

Site Eligibility Statement

1-15, 17, 19, 21 & 23 Kay's Walk (Woodward Village)

Pursuant to M.G.L. Ch. 40A s. 1A and 5, the Carlisle Planning Board has determined that the 9.48-acre property known as "Woodward Village" or the "Kay's Walk Condominiums" located on Bedford Street (Rte. 225), Parcel 10-4-X, 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 State Rte. 225, a major road enabling vehicle dispersal through Carlisle to Concord and Bedford, and to alternate modes of transportation within neighboring towns
- X Infrastructure: Existing site has a large septic system and public water supply wells, and is proximate to the MWRA services in Bedford
- X Suitability for Housing: Existing site is developed with 18 units of housing and does not have incompatible adjacent uses
- X Abutter Impact: 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 Open Space: Site is surrounded by protected open space
- X Community Survey: Site received 235 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