

Site Eligibility Statement

187 East Street (St. Irene's Parish)

Pursuant to M.G.L. Ch. 40A s. 1A and 5, the Carlisle Planning Board has determined that the 6.24-acre property known as "Saint Irene's Parish" located at 187 East Street, Parcel 22-58-0, is an "eligible location" for zoning that allows multi-family housing in compliance with the MBTA Communities Act for the following reasons:

- X Transportation Access: Location on East Street near Carlisle Center enables vehicle dispersal via major roads that run east-west (Rte. 225) and north-south (Concord St/Lowell St) through Town.
- X Smart Growth: Location is walkable to and connected by sidewalks to Town Center and could allow for mix of uses (i.e., house of worship, housing, neighborhood commercial)
- X Infrastructure: Existing site has a large septic system and a public water supply well
- X Abutter Impact: Somewhat limited number of direct abutters
- X Ecological Impact: Site development would require limited new clearing and limited new disturbance adjacent to wetland resource areas
- X Carlisle Affordable Housing Trust: Site has the unanimous support of the CAHT
- X Community Survey: Site received 221 votes in the survey, which represents a relatively high level of support.

VOTED by the Carlisle Planning Board on October 20, 2025:

Adams	aye
DeMay	aye
Geggis	aye
Grady	aye
Gushue	aye
Lennon	aye
Smith	aye