

**TOWN OF CARLISLE
PLANNING BOARD**

**LEGAL NOTICE OF PUBLIC HEARING
PROPOSED ZONING BYLAW AMENDMENTS**

Notice is hereby given that, under M.G.L. Chapter 40A Section 5, the Carlisle Planning Board will hold a Public Hearing on **Monday, September 29, 2025 at 7:00 PM**, in the **Clark Room at Carlisle Town Hall, 66 Westford Street**, and **remotely over Zoom**, to consider the following proposed Zoning Bylaw Amendments in advance of the November 2, 2025 Special Town Meeting: add new section, Section 5.13 MBTA Communities Multi-Family Overlay District, to provide for any of the following options, or a combination of the following options, which would allow Multi-family housing as of right via Site Plan Review by the Planning Board at a density of 15 units per acre pursuant to M.G.L. Ch. 40A s. 3A and 760 CMR 72.00: (1) One Site – Minimum Land Area, to allow 95 units on one site with a land area close to 6.33 acres; (2) One Site – Larger Site or Area, to allow 95 units within a 6.33-acre ‘Development Area’ of a larger site, or a variation of this split across two adjacent sites; (3) Cluster Development, to allow 95 units dispersed across multiple sites of varying sizes, each site zoned for 10-30 units clustered on a 1- to 2-acre ‘Development Area’ of the site, and to allow for mixed-use on sites with existing commercial, institutional, and house of worship uses; (4) Scattered Sites – Anchor Area, to allow 95-96 units dispersed across 1 large anchor area and multiple clusters of approximately 2-acre sites, each site zoned for 3 units on an 8,712 square foot ‘Development Area’ of the site; (5) Scattered Sites – Anchor Cluster, to allow 96 units dispersed across an anchor cluster of 16 approximately 2-acre sites and multiple smaller clusters of approximately 2-acre sites, each site zoned for 3 units on an 8,712 square foot ‘Development Area’ of the site; or (6) a combination of Cluster Development zoning and Scattered Sites zoning, allowing 95 units dispersed across multiple sites of varying sizes, each site zoned for a certain number of units within a specified ‘Development Area’ of the site, and to allow for mixed-use on sites with existing commercial, institutional, and house of worship uses. In addition, the language in Section 2 will be amended to list the new overlay district and to update the map reference to reflect the revision date of the new zoning map.

The proposed zoning may be applicable to any of the following parcels:

Potential Sites for Scattered Sites Approach				
Refined Subcommittee Areas & Some New Areas				
Parcel Number	Property Address	Owner Name	Co-Owner Name	Base Zoning
18-3B-1	1265 WESTFORD ST	LIVELY PETER	LIVELY AUDREY	RESIDENCE B
18-3C-2	1263 WESTFORD ST	GOULET FLORENCE		RESIDENCE B
18-5-0	75 WEST ST	REICHENBACH (TR) JOHN B	JFH NOMINEE REALTY TRUST	RESIDENCE B
13-22-1	12 CARRIAGE WAY	TONIES (TR) LINDA K	LINDA K TONIES TRUST AGREEMENT	RESIDENCE B
13-22-21	346 EAST RIDING DR	ANDERSON BRIAN J	ANDERSON NANCY S	RESIDENCE B
23-2-19	282 EAST RIDING DR	LEWIS (TR) ALAN L	ALAN LAIRD LEWIS 2023 TRUST	RESIDENCE B
23-79-A	684 EAST ST	HINTON STEVEN W	HINTON CHARLENE M	RESIDENCE B
23-80-B	664 EAST ST	BEERS SARAH		RESIDENCE B
25-19-0	683 EAST ST	COWAN EMMA H	COCHRANE CALEB G	RESIDENCE B
25-16-A	651 EAST STREET	PLAMONDON BRYAN B	PLAMONDON CARRIE A	RESIDENCE B
35-30-2	847 NORTH RD	HARRISON JUSTIN L	HARRISON LAURA D	RESIDENCE B
35-31-3	549 RUTLAND ST	DESAI RONAK		RESIDENCE B
35-4A-0	461 RUTLAND ST	HAGGAI LI (TR) HUA CHUNG	GLORIA SHIAO (TR) SHEUE JEN	RESIDENCE B
35-5-0	852 NORTH RD	FALCONE SANTI	FALCONE MARISA M	RESIDENCE B
8-13-6	25 RUSSELL ST	JACOBOWITZ SAUL ABRAHAM RODD	COSTELLO LAURA ANN	RESIDENCE B
8-13A-7	37 RUSSELL ST	MULLIGAN MEGAN E		RESIDENCE B
8-7-0	36 RUSSELL ST	COWAN (TR) NANCY A	NANCY A COWAN FAMILY TRUST	RESIDENCE B
10-8-0	142 RIVER RD	THURAIRAJAH SIVAHARAN	SACHCHITHANANTHAN SHANTHINI	RESIDENCE B
11-16-2	107 RIVER RD	GRECO BONNIE	GRECO ANDREW	RESIDENCE B
11-17-1	131 RIVER RD	ROTHENBERG MATTHEW S	CHO ESTHER	RESIDENCE B
11-14-A	998 BEDFORD ROAD	JOACHIM DALE	FLEURIMOND MYRIAM	RESIDENCE B
11-20A-0	170 SKELTON RD	VAN EERDEWEGH PAUL M		RESIDENCE B
11-20B-0	241 RIVER RD	MURPHREE (TR) CAROL M	MURPHREE (TR) DAVID H	RESIDENCE B
1-91-46K	6 NOWELL FARME RD	SEFTON (TR) ALICE B	SEFTON FAMILY REVOCABLE TRUST	RESIDENCE B
11-22-0	80 SKELTON RD	CHARTER (TR) GWENDOLYN I	GWENDOLYN I CHARTER REVOCABLE	RESIDENCE B
11-9-A	26 SKELTON RD	DIMASCIO DOMENIC R	DIMASCIO DEBRA J	RESIDENCE B
11-9-B	8 SKELTON RD	COLETTI PETER	COLETTI DONNA MARIE	RESIDENCE B
4-12-5	140 INDIAN HILL RD	MATHIEU CHERYL	GOLD KENNETH	RESIDENCE B
4-13-4	130 INDIAN HILL RD	JIA HONGBIN		RESIDENCE B
4-14-3	124 INDIAN HILL RD	GOLDMAN JILL	SETTY MADHAVA	RESIDENCE B
32-3-1	536 CURVE ST	TOHER DAVID B	TOHER DEBORAH A	RESIDENCE B
32-3A-2	542 CURVE ST	EARNSHAW (TR) MARY ELLEN	CHANG (TR) JACK C	RESIDENCE B
32-3B-A	12 MARTIN ST	NEW NEST CONSTRUCTION LLC	SYLENT TRADE LLC	RESIDENCE B
15-48-1	468 WESTFORD ST	KIRK STEPHEN T	KIRK SUSAN C	RESIDENCE B
15-49-2	436 WESTFORD ST	THOMAS KATHERINA	THOMAS DAVID	RESIDENCE B
20-36-1	30 VIRGINIA FARME LN	DOREEN ANN TILT LIVING TRUST	TILT (TR) DOREEN A	RESIDENCE B
20-38-1	85 MUNROE HILL RD	GIBSON PHILIP F	GIBSON LARA N	RESIDENCE B
15-49-3	416 WESTFORD ST	HARRIS ERIC M	HARRIS SARAH D	RESIDENCE B
7-45-0	600 CONCORD ST	ALTSCHULER JEFFREY T	ALTSCHULER KATHERINE A	RESIDENCE B
8-12B-3	51 SPENCER BROOK LN	SOMERS DONNA J	HEBERT JUSTINE O	RESIDENCE B
8-12C-4	63 SPENCER BROOK LN	KAISER CHRISTOPHER A		RESIDENCE B
7-43-3	650 CONCORD ST	EK MARY ANN		RESIDENCE B
8-12-1A	44 SPENCER BROOK LN	FU GUANGSEN	PEI HONGNA	RESIDENCE B
8-12A-2	43 SPENCER BROOK LN	LUO SIRUI	PENG YUAN	RESIDENCE B
21-47-10A	28 WOODBINE RD	RIVIER MATTHIEU	RIVIER MARIE LAURE	RESIDENCE B

Sites with structures built pre-1962 that could be two-family by-right under current zoning

Parcel Number	Property Address	Owner Name	Co-Owner Name	Base Zoning
19-28-12	52 EVERGREEN LN	GRANT RYLAN	RUDZINSKI CHRISTINA M	RESIDENCE B
19-30-14	133 FOREST PARK DR	KEATING JOHN H	HOEHN CELESTE UTA	RESIDENCE B
19-8-5	37 EVERGREEN LN	SCHOFF KELL LEIV	SCHOFF SARAH KILEY	RESIDENCE B
5-23-0	826 WEST ST	KRAPF ESTHER L	KRAPF ALBERT H	RESIDENCE B
5-42-7A	36 LOG HILL RD	PARKE KIMBERLY ANN		RESIDENCE B
5-43-8	24 LOG HILL RD	LEFTWICH KITCH GAIL	LEFTWICH CHARLES M	RESIDENCE B
12-3-3	318 MAPLE ST	COX CHRISTOPHER	COX CARLYN	RESIDENCE B
13-81-3	313 MAPLE ST	BARBER JR JAMES J	KWONG JO ANN	RESIDENCE B
13-82-2B	339 MAPLE ST	KNUTE WILLIAM E	CALLAHAN JULIE	RESIDENCE B
13-11-7	243 BROOK ST	HARPER KELSEY R	DEL MONACO NICHOLAS A	RESIDENCE B
13-12-1	9 TIMOTHY LN	CORMIER (TR) JENNIFER L	CORMIER (TR) TOBIN M	RESIDENCE B
13-13-2	33 TIMOTHY LN	STOPPE RICK	STOPPE SHUANG	RESIDENCE B
13-15-5	20 TIMOTHY LN	KIDDER MATTHEW J	KIDDER HEIDI A	RESIDENCE B
13-49-0	252 BROOK ST	THE BONNIE C YOUSEFIAN 1995 R	THE VREG YOUSEFIAN 1995 REVOC	RESIDENCE B
23-20-11	126 EAST RIDING DR	RUSSELL BRAD MICHAEL	RUSSELL MICHAEL ENE	RESIDENCE B
23-35-12	98 EAST RIDING DR	HEDDEN THOMAS D	HEDDEN HEATHER B	RESIDENCE B
23-42-3	25 EAST RIDING DR	HENSHAW PHILIP D	HENSHAW LEONIE	RESIDENCE B
23-43-4	63 EAST RIDING DR	EMMER NEAL	EMMER AUDREY GLASSMAN	RESIDENCE B
23-44-5	89 EAST RIDING DR	SEARLES (TR) JOHN R	JOHN R SEARLES TRUST	RESIDENCE B
23-46-6	137 EAST RIDING DR	LALIBERTE JONATHAN	GARABEDIAN KATE T	RESIDENCE B
23-47-7	163 EAST RIDING DR	MEYER BARBARA L		RESIDENCE B
23-48-8	177 EAST RIDING DR	OOMEN RAYMOND P		RESIDENCE B
21-37-0	187 PARTRIDGE LN	FIORENZA JOHN	KAMINOME JULIANA	RESIDENCE B
21-40-9A	62 WOODBINE RD	FORTIER (TR) KEITH M	FORTIER (TR) HARRIET S	RESIDENCE B
21-45-1	35 WOODBINE RD	FOX (TR) ROBERT	WOODHULL (TR) PAMELA H	RESIDENCE B
21-51-0	340 EAST ST	METIVIER RALPH E	METIVIER CONSTANCE B	RESIDENCE B
21-52-1	312 EAST ST	DUNKERS (TR) KAREN J	THE TKD REALTY TRUST	RESIDENCE B
21-20-26	241 EAST ST	ALDERSON EDWARD D	GRALLERT SARAH E	RESIDENCE B
21-23-1	39 MEADOWBROOK RD	LIBBY (TR) JOHN	JG LIBBY TRUST NO 1	RESIDENCE B
21-24-2	61 MEADOWBROOK RD	CASCADE FUNDING MORT TRST	C/O PHH MORTGAGE CORP	RESIDENCE B
21-25-3	103 MEADOWBROOK RD	SMITH DARIA VASHTI		RESIDENCE B
21-26-5	125 MEADOWBROOK RD	FIORENZA JAMES	TRESCH KIMBERLY	RESIDENCE B
21-32-10	40 MEADOWBROOK RD	ORFANOS PANAGIOTIS DIMITRIOS	RAMESH NIVEDHITHA	RESIDENCE B
21-42-11	86 PARTRIDGE LN	ROLLINS LEONARD H	ROLLINS MARGARET A	RESIDENCE B
21-43-6	44 PARTRIDGE LN	SCARLETT W GEORGE	LYNCH SHIRLEY	RESIDENCE B
22-59-4	246 EAST ST	MEEHAN (LT) DOUGLAS H	PALMBACH (TR) ANN M	RESIDENCE B
21-29-8	67 HILLSIDE DR	SHARMA ANKUR	SHARMA SUPRADHA	RESIDENCE B
21-30-11	82 HILLSIDE DR	HERNDON TERRY O	HERNDON EVA S	RESIDENCE B
21-8-A	239 LOWELL ST	MACLEOD CRAIG N	MACLEOD GAIL M	RESIDENCE B
21-9-0	257 LOWELL ST	ABEL GYORGY	ABEL YINGJIE	RESIDENCE B

Sites added in July 2025 to create cluster of 16 ~2-acre sites to test Proof of Concept with State re: 50% contiguity rule

Parcel Number	Property Address	Owner Name	Co-Owner Name	Base Zoning
21-14-0	280 LOWELL ST	BUSH MICHAEL STORY	CHIU YIN TOEW	RESIDENCE B
21-21-8	15 PARTRIDGE LN	HUBER JR ERNEST E	HUBER ELLEN G	RESIDENCE B
21-22-7	43 PARTRIDGE LN	LONGMAN CHRISTOPHER	LONGMAN ELEANOR	RESIDENCE B
21-31-9	40 HILLSIDE DR	ADKINS GREGORY S	ADKINS PAMELA	RESIDENCE B

Potential Sites for One Site Approach, Cluster Development Approach, or as Anchors for Scattered Sites Approach				
Parcel Number	Property Address	Owner Name	Co-Owner Name	Base Zoning
34-16-1	63 OLD NORTH RD	MILLER (TR) MARK DAVID	ODONATA TRUST	RESIDENCE B
34-15-2	67 OLD NORTH RD	MULGREW JR GEORGE F	MULGREW ANNE de LAIRE	RESIDENCE B
18-5-0	75 WEST ST	REICHENBACH (TR) JOHN B	JFH NOMINEE REALTY TRUST	RESIDENCE B
18-6-X	WEST ST	REICHENBACH (TR) JOHN B	REICHENBACH REALTY NOMINEE TRU	RESIDENCE B
5-7-1A	575 SOUTH ST	BENFIELD FARMS LIMITED PARTNER		RESIDENCE B
5-9-A	641 SOUTH ST	ZANGA DEVELOPMENT LLC		RESIDENCE B
7-40-0	84 SOUTH ST	RENFROE (TR) LARUE	NEW SOUTH STREET REALTY TRUST	RESIDENCE B
4-33-1-A	SOUTH ST	RENFROE (TR) LARUE	SOUTH STREET REALTY TRUST	RESIDENCE B
14-32-0	147 SCHOOL ST	CARLISLE CONG CHURCH		RESIDENCE B
22-58-0	187 EAST ST	ROMAN CATHOLIC ARCHBISHOP OF B	SAINT IRENE PARISH	RESIDENCE B
8-10-B	CONCORD ST	ROTONDO (TR) FORTUNATO	FORTUNATO ROTONDO INVESTMENT	RESIDENCE B
10-4-X	KAY'S WALK	WOODWARD VILLAGE CONDOMINIUM	C/O NOW CARLISLE 225 LLC	RESIDENCE B
22-72-A	343 BEDFORD RD	WEST ISLE CORP	KIMBALL PETER	RESIDENCE B & GENERAL BUSINESS
22-74-0	OFF BEDFORD RD	WEST ISLE CORP	KIMBALL PETER	RESIDENCE B

Complete drafts of the proposed amendments are available to the public in the Planning Office in Town Hall, Monday–Thursday 8:30 AM to 4:30 PM and Friday 9:00-12:00, and on the Town’s website on the Planning Board page at: <https://www.carlislema.gov/1195/MBTA-Communities>

If you would like to access the meeting remotely, zoom link information will be made available on the meeting agenda, which can be found 48 hours before the meeting at: <https://www.carlislema.gov/agendacenter>

Per order of

Julie Mercier, Town Planner

jmercier@carlislema.gov