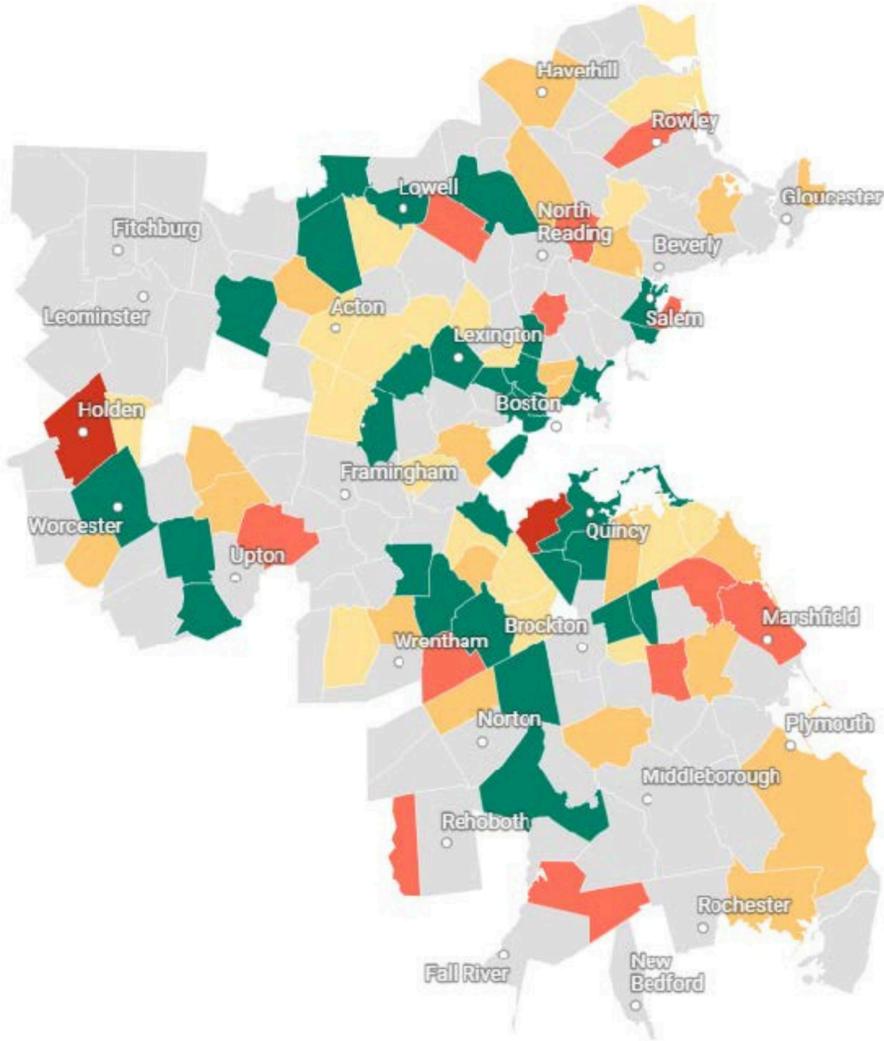
Wetlands

Any work within the State Wetlands Protection Act 100' buffer requires a Notice of Intent filing with the Carlisle Conservation Commission. The Town does not have a more stringent local buffer.

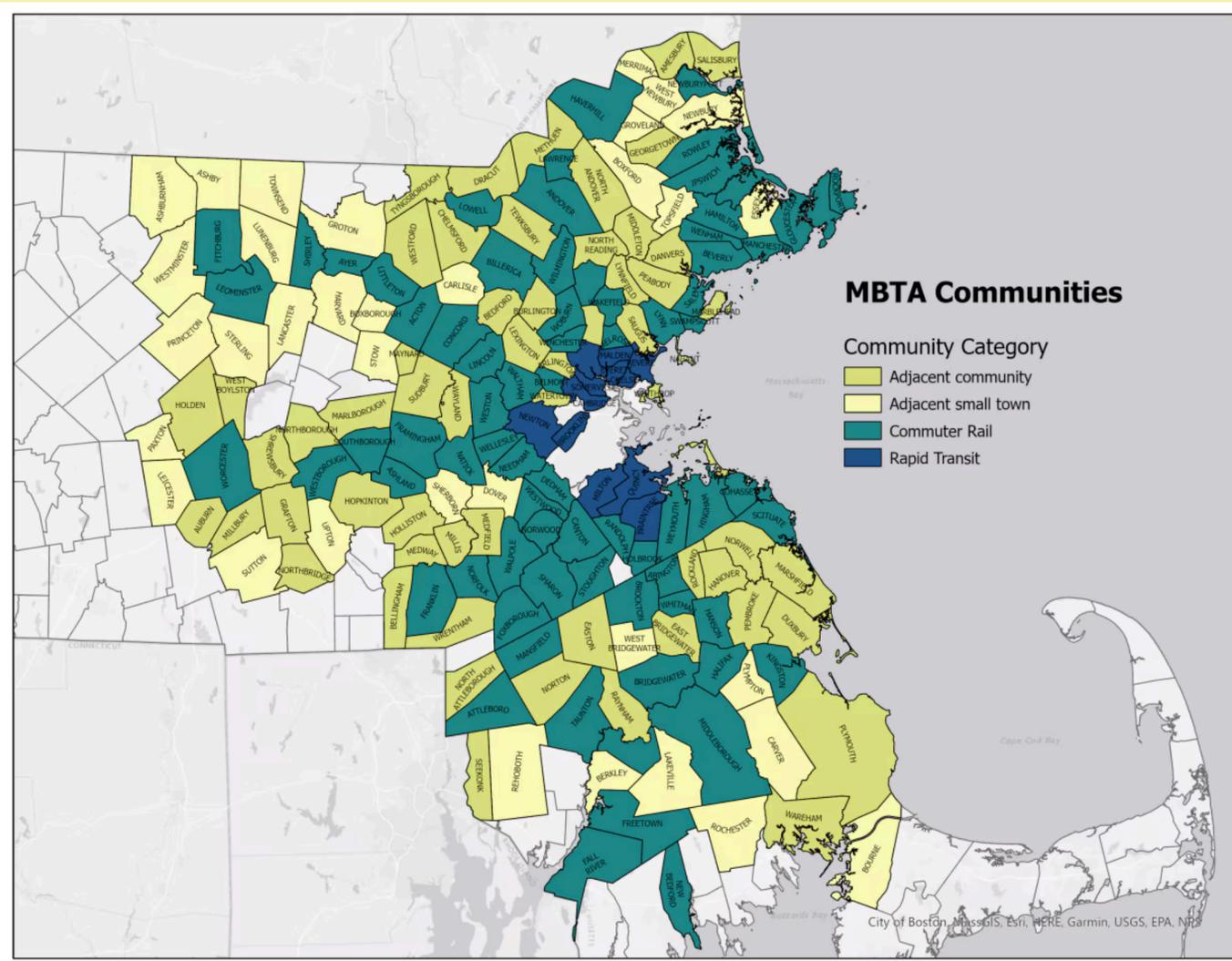
	Marsh/Bog		0.2% Annual Chance Flood Hazard
	Wooded marsh		Estimated Habitats of Rare Wildlife
	Cranberry Bog		Priority Habitats of Rare Wildlife
	Open Water		Small Scale - anno
	Reservoir (with PWSID)		MASSGIS Town Line
	1% Annual Chance Flood Hazard		Mask
	Regulatory Floodway		Railroads

Compliance Status

- (89) Action Plan Approved
- (33) District Compliance Application approved
- (21) District Compliance Application in review
- (20) Adopted zoning but not yet submitted Compliance Application
- (12) Rejected MBTA-C proposal but still has time to comply
- (2) Non-compliant or no Action Plan submitted



Map: Boston Indicators • Source: Boston Indicators Interpretation of EOHLC Multi-Family Zoning Requirements for META Communities • Map data:



Implications of Non-Compliance

INELIGIBILITY FOR GRANTS/FUNDS ADMINISTERED BY:

- Executive Office of Housing & Livable Communities
- Executive Office of Economic Development
- Mass Development
- Executive Office of Energy & Environmental Affairs
- Mass Works Infrastructure Program
- Housing Works Infrastructure Program
- Housing Choice Initiative
- Local Capital Projects Fund

DISCLAIMER: At this time, there is 1 data point (Milton) for how the State will respond to non-compliance. More will be known in early 2025. It is not clear whether the State will withhold all or some of the funding listed on this poster.

POTENTIAL LOSS OF CRITICAL STATE FUNDING

"If you don't comply with the act, then you're going to see us withholding as a state, money for any number of programs that you're used to receiving money for. That includes [money] for schools, it includes for roads and bridges, it includes for a whole host of things that are important to communities." - Governor Healey, Dec 2023

STATE FUNDING CARLISLE RECEIVED IN FY24:

- Schools: \$1,387,990
- Roads: \$252,918
 - +Rural Roadway Program: \$116,269
 - +Fair Share Act: \$154,190
- Bridges: \$400,000
- Library: \$10,962
- Elderly Support: \$8,975
- Veterans Benefits: \$5,927
- General Govt Aid: \$262,246
- State Owned Land: \$267,507

If Carlisle does not comply, the Town will also bear the legal costs associated with fighting any civil enforcement action brought by the State.

TOTAL: \$2,866,984

Subcommittee Information

WHO WE ARE:

- Adelaide Grady, Planning Board
- Kate Reid, Select Board
- Christine Johnson-Battista, Housing Trust
- Tony Mariano, Board of Health
- Christina Christodouloupoulos, Environmental Sustainability Committee
- Helen Jackson Young, Conservation Commission
- Justin Harrison, Citizen

OUR TASK:

Make a good faith effort to explore the feasibility of compliance with the MBTA Communities legislation and guidelines, which is a strategy identified in the Aug. 2023 Housing Production Plan.

Subcommittee of the Planning Board Established March 2024; Conclude by January 2026

ACTIONS:

- 20 open public meetings
- 8 monthly updates to the Planning Board
- Updates to SB, BOH, ESC, ZBA & more coming!
- 1 survey (June through Sept)
- Mapping analysis
- Oct 16th Open House
- Today's Open House!

UPCOMING:

- Weekly Subcommittee meetings
- Map & strategy refinement
- Recommendations to Planning Board: Dec 9th PB Mtng



<https://www.carlislema.gov/1195/MBTA-Communities>

Send feedback to Julie Mercier: jmercier@carlislema.gov

Next Steps

SUBCOMMITTEE WORK:

- **Nov-Dec: Weekly Subcommittee meetings**
 - Consider feedback
 - Refine maps & strategies
 - Draft zoning language
- **Dec 9: Submit recommendations to Planning Board**
- **Dec-Feb: Work with PB, in public meetings, to:**
 - Refine maps & strategies
 - Solidify zoning language
 - Spread the word to stakeholders
 - Submit to State for pre-adoption review

PLANNING BOARD WORK:

- **March-April: Public Hearing for MBTA Comm Zoning**
 - Fine tune zoning language
 - Submit zoning article & maps for Town Meeting
 - Spread the word to stakeholders
- **May: Town Meeting**

Send feedback to Julie Mercier: jmercier@carlislema.gov



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