

## **Citizen's Petition - MBTA Communities Warrant Article**

When the Planning Board addresses the MBTA Communities 3A legislation at Fall Town Meeting we would like to advise them to present at least two alternatives to the Multi-family Conservation Cluster (MFCC) strategy. We ask that at least one of the alternatives rezones the minimum amount of land required for the 95 units, which is 6 ⅓ acres.

### **Pros:**

1. **Informed Decision-Making** – Ensures the Planning Board has considered other reasonable solutions to 3A zoning. To date the Planning Board has not yet voted to pursue or research alternatives to the MFCC. We wish to ensure there is a thorough investigation of additional strategies.
2. **Increased Public Support** – The community will not feel forced into a yes or no vote for a single proposed solution. Providing multiple options allows the town to weigh preferences for different strategies.
3. **Minimized Land Use Impact** – A minimum-rezone alternative limits the amount of land affected, reducing neighborhood disruption. A smaller, more focused rezoning will likely face less opposition than a broader rezoning plan.
4. **Need for Alternatives to the MFCC Strategy due to:**
  - Impact to Health - Distributed rezoning across the town makes development far less manageable and exposes neighborhoods to a multitude of localized unknowns on water consumption and nitrogen sensitivity.
  - Impact to Safety - Carlisle's narrow, windy connecting roadways and existing subdivisions were not designed for this higher traffic impact.
  - Impact on Neighborhoods & Abutters - The MFCC plan causes far reaching impacts across many of Carlisle's neighborhoods, as opposed to a confined and isolated planned development
  - Financial Impact - This overlay plan will displace high value properties from the tax base replacing them with a greater number of low value properties, ones that will attract younger families who consume far more services such as education - negatively impacting the budget.
  - Conservation & Environment Impact - A denser plan will impact the least amount of land and avoid duplicative infrastructure.
  - Impact on Sustainability - Redevelopment of an existing property will require demolition of most existing building structures, driveways and sewage disposal systems.

### **Cons:**

1. **Analysis Complexity** – Presenting multiple alternatives requires more research and modeling.
2. **Potential for Division** – Offering multiple choices could lead to disagreement among the town, making it harder to reach a consensus.
3. **Increased Financial Cost** – A thorough investigation of additional strategies, will require increased financial resources.