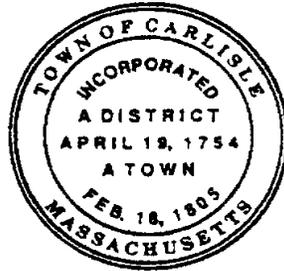


Town of Carlisle



TOWN MEETING MOTIONS

Sunday, November 2, 2025

Carlisle Public Schools

Corey Auditorium, 1 p.m.

With Article Summaries and Select Board/Finance Committee Recommendations

Visit <https://www.carlislema.gov/259/Upcoming-Town-Meeting> for video content
and additional information.

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MOTIONS SPECIAL TOWN MEETING NOVEMBER 2, 2025

ARTICLE 1 – MBTA Communities Zoning Bylaw

MOTION (Planning Board Chair Sara Smith): I move that the Town vote to amend the Town of Carlisle Zoning Bylaws, for the purpose of complying with the MBTA Communities Act, G.L. c. 40A, §3A, and 760 C.M.R. 72.00, by taking action in two parts, as follows:

Motion 1: Move, that the Town votes to select a single site for the location of a new MBTA Communities Multi-Family Overlay District: Multi-Family - One Site (MF-OS), selecting either:

- a. 187 East Street, Parcel 22-58-0, land area of approximately 6.24 acres (commonly referred to as Saint Irene’s Parish)

OR

- b. 1-15, 17, 19, 21 & 23 Kay’s Walk , Parcel 10-4-X, land area of approximately 9.48 acres (commonly referred to as Woodward Village)

Motion 2: Move that the Town votes to amend the Town of Carlisle Zoning Bylaws as follows:

I. By amending Section 2, to provide for a new MBTA Communities Multi-Family Overlay District and the adoption of an updated zoning map, where insertions are indicated by bolded text and deletions are indicated by strikethrough text, as follows:

2 ESTABLISHMENT OF DISTRICTS

2.1 Types of Districts

For the purpose of this bylaw, the Town of Carlisle is hereby divided into ~~seven~~ **eight** classes of districts, which shall be known as:

2.1.1 General Residence District A

2.1.2 General Residence District B

2.1.3 Business District

2.1.4 Carlisle Center Business District

2.1.5 Wetland/Flood Hazard District

2.1.6 Residence District M - Multi-dwelling housing for the elderly

2.1.7 Solar Photovoltaic Facility Overlay District

2.1.8 MBTA Communities Multi-Family Overlay District: Multi-Family - One Site (MF-OS)

The Town of Carlisle has also established an Historic District under the provisions of Chapter 40C of the Massachusetts General Laws. This district is not a zoning district but is shown on the Zoning District Map for informational purposes. For regulations related to the Historic District see Article IX of Carlisle bylaws.

2.2 Location of Districts

All districts ~~except the Wetland/Flood Hazard District~~ are located and bounded as shown on a map entitled “Zoning District Map, of Carlisle, MA~~ss.~~”, dated ~~March 1962 (as revised to date)~~ **November 2, 2025**, signed by the ~~Planning Board~~, and filed with the Town Clerk, together with any and all amendments thereto subsequently adopted by the Town. This map, together with all explanatory material thereon, shall be deemed to accompany and be a part of this bylaw. The Wetland/Flood Hazard District is ~~shown on a map entitled “Property Maps, Carlisle, Massachusetts,” consisting of an index map and 36 sheets together with all amendments thereto subsequently adopted by the Town on file with the Town Clerk, the District being depicted as “Wetland/Flood Hazard Zoning District, adopted March 31, 1980,” amended on May 3, 1988, and further amended as required to be consistent with the Middlesex County Flood Insurance Rate Map (FIRM) dated July 7, 2014 and issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Middlesex County FIRM that show flood zones located wholly or partially within the Town include map panel numbers 25017C0242F, 25017C0244F, 25017C0253F, 25017C0254F, 25017C0261F, 25017C0262F, 25017C0263F, 25017C0264F, 25017C0266F and 25017C0268F dated July 7, 2014. The exact boundaries of the flood hazard areas within the Wetland/Flood Hazard District are defined by the 100-year base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated July 7, 2014. The FIRM and FIS report are incorporated herein by reference and are hereby made a part of the Zoning District Map of the Town of Carlisle.~~

II. By inserting a new Section 5.13, to read as follows:

5.13 MBTA Communities Multi-Family Overlay District: Multi-Family – One Site (MF-OS)

5.13.1 Purpose

The purpose of the MBTA Communities Multi-Family Overlay District: Multi-Family – One Site (MF-OS) is to allow multi-family housing as-of-right in accordance with Section 3A of the Zoning Act (M.G.L. Chapter 40A). The MF-OS provides for as-of-right multi-family housing to accomplish the following purposes:

5.13.1.1 Promote housing diversity and allow development of “missing middle” housing in specified areas.

5.13.1.2 To increase the diversity of housing in Carlisle so that it better meets the needs of people across age groups, abilities, household compositions, and income levels.

5.13.1.3 To allow the production of multi-family housing that is sensitive to community priorities, that maintains the natural and recreational specialness of Carlisle, and that minimizes harm to environmental, ecological, historical, and cultural resources.

5.13.1.4 To ensure that the design of sites and buildings for multi-family housing supports a good quality of life for occupants and abutters through:

- a. balancing housing development with meaningful open space preservation;
- b. environmentally sustainable public and private open spaces that fulfill specific ecological, recreational, or scenic functions;
- c. efficient and attractive site circulation for vehicles and pedestrians;
- d. durable buildings whose massing and placement are human-scaled and oriented to open spaces while reflecting local building vernacular; and
- e. parking that is convenient but does not dominate the experience of the site.

5.13.1.5 To increase the municipal tax base through private investment in new residential developments.

5.13.2 Establishment and Applicability

5.13.2.2 Applicability of MF-OS. An applicant may develop multi-family housing located within the MF-OS in accordance with the provisions of this Section 5.13. Any project proposed under this Section must include multi-family housing.

5.13.2.3 Overlay District. The provisions of this section apply only to development on land located within the MF-OS where the property owner has elected to comply with the requirements of the overlay district, rather than complying with the requirements of the underlying zoning district.

5.13.2.4 Relationship to Underlying Zoning. Provisions of this section supersede those of the underlying zoning. If there is a conflict between the provisions of this section and provisions found elsewhere in the Zoning Bylaw, the provisions of this section shall apply. All other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except that no special permit shall be required for multi-family housing, or any accessory use typically associated with multi-family housing, in the MF-OS. Uses that are not identified in Section 5.13 are governed by the requirements of the underlying zoning district(s).

5.13.2.5 Pork Chop Lots. The exceptions for pork chop lots listed under Section 4.1.2.4 do not apply to lots within the MF-OS.

5.13.3 Definitions

For the purposes of this Section 5.13, the following definitions shall apply. All other specialized terms shall be defined by Sections 1 or 4 of this Bylaw.

Affordable Unit. A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.

Applicant. A person, business, or organization that applies for a building permit or Site Plan Review.

Area Median Income (AMI). The median family income for the metropolitan statistical region that includes the Town of Carlisle, as defined by the U.S. Department of Housing and Urban Development (HUD).

As-of-right. Development that may proceed under the Zoning in place at the time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Building Coverage. The maximum area of the lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.

Dwelling Unit. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Gross Floor Area (GFA). The sum of the areas of all stories of the building of compliant ceiling height pursuant to the Building Code, including basements, lofts, and intermediate floored tiers, measured from the interior faces of exterior walls or from the centerline of walls separating buildings or dwelling units but excluding crawl spaces, garage parking areas, attics, enclosed porches and similar unconditioned spaces.

Lot. An area of land with definite boundaries that is used or available for use as the site of a building or buildings.

Multi-family Housing. A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.

Parking, structured. A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.

Parking, surface. One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.

Residential Open Space. Land that is unoccupied by buildings or structures, not devoted to streets, driveways, off-street parking or loading spaces, but may include natural areas, fields used for agriculture or horticulture, facilities for low impact development stormwater management, wastewater leach fields, drinking water supply wells, underground utilities, walkways and paths other than required sidewalks, off street bicycle paths, and facilities for outdoor use by the occupants of the lot including but not limited to terraces and patios.

Setback. The minimum required distance from a lot line to any part of a principal or accessory building nearest such lot line. A setback shall be measured perpendicular (at a right angle) to the lot line.

Setback, Front. Setback required from a front lot line or street line. Any edge of a lot fronting on a street shall be considered a front lot line.

Setback, Rear. Setback required from a rear lot line.

Setback, Side. Setback required from a side lot line.

5.13.4 Permitted Uses

The provisions of the *Town of Carlisle Zoning Bylaw*, as may be amended, shall in no way be construed as precluding development of multi-family housing as-of-right pursuant to Section 5.13. The Principal and Accessory Uses allowed herein, when proposed as an MF-OS development project pursuant to Section 5.13, shall not require a special permit or discretionary zoning approval.

5.13.4.1 Principal Uses – As-of-right

- a. Multi-family housing, with Building design and Dwelling Unit configuration as provided in Section 5.13.9.5 of this bylaw.

5.13.4.2 Accessory Uses – As-of-right

- a. Residential Open Space, as defined in Section 5.13.3 and pursuant to the requirements of Section 5.13.5.
- b. Parking for vehicles and bicycles, whether surface or structured, associated with the Multi-family housing.
- c. Accessory Ground-Mounted Solar Photovoltaic Facilities installed above one or more parking spaces, pursuant to Section 5.8.
- d. Shared buildings for accessory uses related to the Multi-family housing, including administration, maintenance facilities, shared storage, and shared community spaces. The gross floor area of all newly constructed common buildings may not exceed 20% of the gross floor area of multi-family housing in the development project.
- e. Signs, in compliance with Sections 3.2.1.9 and 4.2.2.

5.13.5 Site Layout and Residential Open Space

As part of Site Plan Review (see Sections 5.13.11 and 7.6), an Applicant for a project under the MF-OS shall submit a Site Plan to the Planning Board that delineates the layout of the proposed development and any Residential Open Space on the site.

5.13.5.1 Site Layout.

- a. The site layout shall encompass the areas to be used for the proposed development, including building sites, buildings, structures, parking areas, streets, sidewalks, walkways, driveways, private yard areas, usable common outdoor spaces, utility areas, and infrastructure.

5.13.6 Dimensional Standards

5.13.6.2 Setbacks, Applicability. Requirements for front, side, and rear yard setbacks shall not prevent the projection of eaves, chimneys, cornices, uncovered steps, unroofed porches, windowsills, and the like into any required yard provided that such projection does not extend more than three and one-half (3 ½) feet into such yard.

5.13.6.3 Building Height, Exceptions. The limitations of height shall not apply to chimneys, spires, ventilators, skylights, tanks, domes and similar accessory features that usually are carried above the roof line, provided that such features are in no way used for human occupancy.

5.13.6.4 Renewable Energy Installations. The Planning Board may waive the building height and setbacks in Section 5.13.6.1 to accommodate renewable energy installations, including but not limited to solar photovoltaic, solar thermal, living roofs, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

5.13.6.5 Vegetative Buffer. New buildings, that are proposed within 150' of existing residential buildings outside of the MF-OS, shall be screened by dense tree growth and understory vegetation of sufficient height and depth in all directions to create an effective year-round visual buffer. The Planning Board may, by waiver during Site Plan Review, allow a fence or wall to be substituted for some or all of a vegetated screen, when doing so would advance the purposes of the MF-OS.

5.13.7 Off-Street Parking

5.13.7.1 Not more than 1.5 off-street automobile parking spaces per Dwelling Unit shall be required in the MF-OS.

5.13.7.2 A dual port Level 2 Electric Vehicle Charging Station shall be provided for an MF-OS development project for every 10 Dwelling Units in a project of 10 Dwelling Units or more.

5.13.7.3 A minimum of one (1) covered bicycle parking space shall be provided per every two (2) Dwelling Units in the MF-OS development project.

5.13.8 Exceptions from Provisions of the Underlying Zoning

5.13.8.1 Section 5.4 Private Driveways – a special permit shall not be required for any driveway serving the MF-OS development project. Through Site Plan Review, the Planning Board may impose conditions necessary to ensure proposed driveways provide sufficient access for fire, police, ambulance/rescue and other vehicles, including conditions that assign responsibility for maintenance, snow removal and drainage.

5.13.8.2 Section 7.6 Site Plan Review – mentions of 'special permit' within Sections 7.6.3 and 7.6.6 shall not be construed to apply to uses allowed as-of-right, or to any exceptions granted in Section 5.13.8, within the MF-OS.

5.13.9 General Development Standards. The following Development Standards are applicable to a multi-family development project within the MF-OS. These standards are components of the Site Plan Review process in Sections 5.13.11 and 7.6.

5.13.9.1 Site Design

- a. Submittal Requirements. Pursuant to Section 7.6, an applicant for an MF-OS development project must submit a Site Plan Review application package complete with all submittal requirements listed in the *Town of Carlisle Planning Board Site Plan Review Rules and Regulations*. The Planning Board may waive submittal requirements and may modify design and construction standards by waiver via Site Plan Review, when the modifications would further the purpose of the MF-OS.
- b. Streets. Site designs that minimize the amount of pavement are preferred, and where possible, streets arranged into loops are preferred over dead-end streets with cul-de-sacs.
- c. Building Clustering & Orientation. Buildings shall be clustered within the site, with front facades oriented toward a centralized common outdoor space. Buildings of similar scale shall be set back at different distances from such central space to avoid a single plane of massing.
- d. Pedestrian Connections. The project shall be served by a continuous network of sidewalks and pathways that provides direct connections between the public sidewalk (if applicable), building entrances, bicycle storage and parking, vehicle parking, and any open spaces intended for common use. The finished surface of such sidewalks and pathways shall be firm and stable but do not need to be concrete or asphalt, and pervious surfaces are preferred.
- e. Parking and Circulation. Parking and circulation on the site shall be organized to minimize the amount of impervious surface. Where possible, driveways, parking, and loading areas shall be connected.
- f. Vehicular Access. Curb cuts for access to the site shall be minimized and shared driveways are encouraged. More than one curb cut per site shall be permitted only when necessary to minimize traffic and safety impacts.

Applicants shall submit a traffic study at the time of Site Plan Review to evaluate any impacts from the proposed use of the site.

- g. Sidewalk Design. The design of any sidewalk (width, grade, cross-slope, materials) must be maintained across any driveway to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk and the pedestrian use is primary. The depth of the sidewalk materials must be capable of supporting the weight of a vehicle.
- h. Accessibility. Site design shall maximize accessibility to building entrances and outdoor activity spaces for all users, by, for example, minimizing grade changes between a sidewalk and a building's ground floor elevation; or by providing walkways with a slope of 5% or less to address grade changes. Ramps, when necessary, should be fully integrated into the design of the site and building – not an afterthought.

5.13.9.2 Residential Open Space

- a. Where private open space is not provided for a dwelling unit, the residents of that dwelling unit may be provided with access to usable common outdoor space. Usable common outdoor space can include, but is not limited to: building courtyards, rooftop open spaces, plazas, terraces, patios, parks, commons, greens, and facilities for outdoor

use by the occupants of the lot such as vegetable gardens.

5.13.9.3 Parking

- a. Location. To the greatest extent practicable, parking shall be located on existing disturbed or paved areas of a site, or beside, behind or within buildings. The Planning Board may issue a waiver to modify this requirement when site conditions make it infeasible to achieve.
- b. Screening. A surface parking area with more than four (4) parking spaces that is visible from an off-site public sidewalk or street shall be substantially screened up to a height of at least four (4) feet by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than ten (10) feet wide. The buffer may include a fence or wall of no more than four (4) feet in height.
- c. Shade Trees. Surface parking lots containing over twenty (20) spaces shall have at least one shade tree per ten (10) parking spaces. Such trees shall be located either in the parking area or within ten (10) feet of it. There shall not be more than twenty (20) parking spaces in a row without an intervening tree. At least five percent (5%) of the interior of the parking area shall be maintained with landscaping, including trees.
- d. Materials. The parking surface shall be firm and stable, composed of materials such as concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure. Pervious surfaces are encouraged wherever practicable.

5.13.9.4 Landscaping, Lighting, Mechanicals, Utilities, Dumpsters, Stormwater Management. Proposed landscaping and exterior improvements are to provide a safe and comfortable setting while also fitting with the natural environment and augmenting natural systems.

- a. Plantings. Plantings shall be species that are native or adapted to the region and drought resistant. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- b. Plant Selection. Plants selected shall be suitable for the given site conditions (soil, moisture, pollution, light) to minimize the need for irrigation, fertilizer, and pesticides and should fulfill one or more of the following functions: supporting green stormwater management, providing habitat for wildlife or pollinators, providing food for residents, providing shade, or shaping outdoor spaces. The overall composition of plantings should also provide visual interest through harmony and variation of the size, shape, color and/or texture of plants and/or their leaves, flowers, seed heads, fruits, stems and bark.
- d. Tree Planting. New trees that are required to be planted pursuant to this bylaw or required as part of a Site Plan Review, should, where possible, meet the following standards:
 - i. Each tree shall be surrounded by fifty (50) contiguous square feet of soil surface area that is free of impervious surfaces and capable of infiltrating stormwater. The soil surface area shall not be less than three (3) feet wide at any point. Trees shall be provided with adequate soil volume to enable healthy growth to maturity. The following minimum soil volumes are recommended: 600 cubic feet for a small tree, 800 cubic feet for a medium tree, 1,000 cubic feet for a large tree.

ii. Adjacent tree planting areas shall be connected to provide larger connected soil volumes for tree roots.

e. Lighting. Lighting shall adhere to the principles of the International Dark-Sky Association (IDA). Light levels shall be the minimum necessary to provide adequate visibility for pedestrians and vehicles, and to provide the illumination necessary for safety and convenience while preventing glare and light trespass onto open space, adjoining properties, and minimizing the amount of skyglow.

i. Light Poles shall not exceed fifteen feet in height.

ii. The color temperature (CCT) of outdoor lighting should be between 2200 K and 2700 K and shall not exceed 3000 K.

iii. Only full cutoff shielded luminaires shall be used for illuminating outdoor spaces and parking areas.

iv. Outdoor luminaires shall not exceed the following BUG rating, which defined backlight (B), uplight (U), and glare (G) values: B2/U2/G2.

v. Bollard lighting may be used to light walkways and other landscape features. Bollard lighting shall cast downward.

vi. Internally illuminated fascia, wall, roof, awning, or other building parts are prohibited.

vii. The overall lighting plan for the site shall be designed to achieve 0 footcandles at the property lines.

f. Mechanicals. Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment, if any, shall be adequately screened to limit its visual and auditory impact.

g. Utilities. All electric, gas, telephone, and water distribution lines shall be placed underground except where bedrock, a high water table, or other unique conditions make this infeasible.

h. Utility Equipment. To the greatest extent possible utility equipment like water meters, electric meters, gas meters, or electrical transformers shall not be located on the front or primary public facing façade of buildings, and shall be set back at least five (5) feet behind such front façade of adjacent buildings.

i. Dumpsters. Dumpsters shall be screened by a combination of fencing and plantings. Where possible, dumpsters or other trash, compost, and recycling collection points shall be located within buildings or behind them. Private hauling of trash and recycling is required.

j. Stormwater Management. Design and construction plans for the proposed project must demonstrate compliance with the current versions of the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Standards, the Massachusetts Stormwater Handbook, and Massachusetts Erosion, Sediment and Control Guidelines.

5.13.9.5 Buildings. The Building Design Standards set forth herein are intended as a guide, with a degree of specificity for traditional design that establishes a baseline for how the Planning Board will adjudicate the appropriateness of a proposed design within the neighborhood context of the proposed development. First and foremost, for new construction, building design should be contextual to the architectural styles in the surrounding neighborhood, whether that neighborhood is traditional, mid-century modern, a mix of styles, etc. For new construction, the Planning Board retains the sole authority to waive or allow modification to any of the building design standards set forth herein and may seek input from the Carlisle Historical Commission as needed.

a. Building Types.

Maximum number of Dwelling Units per Building: 4

The Town promotes site planning that expresses the rural character of the Town and quality of design. Accordingly, the maximum number of Dwelling Units per Building may be increased if, at the Planning Board's sole discretion, an applicant demonstrates that a higher number of Dwelling Units per Building better retains the rural character of the Town, or allows reuse of existing structures.

Criteria that the Planning Board will use to evaluate applications for buildings with more than 4 Dwelling Units per Building include:

- i. A wider variety of building forms, sizes and masses expressed in a logical hierarchy;
- ii. A range of Gross Floor Areas per Dwelling Unit;
- iii. Improved pedestrian spaces;
- iv. Improved protection of natural resources;
- v. Better fit and integration with neighboring properties.
- vi. Reuse of existing structures.

In no case will buildings with more than 26 Dwelling Units be approved.

Applications for developments in the MF-OS must also comply with Design Guidelines, as may be adopted and amended from time to time by the Planning Board.

5.13.9.6 Waivers. Upon the request of the Applicant and subject to compliance with M.G.L. c. 40A, sec.3A and 760 CMR 72.00, the Site Plan Review Authority may waive the requirements of this Section 5.13.9 General Development Standards, pursuant to the following:

- a. in the interests of design flexibility and overall project quality, or
- b. where site conditions render a certain requirement infeasible to achieve,
- c. and upon a finding of consistency of such variation with the overall purpose and objectives of the MF-OS.

5.13.10 Affordability Requirements

5.13.10.1 Applicability. Each multi-family project of 10 units or more within the MF-OS shall provide 10% of the units as affordable housing units. Affordable units in a development within the MF-OS shall be available to families or individuals whose income is up to eighty (80) percent of area median income.

5.13.10.2 Requirements. Affordable units shall comply with the requirements of 760 C.M.R. 56.00 and must also be:

- a. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units.
- b. Dispersed throughout the development.
- c. Located such that the units have equal access to shared amenities, including light, air, utilities including any bicycle storage and Electric Vehicle charging stations within the development.
- d. Located such that the units have equal avoidance of any potential nuisances as compared to market-rate units in the development.
- e. Distributed proportionately amongst the project's unit sizes and types.
- f. Distributed proportionately across each phase of a phased development.

5.13.10.3 Waivers. The Planning Board may waive some or all the affordability provisions of Section 5.13.10 if the applicant demonstrates, and the Planning Board's selected peer review consultant confirms that such requirements are economically infeasible. The Planning Board reserves the right to require fewer affordable units and/or require that affordable units are available to families or individuals whose income is between 81 and 120 percent of area median income.

5.13.11 Site Plan Review

5.13.11.1 Applicability. Site Plan Review is required for all development projects proposed under the MF-OS. The provisions of Section 7.6 apply to all development projects proposed under the MF-OS, with the following modifications:

- a. Special Permits. Mentions of 'special permit' within Sections 7.6.3 and 7.6.6 shall not be construed to apply to uses allowed as-of-right, or to any exceptions granted in Section 5.13.8, within the MF-OS.
- b. Site Plan Decisions. The Planning Board may make a Decision as follows:
 - i. Approval as Submitted: Approval based on a determination that the Application complies with the criteria and design performance standards set forth in this Section 5.13 and Section 5.13.9 General Development Standards.
 - ii. Approval with Conditions: Approval of the Application subject to reasonable conditions, modifications, and restrictions the Planning Board may deem necessary to ensure the health, safety, and general welfare of the community. The Planning Board may impose such reasonable conditions to the extent permitted by 760 CMR 72.00 "Multi-family Zoning Requirement for MBTA Communities."

5.13.11.2 Project Phasing. An Applicant may propose, in a Site Plan Review submission, that a project be developed in phases subject to the approval of the Planning Board, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid the provisions of Section

5.13.10 Affordability Requirements.

5.13.11.3 Adoption of Regulations. The Planning Board may adopt and amend, by simple majority vote, Design Standards or Design Guidelines, to augment the General Development Standards, Site Plan Review Submission Requirements, or Site Plan Review Criteria or guide interpretation of these. Such regulations must be objective and not subjective and may only address the scale and proportions of buildings, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off-street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. The regulations may contain graphics illustrating a particular standard or definition in order to make such standard or definition clear and understandable. The regulations shall be consistent with the purposes of this section and 760 CMR 72.00 “Multi-family Zoning Requirement for MBTA Communities.”

5.13.12 Severability. If any provision of this Section 5.13 is found to be invalid by a court of competent jurisdiction, the remainder of Section 5.13 shall not be affected but shall remain in full force. The invalidity of any provision of this Section 5.13 shall not affect the validity of the remainder of the Town of Carlisle Zoning Bylaw.

III. By inserting into Section 5.13, additional subsections 5.13.2.1 and 5.13.6.1, in accordance with Town Meeting’s vote on Motion 1 taken under this Article 1, as follows:

Provided that Town Meeting has selected “187 East Street, Parcel 22-58-0, land area of approximately 6.24 acres (commonly referred to as Saint Irene’s Parish)” to be the location of the overlay zoning district adopted under this Article:

a. Inserting a new Section 5.13.2.1 to read as follows:

5.13.2.1 The MF-OS is an overlay district. It is superimposed over the underlying zoning district(s) and is shown on the Zoning Map. It includes the following parcel:

187 East Street, Parcel 22-58-0, land area of approximately 6.24 acres (commonly referred to as Saint Irene’s Parish)

b. Inserting a new Section 5.13.6.1 to read as follows:

5.13.6.1 This Section 5.13.6 establishes Dimensional Standards for all uses in the MF-OS. It supersedes all provisions of Section 4.

Table 5.13.6.1 Dimensional Standards	
	<u>187 East St</u>
Min. Lot Area (acres)	6.24
Min. Lot Frontage (ft)	250
Max. Density (units/acre)	16
Max. Height (ft / stories) ¹	40 / 3
Max. Gross Floor Area (sf) ²	118,000
Max. Building Coverage (%) ²	25
Residential Open Space (%) ²	25
Min. Front, Side & Rear Yard Setbacks (ft) ²	40
Min. Distance between buildings (ft) ²	20
Max. # of Dwelling Units per Building ³	4
2, 3 or 4-Family Building Max. Gross Floor Area (sf) ^{2,4}	4,700
Min. Parking Spaces Per Unit	1.5
<p>1. Where the setbacks of the structure from the lot boundary exceed the minimum setback distances required by at least ten (10) feet, a structure may be erected or altered to contain three (3) stories and to have a height of not over forty-five feet.</p>	
<p>2. The Planning Board reserves the right to waive the strict enforcement of this standard if a slight deviation (less than 10%) results in a development project that the Planning Board determines meets the spirit and intent of this bylaw.</p>	
<p>3. The Town promotes site planning that expresses the rural character of the Town and quality of design. Accordingly, the maximum number of Dwelling Units per building may be increased if, at the Planning Board's sole discretion, an applicant demonstrates that a higher number of Dwelling Units per building better retains the rural character of the Town, or allows reuse of existing structures. See Section 5.13.9.5.a. for more details.</p>	
<p>4. Max. GFA per building would be inapplicable or waived to the extent that the Planning Board has waived the max 4-unit building requirement</p>	

Provided that Town Meeting has selected “1-15, 17, 19, 21 & 23 Kay’s Walk, Parcel 10-4-X, land area of approximately 9.48 acres (commonly referred to as Woodward Village)” to be the location of the overlay zoning district adopted under this Article:

a. Inserting a new Section 5.13.2.1 to read as follows:

5.13.2.1 The MF-OS is an overlay district. It is superimposed over the underlying zoning district(s) and is shown on the Zoning Map. It includes the following parcel:
1-15, 17, 19, 21 & 23 Kay’s Walk, Parcel 10-4-X, land area of approximately 9.48 acres
(commonly referred to as Woodward Village)

b. Inserting a new Section 5.13.6.1 to read as follows:

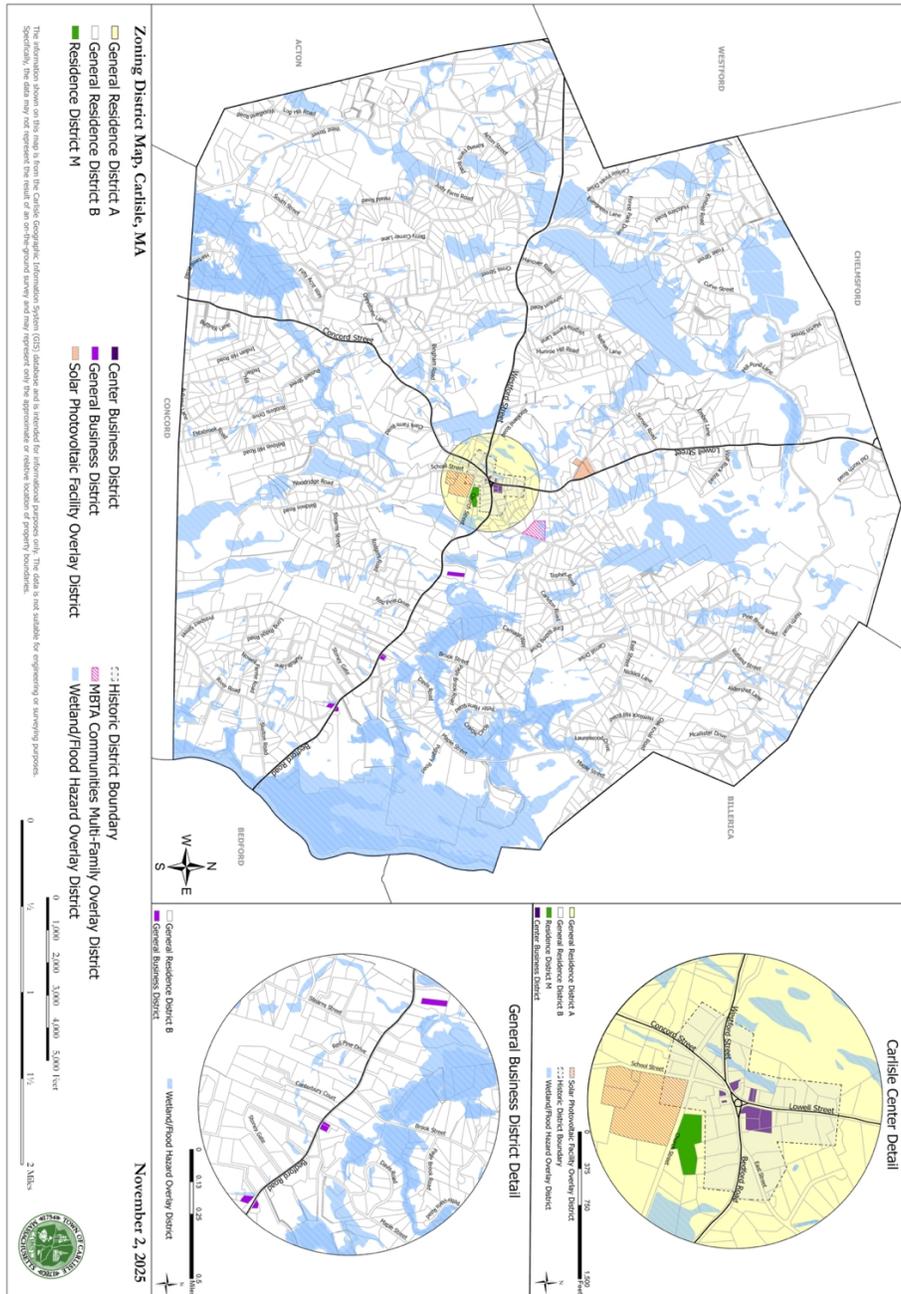
5.13.6.1 This Section 5.13.6 establishes Dimensional Standards for all uses in the MF-OS. It supersedes all provisions of Section 4.

Table 5.13.6.1 Dimensional Standards

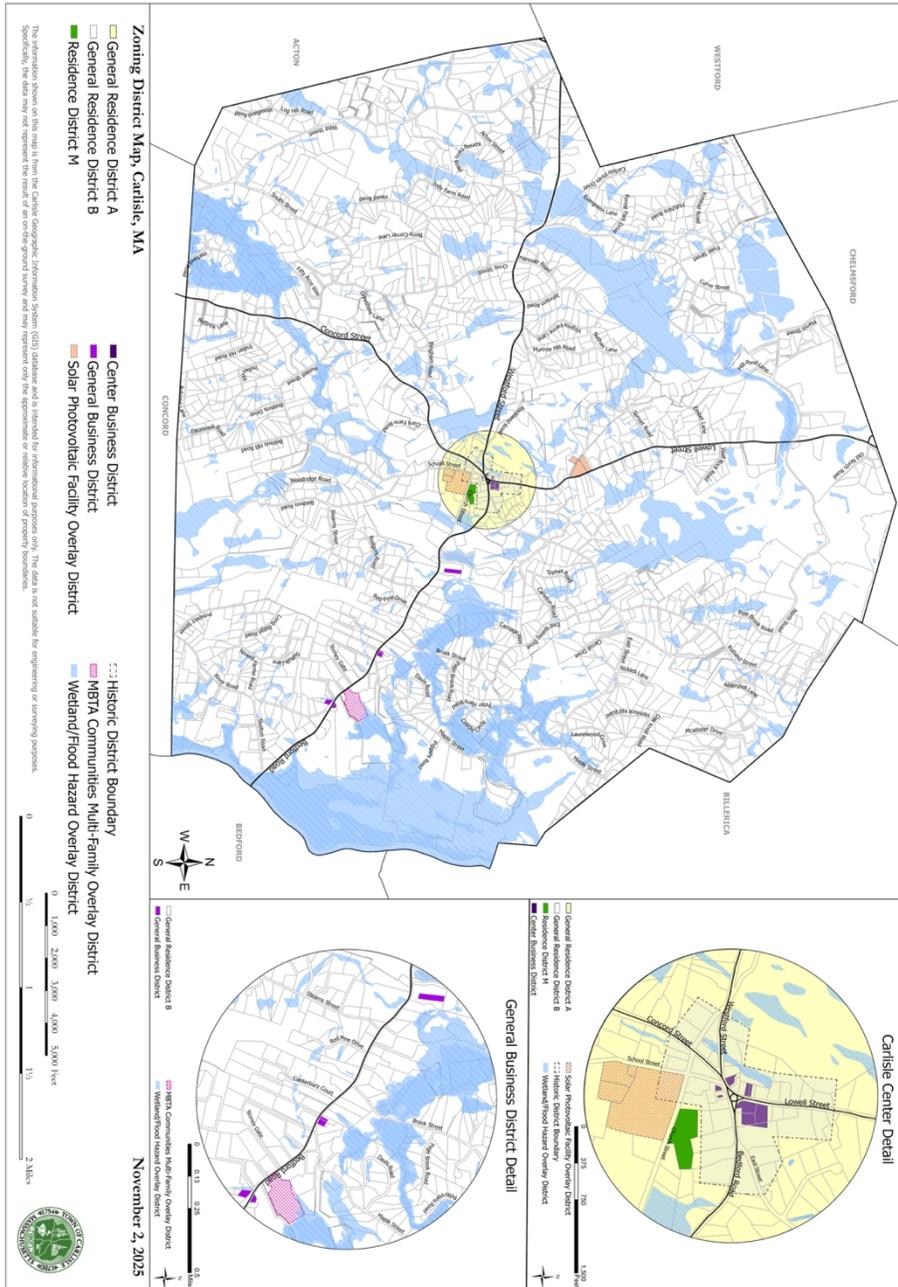
	Woodward Village
Min. Lot Area (acres)	9.48
Min. Lot Frontage (ft)	200
Max. Density (units/acre)	15
Max. Height (ft / stories) ¹	40 / 2.5
Max. Gross Floor Area (sf) ²	169,000
Max. Building Coverage (%) ²	25
Residential Open Space (%) ²	25
Min. Front, Side & Rear Yard Setbacks (ft) ²	40
Min. Distance between buildings (ft) ²	20
Max. # of Dwelling Units per Building ³	4
2, 3 or 4-Family Building Max. Gross Floor Area (sf) ^{2, 4}	4,700
Min. Parking Spaces Per Unit	1.5
<p>1. Where the setbacks of the structure from the lot boundary exceed the minimum setback distances required by at least ten (10) feet, a structure may be erected or altered to contain three (3) stories and to have a height of not over forty-five feet.</p>	
<p>2. The Planning Board reserves the right to waive the strict enforcement of this standard if a slight deviation (less than 10%) results in a development project that the Planning Board determines meets the spirit and intent of this bylaw.</p>	
<p>3. The Town promotes site planning that expresses the rural character of the Town and quality of design. Accordingly, the maximum number of Dwelling Units per building may be increased if, at the Planning Board's sole discretion, an applicant demonstrates that a higher number of Dwelling Units per building better retains the rural character of the Town, or allows reuse of existing structures. See Section 5.13.9.5.a. for more details.</p>	
<p>4. Max. GFA per building would be inapplicable or waived to the extent that the Planning Board has waived the max 4-unit building requirement</p>	

IV. Adopt an updated zoning map, to replace the prior zoning map, in accordance with Town Meeting’s vote on Motion 1 taken under this Article 1, as follows:

Provided that Town Meeting has selected “187 East Street, Parcel 22-58-0, land area of approximately 6.24 acres (commonly referred to as Saint Irene’s Parish)” to be the location of the overlay zoning district adopted under this Article, adopting the following:



Provided that Town Meeting has selected “1-15, 17, 19, 21 & 23 Kay’s Walk, Parcel 10-4-X, land area of approximately 9.48 acres (commonly referred to as Woodward Village)” to be the location of the overlay zoning district adopted under this Article, adopting the following:



MAJORITY VOTE REQUIRED

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: *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 Finance Committee does not take a position on any specific site.*

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

MOTION (Select Board Chair Scott Triola): I move that the Town appropriate the amount of \$1,400,000 (One Million Four Hundred Thousand Dollars) for the purpose of paying costs of architectural designs, engineering services, owner's project management services, site testing, bid documents, and bidding support for the renovation of the town's fire station, said amount to be expended under the direction of the Select Board. To meet this appropriation the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to any other enabling authority, provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. c. 59, Section 21C (Proposition 2½). Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44, § 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

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

No motion will be made.

Summary: *: The Historical Commission, the primary proponent of this article, withdrew their support for its consideration, looking to bring a version of this proposed bylaw to a future Town Meeting.*

Recommendation from the Select Board: *The Select Board supports the Historical Commission in withdrawing this bylaw from consideration at this time.*