



Town of Carlisle Planning Board

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MBTA Communities Mission Statement

Background Information

Master Plan¹

Goal 20: Increase the range of housing options to meet diverse community needs.

- Recommendation 20B: Explore strategies to promote housing diversity and allow development of “missing middle” housing in specified areas.

Housing Production Plan²

Strategy 4: Investigate the feasibility of complying with M.G.L. Chapter 40A Section 3A (a.k.a. “MBTA Communities”)

Carlisle MBTA Communities Subcommittee (April-December 2024)

The Carlisle Planning Board established an MBTA Communities Subcommittee in March 2024 to explore the feasibility of compliance with the MBTA Communities multi-family zoning law. The Subcommittee included representatives from the Planning Board, Select Board, Board of Health, Environmental Sustainability Committee, Housing Trust, Conservation Commission, and public. The Subcommittee met 26 times between April and December, conducted a survey from June through September, and held two Open Houses in Fall 2024. The Subcommittee process and exploration revealed that there are multiple feasible ways for Carlisle to achieve compliance with the MBTA Communities multi-family zoning law.

Mission Statement Issued by the Carlisle Planning Board on 2/10/25:

- The Carlisle Planning Board plans to explore the feasibility of compliance with the MBTA Communities multi-family zoning law.
- The Carlisle Planning Board believes that there are multiple feasible ways for Carlisle to achieve compliance with the MBTA Communities multi-family zoning law.
- The Carlisle Planning Board is engaged in making a good faith effort to help the Town achieve compliance with the MBTA Communities multi-family zoning law, which will also further the housing goals and strategies set forth by the Town, as outlined above from the recent Master Plan and Housing Production Plan.
- The Carlisle Planning Board intends to put forward one or more strategies for compliance, including zoning language, proposed maps, and an analysis of pros and cons, for consideration by Special Town Meeting in Fall 2025.

¹ Accepted by the Planning Board in May 2022 pursuant to M.G.L. ch.41 s.81D

² Adopted by the Planning Board and Select Board in July 2023, and approved by EOHLIC in August 2023, pursuant to 760 CMR 56.03(4)(e)