

**WARRANT
SPECIAL TOWN MEETING – NOVEMBER 2, 2025
THE COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss.

To any of the Constables of the Town of Carlisle in the County of Middlesex:

GREETINGS

IN THE NAME OF the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said Town, qualified to vote in elections and Town affairs, to meet in the Corey Auditorium at the Carlisle Public School, 83 School Street, and at Benfield Farms at 575 South Street, in said Carlisle on Sunday, November 2nd, at one o'clock in the afternoon, and thereafter continuing from day to day until completed, then and there to act on the following articles:

ARTICLE 1 – MBTA Communities Zoning Bylaw:

To see if the Town will vote to amend its Zoning Bylaws, for the purpose of complying with the MBTA Communities Act, G.L. c. 40A, §3A, and 760 C.M.R. 72.00, inserting a new section, Section 5.13 MBTA Communities Multi-Family Overlay District which allows Multi-family housing as of right via Site Plan Review by the Planning Board at a minimum density of 15 units per acre, including corresponding amendments to Section 2 to list the new overlay district and to update the map reference to reflect the revision date of the new zoning map, by adopting the following proposal:

- (1) One Site – Minimum Land Area, to allow a minimum of 95 units on one of the following sites:

<u>Parcel Number</u>	<u>Property Address</u>	<u>Name / Owner</u>	<u>Acreage (approx.)</u>
14-32-0	147 SCHOOL ST	Congregational Church	5.5
22-58-0	187 EAST ST	St. Irene's Parish	6.24
34-16-1	63 OLD NORTH RD	Miller	5.85
34-15-2	67 OLD NORTH RD	Mulgrew	6.74
10-4-X	KAY'S WALK	Woodward Village	9.48
18-5-0 & 18-6-X	75 & 6-X WEST ST	Reichenbach	17.19

(Reichenbach property includes all 6 development lots shown on the plan recorded 10/25/24, Book 252 Page 123)

or to take any other action related thereto. (PLANNING BOARD)

Final zoning bylaw language will be included in the Town Meeting Motions Booklet and will be made available for review at: <https://www.carlislema.gov/259/Upcoming-Town-Meeting>.

Summary: *The MBTA Communities Act, G.L. c. 40A, §3A, and its implementing regulations 760 C.M.R. 72.00, require that by December 31, 2025, the Town adopt a zoning bylaw which provides for a zoning district in which multi-family housing is permitted by-right at a density of at least 15 units per acre, and pursuant to the Executive Office of Housing and Livable Communities' compliance model has the capacity to produce at least 95 housing units. Pursuant to State law, the Town's obligation is to adopt a compliant zoning bylaw, but there is no guarantee that some or all of the contemplated housing units will actually be developed. This article proposes that Town Meeting choose one of a number of sites to achieve compliance on a single parcel where the decision to be made is the size and location of the overlay district. Should the Town fail to adopt a compliant zoning bylaw by December 31, 2025, it will lose access to state grant funding and may be subject to suit by the Attorney General, who has indicated that enforcement actions such as the one initially filed against the Town of Milton, will likely resume in 2026.*

Recommendation from the Finance Committee: Will make a recommendation on this article at Town Meeting

Recommendation from the Select Board: *Supports the passage of Article 1 to comply with the MBTA Communities Act, G.L. c. 40A, §3A, and 760 C.M.R. 72.00. The Select Board does not take a position on any specific site.*

ARTICLE 2 – Fire Station Renovation Design Costs: To see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow a sum of money to pay the costs of architectural designs, engineering services, bid documents, and bidding support for a renovation of the Town's fire station, including the payment of all costs incidental and related thereto; provided, however, that this appropriation and debt authorization shall be contingent upon passage of a Proposition 2½ Debt Exclusion ballot question pursuant to M.G.L. c. 59, §21C(k); or to take any other action related thereto. (SELECT BOARD)

2/3 VOTE REQUIRED

Summary: *This article seeks voter approval to borrow funds necessary to fully design and bid the proposed Fire Station Renovation Project. A "yes" vote will allow Town officials to advance the project from a conceptual design to a schematic design with a complete set of construction documents. These documents will enable the Town to solicit bids from qualified contractors, providing the cost and planning information needed for officials to present a final construction funding request at the Annual Town Meeting in the spring.*

The renovation project aims to:

- *Meet current and anticipated safety standards for Carlisle Firefighters and EMTs;*
- *Provide appropriate living and working space to attract and retain on-call firefighters;*
- *Ensure gender equity throughout the facility;*
- *Maximize use of existing space and add only cost-effective expansions based on the needs assessment; and*
- *Incorporate sustainable design principles throughout the project.*

For more information about the Town's Proposed Fire Station Renovation Project, visit the project's website at: www.carlislema.gov/1320/Fire-Station-Renovation-and-Expansion.

Recommendation from the Finance Committee: *Supports the passage of Article 2*

Recommendation from the Select Board: *Supports the passage of Article 2*

ARTICLE 3 – Demolition Review Bylaw: To see if the Town will vote to amend the Town's General Bylaws by adding a new section, "Demolition Review," or to take any other action related thereto. (HISTORICAL COMMISSION)

Final bylaw language will be included in the Town Meeting Motions Booklet and will be made available for review at: <https://www.carlislema.gov/259/Upcoming-Town-Meeting>.

Summary: *: This article proposes the adoption of a Demolition Review Bylaw intended to help preserve Carlisle's unique character. The bylaw would establish a review process to assess demolition requests for historically significant buildings. Under the bylaw, the Carlisle Historical Commission would review the demolition applications for eligible structures to determine whether a building is "preferably preserved" due to its historical, cultural, or architectural significance. If it is determined that a building is preferably preserved, a demolition review period may be enacted. The purpose of the review is not to permanently prevent demolition, but to provide time for the property owner, the Commission, and the community to explore preservation options or alternatives to demolition. The bylaw would not apply to buildings determined to have no historical significance, nor would it prohibit eventual demolition once the review period expires.*

Recommendation from the Finance Committee: *Will make a recommendation on this article at Town Meeting*

Recommendation from the Select Board: *Will make a recommendation on this article at Town Meeting*

Given under our hands this 7th day of October in the Year of Our Lord 2025.

SELECT BOARD

A handwritten signature in blue ink, appearing to be 'S. Triola', written over a horizontal line.

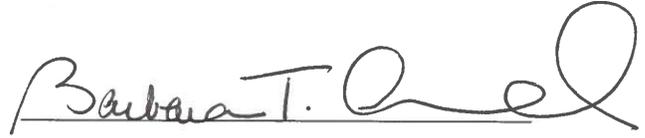
Scott Triola, Chair

A handwritten signature in blue ink, appearing to be 'C. Stevens', written over a horizontal line.

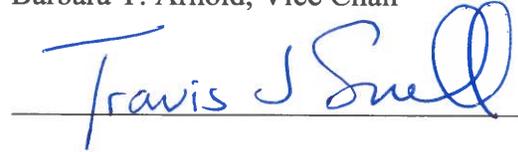
Christine Stevens, Clerk

A handwritten signature in blue ink, appearing to be 'D. Model', written over a horizontal line.

David Model, Member

A handwritten signature in blue ink, appearing to be 'Barbara T. Arnold', written over a horizontal line.

Barbara T. Arnold, Vice Chair

A handwritten signature in blue ink, appearing to be 'Travis J. Snell', written over a horizontal line.

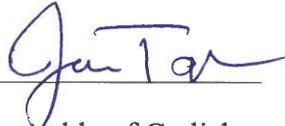
Travis J. Snell, Member

A True Copy Attest:

Joseph Topol, Constable

Middlesex, ss.

PURSUANT TO THE WITHIN WARRANT, I have notified and warned the inhabitants of the Town of Carlisle by posting attested copies of the same at the United States Post Office and at Town Hall in said Town at least fourteen (14) days before the date of the Meeting, as within directed.


Constable of Carlisle

Date Posted: 10/14/25



CONSTABLE JOSEPH TOPOL
MIDDLESEX COUNTY CONSTABLE
POST OFFICE BOX 311 • CARLISLE • MA 01741