

## **CAP Mission Statement and Core Strategy**

We are the Carlisle Alliance for Preservation (CAP), a group of residents who have banded together to encourage Carlisle's Planning Board and Select Board to offer the voters more than one plan to address the need for multi-family dense housing as mandated by the MBTA Communities law.

Our intent is to support our various town officials with analyses, ideas, and in-depth studies of alternate proposals that will minimize the risk to your water supply, and reduce the number of existing homes affected -- while providing you with the potential financial, environmental, health, safety, and aesthetic impacts of multi-family housing developments in Carlisle.

We disagree with the current Multi-Family Conservation Cluster (MFCC) plan created by the Planning Board's Subcommittee as the single solution to meeting our obligation to re-zone for 95 housing units. The current MFCC re-zoning plan is gross over reach and affects many more developed neighborhoods than needed to comply with the law. Currently the MFCC plan redlines some 700 acres and is expected to be whittled down to 68 acres. Even so, it targets ten times the amount of land needed under the law – six and one-third (6-1/3) acres.

CAP members represent many neighborhoods of Carlisle, including those redlined for re-zoning and others not so designated. We are parents with children in Carlisle's schools, business owners, retired couples, attorneys, former IT engineers, marketing managers, publishing execs, software engineers, medical doctors, and real estate experts. We are applying our broad experience, skill sets, and knowledge of Carlisle to offer better plans to satisfy the state's mandate while minimizing the negative impacts on neighborhoods and abutters.

Our goals are three:

- 1) Inform the Carlisle voters on the serious negative effects that could ensue from the current MFCC re-zoning plan;
- 2) Provide Carlisle homeowners with concrete information prior to the upcoming Carlisle town meetings in May 2025 and Fall 2025;
- 3) Suggest alternative compliance plans to the Planning Board that will minimally impact established neighborhoods in Carlisle.

We believe that our fellow homeowners should have the final say in how the town fulfills the MBTA Communities' mandate for multi-family housing – not developers or state agencies who disregard Carlisle's sole dependence on private wells and septic systems. Help us protect the Carlisle you know and love.