

Building Height. Currently, Carlisle's zoning allows a maximum building height of 40 feet or 2.5 stories.

How many stories do you prefer for multi-family housing? (select one):

2.5 stories (same as currently allowed)

3 stories

2 stories

3 stories

3 stories

4 stories

2.5 stories (same as currently allowed)

1 story

2 stories

2 stories

2.5 stories (same as currently allowed)

2.5 stories (same as currently allowed)

3 stories

2.5 stories (same as currently allowed)

2.5 stories (same as currently allowed)

3 stories

2.5 stories (same as currently allowed)

2 stories

2.5 stories (same as currently allowed)

3 stories

3 stories

2.5 stories (same as currently allowed)

2.5 stories (same as currently allowed)

2 stories

2.5 stories (same as currently allowed)

3 stories

2.5 stories (same as currently allowed)

1 story

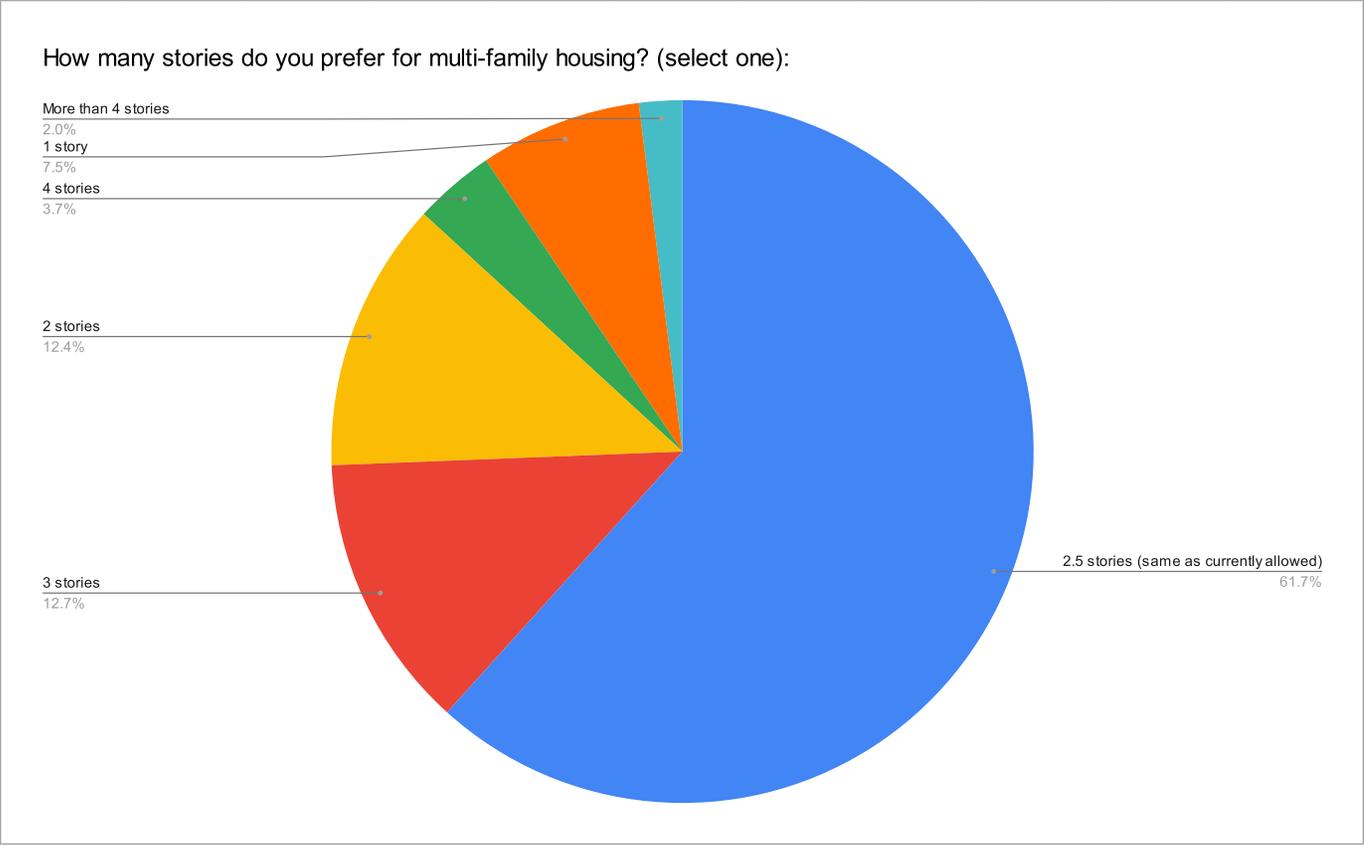
2.5 stories (same as currently allowed)

2.5 stories (same as currently allowed)

3 stories

3 stories

2.5 stories (same as currently allowed)

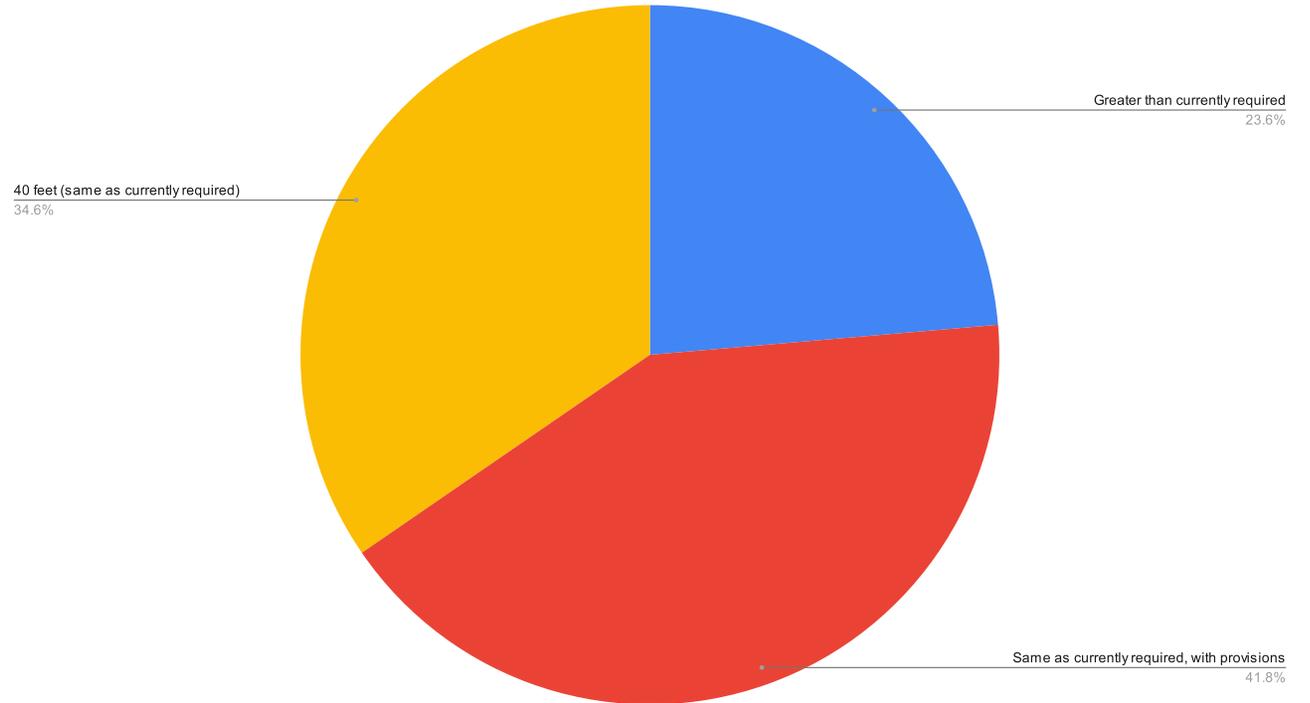


Building Setbacks. Currently, Carlisle's zoning requires 40-foot front, side and rear yard setbacks for principal structures, and for most accessory structures.

What front, side and rear yard setback do you prefer for multi-family housing? (select one):

- Greater than currently required
- Same as currently required, with provisions to allow reduced setbacks if existing buildings are preserved or reused
- 40 feet (same as currently required)
- Same as currently required, with provisions to allow reduced setbacks if existing buildings are preserved or reused
- Same as currently required, with provisions to allow reduced setbacks if existing buildings are preserved or reused
- Same as currently required, with provisions to allow reduced setbacks if existing buildings are preserved or reused
- 40 feet (same as currently required)
- 40 feet (same as currently required)
- Greater than currently required
- 40 feet (same as currently required)
- 40 feet (same as currently required)
- Greater than currently required
- Same as currently required, with provisions to allow reduced setbacks if existing buildings are preserved or reused
- 40 feet (same as currently required)
- 40 feet (same as currently required)
- Same as currently required, with provisions to allow reduced setbacks if existing buildings are preserved or reused
- 40 feet (same as currently required)
- Greater than currently required
- Same as currently required, with provisions to allow reduced setbacks if existing buildings are preserved or reused
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- Greater than currently required
- Greater than currently required
- 40 feet (same as currently required)
- Greater than currently required
- Greater than currently required
- Same as currently required, with provisions to allow reduced setbacks if existing buildings are preserved or reused
- Same as currently required, with provisions to allow reduced setbacks if existing buildings are preserved or reused
- Same as currently required, with provisions to allow reduced setbacks if existing buildings are preserved or reused
- Same as currently required, with provisions to allow reduced setbacks if existing buildings are preserved or reused
- Greater than currently required
- 40 feet (same as currently required)
- Same as currently required, with provisions to allow reduced setbacks if existing buildings are preserved or reused
- Same as currently required, with provisions to allow reduced setbacks if existing buildings are preserved or reused

What front, side and rear yard setback do you prefer for multi-family housing? (select one):



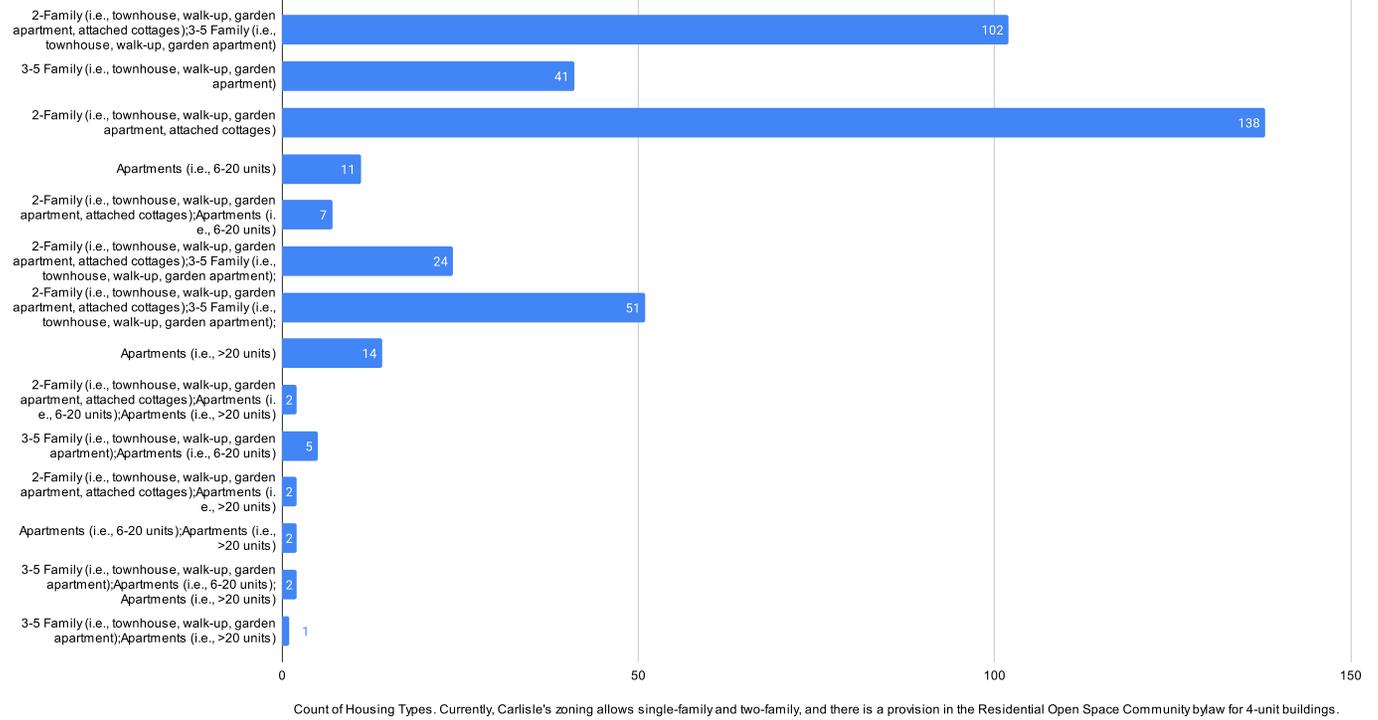
Housing Types. Currently, Carlisle's zoning allows single-family and two-family, and there is a provision in the Residential Open Space Community bylaw for 4-unit buildings.

Zoning cannot specify ownership type. Housing type terms are not intended to represent rental versus ownership.

What types of housing would you like to allow? (select all that apply)

2-Family (i.e., townhouse, walk-up, garden apartment, attached cottages);3-5 Family (i.e., townhouse, walk-up, garden apartment)
3-5 Family (i.e., townhouse, walk-up, garden apartment)
2-Family (i.e., townhouse, walk-up, garden apartment, attached cottages)
3-5 Family (i.e., townhouse, walk-up, garden apartment)
2-Family (i.e., townhouse, walk-up, garden apartment, attached cottages);3-5 Family (i.e., townhouse, walk-up, garden apartment)
Apartments (i.e., 6-20 units)
2-Family (i.e., townhouse, walk-up, garden apartment, attached cottages);3-5 Family (i.e., townhouse, walk-up, garden apartment)
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2-Family (i.e., townhouse, walk-up, garden apartment, attached cottages);3-5 Family (i.e., townhouse, walk-up, garden apartment)
2-Family (i.e., townhouse, walk-up, garden apartment, attached cottages)
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2-Family (i.e., townhouse, walk-up, garden apartment, attached cottages); Apartments (i.e., 6-20 units)
2-Family (i.e., townhouse, walk-up, garden apartment, attached cottages)
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2-Family (i.e., townhouse, walk-up, garden apartment, attached cottages);3-5 Family (i.e., townhouse, walk-up, garden apartment);Apartments (i.e., 6-20 units); Apartments (i.e., >20 units)
2-Family (i.e., townhouse, walk-up, garden apartment, attached cottages)
2-Family (i.e., townhouse, walk-up, garden apartment, attached cottages);3-5 Family (i.e., townhouse, walk-up, garden apartment);Apartments (i.e., 6-20 units); Apartments (i.e., >20 units)
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2-Family (i.e., townhouse, walk-up, garden apartment, attached cottages);3-5 Family (i.e., townhouse, walk-up, garden apartment);Apartments (i.e., 6-20 units)
2-Family (i.e., townhouse, walk-up, garden apartment, attached cottages); Apartments (i.e., >20 units);Apartments (i.e., >20 units)
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2-Family (i.e., townhouse, walk-up, garden apartment, attached cottages)
2-Family (i.e., townhouse, walk-up, garden apartment, attached cottages)

What types of housing would you like to allow? (select all that apply)



Count of Housing Types. Currently, Carlisle's zoning allows single-family and two-family, and there is a provision in the Residential Open Space Community bylaw for 4-unit buildings.

Gross Floor Area. Though the zoning cannot specify the size of a particular housing unit, it can establish an upper limit on gross floor area of a structure, which can then result in an average square footage per unit. For example, the zoning can establish a gross floor area of 4,500 square feet for a 3-unit structure, which would result in an average unit size of 1,500 square feet.

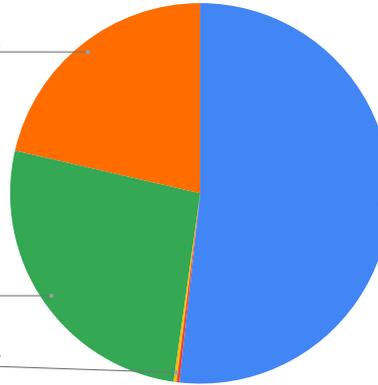
The zoning needs to allow for housing for families, so the average square footage cannot be too small. The zoning cannot dictate the number of bedrooms per unit.

The Planning Board should aim for an average unit size of (select one):

- Around 1,300 square feet (e.g. 1,355 SF 2-bed/2-bath flat at The Asher in Ashland <https://theasher.com/floorplans#k=54140>)
- Around 1,300 square feet (e.g. 1,355 SF 2-bed/2-bath flat at The Asher in Ashland <https://theasher.com/floorplans#k=54140>)
- Greater than 1,300 square feet (e.g. 1,468 SF 3-bed/2-bath flat at Paddock Estates in Boxborough <https://www.livepaddockestates.com/floorplans/3-bedroom/c1/>)
- Around 1,300 square feet (e.g. 1,355 SF 2-bed/2-bath flat at The Asher in Ashland <https://theasher.com/floorplans#k=54140>)
- Around 1,300 square feet (e.g. 1,355 SF 2-bed/2-bath flat at The Asher in Ashland <https://theasher.com/floorplans#k=54140>)
- Less than 1,300 square feet (e.g. 1,295 SF 2-bed/2-bath flat at Oxbow Wayland <https://oxbowwayland.com/floorplans/>)
- Around 1,300 square feet (e.g. 1,355 SF 2-bed/2-bath flat at The Asher in Ashland <https://theasher.com/floorplans#k=54140>)
- Greater than 1,300 square feet (e.g. 1,428 SF 3-bed/2-bath flat at Rowen at The Pinehills in Plymouth <https://www.bozzuto.com/apartments-for-rent/ma/plymouth/rowen-at-the-pinehills/property-map/>)
- Around 1,300 square feet (e.g. 1,355 SF 2-bed/2-bath flat at The Asher in Ashland <https://theasher.com/floorplans#k=54140>)
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- Less than 1,300 square feet (e.g. 1,035 SF 2-bed/2-bath flat at Amaya in Revere <https://www.liveamaya.com/floor-plans/?bed=2&sort=minsquarefeet&order=asc&pagenumber=1>)
- Around 1,300 square feet (e.g. 1,355 SF 2-bed/2-bath flat at The Asher in Ashland <https://theasher.com/floorplans#k=54140>)
- Greater than 1,300 square feet (e.g. 1,428 SF 3-bed/2-bath flat at Rowen at The Pinehills in Plymouth <https://www.bozzuto.com/apartments-for-rent/ma/plymouth/rowen-at-the-pinehills/property-map/>)
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- Less than 1,300 square feet (e.g. 1,035 SF 2-bed/2-bath flat at Amaya in Revere <https://www.liveamaya.com/floor-plans/?bed=2&sort=minsquarefeet&order=asc&pagenumber=1>)
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Gross Floor Area-The Planning Board should aim for an average unit size of (select one):

Less than 1,300 square feet (e.g. 1,035 SF 2-bed/2-bath flat at Amaya
21.4%



Around 1,300 square feet (e.g. 1,355 SF 2-bed/2-bath flat at The Asher in Ashland)
51.7%

Greater than 1,300 square feet (e.g. 1,428 SF 3-bed/2-bath flat at Rowen at The Pinehills in Plymouth)
26.4%

Less than 1,300 square feet (e.g. 1,295 SF 2-bed/2-bath flat at Oxbow Wayland)
0.2%

Open Space. Currently, Carlisle has zoning bylaws that require a portion of a proposed development site be set aside as open space. In the Residential Open Space Community bylaw (ZONING BYLAWS), the requirement for open space is 1.8 acres for every housing unit. In the Conservation Cluster bylaw (ZONING BYLAWS), the requirement for open space is at least 30% of the development site, not more than half of which can be wetland. There is no requirement for unaltered protected open space for single-family homes.

In the Scattered Sites approach, the Planning Board is considering a Development Area of 10%, with the remaining 90% of the lot undeveloped or set aside as protected open space.

In the Cluster Development approach on 5+ acre sites, the Planning Board is considering a Development Area of approximately 2 acres, with the remaining 3+ acres (60%) of the site set aside as protected open space.

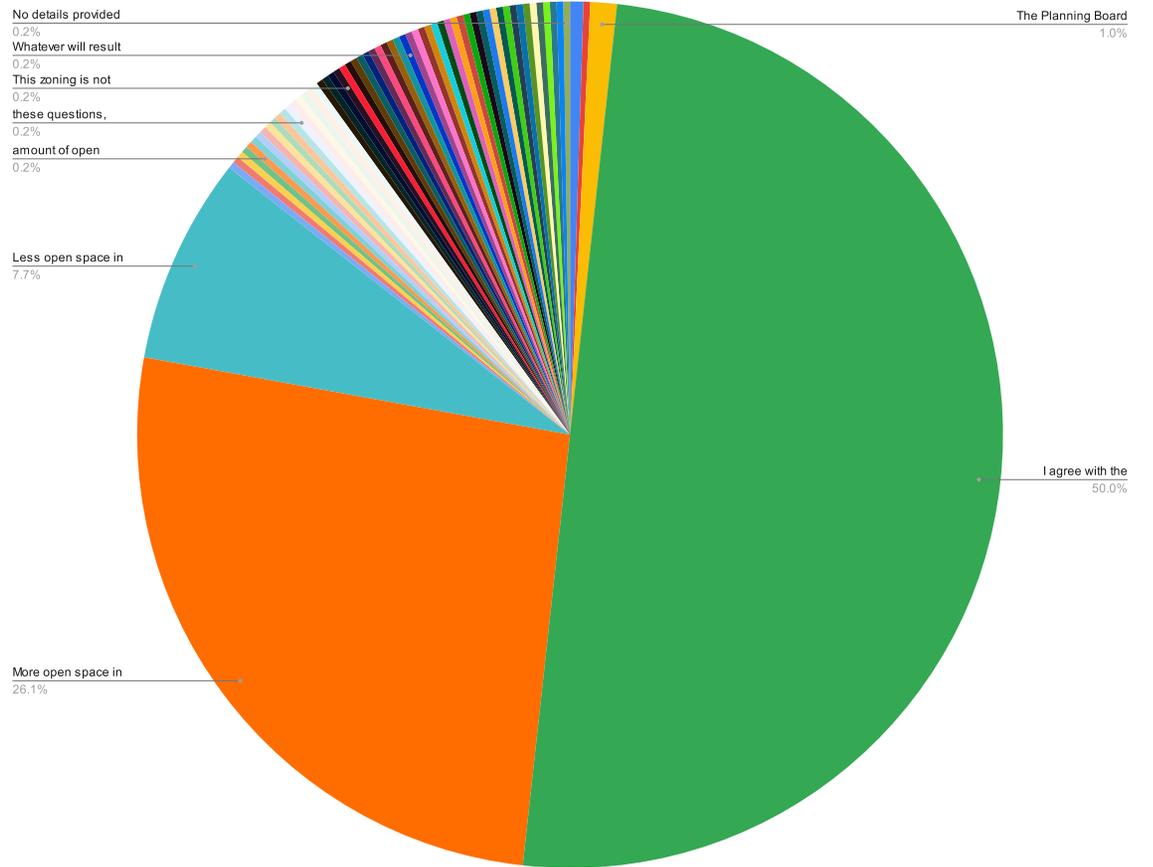
In the Cluster Development approach on 15+ acre sites, the Planning Board is considering a Development Area of approximately 2 acres, with the remaining 13+ acres (87%) of the site set aside as protected open space.

In the One Site approach, on minimum land area, the Planning Board would have limited opportunity to protect open space.

How much open space should be required for each development? (select one):

- More open space.
- More open space.
- It depends on the site.
- The Planning Board has it right.
- I agree with the amount of open space in each approach.
- I agree with the amount of open space in each approach.
- More open space in each approach.
- More open space in each approach.
- More open space in each approach.
- I agree with the amount of open space in each approach.
- I agree with the amount of open space in each approach.
- More open space in each approach.
- I agree with the amount of open space in each approach.
- I agree with the amount of open space in each approach.
- More open space in each approach.
- Less open space in each approach.
- Less open space in each approach.
- I agree with the amount of open space in each approach.
- The Residential Space Open Community bylaw section 5.12 is by Special Permit. But MBTA zoning is By Right. Protected open space does not appear to be enforceable By Right. How can the town zone By Right. A yet allocate protected space in the same zone for the purpose of development land, but not be able to enforce it By Right? A Please explain this discrepancy.
- I agree with the amount of open space in each approach.
- More open space in each approach.
- Zero open space. I interpret open space to be acreage beyond 15 units/acre. I have seen nothing that suggests that the zoning can protect/keep undeveloped any "extra land"
- I agree with the amount of open space in each approach.
- I agree with the amount of open space in each approach.
- Less open space in each approach.
- I agree with the amount of open space in each approach.
- I agree with the amount of open space in each approach.
- More open space in each approach.
- I do not agree with the one site approach- that approach needs more open space
- I agree mostly with the current space, but dislike the single-family exemption to the extent that it favors/incentivizes large single family homes
- Less open space in each approach.
- I agree with the amount of open space in each approach.
- I agree with the amount of open space in each approach.
- More open space in each approach.
- I agree with the amount of open space in each approach.
- I agree with the amount of open space in each approach.
- amount of open space should be subordinate to water supply
- More open space in each approach.

How much open space should be required for each development? (select one):



Scattered Sites - Refined Subcommittee Clusters & New Clusters

In 2024, the now-former MBTA Communities Subcommittee conducted a town-wide analysis of existing mapping and data (i.e., soils, geography, wetlands, wildlife corridors, existing development, historic sites, access to collector streets, etc.) and initially proposed 10 large areas of town potentially suitable for the small-scale (3 units on 2 acres) Scattered Sites approach. Significantly narrowed versions of these areas, and some small new clusters of parcels, are currently under consideration. The Carlisle Planning Board is considering an overlay on no more than 32 of these types of properties to allow them to be converted to 3-family by-right. [LINK TO MAP: Scattered Sites Overview Map of all potential sites](#)

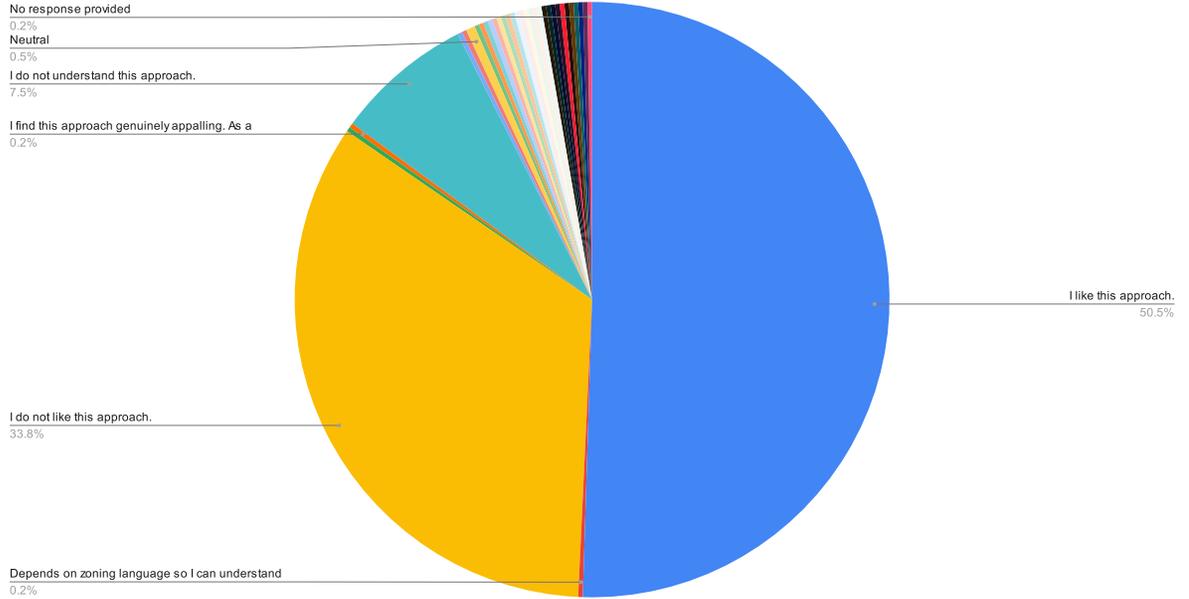
[LINK TO PROPERTY LIST: List of Sites](#)

[PLEASE NOTE THE MAP & LIST INCLUDE MANY MORE CLUSTERS THAN WILL BE NEEDED]

How do you feel about re-zoning lots/areas identified by the Subcommittee as potentially suitable for the Scattered Sites approach? (select one):

- I like this approach.
- Depends on zoning language so I can understand how these would play out
- I like this approach.
- I like this approach.
- I like this approach.
- I do not like this approach.
- I like this approach.
- I like this approach.
- I don't like this approach because if your density argument falls apart, more units could be built than planned for.
- I like this approach.
- I like this approach.
- I find this approach genuinely appalling. As a property that was in one of the initial ten neighborhoods I know personally how painful it is to contemplate what to do if your neighborhood sold their house and there were 12 units developed next door. I personally don't believe it's acceptable to rezone someone's property against their will when there are other options available. And there are other options available.
- I like this approach.
- I do not like this approach.
- I do not like this approach.
- I do not like this approach.
- I like this approach.
- I do not like this approach.
- I do not like this approach.
- I do not like this approach.
- I do not like this approach.
- I do not understand this approach.
- Water and septic limitations should require prior testing.
- I like this approach.
- I like this approach.
- I do not like this approach.

How do you feel about re-zoning lots/areas identified by the Subcommittee as potentially suitable for the Scattered Sites approach? (select one):



I like this approach.		
I like this approach.		
I like this approach.		
I do not understand this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I do not understand this approach.		
I like this approach.		
I like this approach.		
I like this approach except for that I live on Indian hill road with a special needs child and any development on our street would be a danger to him. We moved to Carlisle so he could be safe and this would violate his safety and our mental health.		
I like this approach.		
I like this approach.		
Neutral		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I do not understand this approach.		
I like this approach.		
I do not like this approach.		
I do not like this approach.		
Anchor sites need to be vetted more. Some sites on map not environmentally suitable		
I like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
Opt 1 better.		
How is this different from the last question?		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I support this as part of a plan (not the whole plan ignoring anything else)		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach provided that there is also a limit of no more than 1000 square feet per unit. Therefore the units could look like a now present size single family home.		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I do not understand this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		

I like this approach.		
I do not like this approach.		
I do not understand this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
No opinion		
I like this approach.		
I like this approach.		
This is not compliant		
I do not like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I do not understand this approach.		
I do not understand this approach.		
I like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I do not understand this approach.		
I do not like this approach.		
I do not understand this approach.		
I like this approach.		
Same objections as above		
I like this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
This involves our property. We have discussed this at length. It may be in our favor to be re-zoned rather than have things happen directly next to us without recourse, but it will force us to sell to a developer if the development overtakes our well and septic. I particularly dislike that our names and property have been included without consent/informing us.		
I like this approach.		
I do not like this approach.		

I like this approach.		
I do not understand this approach.		
Why are we doing this before the law is passed? This is an unfunded mandate. The risks to the town are high if we mess up the water		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
no preference		
After looking over the property list, I am not sure all of the properties would be the best choice for this approach. It might need to be considered case by case depending on location and surrounding properties.		
I like this approach.		
I do not understand this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
Do all of the sites need to be clustered?		
I like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I do not like it but if I am forced to choose I am willing to accept it.		
I do not like this approach.		
I like this approach.		
I like the 1962 approach better than this but i dont hate this approach		
I like this approach.		
I like this approach.		
I like this approach.		
I do not understand this approach.		
I like this approach.		
I like this approach.		
I do not understand this approach.		
I do not understand this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
Limks do not work for me		
I like this approach.		
I like this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		

I like this approach.		
Any property owner should be able to covert until the quota is met.		
I think the PB should consider undeveloped land rather than create winners and losers. . If you need 3 2-acre lots to site 3 units, how would a developer manage that? The maps show "anchor sites" as options but I don't see them discussed here. The illustration notes that 50% of the zoned land must be contiguous which I didn't see discussed here and makes a big difference.		
I like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I do not understand this approach.		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I will not consider any scattered sites scoreboard since I do not like this approach so my answer is that all of them are bad.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
Same issue as above		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I do not like this approach.		
Neutral		
I like this approach.		
I like this approach.		
I do not like this approach.		
I do not understand this approach.		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
If combined with cluster sites		
I like this approach.		
If Scattered sites are not likely to be developed then this approach is acceptable, but am concerned that if all were developed, I fear the addition would be 128 housing units because of ADU's		
I like this approach.		
if scattered sites are not likely to be developed then this approach is acceptable.		
I like this approach.		
I like this approach.		

I do not like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I do not understand this approach.		
I do not understand this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I do not understand this approach.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I do not understand this approach.		
I like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I think it is totally unfair to rezone a persons property, possiby changing property value and causing untold anxiety. Have the people involved been notified by letter of your possible intention?		
I do not like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I do not understand this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I don't fully understand, but it seems reasonable as long as neighbors are still ensured privacy		
I like this approach.		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I do not like this approach.		

I like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not understand this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I do not like this approach.		
I like this approach.		
I do not understand this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I do not like this approach.		
I do not understand this approach.		
I do not like this approach.		
I do not like this approach.		
I do not understand this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
I do not like this approach.		
I like this approach.		
I like this approach.		
I do not understand this approach.		
I like this approach.		
I do not understand this approach.		
I like this approach.		
I like this approach.		
I do not like this approach.		
No response provided		
I do not understand this approach.		
I do not like this approach.		

Cluster Development - Undeveloped Sites

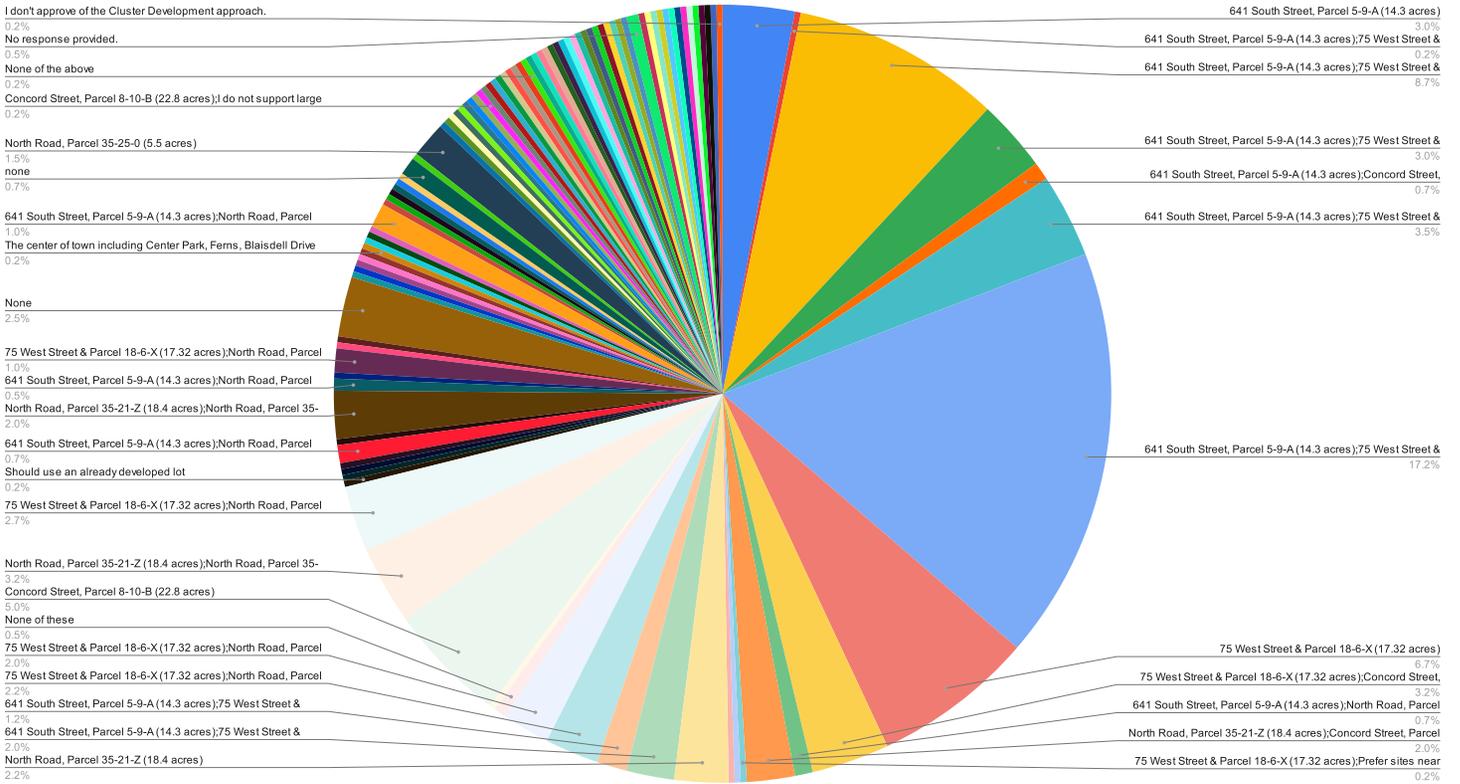
The large undeveloped sites listed herein are not protected from development by a mechanism such as a Conservation Restriction, and could be developed under current zoning (i.e., standard single-family home subdivision, conservation cluster, residential open space community, etc) or with a 40B.

LINK TO MAP: Cluster Development Overview Map of all potential sites

If Town Meeting were to choose to re-zone an undeveloped site, I would support re-zoning the following large undeveloped sites for a Cluster Development (select all that apply):

- 641 South Street, Parcel 5-9-A (14.3 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);Concord Street, Parcel 8-10-B (22.8 acres);The big lot next to Conant
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);North Road, Parcel 35-21-Z (18.4 acres);North Road, Parcel 35-25-0 (5.5 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);North Road, Parcel 35-21-Z (18.4 acres);North Road, Parcel 35-25-0 (5.5 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres)
- 75 West Street & Parcel 18-6-X (17.32 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 75 West Street & Parcel 18-6-X (17.32 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);North Road, Parcel 35-21-Z (18.4 acres); Concord Street, Parcel 8-10-B (22.8 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);North Road, Parcel 35-21-Z (18.4 acres);North Road, Parcel 35-25-0 (5.5 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);North Road, Parcel 35-21-Z (18.4 acres);North Road, Parcel 35-25-0 (5.5 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- North Road, Parcel 35-21-Z (18.4 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 75 West Street & Parcel 18-6-X (17.32 acres);Prefer sites near the edge of town
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 75 West Street & Parcel 18-6-X (17.32 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- I would support any of these options if the actual land that was rezoned on the parcel is the minimum land (6.3 acres)
- Insufficient information to support any of the above at this time
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);North Road, Parcel 35-21-Z (18.4 acres);North Road, Parcel 35-25-0 (5.5 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres)
- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);North Road, Parcel 35-21-Z (18.4 acres);North Road, Parcel 35-25-0 (5.5 acres);Concord Street, Parcel 8-10-B (22.8 acres)
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- 641 South Street, Parcel 5-9-A (14.3 acres);75 West Street & Parcel 18-6-X (17.32 acres);Concord Street, Parcel 8-10-B (22.8 acres)
- 75 West Street & Parcel 18-6-X (17.32 acres);Concord Street, Parcel 8-10-B (22.8 acres)

If Town Meeting were to choose to re-zone an undeveloped site, I would support re-zoning the following large undeveloped sites for a Cluster Development (select all that apply):



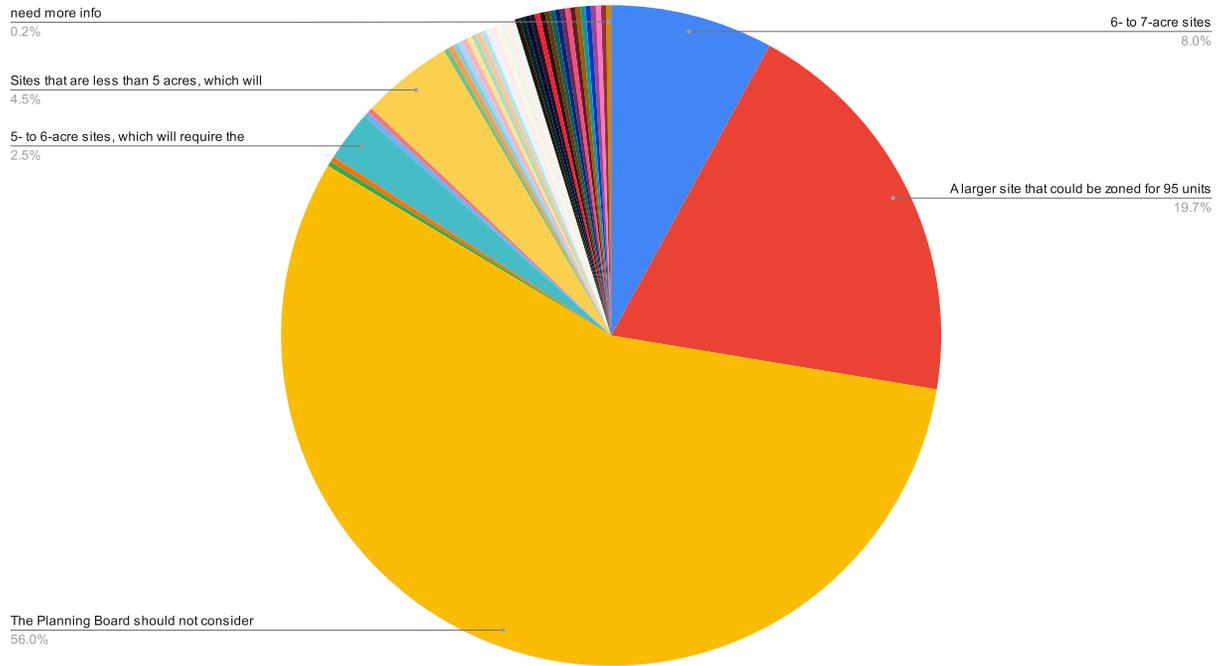
One Site Approach - Site Size

As described earlier, the minimum land area for Carlisle to zone for 95 units at 15 units per acre would be 6.33 acres, but Carlisle can consider a smaller site for the One Site approach. For the One Site approach, the Planning Board has been considering sites that are close to 6 acres to keep the density at or close to 15 units per acre.

The Planning Board should focus on (select one):

- 6- to 7-acre sites
- A larger site that could be zoned for 95 units within a 6.33-acre Development Area.
- A larger site that could be zoned for 95 units within a 6.33-acre Development Area.
- 6- to 7-acre sites
- A larger site that could be zoned for 95 units within a 6.33-acre Development Area.
- A larger site that could be zoned for 95 units within a 6.33-acre Development Area.
- A larger site that could be zoned for 95 units within a 6.33-acre Development Area.
- The Planning Board should not consider this approach.
- The Planning Board should not consider this approach.
- A larger site that could be zoned for 95 units within a 6.33-acre Development Area.
- A larger site that could be zoned for 95 units within a 6.33-acre Development Area.
- A larger site that could be zoned for 95 units within a 6.33-acre Development Area.
- 6- to 7-acre sites
- 6- to 7-acre sites
- The Planning Board should not consider this approach.
- A larger site that could be zoned for 95 units within a 6.33-acre Development Area.
- The Planning Board should not consider this approach.
- A larger site that could be zoned for 95 units within a 6.33-acre Development Area.
- The Planning Board should not consider this approach.
- The Planning Board should not consider this approach.
- A larger site that could be zoned for 95 units within a 6.33-acre Development Area.
- A larger site that could be zoned for 95 units within a 6.33-acre Development Area.
- 6- to 7-acre sites
- Sites that less than 5 acre, 5 to 6 acre sites, 6 to 7 acre sites. The congregational church in my opinion is an ideal site. If zoned at 19 units/acre only this site would be required. The site already has a public well that has I assume has been monitored. There is only one close abutter. The Congregational Church has been owned by the church since 1783. I am not against multifamily housing. I am just against the way the MBTA multifamily housing is forcing a density that Carlisle doesn't have the infrastructure to support. I would definitely be in favor of town built and run house for town employees that can't afford to live in town. If the town of Carlisle really want a multitude of town housing then they should vote for town water and town sewer. It's the responsible thing to do.
- The Planning Board should not consider this approach.
- The Planning Board should not consider this approach.
- A larger site that could be zoned for 95 units within a 6.33-acre Development Area.
- The Planning Board should not consider this approach.
- The Planning Board should not consider this approach.
- A larger site that could be zoned for 95 units within a 6.33-acre Development Area.
- The Planning Board should not consider this approach.
- The Planning Board should not consider this approach.
- A larger site that could be zoned for 95 units within a 6.33-acre Development Area.
- The Planning Board should not consider this approach.
- The Planning Board should not consider this approach.
- The Planning Board should not consider this approach.
- A larger site that could be zoned for 95 units within a 6.33-acre Development Area.
- Do not support
- 5- to 6-acre sites, which will require the density to be zoned greater than 15 units per acre.
- The Planning Board should not consider this approach.
- The Planning Board should not consider this approach.

One Site Approach- Site Size: The Planning Board should focus on (select one):

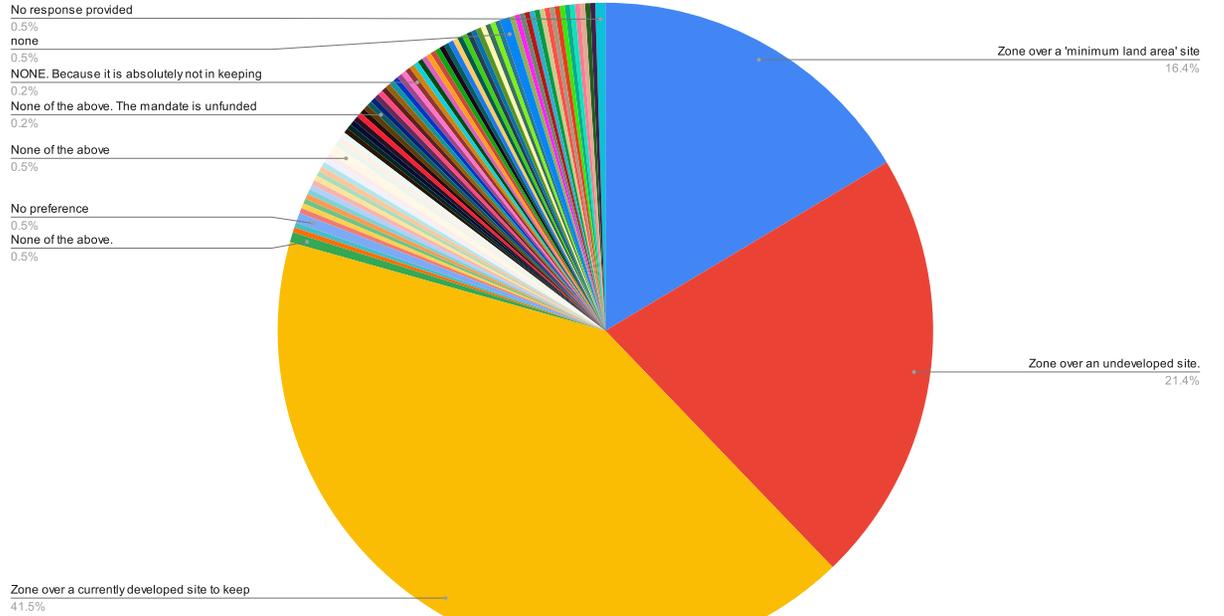


One Site Approach - Preference

If Town Meeting were to support the One Site approach, I would prefer that the Planning Board (select one):

- Zone over a 'minimum land area' site regardless of whether it is currently developed or undeveloped.
- Zone over an undeveloped site.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- None of the above.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- None of the above.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- Zone over a 'minimum land area' site regardless of whether it is currently developed or undeveloped.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- Zone over an undeveloped site.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- Zone over a 'minimum land area' site regardless of whether it is currently developed or undeveloped.
- I don't like this approach, I don't have a suggestion
- Zone over a 'minimum land area' site regardless of whether it is currently developed or undeveloped.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- Zone over an undeveloped site.
- Zone over a 'minimum land area' site regardless of whether it is currently developed or undeveloped.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- Zone over an undeveloped site.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- Zone over a 'minimum land area' site regardless of whether it is currently developed or undeveloped.
- It's unclear to me what the differences are of the above choices. The town should rezone one minimum acreage parcel of land that affects the fewest residents negatively, followed by the affects the traffic the least, followed destroys habitats and it would be fine if it resulted in 0 units being built.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- Zone over a 'minimum land area' site regardless of whether it is currently developed or undeveloped.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- No preference
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- Do not agree with this approach
- Zone over an undeveloped site.
- Zone over an undeveloped site.
- No neighborhood in Carlisle should have to suffer under a new 95-unit development, let alone the odds against a single-site source for water and the need for a large WWTF.
- Zone over a currently developed site to keep new development to a minimum, even if the site chosen is not a 'minimum land area' site.
- Zone over an undeveloped site.
- None of these

If Town Meeting were to support the One Site approach, I would prefer that the Planning Board (select one):



Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Focus only on the Cluster Development approach.			
Focus on the One Site approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Focus on the One Site approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Scattered only			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
depends where they are located and the rest of the requirements - like maximum square footage, water supply, etc.			
Give up on this idea period i do not condone any multifamily homes in Carlisle			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Look at all approaches and propose the best options for (i) One Site, and (ii) combination of Scattered + Cluster			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Donâ€™t agree with this			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Consider taking a step back and looking at the overall feasibility of any approach in Carlisle. Put the question to voters in the first instance now that more information has been made available to determine whether, rather than picking from one of the outlined options, the townâ€™s position is that we wonâ€™t comply and forego the financial incentives tied to compliance. Do we have a clear accounting of what is done with those funds at the town level, and have we looked seriously at whether any shortfall could be absorbed?			
Explore the Scattered Sites and Cluster Development approaches in combination.			
I would recommend that 11 of the scattered sites selected be contiguous thereby meeting the 50% land contiguity requirement and avoiding cluster development.			
OPT OUT			
Explore the Scattered Sites and Cluster Development approaches in combination.			
focus on minimizing acreage use some cluster for existing high density and remainder on public land to minimize build out			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
AND is preferable to EITHER/OR			
Explore the Scattered Sites and Cluster Development approaches in combination.			

Focus on the One Site approach.			
Focus only on the Cluster Development approach.			
Focus on the One Site approach.			
I do not understand this--I also do not appreciate you have not fought more on keeping Carlisle out of this given our septic and wells. We are not even on a MBTA line and the increased driving needed to get to a site, pollution of more cars, decrease of the water and pollution of our wells by more people, more kids needing to drive to CCHS or Boston to get to activities, etc completely defeats this purpose. Milton loosing is a bad example as they are on an MBTA line. What about a reverse proposal for free admittance to Carlisle parks for MBTA line residents			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Continue to consider all three approaches			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Wait. This will be litigated further and the amount of state funding we receive does not begin to cover the potential damage to the town that this will impose			
Focus only on the Cluster Development approach.			
Focus on the One Site approach.			
Try cluster only; or cluster + scattered; or one-site. Give Town Meeting choices.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
None			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
No MBTA communities			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Focus on the One Site approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Keep all options open			
Focus on the One Site approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
I believe we should wait until after the litigation is complete that is protesting the law			
Focus on the One Site approach and multiple Cluster options, at least one of which should offer the Town a choice of minimum build out so that Carlisle's priorities can be addressed by Carlisle and not under threat of State sanction. Scattered Sites is punitive and makes no sense. BTW - contiguity was always required, and information published by the State explains that the rationale is to avoid spot zoning and ensure good planning practices on a broad scale.			
Focus on the One Site approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
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Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			

Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Focus on the One Site approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
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Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
But NOT destroying any areas that are within Wildlife Cooridors! The River Road site is a main travel area for animals getting to the Concord River from Estabrook and beyond.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
focus on all with more research on well water availability			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
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Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Focus on the One Site approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
We need to fight the state on this. Carlisle is NOT the place for this type of development. This is why I moved here!!!			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Any property owner should be able to covert until the quota is met.			
This info should have been included with the other scattered site questions IMO.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
None of the above. Represent your constituents, aka neighbors!			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
I have heard that some other Massachusetts towns are accepting a fine in lieu of rezoning. This might be a good approach for Carlisle.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Focus on the One Site approach.			
Focus on the One Site approach.			
Select sites that maximize the cost of water & waste disposal			
Focus only on the Cluster Development approach.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			

Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
How is the state allowed to move the goal posts like this??			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Planning board needs to work with other town boards to balance choices since none are optimal and have different risks. This survey should not be used to override other boards input or concerns.			
None of the above.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
I can't choose just one without knowing the approximate cost associated with each, i.e., the impact on our taxes.			
Focus on the One Site approach.			
Focus on the One Site approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on rezoning sites with pre-existing development that is unlikely to be re-developed			
Focus on the One Site approach.			
Focus on rezoning sites with preexisting development that is unlikely to be redeveloped and any other options to achieve minimum development.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Preference for appropriate cluster development with support for scattered sites. Against focus on one site approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
whatever approach has the most areas that are unlikely to be developed			
Explore the Scattered Sites and Cluster Development approaches in combination.			
whatever approach has the most areas that are unlikely to be developed			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Focus on the One Site approach.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Focus on the One Site approach.			
Focus only on the Cluster Development approach.			
Focus only on the Cluster Development approach.			
Focus only on the Cluster Development approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
I don't agree with the mbta regulation			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			

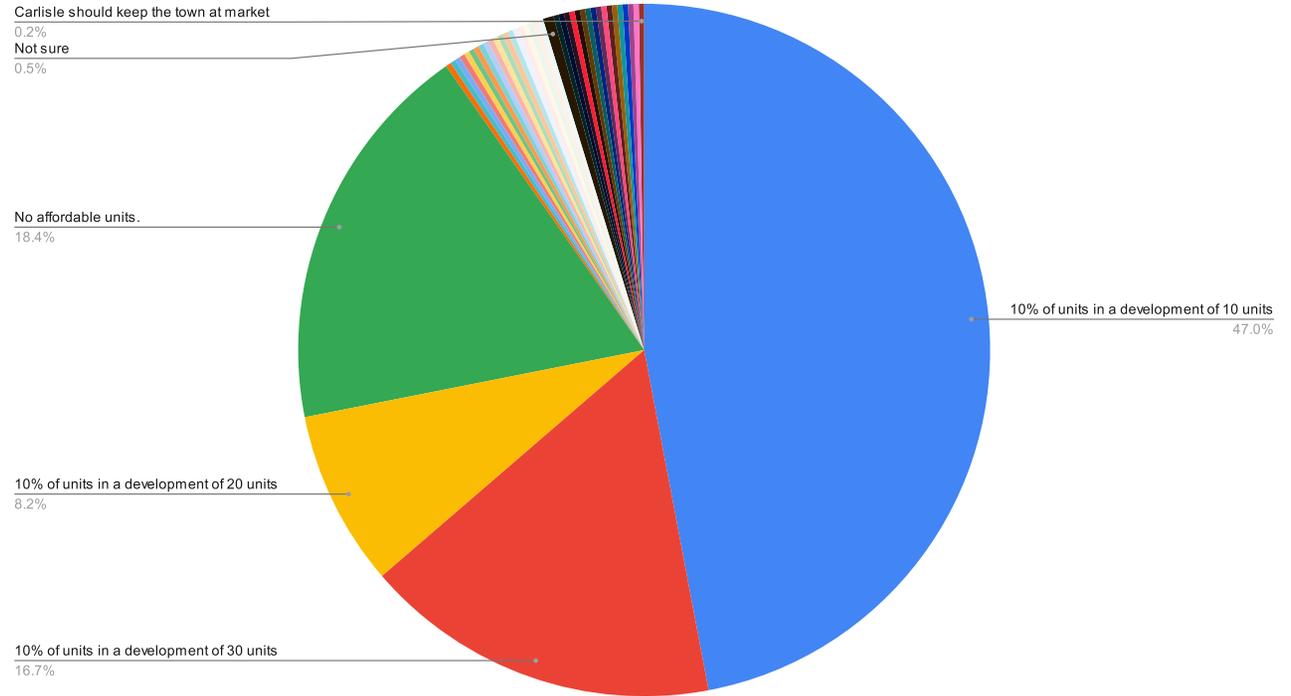
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Scattered probably doesn't fit the letter of the (invalid!) law, but if not that then only the 1 site corn field next to Bedford fits.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus on the One Site approach.			
I don't understand, can the Scattered Sites approach not be achieved without combining with the Cluster approach? I would prefer only the Scattered Sites approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Explore the Scattered Sites and Cluster Development approaches in combination.			
Focus only on the Cluster Development approach.			
Focus on the One Site approach.			
Explore the Scattered Sites and Cluster Development approaches in combination.			

Affordable Housing
The MBTA Communities Regulations allow towns to require up to 10% of units in a development be available to households earning 80% Area Median Income (\$132,300 for a 4-person family).

I support requiring the following affordable housing (select one):

- 10% of units in a development of 10 units or more
- 10% of units in a development of 10 units or more
- 10% of units in a development of 30 units or more
- 10% of units in a development of 10 units or more
- 10% of units in a development of 10 units or more
- 10% of units in a development of 10 units or more
- 10% of units in a development of 10 units or more
- 10% of units in a development of 30 units or more
- 10% of units in a development of 20 units or more
- 10% of units in a development of 30 units or more
- No affordable units.
- 10% of units in a development of 10 units or more
- 10% of units in a development of 20 units or more
- 10% of units in a development of 30 units or more
- 10% of units in a development of 20 units or more
- 10% of units in a development of 10 units or more
- 10% of units in a development of 10 units or more
- No affordable units.
- 10% of units in a development of 10 units or more
- 10% of units in a development of 10 units or more
- 10% of units in a development of 10 units or more
- 10% of units in a development of 20 units or more
- 10% of units in a development of 30 units or more
- 10% of units in a development of 30 units or more
- Not knowledgeable enough to respond at this time
- 10% of units in a development of 30 units or more
- 10% of units in a development of 10 units or more
- No affordable units.
- No affordable units.
- No affordable units.
- 10% of units in a development of 30 units or more
- 10% of units in a development of 10 units or more
- No affordable units.
- 10% of units in a development of 10 units or more
- 10% of units in a development of 10 units or more
- 10% of units in a development of 10 units or more
- 10% of units in a development of 30 units or more
- 10% of units in a development of 10 units or more
- 10% of units in a development of 10 units or more
- No affordable units.
- 10% of units in a development of 30 units or more
- No preference
- 10% of units in a development of 20 units or more
- 10% of units in a development of 10 units or more
- 10% of units in a development of 20 units or more
- 10% of units in a development of 30 units or more
- No affordable units.
- 10% of units in a development of 10 units or more
- 10% of units in a development of 10 units or more

I support requiring the following affordable housing (select one):



Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As the entire MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As the entire MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
As the entire MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As the entire MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
I think part of and entire.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As the entire MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
The town land should remane open and keep Carlisle as us			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
I need to see a map of contemplated Town-owned land that would be eligible.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
As the entire MBTA Communities zoning approach.			
Consider it - need to put it on the table in the first instance to determine whether it is a some/all proposition.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
The Town should not be in the business of building multi-family housing.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			

I need to know more and where these Town Own Land structures would be built			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As the entire MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As the entire MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
ABSOLUTELY NOT . TERRIBLE CONCEPT			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
Do not use town-owned land for MBTA housing. But do for all-affordable housing.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As the entire MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
We hsvc very little town owned land that could be considered.. maybe banta			
As the entire MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
It's unclear which Town-owned land would be considered for this zoning approach and what factors would be taken into consideration for zoning			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
No MBTA communities			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
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Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
I believe we should wait until after the litigation is complete that is protesting the law			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
Depends on the sites			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
I'm unclear what is town-owned land, where this would be potentially, and if there are already discussions about potential housing development. If there are already discussions and intent to develop and use town lands then Yes, I support this for the zoning. If not- I would NOT want to take away town land that is designated for recreation for housing.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
Not sure			
As the entire MBTA Communities zoning approach.			

As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
not sure-- depends on where and size of development			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
As the entire MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
As either part or all of the zoning approach			
As the entire MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
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Do not zone for multi-family housing on Town-owned land.			
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As part of an MBTA Communities zoning approach.			
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As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
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Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
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As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
As the entire MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
I don't understand the impact of this question			
Do not zone for multi-family housing on Town-owned land.			
If we rezone Benfield, haven't we already so demonstrated?			
As part of an MBTA Communities zoning approach.			
I don't agree with the state requirements			
As part of an MBTA Communities zoning approach.			
cannot answer because that depends on the land location			
If we can meet our MBTA requirements by overzoning Benfield, then "as the entire"; if not, then "as part".			
As the entire MBTA Communities zoning approach.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			
As part of an MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			

Do not zone for multi-family housing on Town-owned land.			
As the entire MBTA Communities zoning approach.			
As the entire MBTA Communities zoning approach.			
Do not zone for multi-family housing on Town-owned land.			

3rd Choice	2nd Choice	1st Choice	5th Choice	4th Choice						
5th Choice	3rd Choice	4th Choice	2nd Choice	1st Choice						
3rd Choice	2nd Choice	1st Choice	5th Choice	4th Choice						
3rd Choice	2nd Choice	1st Choice	5th Choice	4th Choice						
2nd Choice	3rd Choice	1st Choice	5th Choice	4th Choice						
1st Choice	5th Choice	3rd Choice	4th Choice	2nd Choice						
3rd Choice	2nd Choice	1st Choice	5th Choice	4th Choice						
3rd Choice	2nd Choice	1st Choice	5th Choice	4th Choice						
1st Choice	2nd Choice	1st Choice	5th Choice	4th Choice						
5th Choice	3rd Choice	4th Choice	2nd Choice	1st Choice						
1st Choice	3rd Choice	2nd Choice	5th Choice	4th Choice						
5th Choice	3rd Choice	4th Choice	2nd Choice	1st Choice						
1st Choice	3rd Choice	2nd Choice	5th Choice	4th Choice						
3rd Choice	2nd Choice	1st Choice	5th Choice	4th Choice						
5th Choice	1st Choice	2nd Choice	5th Choice	4th Choice						
5th Choice	3rd Choice	4th Choice	2nd Choice	1st Choice						
1st Choice	3rd Choice	2nd Choice	5th Choice	4th Choice						