

**SCHOOL COMMITTEE AGENDA
WEDNESDAY, APRIL 10, 2019**

I. Call to Order

II. Public School Choice Hearing

III. Public Comments

IV. Review/Approve Minutes

- A. March 20, 2019 and March 27, 2019

V. Information/Discussion Items

- A. Recognition of School Committee Members
- B. Carlisle Demographic and Financial Trends
- C. Spalding Field Discussion
- D. Co-Teaching Update
- E. Recreational Marijuana Facilities Ban
- F. School Committee Schedule and Agenda Topics
 - a. May Meeting
 - b. Student Presentations
 - c. Superintendent Evaluation
- G. Policies
 - a. Drug and Alcohol-Free Workplace
 - b. Tobacco Products

VI. Communications/Correspondence

VII. Superintendent's Report

VIII. Members'/Committee Reports as Needed

IX. Warrants

- A. Payroll Warrant #6719; 386,473.84
- B. Accounts Payable Warrant #6919; \$57,127.17
- C. Accounts Payable Warrant #6619; \$44,122.74

X. Action Items

- A. Vote School Choice
- B. Vote to Approve Superintendent's Contract
- C. Vote Appointment of Special Legal Counsel to Address Special Education Matter
- D. Vote to Support Master Planning Committee's Warrant Request
- E. Vote on Article 26 Solar Project
- F. Vote on Article 30 Spalding Study
- G. Vote Delegating Spalding Field Oversight to Recreation Commission
- H. Vote Drug and Alcohol-Free Workplace
- I. Vote Tobacco Products

XI. Citizens' Comments

XII. Adjourn Meeting

Adjourn to Executive Session pursuant to MGL Chapter 30A, Section 21(a) with no intent to return to open session for the following purpose(s):

- A. **Purpose 3**, To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body; and
- B. **Purpose 7**, To comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements. Mass. Gen. Laws Ch. 39, 23B (1)-(7). G.L. c. 30A, sec. 22(g), consideration of approval of executive session minutes from previous meetings.

The Inter-District School Choice Program

The inter-district school choice program allows a parent to enroll his or her child in a school district that is not the child's home district. Because of space limitations, not all school districts accept out-of-district students under this program. Every year the school committee in each school district decides whether it will accept new enrollments under this program and, if so, in what grades. The [school district profiles](#) page on the Department's website shows, for each district, whether they are accepting school choice students.

If you are interested in having your child attend school in another district under this program and that district is accepting students, you should contact the superintendent's office in the district in which you want to enroll your child. It is advisable to contact districts in advance, generally during the winter or spring prior to the year in which you want to enroll your child. Districts generally require the submission of an application. If more students apply than there are spaces available, the district will hold a lottery to select which students will be admitted. If a district has fewer applicants than it has seats for school choice students, it may choose to accept students at any time during the school year. A sibling of a child currently attending school in another district under school choice will receive preference in the admissions lottery.

Your home district does not have to approve your child's application for admission to another district. Your child is eligible to apply for the school choice program in another district even if your home district is not accepting enrollment through school choice.

Once your child is accepted into another district under school choice, he or she is entitled to attend that district's schools until high school graduation. You do not have to reapply each year.

Transportation is not provided for students attending another school district under this program. You are responsible for getting your child to and from the school.

For additional general information about the inter-district school choice program, contact the Department's [school finance office](#).

School Choice – Opting Out

Per the Mass. General Laws Chapter 76 Section 12B:

Each city, town or regional school district shall enroll non-resident students at the school of such non-resident student's choice; provided, however, that such receiving district has seats available as stated in said report; provided, however, that this obligation to enroll non-resident students shall not apply to a district for a school year in which its school committee, prior to June first, after a public hearing, adopts a resolution withdrawing from said obligation, for the school year beginning the following September. Any such resolution of a school committee shall state the reasons therefore, and such resolution with said reasons shall be filed with the department of education; provided, however, that said department shall have no power to review any such decision by a school committee. If the city, town or regional school district operates an intra-district choice plan, non-resident students may apply for schools on the same basis as resident students, but the intra-district choice plan may give preference to resident students in assigning students to schools.

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Carlisle School Committee

Minutes

March 20, 2019

Carlisle School Community Room, Carlisle Schools, 83 School Street, Carlisle, MA 01741
7:00 PM

Present – School Committee: David Model - Chair, Josh Kablotsky (arrived 7:37 p.m.), Christine Lear, Melynda Gambino.

Present – School Administration: James O’Shea, Superintendent; Matt Mehler, Principal; Denet Sidell, Principal; Susan Pray, Business Manager; Nancy Anderson, Assistant to the Superintendent.

Meeting Documents:

Minutes of February 13, 2019	Master Plan Steering Committee Presentation	CPS Integrated Pest Management Plan
Zoning Bylaw Amendment due to proposed Solar Project	Policy Overview Document	Policy on Drug and Alcohol Free Workspace
MASC Drug Free Workplace Policy	Proposed Drug and Alcohol Free Workspace Policy	Drug and Alcohol Use By Students
MASC Alcohol, Tobacco and Drug Use	Drug, Alcohol, Tobacco and Nicotine Use by Students	Policy on Tobacco Products
MASC Tobacco Products on School Premises	Domestic Violence Leave Policy	Equal Opportunity Employment Statement
MASC Equal Employment Opportunity		

I. Call to Order

Chairman David Model called the meeting to order at 7:01 pm. He made the following opening remarks:

Thank you for coming tonight; I am glad to see such an active community engagement. I know there is a lot of interest in an important strategic initiative to explore new approaches to our middle school education. Jim and Matt will be presenting on this in a little while, and the School Committee will discuss the topic. At that point we will open the meeting for Public Comments, approximately one hour from now.

We are moving the Public Comments because we feel everyone should have the benefit of hearing from the School administration and the School Committee as context for further comments. As always, please identify yourself and your street address, direct your comments to the Chair, try to be succinct and not repeat previous comments.

Also, to ensure we set expectations, “School Committee meetings are held in public, but they are not public meetings in the sense of an interchange between the Committee and the public. Jim

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and the administration have provided, and will continue to provide venues for those interchanges, and will have more to say about that in his presentation.

Finally, I want to repeat what I said last month, that we are all here today because we share the mission of providing the best learning experience for our children as we prepare them for 21st century adulthood.

Thank you for your participation tonight, and please consider volunteering more of your time to the Town and the School. Both depend on the efforts of its citizen volunteers to support the work of the paid professionals to continue to make Carlisle the special place it is.

It was noted that this meeting is being video recorded.

II. Review/Approve Minutes

Ms. Gambino made a motion to approve the minutes of the meeting of February 13, 2019; Ms. Lear seconded the motion. All members present voted in favor of approving the minutes with minor edits.

II. Information/Discussion Items (Part 1)

- A. Spalding Field Update. Jim O'Shea presented. At the last CSC meeting, Mr. O'Shea was asked to do some research on the pesticide use on Spalding Field. He reported that the last time a pesticide plan was updated at the school was 2002. Rob Fortado, Supervisor of Buildings and Grounds is putting together a new plan. The RecCom is proposing a new pesticide proposal that could be used at Spalding Field.
- B. Solar Project Update. Ms. Gambino presented the updated articles that will be proposed at Town Meeting. Article 27 states the Solar Zoning Bylaw needs to be amended to include the school property, but the hill leading to Spalding Field as well as Spalding Field itself are excluded. The maximum height of the structures was specified. If town or school owns abutting property, the 40-foot setback is waived. Lease agreements with Ameresco are currently being drafted. Town Meeting is April 29. The CSC can vote on this at the April meeting or hold a special meeting to vote. Ms. Gambino said they had asked Ameresco if they would consider providing an upfront payment of funds from the solar grant program and they gave us two proposals. There is one proposal for an upfront payment of \$191,555 or an annual payment of \$22,500 over 20 years. FinCom thinks the latter is a better option. Mr. Model deferred to Fincom to work the numbers. Ms. Gambino will let the Solar Lease negotiating committee know that the CSC prefers the 20-year option. All money from lease agreements will go into the Town General Fund, possibly earmarking it for future energy projects or a stabilization fund for capital projects. The paving project set forth in Article 28 will only be presented if the solar article goes forward. There is going to be a public information session on the Solar Project on April 2 at Town Hall. Ms. Lear suggested that this meeting be recorded. Ms. Gambino will come with more information for a CSC vote in April.

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- C. Master Planning Committee. Janne Corneil, Chair of the Master Plan Steering Committee, presented. The MPSC is a 7-person committee formed by the Planning Board. Members are working on marketing a communication plan for the town and have hosted information sessions; there is one next week on demographic trends. There was a climate change presentation by teenagers. Why do we need a master plan? Some surrounding towns have come up with master plans so they can move forward with a shared set of goals. The overarching aim is to sustain Carlisle as a welcoming, great place to live. The purposes of the master plan include creating a shared vision, having a clear road map to prioritize community needs, having an integrated approach including understanding trade-offs, and needing to be comprehensive. There is a 7-member Steering Committee and a 40 member Advisory Committee, including members as young as age 14. There are four guiding principles, including an action oriented approach, community engagement, measure success and integrated planning. The Committee has reviewed recurring themes which include conservation and recreation, creating community, revenue generating opportunities and walkability. This current plan is more action oriented than the previous plan 23 years ago. The Committee is requesting \$135,000 to pay for a consultant on master planning; Planning Board wanted 25% added for unanticipated additional costs, bringing the proposed warrant article to \$160,000. There is more information on the website www.carlisleplan.org Ms. Corneil is hoping for support from all committees. The CSC will vote on this in April. Mr. Kablotsky asked the process for how conflicts for making a vision for the town are resolved. Ms. Corneil answered that the hope is the initial phase of the project is listening, hearing and understanding the different perspectives. Her belief is that the consultant will gather all the facts, lay out all the issues on a topic with tradeoffs, so the Committee has info it needs to make decisions. It's a consensus building process; looking at alternatives, having different conversations, considering social and economic and environmental perspectives. Communities are diverse. Process is a community dialog, consultant will organize several public meetings, there will be multiple forms of engagement. The consultant will help put together how plans will be presented. Even controversial issues can be worked out by a majority. We are the consultant's client. There has to be an objective outside voice. Ms. Gambino thanked Ms. Corneil and the Steering Committee for her expertise and planning. Mr. Model noted that there are other big projects that require big expenses, there has to be some overarching prioritizing of these needs. Ms. Corneil said that is definitely part of the process. With rising tax rates, it's necessary to think creatively about finding new revenue streams. The next meeting of the Master Plan Steering Committee will be about Carlisle Trends. It will be held on March 27 at 6:30 in the Community Room.
- D. Restructuring. Mr. O'Shea presented. Carlisle is a leader in PK-8 education. At the beginning of the school year, the CSC and Mr. O'Shea set a goal for exploring restructuring at the middle school level. The process included conversations with different individuals and comprehensive research. Dr. Mehler contacted other schools, and documented practices from comparable districts. He did a comparative analysis of middle school models, structures and scheduling attributes. Dr. Mehler

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reported that there are many different models, and the dominant model has grade level teams. The issue of middle school structure is more complicated than we initially thought. The Carlisle middle school model has been successful, and we don't want to change for the sake of change. Mr. O'Shea stated that what we do, and what we should continue to do, is to look at the trends and always make sure we are on the cutting edge of innovative education. We are only going to make changes if change will improve the education of our children. Right now, we will not make any changes to grades 6-8. The current model will be maintained for now. Mr. O'Shea acknowledged that there are great things happening at school. We also want to keep this conversation going. We will form a committee to look at the vision of our district for the next 10 years and come come to the CSC with recommendations. Ms. Lear thanked Dr. Mehler for all his research and is happy that the conversation will continue. Mr. Kablotsky stated that factors will come about that will drive changes to the school, we should be prepared for and understand these changes. The focus should be on ideas for improvement. Research shows the benefits of increased time for students in classrooms; do we have opportunities to improve education by students being in class for longer periods of time? We want to be driven by best educational practices not finance. What is best for students? Mr. O'Shea agrees. Can we use research on other districts to improve our district? Ms. Gambino said that it's important to identify what we are doing well. She noted that there is a possible threat to our model if the enrollment trends continue. The School is one of the major assets we have in Carlisle and we need to be ready for population changes. Pedagogy leads structure. Ms. Gambino posed using the School Advisory Council as a starting place. Mr. Model said there is a lot of research, big decisions to make, it's important to investigate academic resources. Mr. O'Shea said site visits might be done. Distressed school districts are forced to change, may look in unconventional areas for innovations and ideas. Mr. O'Shea said that Carlisle has had the dyad model in 5th grade for years. With the retirement of one fifth grade teacher we are looking to go to a triad model for 2019-2020. There will be 2 informational meetings for parents about this topic.

IV. Public Comments

Kathy MacDonald, Nowell Farm Road, mom of one student in high school and 3 in Carlisle. She applauds the conversation. She thanked all the teachers. Addressing the teachers, she said that parents support you as teachers and we are grateful you are here. She also thanked the CSC. She pointed out there were merits to the vision, vision should be for whole school, how you put together this mini school master plan committee.

Camelia Rosca, Brook Street, echoed that Carlisle has amazing teachers. She added that what we do is ahead educationally. We hope we find ways to support the teachers who support our children.

Liz Gray, teacher, representing teachers said that asking us to do more without a contract really hurts.

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Vanessa Moroney, Bedford Road asked where is the wellwater source for the school, will pesticides be tested before and after has contacted RecCom and Board of Health, has not gotten answers, wants to know what other schools have done for pesticides. Mr. O'Shea will ask Rob Fortado and get back to her.

Carrie Patel, Tophet Road, asked if the 5th grade triad is just for next year, and how it would cover math and science. Mr. O'Shea said he would address that that at the meetings next week.

Amy Smack, Red Pine Drive, said Dr. Mehler has done a lot of research, he has presented a schedule that will be something of educational value to our middle school. We have an opportunity to explore that. Dr. Mehler said we are an outstanding middle school with excellent teachers. He would like to see more choices for students, and ways we can continue to grow.

Ms. Gambino would like to invite people to come and continue to be part of the conversation.

V. Information/Discussion Items (Part 2)

- A. Policy Subcommittee. Mr. O'Shea presented. He stated that the policy revision process is long, and asked if it would be a good idea to create a subcommittee for policy review. We could generate and draft policies and bring them to CSC. Mr. Kablotsky thinks the time spent on policy review is only about 10%, Mr. O'Shea thought it was closer to 25%. Mr. Kablotsky didn't support the creation of a subcommittee and didn't think it would save much time. The thought was to form the subcommittee in May and pilot it next year. It was agreed that the policies should be grouped for discussion and voting purposes. Ms. Gambino questioned if there should be a separate meeting on just policies? At the region, there is not a lot of time spent on policies. Mr. Model said the subcommittee plan was worth a try.

B. Policy Review

a. Drug and Alcohol-Free Workplace. Should there be an employee handbook? Currently Human Resources postings are in the business office. Teachers have to sign off on policies at the beginning of every school year. Ms. Gambino made a motion to accept the revision with notification and specification of state law but withdrew her motion. Mr. O'Shea will look into the Drug Free Workplace Act of 1988 and review our policy with counsel.

b. Drug, Alcohol, Tobacco and Nicotine Use by Students. A new version of this policy was proposed that includes vaping. Minor edits will be made. Mr. Kablotsky moved to accept the policy as amended; Ms. Gambino seconded the motion. All members present voted in favor.

c. Tobacco Products. Mr. O'Shea will talk to counsel about this policy.

d. Domestic Violence Leave. Mr. Kablotsky moved to accept this policy with minor edits; Ms. Lear seconded the motion. All members present voted in favor.

e. Equal Opportunity Employment Statement. Mr. Kablotsky moved to accept this policy with minor edits; Ms. Lear seconded the motion. All members present voted in favor.

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VI. Communications/Correspondence

VII. Superintendent's Report

Highlights of Superintendent Jim O'Shea's report included:

- Nanette Johnson retired, we appreciate all the work she did, we are looking to fill the technology assistant position
- PowerSchool Implementation and Training is ongoing
- Technology Committee is looking at a new template for the website, that will work better on mobile devices
- Ms. Pray closed bus contract, originally came in at 14% increase, and was negotiated to the 1st year at 8%, second year at 2.5%, and the 3d year 2.5% which works out to \$350 per day per bus. We have option to extend years 4 and 5 which is written into the contract. Increases reflect the cost of salaries and benefits for drivers, and bus cost. Ms. Pray sent out 13 bids. The only two companies to bid were Bedford Charter and one person who sells busses. Bus companies won't bid against each other. Bus companies bid per route. Mr. Kablotsky questioned how the School manages this increase? Ms. Pray said she factored in a 10% increase in the budget. Mr. Kablotsky questioned if the School could sign up for a one-year contract. Mr. Model said he would discuss the matter further with Ms. Pray
- March 4 implemented Husky Home Day – put surveys out to faculty, 87% found it a better option than a snow day, 66% parents said it was preferable to a snow day and added day at the end of the year (266 separate responses) 177 students, 85% saw it as a better option 5-8th graders; the vast majority of classes had 85% school work completion
- Report cards coming Friday
- MCAS assessments start April 1
- Shakespeare and Company was here
- Read Across America, thanks to readers
- 7th grade play was fabulous, thanks to everyone
- 7th grade Challenge Day this past Monday
- Band and Chorus Concert last night, then at Mechanics Hall next week
- Early Act – veterans appreciation luncheon tomorrow
- Student Services Director will not be returning next year; timeline for people serving on interview committee, 2 committee members will hire, DM and MG, Jim will share timeline

VIII. Members'/Committee Reports

Municipal Facilities: Mr. Kablotsky reported that there is a warrant article for the Police Station renovation.

Regional School Committee: Ms. Lear reported that the RSC is looking to set up an information session for Carlisle on the paving project at CCHS.

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IX. Warrants

- A. Payroll Warrant #5419; \$382,534.00
 - B. Payroll Warrant #5419; \$382,534.00
 - C. Payroll Warrant #5919; \$357,694.18
 - D. Accounts Payable Warrant #6119; 206,626.84
- Additional Warrants were signed on March 19:
Payroll Warrant #6219; \$381,566.12
Accounts Payable Warrant #6419; \$44,170.42

IX. Action Items

- A. Vote Teacher's Child to Attend Kindergarten in 2019-2020. Ms. Gambino made a motion to allow Meghan Cox's child attend Kindergarten in the 2019-2020 school year; Mr. Kablotsky seconded the motion. All members present voted in favor; the motion passed.

X. Citizens' Comments

Carol Yelle, Cross Street, voiced concern over lack of consistency for the role of Student Support Service Director. The current director has left after 3 years, as did the previous director. There is a need to look at special education services and this is a good time to review special education at the school. There is a Coordinated Program Review of Special Education coming up in 2021. Cynthia Sorn, Rutland Road, pointed out that the previous director did a review of special ed services. Mr. Model agreed that this was an important thing to do. Mr. Kablotsky felt that it is important not to rush on the hiring and questioned if the current special education model the best model. Currently, the director chairs every IEP meeting. There was discussion over whether the CSC can designate Jim to do the interview. Cynthia Sorn added that the Department of Elementary and Secondary Education (DESE) states that School Committees are not required to do the hiring, and the DESE suggests the Superintendent hire. The CSC will meet again this coming Wednesday morning at 8:30 a.m. to further discuss this topic.

XI. Adjourn Meeting to Executive Session pursuant to MGL Chapter 30A, Section 21(a) with no intent to return to open session for the following purpose(s):

Purpose 2, To conduct contract negotiations with non-union personnel

Purpose 3, To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and

Purpose 7, To comply with, or act under the authority of, any general or special law federal grant-in-aid requirements. Mass. Gen. Laws Ch. 39, 23B (1)-(7). G.L. c. 30A, sec. 22(g), consideration of release of executive session minutes from previous meetings.

Ms. Gambino made a motion to adjourn to Executive Session for the purposes listed above; Mr. Kablotsky seconded the motion.

The following votes were taken in roll call: Gambino, aye; Model, aye; Lear, aye; Kablotsky, aye.

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The public meeting was adjourned at 10:25 pm.

Respectfully submitted,

Nancy Anderson
Assistant to the Superintendent

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Carlisle School Committee

Minutes

March 27, 2019

Carlisle School Community Room, Carlisle Schools, 83 School Street, Carlisle, MA 01741
8:30 AM

Present – School Committee: David Model - Chair, Josh Kablotsky, Christine Lear

Present – School Administration: James O’Shea, Superintendent; Nancy Anderson, Assistant to the Superintendent.

Meeting Documents:

Director of Student Support Services Search Timeline	Director of Student Support Services Job Description	Director SSS Job Posting
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I. Call to Order

Chairman David Model called the meeting to order at 8:35 a.m.

II. Public Comment Period

Mr. Model welcomed everyone to the meeting, and asked if any members of the public had comments. There were no comments.

III. Information/Discussion Items

A. Director of Student Support Services Position/Plan

Mr. O’Shea presented. The timeline has been established for looking for a Director of Student Support Services. The School has a job description and a job posting. Officially, it is the School Committee’s hire, but it can designate the Superintendent to run the process. Mr. Model voiced concern over the fact the last two people in this position have only lasted three years each. Mr. Kablotsky has concern that this position is one of the most important in the district, with an increasing amount being spent on the special education budget. This population of students need services to succeed. It behooves us to figure out how to do it better. Ms. Lear agreed that it’s an important role but is not sure if a different process would have weeded out the issues. Mr. O’Shea clarified that the job posting was not the same as the job description, which is a list of duties and responsibilities. He said the job expectations are embedded in the posting. Mr. O’Shea clarified that posting the job description is not how a job is presented in education. Mr. Model felt the standard should be to put the job description in the posting. He voiced the larger question of whether we should have the Director chairing all IEP meetings. Moving forward it might be better if that task was designated to or shared with others. Mr. Kablotsky said it’s important to identify the priorities of the job. Mr. Model sees the need to think about what we are seeking to do in the district; this is a difficult mission and an opportunity. Mr. Kablotsky added that this position must lead a model of how we deliver special education services. It’s an opportunity to pull the current model apart and examine it. We need someone to develop a

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model for delivering services, with the ability to drive and negotiate. This needs to be a collaborative process where multiple people participate and drive the process. Mr. O'Shea will work with faculty and staff to rework the job description. Mr. Kablotsky said to find the best person and build the job around him/her, prioritize what is the most important qualification? The candidate needs to have vision. It's more important to get it right than get it fast. Mr. O'Shea will have parent and faculty forums, and ask for input in the next couple of weeks and report back to CSC in April. The potential people on the search committee will include 2 people from the School Committee, 3 faculty, 2 students, 3 administrators, and 2 parents and possibly one or two others. Mr. O'Shea will ask for volunteers. Mr. Model clarified that the CSC has given Mr. O'Shea direction for this process. Mr. Kablotsky said it is important to figure out which traits you want in a candidate.

IV. Citizens' Comments

Cynthia Sorn of Rutland Street said the job posting is boring and needs to be exciting. She thought a wise course of action was to hire a good person and also hire a consultant. She noted the start date for the new hire is July 1. Mr. Kablotsky felt that consultants often they tell you what you already know but they are outsiders, so the message is viewed differently. Cyndi Samuels (CPS special educator) stated that it's important to have regular education staff as well as special education staff on the committee. She also noted that we have had consultants in the past and they have presented new information. Susan Pray agreed that we have an aggressive timeline, but this is the window where people are looking for jobs. Mr. Kablotsky questioned if the candidate should be hired for one year or three years. Carol Yelle of Cross Street agreed with Cyndi about the need to include both regular and special educators on the search committee and added that both elementary and middle school have to be represented as well with staff and parents. She thanked everyone for the great conversation. It was noted there are no internal candidates for this position. Sue Ross (CPS OT specialist) asked if the candidate search could extend outside Massachusetts, and it was confirmed that the posting extends to other states. Ms. Yelle noted that it shows faculty and staff commitment to students by being at this meeting. Ms. Samuels asked for qualifications on people who could chair IEP meetings. Mr. O'Shea said that the person must be able to allocate District resources. Ms. Sorn added that in other districts, Principals chair IEP meetings. Mr. O'Shea said a special education liaison could be designated to chair meetings and it is rare that a Director chairs them all.

V. Adjourn Meeting

Mr. Kablotsky motioned to adjourn the meeting; Ms. Lear seconded the motion. There was no move to Executive Session. All members present voted in favor. The meeting was adjourned at 9:17 a.m.

Respectfully submitted,

Nancy Anderson
Assistant to the Superintendent

CARLISLE TRENDS

Demographic & Financial

Presenter:
John Ballantine

Wednesday April 10th 2019

Organized by the Carlisle Master Plan Steering Committee and members of the Master Plan Advisory Committee

John W. Ballantine, Jr.

Carlisle resident since 1985

- Housing Authority
- Finance Committee
- Board of Selectmen
- Personnel Committee
- Highland Committee
- Cranberry Bog Committee
- Counsel on Aging
- Carlisle surveys (1989, 2009)
- Carlisle Mosquito
- Growing Pains and CPS building demographics
- Economist and Brandeis professor
- Town volunteer



AGENDA

- Demographics
- Carlisle Public Schools Enrollment
- Budget and Taxes and Burden
- Issues / Challenges / Our Future



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Demographics

We all get older with changing demands / needs

Our shifting population mix

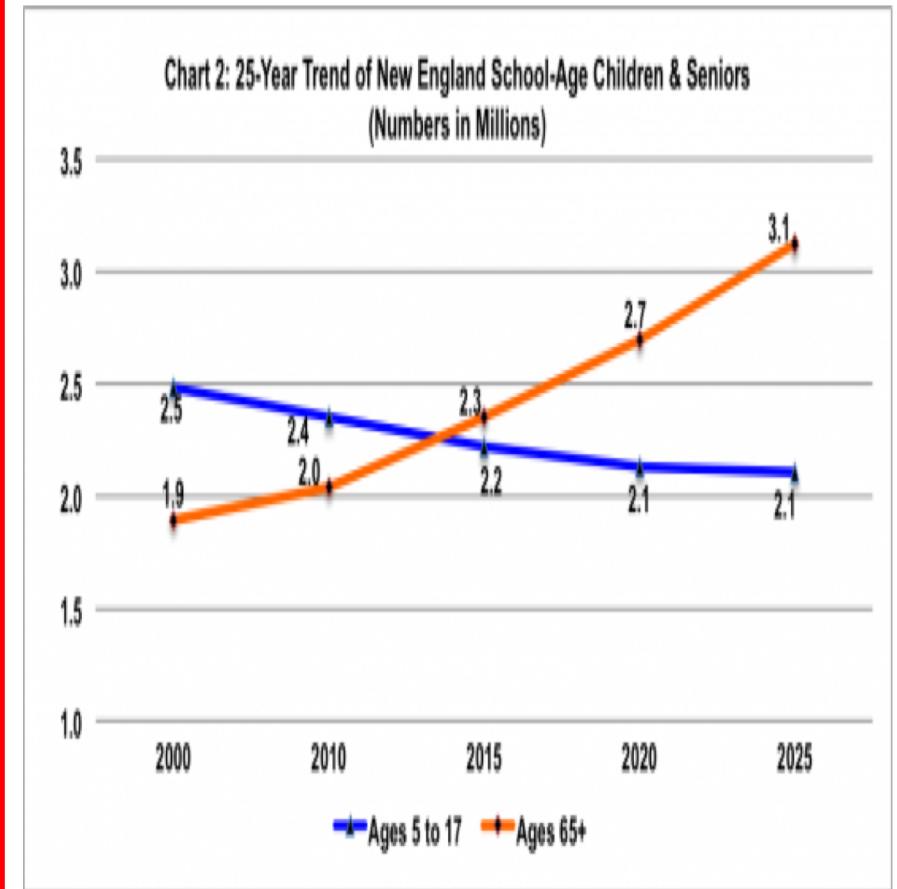
Changing age profile over time

Actual numbers -- USA & Carlisle census

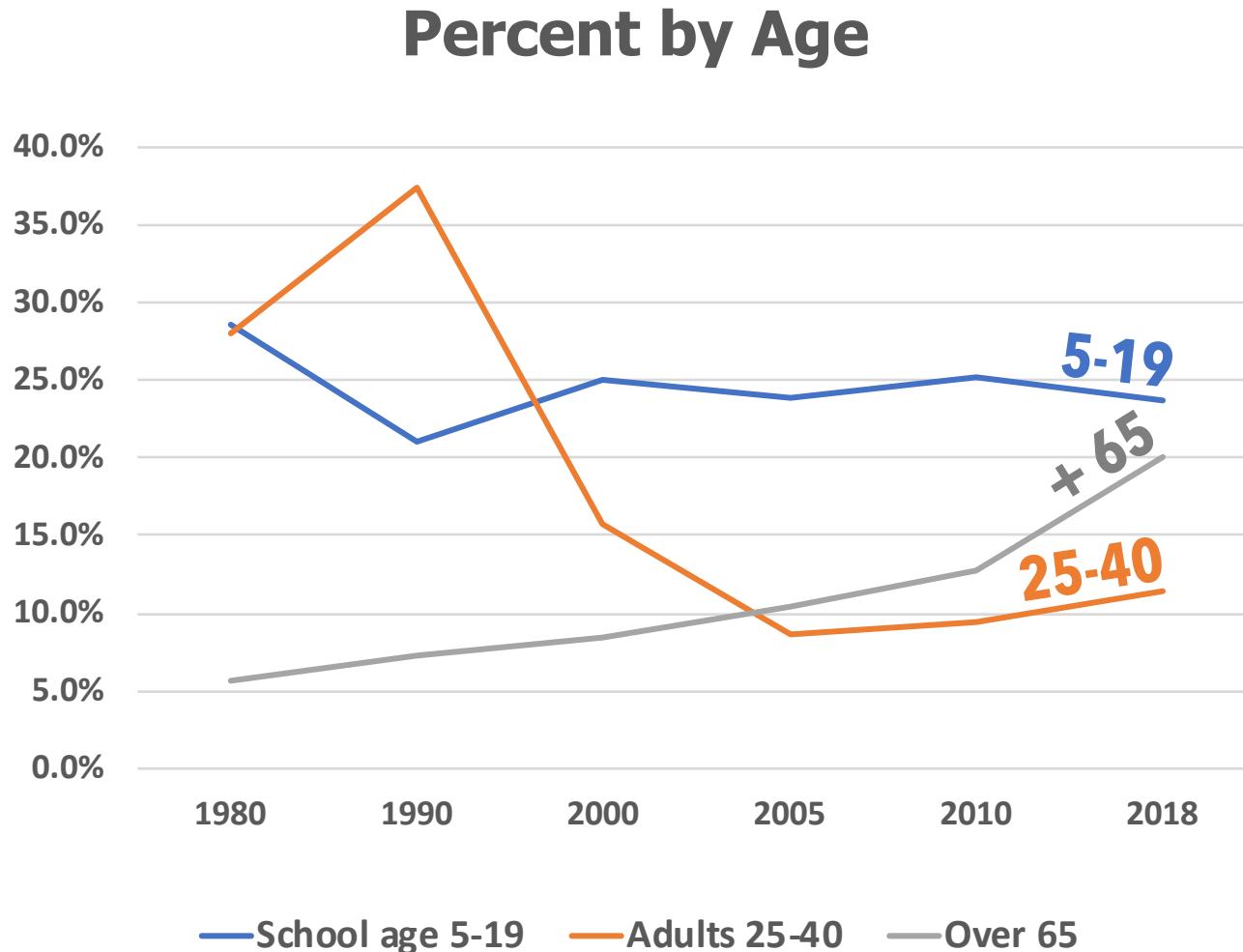
Age	1980	1990	2000	2005	2010	2018
0 - 24	1286	1464	1605	2040	1926	1503
25 - 40	924	1621	740	476	545	589
40 +	1096	1248	2372	2993	3119	3092
Total	3306	4333	4717	5509	5590	5184
50 +	719	1178	1615	1941	2294	2455
over 65	187	313	395	570	715	1040
school, 5 - 19	945	912	1180	1316	1408	1230

Carlisle census

Massachusetts aging population



Carlisle and Massachusetts Are Aging



- Town services and needs
- Population growth, buildable lots
- Housing mix, families, and affordability
- School enrollment
- Life cycle changes: 2030 and 2040



Carlisle Public Schools

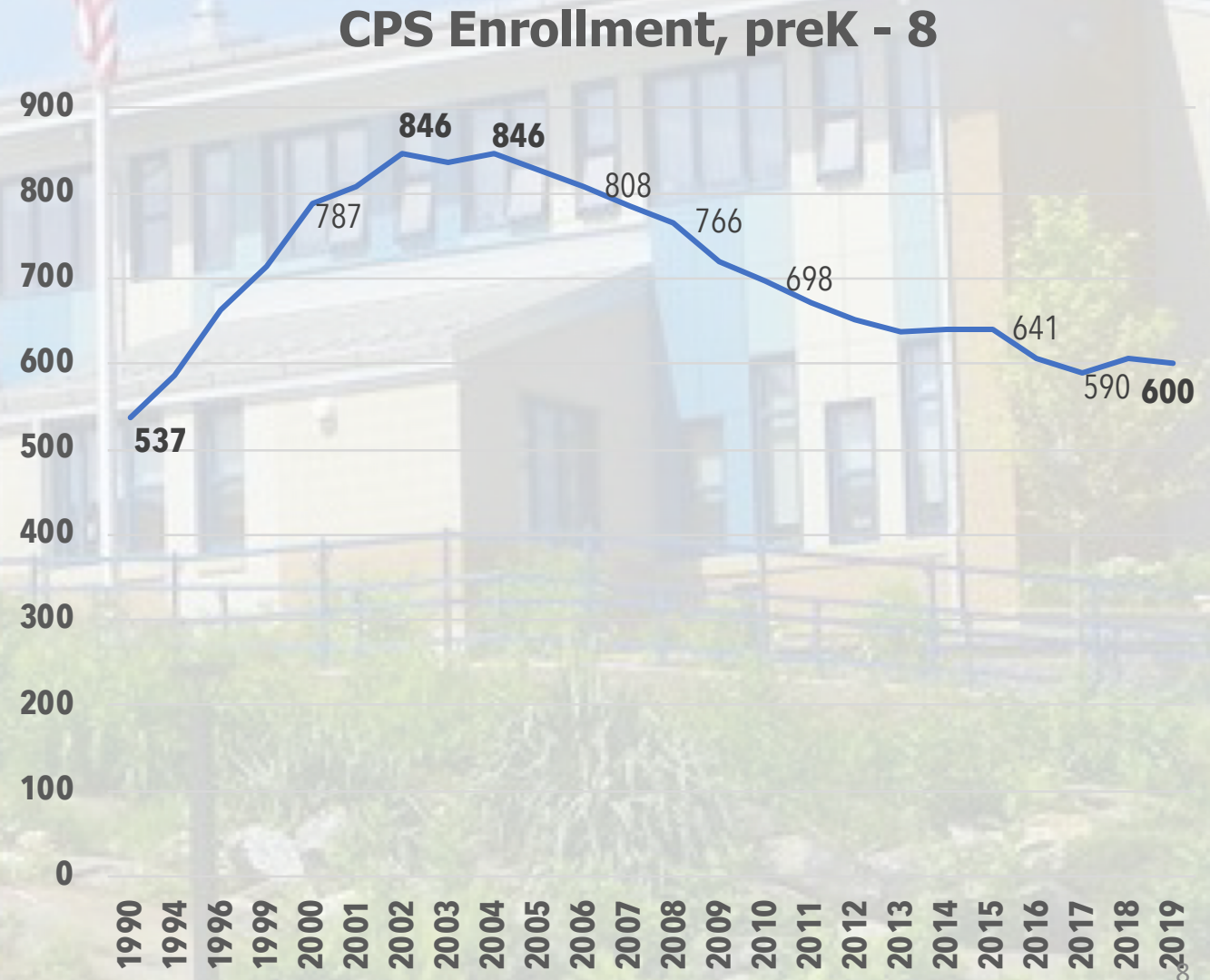
Enrollment trends

Cohort model

Costs

Carlisle Public Schools (CPS)

- Growth from
 - 537 in 1990 to
 - 846 in 2002, down to
 - 600 in 2019
- Two school building projects (CPS, CCHS)
 - approximately \$120 million
 - state funding support / debt
 - CPS capacity in 700 + range
- CPS enrollment expected fall to low 600s.
- Why?
 - births
 - move-ins



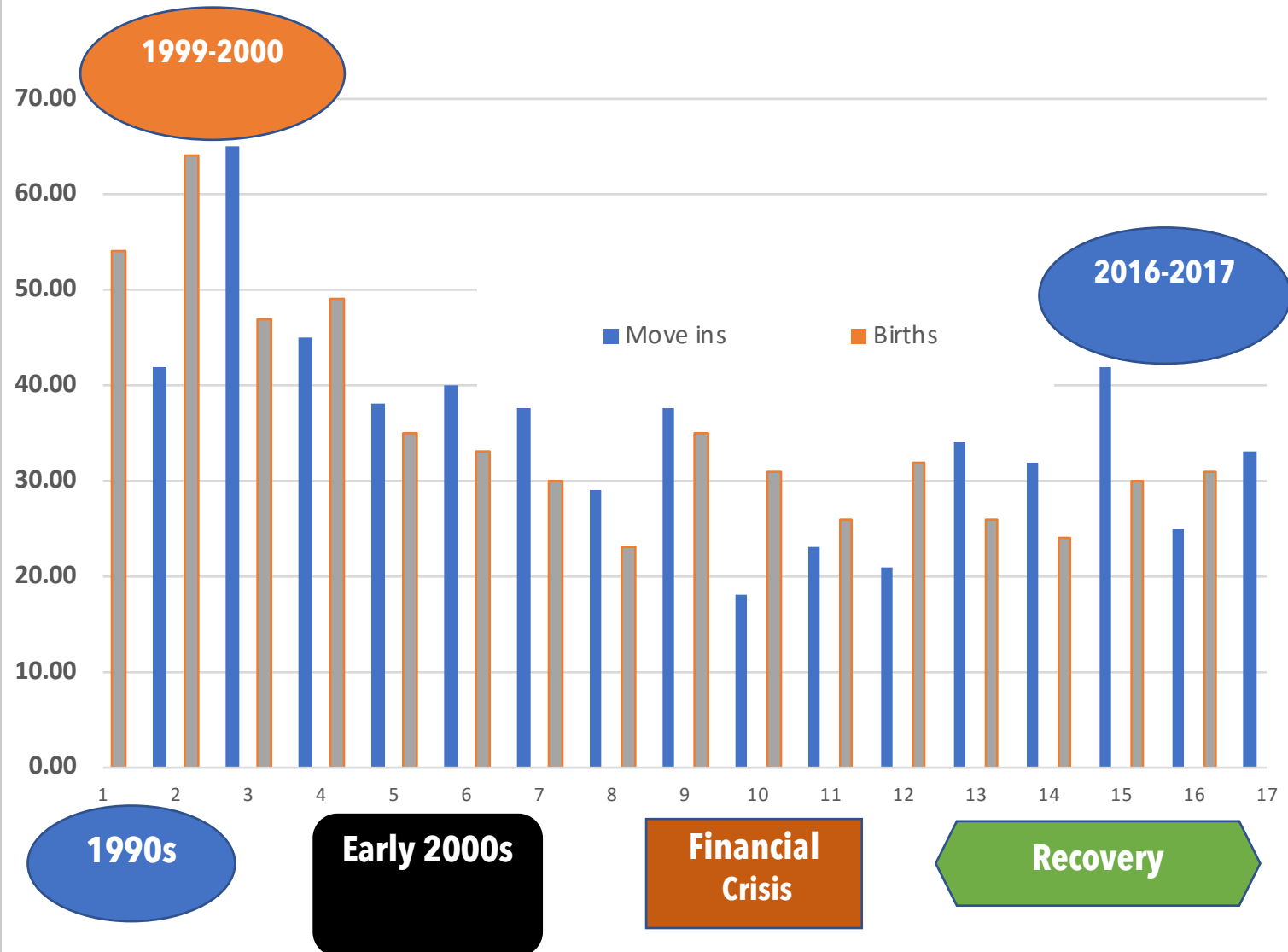
Why Changing Enrollment?

- births part of K class in 5 years
- move-ins distributed K-8

The Cohort model

- births plus move-ins
- over life of CPS student 13 years
- graduate and then part of CCHS

In coming CPS students: births and move-ins



How the Cohort Model Works – Move ins

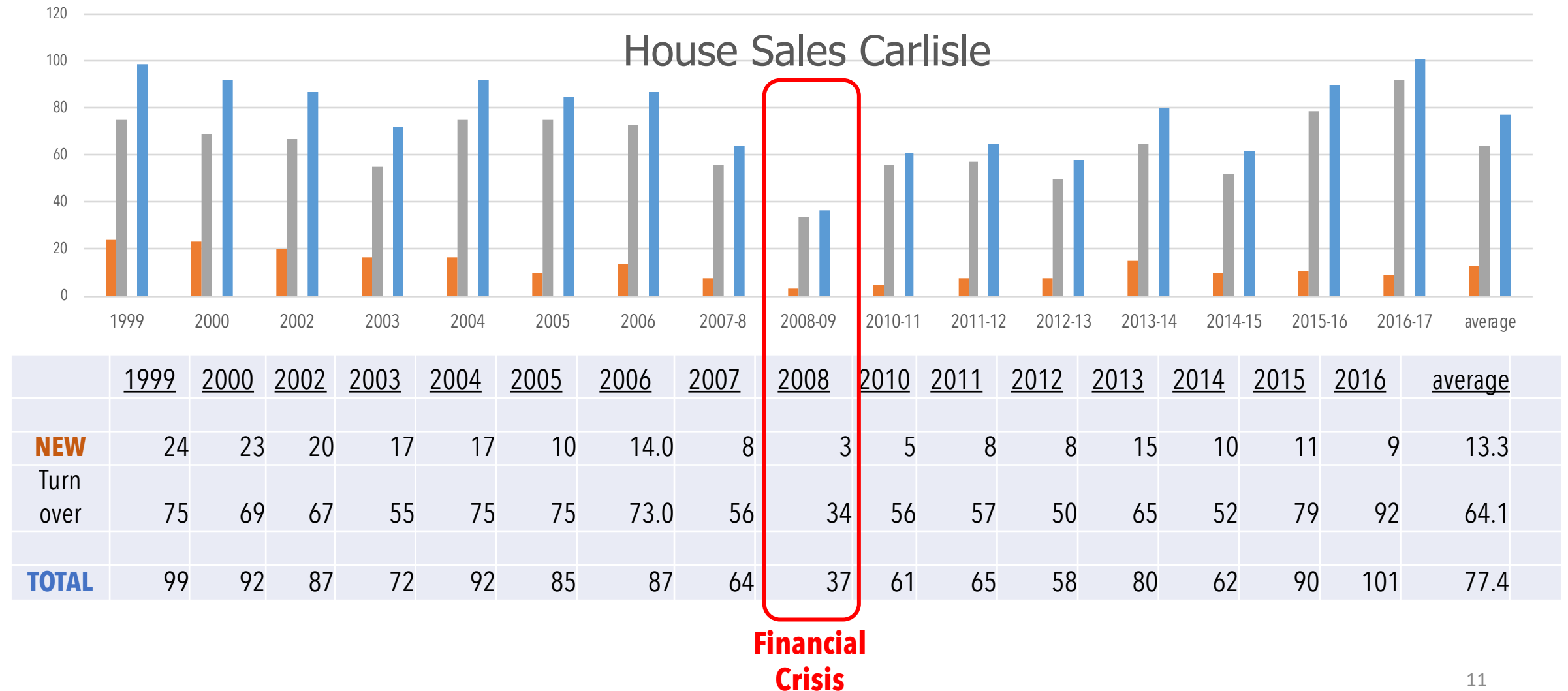
Law small numbers: lots variance with declining inflows tied to sales of Turnover and New homes

INFLOW	<u>1999</u>	<u>2000</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2010</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
of kids																
Pre- school	22	22	18	22	13	33	24	27	20	17	15	17	12	34	13	15
K-8	20	43	27	16	27	8	5	14	-2	6	6	17	20	8	12	18
Annual Net kids for CPS	42	65	45	38	40	41	29	41	18	23	21	34	32	42	25	33

- **Children born** in Carlisle approximately **30-50** are the beginning of the cohort for future K class
- Children move into Carlisle: new homes and turnover homes:
 - pre-school move in kids join a future K cohort depending on age
 - children flow into all age groups / grades -- 6 to 40 flow into various grade levels each year (k-8)
- Total Cohort of one grade is
 - births **plus** inflow pre-k kids flowing into age cohort to K
 - K-8 inflow to respective grade

House Sales in Carlisle

More children in New homes (0.93) vs Turnover (net 0.45)



Examples of Cohort change over time

very dependent on #s and assumptions

- 40 children born in Carlisle
 - Over first four years, 20 plus children join specific age cohort
 - Starting **K class of 60** ($40 + 20$)
 - Then 20 additional students join the K class cohort or $60 + 20$
 - Graduating 8th grade of **80** students
 - Average class size $60 + 80$ over time at Carlisle == **70**
 - CPS population based on averages 70 times 9 grades == **630 students**
- 30 children born in Carlisle
 - And over first four years 20 plus children join age cohort
 - Starting **K class of 50** ($30 + 20$)
 - Then 15 additional students join the K class cohort or $50 + 15$
 - Graduating 8th grade of **65** students
 - Average class size $55 + 65$ over time at Carlisle == **58**
 - CPS population based on averages 58 time 9 grades == **522 students**

Look At Our Actual Carlisle Cohorts

high count and low count cohorts

CPS	<u>YE 2005</u>	<u>YE 2006</u>	<u>YE 2007</u>	<u>YE 2008</u>	<u>YE 2009</u>	<u>YE 2010</u>	<u>YE 2011</u>	<u>YE 2012</u>	<u>YE 2013</u>	<u>YE 2014</u>	<u>YE 2015</u>	<u>YE 2016</u>	<u>YE 2017</u>	<u>YE 2018</u>	<u>YE 2019</u>
Enrollment															
Pre K	16	14	15	16	15	16	14	13	17	17	12	12	14	8	14
K	79	57	68	73	56	63	47	54	47	69	52	54	51	63	58
1	84	84	62	71	80	62	66	49	60	56	70	52	58	57	62
2	75	88	89	64	76	80	66	69	55	66	58	74	54	60	62
3	95	74	89	88	64	75	79	68	72	61	70	56	73	59	60
4	104	88	76	88	90	65	77	74	66	76	70	63	59	75	62
5	112	106	87	77	87	95	69	75	75	66	76	73	70	65	76
6	88	106	105	83	70	87	95	71	79	75	72	75	70	70	64
7	99	91	104	105	85	72	87	94	70	84	75	68	73	73	71
8	74	100	90	101	97	83	72	86	97	70	86	80	68	76	71
Total CPS	826	808	785	766	720	698	672	653	638	640	641	607	590	606	600

CPS Future Enrollment?

- What **births rates** in Carlisle families -- the stock
- Who **move-ins** to Carlisle -- the flow
- Very dependent on assumptions and housing activity (flow of students into Carlisle for each age cohort)
- Historical averages based on 25 years of data (appendix)
 - inflow of students in New homes (average **1 new** child per home)
 - net inflow of students in Turnover homes (averaged **0.45 net new** child per home)

More **housing sales** then **more students**
coming into Carlisle

Lots of variance, stable Trends

Future Carlisle School Enrollment (CPS)

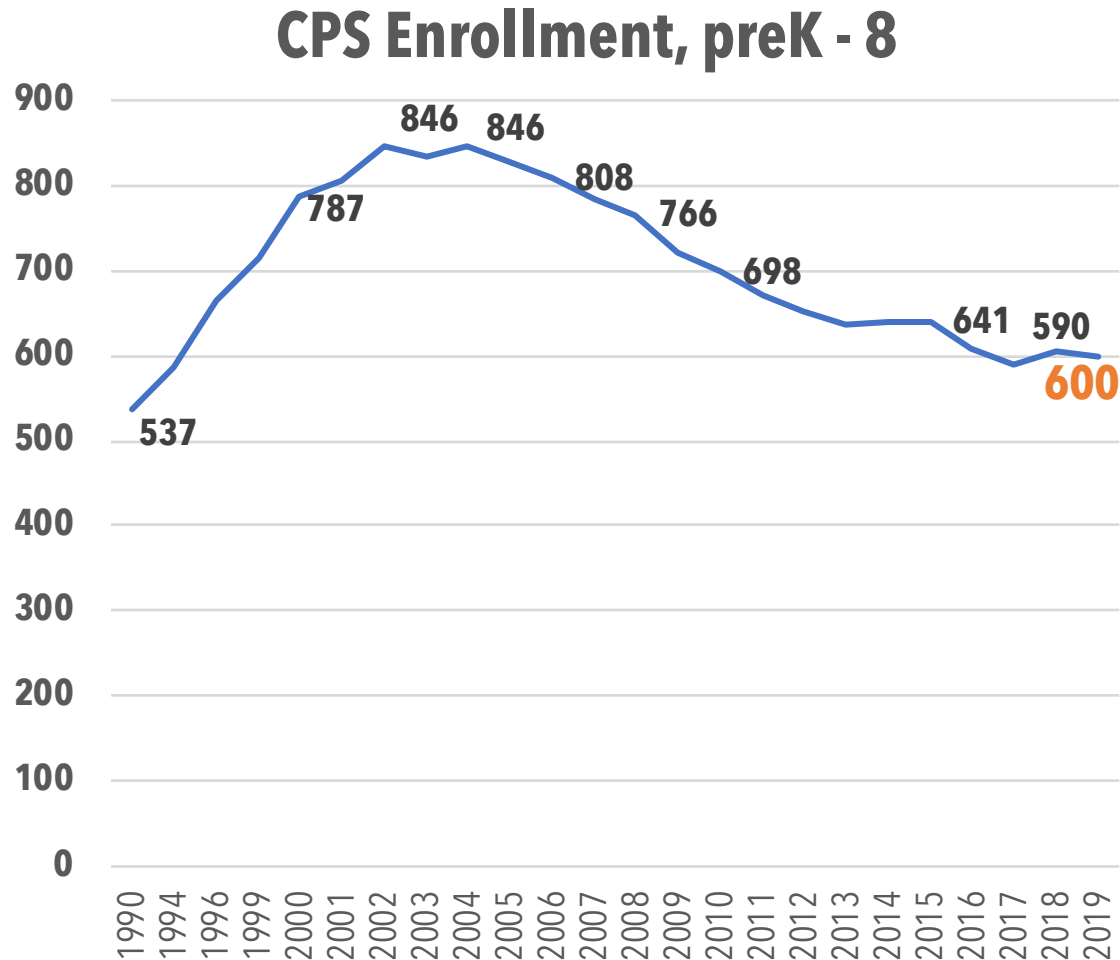
- Start with Births, averaging around 30
- Plus NET inflow of students from New & Turnover SALES averaging 30-40

Future classes at CPS for grade cohort could average in the
60-70 range

- maybe lower, IF fewer NEW home and Turnover sales
- but, demographics could change → more children move in with T/O homes

CPS enrollment range over next **10 years**
520 - 640 plus or minus

CPS Enrollment and Housing Trends



- House sales and price (new & old)
- Births, family size, and new families move into Carlisle
- Sustainable CPS enrollment

**Challenges for CPS:
Capacity, Programs, and
Budget**



Carlisle Budget and Taxes

Increases over time and tax burden and debt capacity

Carlisle Taxes: 2010 to 2019

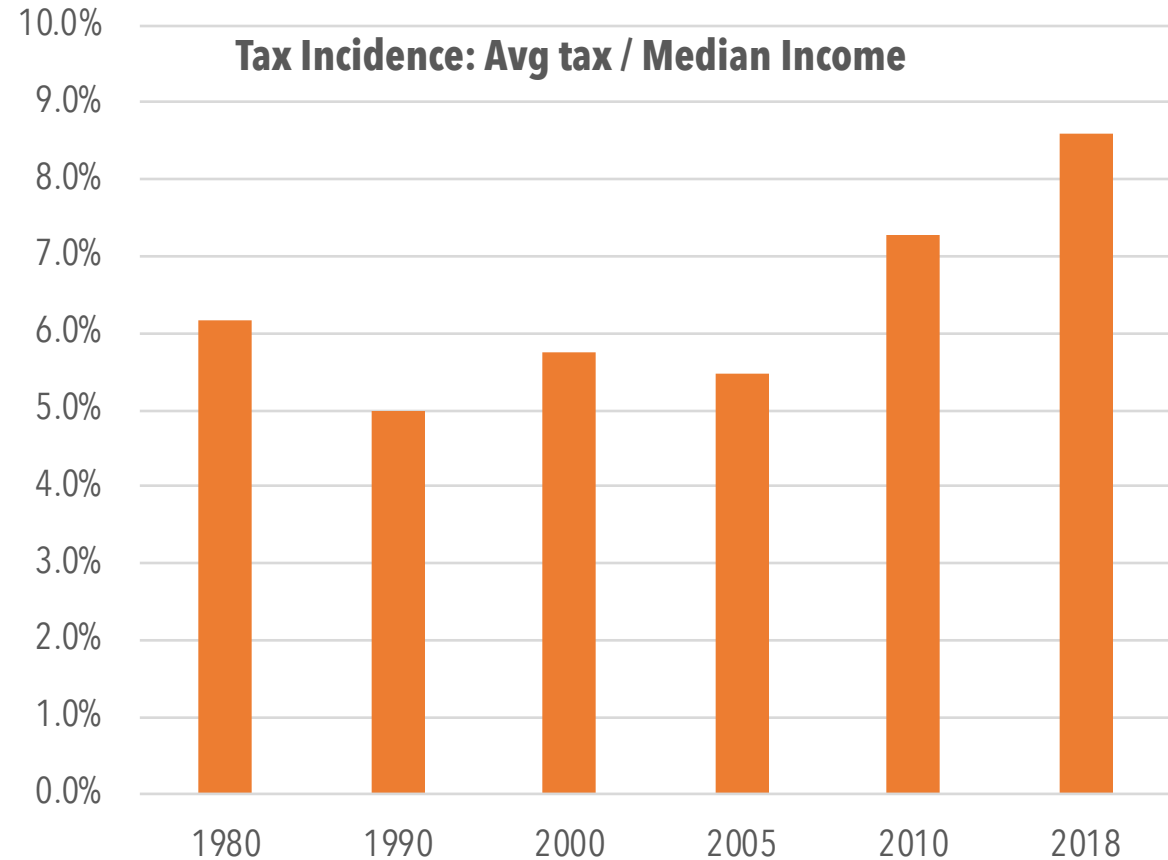
Carlisle Assessors Office

	2010	2011	2012	2013	2014	2015	2016	2017	2018	% change
Population	5577	5601	5332	5418	5438	5308	5235	5419	5248	(5.9)
Avg. home assessed value	\$ 771,254	\$ 722,226	\$ 694,276	\$ 676,475	\$ 683,051	\$ 690,884	\$ 790,001	\$ 798,061	\$ 809,094	4.9
Tax rate	\$14.62	\$16.13	\$17.14	\$17.68	\$18.64	\$19.00	\$17.20	\$ 17.62	\$ 18.17	24.3
Avg tax bill	\$11,276	\$11,650	\$11,900	\$11,960	\$ 12,732	\$13,127	\$13,588	\$ 14,062	\$14,701	30.4

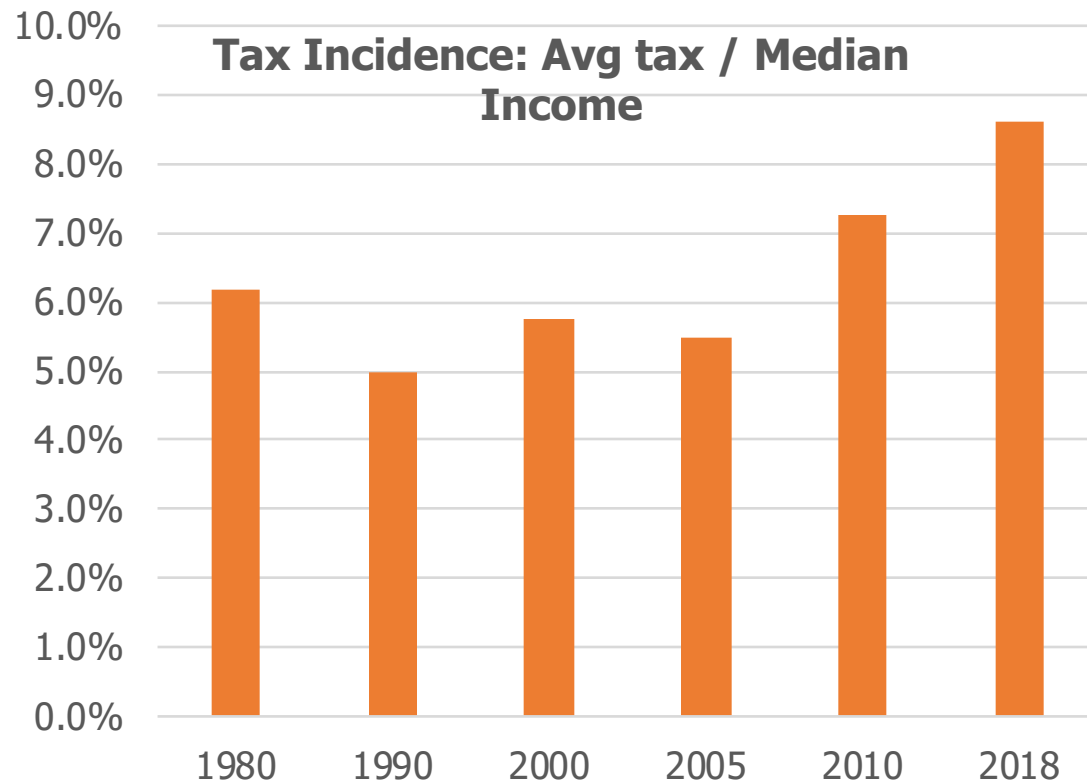
Tax incidence over time – what percent we pay:

Your actual tax depends on house value and income

Carlisle	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>2018</u>
Residents	3306	4333	4717	5509	5577	5248
Households units	1055	1495	1655	1685	1,758	1830
Average Tax	2,360	4,320	7,468	8,770	11,276	14,701
Median family income	38,250	86,660	129,800	160,000	155,000	170,703
Tax incidence	6.2%	5.0%	5.8%	5.5%	7.3%	8.6%



Our Budgets and Our Taxes



- Household disposable incomes:
 - minus state and Federal taxes
- Carlisle taxes similar to other towns
- Town budget drivers / expenses
- Other revenue sources
- Balancing our needs and costs
- Future investments

Needs, Issues and Challenges

2030 and...
2040

- Aging
- School enrollment
- Taxes / budget
- Life cycles



- **Population growth**
- **Age cohorts**
- **Housing costs / price**
- **School enrollment**
- **Shifting needs**
- **Paying for it**

OUR CARLISLE MASTER PLAN

Appendix – raw data

Home sale and net children in turnover and new home sales
John Ballantine (cohort model) and Verna Gilbert (data collection)

Home sales and children flowing into CPS

Rates of Growth (inflows pre-school and CPS)

2017	Turnover	92 homes	Change	Rate	Combined Inflow /sales		
Sept - Aug y	pre-school	24-9	15	0.16			
	K-8	27-10	17	0.18	PreSchool	15+0	15
	Total	51-19	32	0.35	K-8	17+1	18
	New	9 homes	Change	Rate		Total	33
	pre-school			0.00			
	K-8		1	0.11	Rate		0.33
	Total		1	0.11	33/101		
	Total	101 homes	33 kids				
2016	Turnover	79 homes	Change	Rate	Combined Inflow		
Sept - Aug y	pre-school	14-3	11	0.14			
	K-8	17-10	7	0.09	PreSchool	11+2	13
	Total	31-13	18	0.23	K-8	7+5	12
	New	11 homes	Change	Rate		Total	25
	pre-school		2	0.18			
	K-8		5	0.45	Rate		0.28
	Total		7	0.64	25/90		
	Total	61 homes	23 kids				
2015	Turnover	52 homes	Change	Rate	Combined Inflow		
Sept - Aug y	pre-school	27-0	27	0.52			
	K-8	18-16	2	0.04	PreSchool	27+7	34
	Total	30-13	29	0.56	K-8	2+6	8
	New	10 homes	Change	Rate		Total	42
	pre-school		7	0.70			
	K-8		6	0.60	Rate		0.68
	Total		13	1.30	42/62		
	Total	62 homes	23 kids				

Carlisle Demographics 9/1/2016 - 8/31/2017 :

===== Total of 101 sales =====

- 92 were turnovers
- 9 were new homes
- 6 of sellers moved within town and have 9 children
- the children are not counted in any statistics below
- 1 moved to new houses, 5 were involved in turnovers
- 19 of sellers of turnovers have 27 children (excluding moves within town)
- 30 of buyers of turnovers have 54 children (excluding moves within town)
- 1 of buyers of new homes has 1 child (excluding moves within town)

Distribution of children in bought houses (excluding moves within town):

=====

- 24 preK (0 in new homes, 24 in turnovers)
- 28 K-8 (1 in new homes, 27 in turnovers)
- some of these may be in private school, as not in Husky Handbook
- 3 HS (0 in new home, 3 in turnovers)
- distribution between public & private HS unknow
- 55 total (including possible private schoolers)

Distribution of children in sold houses (excluding moves within town):

=====+=====

- 9 preK
- 10 K-8 (some of these may be in private school, as not in Husky Handbook)
- 8 HS (distribution between public & private HS unknown)
- 27 total (including possible private schoolers)

===== Change in distribution: =====

- +15 preschool
- +18 K-8
- 05 HS

More Move-in and Birth Data

2014		Turnover	65 homes	Change	Rate	Combined Inflow	
Sept - Aug		pre-school	15-8	7	0.11		
y		K-8	<u>20-12</u>	<u>8</u>	<u>0.12</u>	PreSchool	13+4
		Total	35-20	15	0.23	K-8	4+2
		New	15 homes	Change	Rate		Total
		pre-school		5	0.33		
		K-8		<u>12</u>	<u>0.80</u>	Rate	0.40
		Total		17	1.13	32/80	
		Total	80 homes	32 kids			
2013		Turnover	50 homes	Change	Rate	Combined Inflow	
Sept - Aug		pre-school	18-6	12	0.24		
y		K-8	<u>22-8</u>	<u>14</u>	<u>0.28</u>	PreSchool	12+5
		Total	40-14	26	0.52	K-8	14+3
		New	8 homes	Change	Rate		Total
		pre-school		5	0.63		
		K-8		<u>3</u>	<u>0.38</u>	Rate	0.59
		Total		8	1.00	34/58	
		Total	61 homes	23 kids			
2012		Turnover	57 homes	Change	Rate	Combined Inflow	
Sept - Aug		pre-school	14-2	12	0.21		
y		K-8	<u>10-9</u>	<u>1</u>	<u>0.07</u>	PreSchool	12+3
		Total	30-13	13	0.23	K-8	1+5
		New	8 homes	Change	Rate		Total
		pre-school		3	0.50		
		K-8		<u>5</u>	<u>0.25</u>	Rate	0.32
		Total		8	1.00	21/65	
		Total	65 homes	23 kids			

- **2016-2017** Age distribution of children 5 and under
=====

Buyers (24)

Age 0: 4 (0 in new homes, 4 in turnover homes)
 Age 1: 7 (0 in new homes, 7 in turnover homes)
 Age 2: 3 (0 in new homes, 3 in turnover homes)
 Age 3: 1 (0 in new homes, 1 in turnover homes)
 Age 4: 4 (0 in new homes, 4 in turnover homes)
 Age 5: 5 (0 in new homes, 5 in turnover homes)

Sellers (9)

Age 0: 0 in turnover homes
 Age 1: 3 in turnover homes
 Age 2: 0 in turnover homes
 Age 3: 2 in turnover homes
 Age 4: 3 in turnover homes
 Age 5: 1 in turnover homes

Change in distribution (+15)

Age 0: +4
 Age 1: +4
 Age 2: +3
 Age 3: -1
 Age 4: +1
 Age 5: +4

- Town-wide number of children 0-4 from census as of **8/31/17**

• =====

• Age 0-1: 25 born between 9/1/2016 and 8/31/2017

• Age 1-2: 34 born between 9/1/2015 and 8/31/2016

• Age 2-3: 39 born between 9/1/2014 and 8/31/2015

• Age 3-4: 31 born between 9/1/2013 and 8/31/2014

Past CPS Cohort Projections – slower growth assumptions

NORMAL GROWTH	Actual Today	FORECAST			Births picking up					
Jan-12			more births, more move ins. 30-36 births + 20 move in before k and 16 plus after k-8 = 80+/- exiting class (8th grade)							
Age / grade	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	
Pre-schoolers										
0-1 estimate	26	28	30	30	30	32	32	32	34	
1	27	31	33	35	35	35	37	37	37	
2	33	32	36	38	40	40	40	42	42	
3	34	38	37	41	43	45	45	45	47	
4	43	39	44	43	47	49	51	51	51	
Sub-total 1-4	137	140	150	157	165	169	173	175	177	
5	15	15	15	15	15	15	15	15	15	
CPS pre-school	14	14	14	15	15	15	16	16	16	
<u>CPS</u>										
K	65	60	54	59	58	62	64	66	66	
1	58	68	63	57	62	61	65	67	69	
2	53	60	71	66	60	65	64	68	70	
3	73	55	63	74	69	63	68	67	71	
4	70	75	57	65	76	71	65	70	69	
5	73	71	77	59	67	78	73	67	72	
6	75	74	72	78	60	68	79	74	68	
7	77	76	75	73	79	61	69	80	75	
8	95	78	77	76	74	80	62	70	81	
CPS K-8 Total	639	617	609	607	605	609	609	629	641	

Proposed Zoning Bylaw Amendments:

Recreational Marijuana Establishments

Town Meeting April 29, 2019

Town Election May 7, 2019

What are we asking the town to do?

- Vote on 1 and/or both **Zoning By Law Amendments** At **Town Meeting** on April 29th, which will require a 2/3 majority to pass.
- Vote on 1 and/or both **Ballot Questions** in the **Town election** on May 7th, 2019.

.

RECREATIONAL MARIJUANA

WHAT MA LAW ALLOWS

- Allows possession, use, distribution, and cultivation of marijuana in limited amounts by persons age 21 and older.
- Provides for the regulation of commerce in marijuana, marijuana accessories and marijuana products, and for the taxation and proceeds from sales of these items.
- *The Proposed Town of Carlisle Zoning Bylaw amendments would not apply to personal consumption*
It only pertains to the establishment and zoning of Facilities related to Recreational Marijuana
- There is no changes being proposed to the the establishment of zoning *of medical related facilities*.

Marijuana Establishments

The State Defines Eight distinct Marijuana Establishment(ME) types:

- Retailers
- Marijuana cultivators
- Craft co-operatives
- Product manufacturers
- Transporters
- Research facilities
- Laboratories
- Microbusinesses

RECREATIONAL MARIJUANA IN CARLISLE

WHAT HAPPENS NEXT

- Temporary Moratorium on Marijuana Establishments (MEs) in Carlisle
 - Expired on 12/31/18
 - Cannot be renewed
- IF no local restrictions are adopted in the Zoning Bylaws AND at Town Election:
State law will allow one each of the 8 types of Establishments, subject to:
 - State licensing
 - Host Community Agreement negotiated by BOS

What has steps has the planning board taken?

Three options were presented:

1. Sought 2 Temporary Moratoriums while state regulations were being developed.
 - *Note: MA AG has not ratified second moratorium leaving the Town of Carlisle without current regulations.*
2. *Conducted 2 public meetings to gather information, the second including a specialist from Town Counsel on the Matter.*
3. *Conducted town wide survey to gather information.*
4. *Worked with Town Counsel to draft bylaws for 2019 Town Meeting.*

Survey for Resident Input: Recreational Marijuana Facilities in Carlisle (December 2018)

Three options were presented:

1. Establish a permanent town-wide ban on all recreational marijuana facilities
2. Establish a zoning bylaw to regulate and adopt the State statutes for one of each of the State's eight defined facility types
3. Establish a zoning bylaw to limit and regulate recreational marijuana facilities to less than the eight types stipulated by State statute

Survey Results:

Recreational Marijuana Facilities in Carlisle

Results clearly indicated two preferred routes:

1. We had 321 Responses.
2. 258 (81%) respondents were in favor of limiting Recreational Marijuana Facilities in Some form.
3. 186 (58%) respondents were in favor of a complete ban of Recreational Marijuana Facilities.

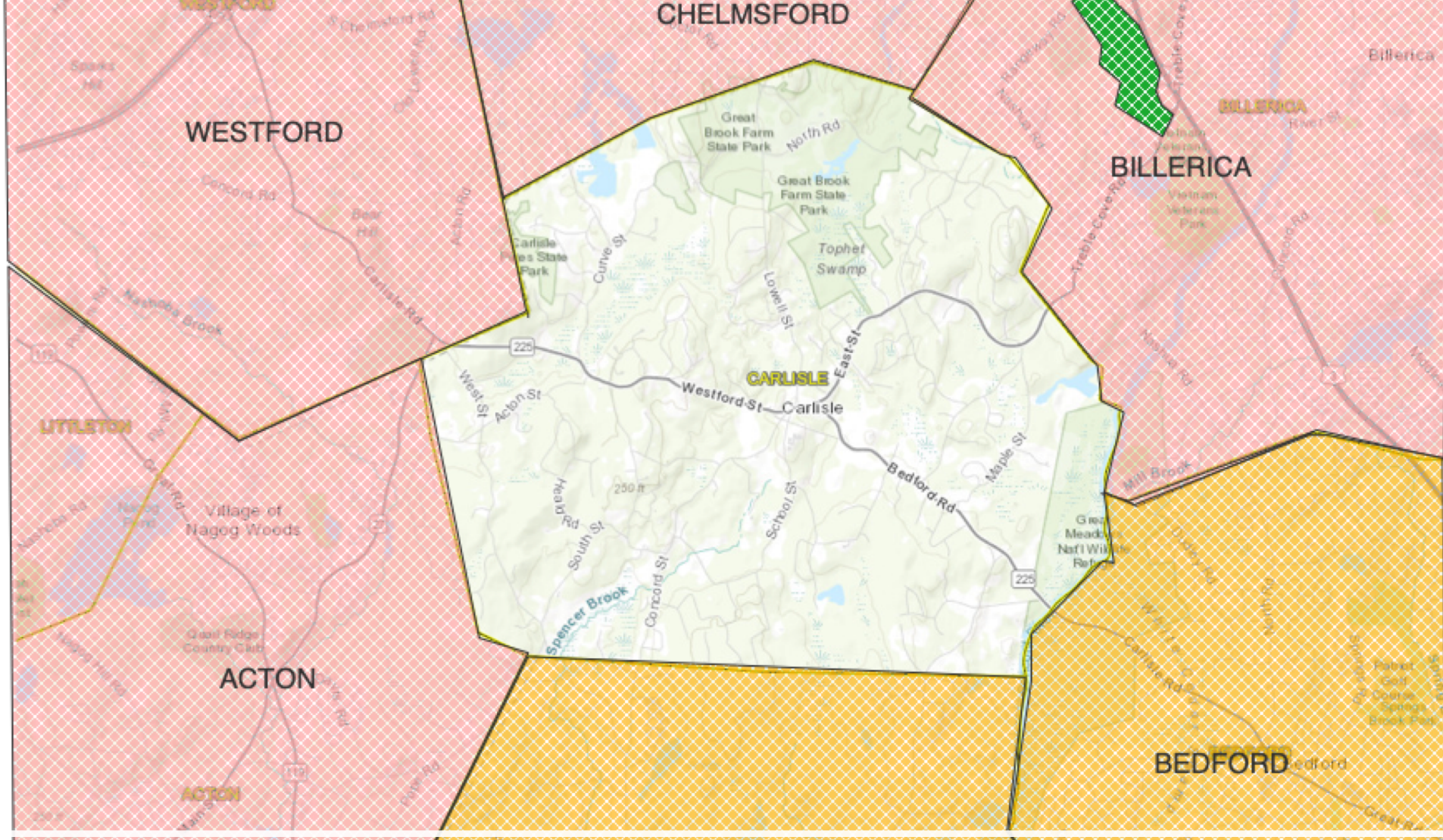
While the first preference was for a complete ban, of those who preferred a limitation, results indicated a strong preference for allowing only two types of facilities: one cultivator and one craft co-operative.

Proposed Zoning Bylaw Amendments

- Two amendments proposed for Recreational Marijuana facilities:
 - Town-wide ban on all facilities
 - Limitation to one cultivator and one craft co-operative only, with location possible only in business districts outside of Town Center.
- Will not apply to personal use of marijuana
- Will not apply to medical marijuana facilities, however some revisions to Zoning Bylaw Section 5.10 may be required to address any Zoning Bylaw amendments that are adopted concerning recreational marijuana facilities.

What are Other Towns Doing?

- Concord – Partial Ban (No Retail Establishments)
- Bedford – Partial Ban (No Retail Establishments)
- Acton – Full Ban
- Westford – Full Ban
- Chelmsford – Full Ban
- Billerica – Small Zoning District along Route 3



Neighboring Towns - Marijuana Zoning

What is being asked of the town.

- Four Total Votes:
 - 2 Votes in Town Meeting (Requires 2/3rds Majority) (4/29)
 1. Adopt By-Law to completely Ban Recreational Facilities in the Town Of Carlisle.
 2. Adopt By-Law to limit the establishment and placement of Recreational Facilities in the Town of Carlisle.
 - 2 Votes on the Town Ballet (Simple Majority) (5/7)
 1. Vote that the town wishes to have a full ban on recreational Marijuana Facilities.
 2. Vote that the town wishes to have a partial ban on recreational Marijuana Facilities.

How it will work...

- If Votes for Full Ban pass at both Town Meeting and on the ballot:
 - A zoning bylaw specifying a complete ban of recreational facilities will be submitted to the Massachusetts AG.
- If Either vote for a Full Ban fails, and votes for the partial ban both pass:
 - A zoning bylaw specifying a partial ban of recreational facilities will be submitted to the Massachusetts AG.
- If Either of the Full votes fail, and either of the Partial votes fail, or they all fail:
 - The local laws will revert to the State Statutes with licensing and host agreement negotiation being the only tools to set terms.

How it will work...

Full Ban Passes in Town Meeting

--and --

Full Ban Passes at Ballot

Full Ban in Effect

(regardless of partial ban vote)

How it will work...

Full Ban Fails at Either Town
Meeting or Ballot

--and--

Partial Ban Passes in Town meeting

--and--

Partial Ban Passes at Ballot

Partial Ban in Effect

How it will work...

Full Ban Fails at Either Town Meeting or
Ballot

--and--

Partial Ban Fails at Either Town Meeting
or Ballot

--and--

**No Zoning in Effect, Defaults To State Law
Levels - 1 of each 8 facilities anywhere in
town.**

(However Licensing Restrictions and Process Still Applies)

One Important Note

- **If you support a full ban,
please also support a
partial ban!**

Carlisle Public Schools
Policy on a Drug and Alcohol Free Workplace
Policy #07.06.1997
11/18/1997

Reaffirmed 10-20-2004, 11-07-2007, 12-01-2010, 3-5-14, Revised 4-10-19

In accordance with the Drug-Free Workplace Act of 1988, ~~it~~ is the policy of the Carlisle Public Schools to maintain an alcohol-free and drug-free workplace. The unlawful manufacture, distribution, dispensation, possession or use of controlled substances or alcohol is prohibited while on duty or on school property. Any violations of this policy will be grounds for disciplinary action up to and including immediate suspension and dismissal.

It is a condition of employment that each employee abide by this policy and notify the Superintendent of Schools of any drug-related arrests or criminal drug convictions within five (5) days. The Carlisle Public Schools have an obligation to notify the appropriate federal agency within ten (10) days of receiving a notice of conviction. Further, no later than thirty (30) days after notice of a conviction, the Superintendent of Schools will take disciplinary action up to and including a recommendation to the School Committee that the employee be dismissed from employment.

Deleted: the Carlisle Public Schools issues the following statement: ¶

Deleted: ¶
It

**Carlisle Public Schools
Policy on Tobacco and
Nicotine Products**

#07 .08.1997 11/18/1997

**Reaffirmed 10-20-2004, 11-07-2007, 11-02-11,
12-10-14, Edited 4-10-19**

Pursuant to Chapter 71, Section 37H, as delineated in the Education Reform Act of 1993, the following is the policy of the Carlisle Public Schools regarding use of tobacco or nicotine products.

The use of any tobacco or nicotine products by any student, teacher, school personnel, or any other individual is prohibited within the Carlisle Public School buildings, the school facilities, on school grounds, or on school buses.

WARRANT
ANNUAL TOWN MEETING – APRIL 29, 2019
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 at the Corey Building at 83 Church Street in said Carlisle on Monday, April 29th next, at seven o'clock in the evening, and thereafter continuing from day to day until completed, then and there to act on the following Articles:

ARTICLE 10 – FY20 Operating Budget: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute, a sum of money to fund the various departments, boards, commissions, and operating expenses of the Town for the Fiscal Year 2020, beginning July 1, 2019, or to take any other action related thereto. (BOARD OF SELECTMEN/FINANCE COMMITTEE)

Line		<i>FY2019</i>	<i>FY2020</i>
	<i>Department</i>	<i>Budget</i>	<i>Recommended</i>
	Education		
300	Carlisle public school	11,209,266.00	11,559,266.00
301	CCRSD (w/o debt)	6,226,667.00	6,577,045.00
302	CCRSD debt service	1,140,546.00	1,101,207.00
303	Vocational	<u>104,568.00</u>	<u>129,249.00</u>
	sub-total	18,681,047.00	19,366,767.00

ARTICLE 14 – CAPITAL EQUIPMENT: To see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow pursuant to any applicable statute, a sum of money to be used for capital equipment, or take any other action related thereto. (LONG

TERM CAPITAL REQUIREMENTS)

Long Term Capital Requirements

FY2020

Department	Project/Program	Amount	Appropriation Expires
Carlisle Public School	Technology Replacements	\$80,000	June 30, 2022
Carlisle Public School	Simplex Fire Alarm System Upgrades	\$46,250	June 30, 2022
Carlisle Public School	Painting and Interior Finishes-Wilkins	\$15,778	June 30, 2022
Carlisle Public School	Ceiling replacement – Grant Building	\$10,610	June 30, 2022

ARTICLE 18 – Amend the Carlisle Zoning Bylaws re: Ban Commercial Marijuana Sales:

To see if the Town will vote to amend the Zoning Bylaw as follows; provided, however, that the amendment shall be contingent on a majority vote pursuant to *M.G.L. c.94G, §3(e)*, to accept the amendment set forth herein at the upcoming Town election:

1. By deleting Section 5.11 of the Zoning Bylaw in its entirety and inserting, in place thereof, a new Section 5.11 as follows:

5.11 Marijuana Establishments

5.11.1 Definitions

Marijuana Establishment: A marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer, or any other type of marijuana-related business, whether as a principal use, or as an accessory use, subject to regulation under Chapter 94G of the Massachusetts General Laws; provided, however, that a Medical Marijuana Treatment Center shall not be deemed to be a Marijuana Establishment.

5.11.2 Prohibition

All types of Marijuana Establishments, including Marijuana Establishments collocated with a Medical Marijuana Treatment Center, shall be prohibited in the Town of Carlisle.

or take any action related thereto.

ARTICLE 19 – Amend the Carlisle Zoning Bylaws re: Establish requirements and restrictions on siting and operating recreational marijuana facilities

PROHIBITION ON ALL ADULT USE MARIJUANA ESTABLISHMENTS EXCEPT CULTIVATION AND CRAFT COOPERATIVE ESTABLISHMENTS

To see if the Town will vote to amend the Zoning Bylaw as follows:

1. The amendments set forth in this subpart shall be contingent on Town Meeting or the majority of voters at the upcoming Town election, or both, disapproving the Zoning Bylaw amendment appearing as Article 18 on the Warrant for the 2019 Annual Town Meeting that would have prohibited the operation of all Marijuana Establishments within Town:

- A. By adding a new Section 3.3.2.10 to Section 3.3.2, Uses Permissible on Special Permit in Business District other than Carlisle Center Business District, as follows:

Permitted Marijuana Establishment (PME), as defined in Section 5.11.

- B. By deleting Section 5.11 of the Zoning Bylaw in its entirety and inserting, in place thereof, a new Section 5.11 as follows:

5.11 Permitted Marijuana Establishments

5.11.1 Purpose

- | | |
|----------|---|
| 5.11.1.1 | To prohibit the siting of certain types of Marijuana Establishments that would have adverse impacts in the Town; |
| 5.11.1.2 | To provide for the establishment of Permitted Marijuana Establishments (PMEs) in appropriate locations within the Town; |
| 5.11.1.3 | To minimize the adverse impacts associated with PMEs on adjacent properties, residential neighborhoods, schools and other places where children congregate, and other land uses potentially incompatible with PMEs; and |
| 5.11.1.4 | To regulate the siting, design, placement, security, safety, monitoring, and discontinuance of PMEs. |

5.11.2 Definitions

In addition to the definitions provided below, the definitions in Section 5.10.1 shall apply equally to this Section 5.11.

Craft Marijuana Cooperative: A Marijuana Cultivator comprised of residents of the Commonwealth and organized as a limited liability company, limited liability partnership, or cooperative corporation under the laws of the Commonwealth, and licensed pursuant to *M.G.L. c.94G* and 935 CMR 500, *et seq.*, to cultivate, obtain, manufacture, process, package or brand cannabis or Marijuana products or to transport Marijuana to Marijuana Establishments, but not to consumers.

Marijuana Cultivator: An entity licensed pursuant to *M.G.L. c.94G* and 935 CMR 500, *et seq.*, to cultivate, process and package Marijuana, and to transfer Marijuana to other Marijuana Establishments, but not to consumers.

Marijuana Establishment: A marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer, or any other type of marijuana-related business, whether as a principal use, or as an accessory or incidental use thereto, subject to regulation under Chapter 94G of the Massachusetts General Laws; provided, however, that a Medical Marijuana Treatment Center (RMD) shall not be deemed to be a Marijuana Establishment.

Special Permit Granting Authority: The Town board charged with the responsibility for granting special permits for PME's shall be the Carlisle Planning Board ("Planning Board"). The Planning Board may convene an ad hoc committee to assist it in reviewing an application for a PME.

5.11.3 Applicability

- 5.11.3.1 All types of Marijuana Establishments and the commercial cultivation, production, processing, assembly, packaging, retail or wholesale sale, trade, distribution or dispensing of Marijuana is prohibited, unless permitted as an RMD in accordance with Section 5.10 or as a PME in accordance with this Section 5.11.
- 5.11.3.2 No PME shall be established except in compliance with the provisions of this Section 5.11. An RMD seeking to operate as a PME or collocate with a PME shall obtain a new special permit prior to operating as a PME.
- 5.11.3.3 Nothing in this Section 5.11 shall be construed to supersede federal and state laws governing the sale and distribution of narcotic drugs.
- 5.11.3.4 If any provision of this Section 5.11 or the application of such provisions to any person or circumstance shall be held invalid, the remainder of this Section, to the extent it can be given effect, or the application of those

provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby, and to thus the provisions of this Section are severable.

- 5.11.3.5 PME's are allowed only in a Business District other than the Carlisle Center Business District, by a special permit granted by the Planning Board, provided the PME's meets the requirements of this Section 5.11.
- 5.11.3.6 The granting of a special permit under this Section does not supersede federal, state or local laws or exempt an applicant from complying with all relevant federal, state and local requirements.

5.11.4 General Requirements and Conditions for all PME's

- 5.11.4.1 No PME's shall be located within a building or structure having a gross floor area of more than 20,000 s.f.
- 5.11.4.2 A PME shall not be located within 1,000 feet of any: (i) school or licensed child care facility; (ii) drug or alcohol rehabilitation facility; (iii) correctional facility, half-way house, or similar facility; (iv) public playground, public athletic field or other public recreational land or facility; (v) religious facility; or (vi) any other PME. Distances shall be calculated by direct measurement from the nearest property line of the land used for school or child care establishment or places where minors frequent to the nearest point of the building in which the PME is located.
- 5.11.4.3 Cultivation and storage of Marijuana shall be in a secure, locked area. There shall be no visibility of activities, products or treatment occurring within or on the premises of a PME from the exterior of such facility or premises.
- 5.11.4.4 PME's shall have a designated contact for purposes of communicating with the Town, and shall provide the Carlisle Police Department and the Building Commissioner with the name, phone numbers and email address of said contact, along with the names, phone numbers and email addresses of all management staff and key holders to whom one can provide notice if there are operating problems associated with the establishment. The special permit shall require as a condition that a designated contact person for the PME shall be required to respond by phone or email within twenty-four hours of the time of contact and inquiry by a town official regarding operation of the PME.

- 5.11.4.5 The PME shall annually file an affidavit with the Building Commissioner demonstrating that it is in good standing with respect to all applicable state licenses and all conditions contained in the special permit.
- 5.11.4.6 The applicant shall hold a Community Outreach Meeting in accordance with the Cannabis Control Commission's regulations and guidance, prior to submission of its application for a special permit.
- 5.11.4.7 All PMEs shall execute a Host Community Agreement with the Town, pursuant to *M.G.L. c.94G, §3*. An RMD seeking to operate or collocate with a PME shall demonstrate that its existing or amended Host Community Agreement permits operation as a PME, otherwise a new Host Community Agreement shall be executed. All special permits granted pursuant to this Section shall include a condition requiring the PME to comply with the terms of the Host Community Agreement and establish that any violation of the Host Community Agreement shall constitute a violation of the special permit.
- 5.11.4.8 All special permits granted pursuant to this Section shall include a condition requiring the PME to maintain its State issued license or registration in good standing at all times and establish that any suspension or revocation of such license or permit by the Massachusetts Cannabis Control Commission shall constitute a violation of the special permit.
- 5.11.4.9 The term of the special permit shall be determined by the Planning Board but shall be limited to the duration of the applicant's ownership of, or tenancy at, the premises and shall not be transferable. The special permit shall lapse if not exercised within one year of issuance.
- 5.11.4.10 The hours of operation of PMEs shall be set by the Planning Board. In no event shall a PME be open and/or operating between the hours of 8:00 p.m. and 8:00 a.m.
- 5.11.4.11 No smoking, burning or consumption of any product containing Marijuana or Marijuana-related products shall be permitted on the premises of a PME.

5.11.5 Special Permit Procedures

- 5.11.5.1 Pre-Application Conference. Applicants are strongly encouraged to meet with the Planning Board at a public meeting to discuss the proposed application for a new PME and to discuss in general terms the proposed PME prior to the formal submission of an application.

- 5.11.5.2 Application, Review and Recommendations. An Applicant seeking a special permit under this section shall file a written application and submit a site plan to the Planning Board, furnishing a copy to the Town Clerk. The Planning Board shall promulgate or amend Rules and Regulations Regarding Special Permits for Permitted Marijuana Establishments (“Rules and Regulations”), which shall be consistent with this Section 5.11 of the Zoning Bylaw. The Rules and Regulations shall further detail the required contents of the application and the process for review of the special permit application. The application shall be submitted in accordance with the requirements of said Rules and Regulations. The applicant shall be required to pay such fees, as determined by the Planning Board, as are necessary to cover any expenses connected with a public hearing and review of the application, including but not limited to the costs of all notices and the employment of outside consultants. Copies of the application shall also be submitted to the Board of Selectmen, the Board of Health, Police Department, and contingent upon their respective jurisdictions over the site, to the Conservation Commission and /or Historical Commission. The foregoing agencies may make recommendations as they deem appropriate and shall send copies thereof to the Planning Board and the applicant; provided that failure of any such agency to make recommendations within thirty five (35) days of receipt by said agency of the application shall be deemed lack of opposition thereto.
- 5.11.5.3 The application and each copy shall meet the application requirements for a special permit per Section 7.2 and as may be adopted by the Planning Board, and should include, at a minimum, the following information:
- 5.11.5.3.1 The name and address of each owner of the PME;
 - 5.11.5.3.2 A copy of the Community Outreach Meeting Attestation Form;
 - 5.11.5.3.3 Copy of a Host Community Agreement executed pursuant to *M.G.L. c.94G, §3*;
 - 5.11.5.4.4 Copies of any licenses and permits for the PME issued to the applicant by the Commonwealth of Massachusetts and any of its agencies, as well as a letter explaining the status of any pending license applications with the Cannabis Control Commission;
 - 5.11.5.4.5 Evidence that the applicant has site control and the right to use the site for a PME in the form of a deed or valid purchase and sale agreement, or, in the case of a lease, a notarized statement from the property owner and a copy of the lease agreement;

- 5.11.5.3.6 In addition to what is normally required in a site plan, details showing all exterior proposed security measures for the premises, including, but not limited to lighting, fencing, gates and alarms to ensure the safety of employees and patrons and to protect the premises from theft or other criminal activity;
- 5.11.5.3.7 A Management Plan including a description of all activities to occur on site, including all provisions for the delivery of Marijuana and related products;
- 5.11.5.3.8 Detailed information on the proposed water use and impacts on ground water;
- 5.11.5.3.9 An Odor Mitigation Plan;
- 5.11.5.3.10 A traffic impact statement; and
- 5.11.5.3.11 A Parking Plan.

5.11.6 Notice and Hearing

The Planning Board shall give notice, in a manner provided by Chapter 40A of the General Laws, as amended, of a public hearing to be held within sixty-five (65) days after filing of the application and shall act within ninety (90) days following the public hearing. Failure of the Planning Board to take action within said 90 days shall be deemed to be a grant of the permit applied for.

5.11.7 Approval and Findings

A special permit may be issued under this section only if the Planning Board finds that the project is in harmony with the general purpose and intent of this Section. Prior to the issuance of a special permit, the Planning Board shall make the following findings:

- 5.11.7.1 The PME satisfies the requirements of the zoning bylaw;
- 5.11.7.2 The PME meets all of the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will be in compliance with all applicable state laws and regulations;
- 5.11.7.3 The PME is designed to minimize any adverse impacts on the residents of the Town with regard to the general safety, welfare, and quality of life in the community (such as, but not limited to, attractive nuisance and noise);

5.11.7.4 All Marijuana stored, processed, or cultivated shall be adequately secured in locked areas within the PME; and

5.11.7.5 The PME adequately addresses issues of vehicular and pedestrian traffic, circulation, parking and queuing, especially during peak periods at the facility, and adequately mitigates the impacts of vehicular and pedestrian traffic on neighboring uses.

5.11.8 Abandonment or Discontinuance of Use

A PME shall be required to remove all material, plants equipment and other paraphernalia prior to surrendering its state issued licenses or permits or within six months of ceasing operations, whichever comes first.

C. By inserting the words “Section #5.11 (Permitted Marijuana Establishments),” to the second paragraph in Section 7.2, in the appropriate numerical order.

2. The amendment outlined in this subpart shall be contingent on: (1) Town Meeting or the majority of voters at the upcoming Town election, or both, disapproving the Zoning Bylaw amendment appearing as Article 18 on the Warrant for the 2019 Annual Town Meeting that would have prohibited the operation of all Marijuana Establishments within Town and (2) pursuant to *M.G.L. c.94G, §3(e)*, a majority vote to approve the amendment outlined in this subpart at the upcoming Town election:

A. By inserting a new definition into Section 5.11.2, as proposed in subpart 2, above, in appropriate alphabetical order as follows:

Permitted Marijuana Establishment (PME): A Craft Marijuana Cooperative or a Marijuana Cultivator.

Or take any acts related thereto. (PLANNING BOARD)

ARTICLE 20 – Amend the Carlisle Zoning Bylaws re: Medical Marijuana Medical Marijuana Bylaw Amendments

To see if the Town will vote to amend the Zoning Bylaw as follows:

1. By deleting the definition of “Medical Marijuana Treatment Center” and “RMD” from Section 5.10.1 in its entirety and inserting, in place thereof, a new definition as following:

- “Medical Marijuana Treatment Center,” “Registered Marijuana Dispensary,” or “RMD”: An entity formerly and validly registered under 105 CMR 725.000: *Implementation of an Act for the Humanitarian Medical Use of Marijuana* or currently and validly registered under 935 CMR 501.100, that acquires, cultivates, possesses, processes (including development of related products such as edible Marijuana-infused products, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers.
2. By deleting from the definition of “Marijuana for Medical Use” in Section 5.10.1, the numbers and phrase “105 CMR” in its entirety and inserting, in place thereof, the numbers “935 CMR 501”, so that the section will read as follows:
- Marijuana that is designated and restricted for use, by and for the benefit of, Qualifying Patients in the treatment of Debilitating Medical Conditions as defined by 935 CMR 501.
3. By deleting the definition of “Marijuana” in Section 5.10.1 in its entirety and inserting, in place thereof, a new definition as follows:
- “Marijuana”: The substance as defined as “marijuana or cannabis” by 935 CMR 501.003, a product infused with marijuana (“Marijuana-Infused Products” (MIPs)) that is intended for use or consumption including, but not limited to, edible products, ointments, aerosols, oils, and tinctures, except where context clearly indicates otherwise.
4. By deleting Section 5.10.4.9 in its entirety and inserting, in place thereof, a new Section 5.10.4.9 as follows:
- Section 5.10.4.9 All special permits granted pursuant to this Section shall include a condition requiring the RMD to maintain its State issued license or registration in good standing at all times, and establish that any suspension or revocation of a license by the Massachusetts Cannabis Control Commission shall constitute a violation of the special permit.
5. By inserting after the words “MA Department of Public Health” in Section 5.10.4.13, the words “or Cannabis Control Commission”, so that the section will read as follows:

In addition to signage required by law and/or as a condition of the special permit, a sign with the following language shall be posted at a conspicuous location at the public entrance to the RMD: “Registration card issued by the MA Department of Public Health or Cannabis Control Commission required.” The required text shall be a minimum of two inches in height.

6. By adding a new Section 5.10.4.15, as follows:

All RMDs shall execute a Host Community Agreement with the Town, pursuant to *M.G.L. c.94G, §3*. If a Marijuana Establishment permitted to operate pursuant to *M.G.L. c.94G*, seeks to collocate with an RMD, the applicant shall demonstrate that its existing or amended Host Community Agreement permits operation as an RMD, otherwise a new Host Community Agreement must be executed. All special permits granted pursuant to this Section shall include a condition requiring the RMD to comply with the terms of the Host Community Agreement and establish that any violation of the Host Community Agreement shall constitute a violation of the special permit.

7. By deleting Section 5.10.5.3.2 in its entirety and inserting, in place thereof, a new section 5.10.5.3.2 as follows:

5.10.5.3.2 Copies of any licenses and permits for the RMD issued to the applicant by the Commonwealth of Massachusetts and any of its agencies, as well as a letter explaining the status of any pending license applications with the Cannabis Control Commission;

8. By adding after Section 5.10.5.3.5, three new sections as follows:

5.10.5.3.6 Copy of a Host Community Agreement executed pursuant to *M.G.L. c.94G, §3*;

5.10.5.3.7 Detailed information on the proposed water use and impacts on ground water;

5.10.5.3.8 An Odor Mitigation Plan;

5.10.5.3.9 A traffic impact statement; and

5.10.5.3.10 Parking plan.

9. By deleting the word “shall” after the words “special permit” in Section 5.10.7, Approval and Findings, and inserting, in place thereof, the word “may”, so that Section 5.10.7 will read as follows:

A special permit may be issued under this section only if the Planning Board finds that the project is in harmony with the general purpose and intent of this Section. Prior to the issuance of a special permit, the Planning Board shall make the following findings:

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

ARTICLE 21 - Public Safety Communications Equipment Tower Lease: To see if the Town will vote to authorize the Board of Selectmen to execute one or more leases for space on wireless communication towers and associated ground space to permit the Town to install, maintain, and operate thereon public safety communication equipment, to be leased to the Town for periods for up to thirty years upon such terms and conditions as determined the Board of Selectmen, or to take any other action related thereto. (BOARD OF SELECTMEN)

ARTICLE 24 – Amend the Carlisle Zoning Bylaws – Section 5.8, Revisions to Solar District: To see if the Town will vote to amend the General Bylaws as follows:

1. By amending Section 5.8.7 to read as follows:

5.8.7 Large Scale Ground-Mounted Solar Photovoltaic Facility. The Solar Photovoltaic Facility Overlay District shall consist of an area of (1) approximately 7 acres comprised of Assessor’s Map 21 Parcels 10 & 11 and a 200 ft x 200 ft portion of Map 20 Parcel 1 along its boundaries with Map 21 Parcels 10 & 9, and (2) Assessor’s Map 14 Parcels 29, 30, 31, and the portion of Parcel 28 that is within 800 feet of School Street, which shall be shown on a map entitled “Property Maps, Carlisle, Massachusetts.” The location of the renewable energy generation facilities in the form of a Large-Scale Ground-Mounted Solar Photovoltaic Facility shall be permitted as of right in this district.

2. By amending Section 5.8.10 to read as follows:

5.8.10 Dimensional and Other Requirements. The height of all structures comprising a Ground-Mounted Solar Photovoltaic Facility shall not exceed 12 feet above the pre-existing natural grade; provided, however, that the height of a canopy-style Large-Scale Ground-Mounted Solar Photovoltaic Facility located within the Solar Photovoltaic Facility Overlay District shall not exceed 25 feet.

3. By amending Section 5.8.10.1 to read as follows:

5.8.10.1 For an Accessory or Intermediate Ground-Mounted Solar Photovoltaic Facility, all setbacks from lots lines shall be at least 40 feet, unless the abutting lot is owned by the same entity. The Planning Board may require, as a condition of a site plan approval, larger setbacks where appropriate for screening provided, however, that such larger setbacks shall not have the effect of rendering an Accessory Ground-Mounted Solar Photovoltaic Facility infeasible.

4. By amending Section 5.8.10.2 to read as follows:

5.8.10.2 For a Large-Scale Ground-Mounted Solar Photovoltaic Facility, all setbacks from lots lines shall be at least 40 feet, unless the abutting lot is owned by the same entity. As part of Site Plan Review, the Planning Board may require larger setbacks if appropriate for screening, provided, however, that such larger setbacks shall not have the effect of rendering a Large-Scale Ground-Mounted Solar Photovoltaic Facility infeasible.

or to take any action related thereto. (BOARD OF SELECTMEN/SCHOOL COMMITTEE)

ARTICLE 25 – Authorize solar facility lease(s), PILOT Agreements, easements for Transfer Station and CPS parking lot: To see if the Town will authorize the Board of Selectmen and the School Committee to take the following actions, with respect to parking lot solar canopy facility projects on parcels of land under their control:

1. To authorize the Board of Selectmen to lease approximately 35,000 square feet, plus or minus, of a portion of Town land located at 59 Morse Road, for a maximum of twenty (20) years, upon such terms and conditions as are acceptable to the Board of Selectmen, to a solar energy provider for the purposes of constructing, maintaining, and operating a parking lot solar canopy facility on the property, and further to enter into a Solar Power Purchase Agreement and to authorize the Board of Selectmen and Board of Assessors to negotiate and execute a structured tax agreement pursuant to Chapter 59, Section 38H of the General Laws with the owner of the parking lot solar canopy facility.
2. To authorize the Board of Selectmen to grant an easement to Eversource to install, maintain, operate, repair, reinstall, or replace utility pole lines and a substation for three phase power for a parking lot solar canopy facility installation at the Carlisle Transfer Station located at 59 Morse Road.

3. To authorize the School Committee to lease approximately 35,000 square feet, plus or minus, of a portion of Town land located at 83 School Street, for a maximum of twenty (20) years, upon such terms and conditions as are acceptable to the Board of Selectmen, to a solar energy provider for the purposes of constructing, maintaining, and operating a parking lot solar canopy facility on the property, and further to enter into a Solar Power Purchase Agreement, and to authorize the Board of Selectmen and Board of Assessors to negotiate and execute a structured tax agreement pursuant to Chapter 59, Section 38H of the General Laws with the owner of the parking lot solar canopy facility.
4. To authorize the School Committee to grant an easement to Eversource to install, maintain, operate, repair, reinstall, or replace utility pole lines and a substation for three phase power for a parking lot solar canopy facility installation at the Carlisle Public School located at 83 School Street.

or to take any action related thereto. (BOARD OF SELECTMEN/SCHOOL COMMITTEE)

ARTICLE 26 – SCHOOL PARKING LOT RESURFACING PROJECT: To see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow the sum of \$250,000 to resurface the Carlisle Public School parking lot, and further, to authorize the Board of Selectmen to enter into a contract or contracts, for said purpose, or to take any other action related thereto. (BOARD OF SELECTMEN)

ARTICLE 30 – Funding for Spalding Field Study - \$20K:

To see if the Town will vote to raise and appropriate up to \$20,000, to be expended by the Board of Selectman, for an architectural and engineering study of Spalding Field for the purpose of planning future recreational use by the School and the Town. The study would conduct soil cores and test pits to test issues related to drainage; architect an undersurface drainage system; assess the risk of finding hazardous materials left from prior use of the site; scope any needs for variances or other permitting issues related to new field construction; make recommendations related to field configuration, solar orientation, use, and maintenance plans; make recommendations for tree and foliage setbacks for solar coverage; recommend variations of grass, clay, or other materials; and assess the suitability of the site, or some portion thereof, for artificial turf, or to take any action related thereto. (RECREATION COMMISSION)

ARTICLE 31 – Concord-Carlisle Regional School District Capital Project:

To determine whether the Town will vote to approve \$2,000,000, or any other sum, of debt authorized by the Concord-Carlisle Regional School Committee for the reconstruction of the access road and the design and construction of the parking lot; *provided, however, that this approval shall be contingent upon passage of a Proposition 2 1/2, debt exclusion referendum under M.G.L. c.59, §21C(k); to exempt the Town's allocable share of the amounts required for*

the payment of interest and principal on said borrowing; or take any other action related thereto. (BOARD OF SELECTMEN)

DEBT EXCLUSION QUESTION

M.G.L. C. 59, §21C(k)

Question 1: Shall the Town of Carlisle be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay the Town's allocable share of the bond issued by the Concord-Carlisle Regional School District for improvements including the reconstruction of the access road and designing and constructing a new parking lot?

YES_____ NO_____

Question 2: Shall the Town of Carlisle be allowed to exempt from provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to design, construct, reconstruct, remodel, rehabilitate and/or modernize the Carlisle Police Station?

YES_____ NO_____

Question 3: Shall this Town adopt the following Bylaw?

Town Counsel Summary

Section 5.11 of the Zoning Bylaw, Marijuana Establishments, the full text of which is provided below, would prohibit all types of Marijuana Establishments regulated under *M.G.L. c.94G* from being sited in the Town. The adoption of Section 5.11 would not prevent a Medical Marijuana Treatment Center from operating in the Town, nor would it prevent the personal use of marijuana for medical or adult use, in accordance with other laws.

Full Text of the Bylaw

5.11 Marijuana Establishments

5.11.1 Definitions

Marijuana Establishment: A marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer, or any other type of marijuana-related business, whether as a principal use, or as an accessory use, subject to regulation under Chapter 94G of the Massachusetts General Laws;

provided, however, that a Medical Marijuana Treatment Center shall not be deemed to be a Marijuana Establishment.

5.11.2 Prohibition

All types of Marijuana Establishments, including Marijuana Establishments collocated with a Medical Marijuana Treatment Center, shall be prohibited in the Town of Carlisle.

YES _____ NO _____

Question 4: Shall this Town adopt the following Bylaw?

Town Counsel Summary

At the April 29, 2019 Annual Town Meeting, the Town considered under Article 19 of the Warrant adoption of a Zoning Bylaw that would allow “Permitted Marijuana Establishments” pursuant to a special permit issued by the Planning Board within the Business District (but not the Carlisle Center Business District).

This ballot question asks whether this Zoning Bylaw should define “Permitted Marijuana Establishments” in Section 5.11.2 as a “Craft Marijuana Cooperative or Marijuana Cultivator” regulated under *M.G.L. c.94G*. Defining “Permitted Marijuana Establishments” in this manner would exclude all other forms of adult use Marijuana Establishments regulated under *M.G.L. c.94G* (such as Marijuana Testing Facilities, Marijuana Product Manufacturers, and Marijuana Retailers). This would have the effect of prohibiting these other forms of adult use Marijuana Establishments within Town. Only Craft Marijuana Cooperatives and Marijuana Cultivators would be allowed, and then only by special permit from the Planning Board.

Pursuant to *M.G.L. c.94G*, a ballot vote is necessary to prohibit the operation of one or more types of Marijuana Establishments in Town. Accordingly, limiting the field of “Permitted Marijuana Establishments” to “Craft Marijuana Cooperative[s] or Marijuana Cultivator[s]”, and consequently prohibiting all other forms of adult use Marijuana Establishments, requires ballot approval by the Town.

Adopting this proposed definition into Section 5.11.2 (bolded and underlined in the full text of the bylaw laid out below) would not prevent a Medical Marijuana Treatment Center from operating in Town, nor would it prevent the personal use of marijuana for medical or adult use, in accordance with other laws.

Full Text of the Bylaw

5.11 Permitted Marijuana Establishments

5.11.1 Purpose

- 5.11.1.1 To prohibit the siting of certain types of Marijuana Establishments that would have adverse impacts in the Town;
- 5.11.1.2 To provide for the establishment of Permitted Marijuana Establishments (PMEs) in appropriate locations within the Town;
- 5.11.1.3 To minimize the adverse impacts associated with PMEs on adjacent properties, residential neighborhoods, schools and other places where children congregate, and other land uses potentially incompatible with PMEs; and
- 5.11.1.4 To regulate the siting, design, placement, security, safety, monitoring, and discontinuance of PMEs.

5.11.2 Definitions

In addition to the definitions provided below, the definitions in Section 5.10.1 shall apply equally to this Section 5.11.

Craft Marijuana Cooperative: A Marijuana Cultivator comprised of residents of the Commonwealth and organized as a limited liability company, limited liability partnership, or cooperative corporation under the laws of the Commonwealth, and licensed pursuant to *M.G.L. c.94G* and 935 CMR 500, *et seq.*, to cultivate, obtain, manufacture, process, package or brand cannabis or Marijuana products or to transport Marijuana to Marijuana Establishments, but not to consumers.

Marijuana Cultivator: An entity licensed pursuant to *M.G.L. c.94G* and 935 CMR 500, *et seq.*, to cultivate, process and package Marijuana, and to transfer Marijuana to other Marijuana Establishments, but not to consumers.

Marijuana Establishment: A marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer, or any other type of marijuana-related business, whether as a principal use, or as an accessory or incidental use thereto, subject to regulation under Chapter 94G of the Massachusetts General Laws; provided, however, that a Medical Marijuana Treatment Center (RMD) shall not be deemed to be a Marijuana Establishment.

Permitted Marijuana Establishment (PME): A Craft Marijuana Cooperative or a Marijuana Cultivator.

Special Permit Granting Authority: The Town board charged with the responsibility for granting special permits for PMEs shall be the Carlisle Planning Board ("Planning Board"). The Planning Board may convene an ad hoc committee to assist it in reviewing an application for a PME.

5.11.3 Applicability

- 5.11.3.1 All types of Marijuana Establishments and the commercial cultivation, production, processing, assembly, packaging, retail or wholesale sale, trade, distribution or dispensing of Marijuana is prohibited, unless permitted as an RMD in accordance with Section 5.10 or as a PME in accordance with this Section 5.11.
- 5.11.3.2 No PME shall be established except in compliance with the provisions of this Section 5.11. An RMD seeking to operate as a PME or collocate with a PME shall obtain a new special permit prior to operating as a PME.
- 5.11.3.3 Nothing in this Section 5.11 shall be construed to supersede federal and state laws governing the sale and distribution of narcotic drugs.
- 5.11.3.4 If any provision of this Section 5.11 or the application of such provisions to any person or circumstance shall be held invalid, the remainder of this Section, to the extent it can be given effect, or the application of those provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby, and to thus the provisions of this Section are severable.
- 5.11.3.5 PMEs are allowed only in a Business District other than the Carlisle Center Business District, by a special permit granted by the Planning Board, provided the PMEs meets the requirements of this Section 5.11.
- 5.11.3.6 The granting of a special permit under this Section does not supersede federal, state or local laws or exempt an applicant from complying with all relevant federal, state and local requirements.

5.11.4 General Requirements and Conditions for all PMEs

- 5.11.4.1 No PMEs shall be located within a building or structure having a gross floor area of more than 20,000 s.f.
- 5.11.4.2 A PME shall not be located within 1,000 feet of any: (i) school or licensed child care facility; (ii) drug or alcohol rehabilitation facility; (iii) correctional facility, half-way house, or similar facility; (iv) public playground, public athletic field or other public recreational land or facility; (v) religious facility; or (vi) any other PME. Distances shall be calculated by direct measurement from the nearest property line of the land used for school or child care establishment or places where minors frequent to the nearest point of the building in which the PME is located.
- 5.11.4.3 Cultivation and storage of Marijuana shall be in a secure, locked area. There shall be no visibility of activities, products or treatment occurring within or on the premises of a PME from the exterior of such facility or premises.
- 5.11.4.4 PMEs shall have a designated contact for purposes of communicating with the Town, and shall provide the Carlisle Police Department and the Building Commissioner with the name, phone numbers and email address of said contact, along with the names, phone numbers and email addresses of all management staff and key holders to whom one can provide notice if there are operating problems associated with the establishment. The special permit shall require as a condition that a designated contact person

- for the PME shall be required to respond by phone or email within twenty-four hours of the time of contact and inquiry by a town official regarding operation of the PME.
- 5.11.4.5 The PME shall annually file an affidavit with the Building Commissioner demonstrating that it is in good standing with respect to all applicable state licenses and all conditions contained in the special permit.
- 5.11.4.6 The applicant shall hold a Community Outreach Meeting in accordance with the Cannabis Control Commission's regulations and guidance, prior to submission of its application for a special permit.
- 5.11.4.7 All PMEs shall execute a Host Community Agreement with the Town, pursuant to *M.G.L. c.94G, §3*. An RMD seeking to operate or collocate with a PME shall demonstrate that its existing or amended Host Community Agreement permits operation as a PME, otherwise a new Host Community Agreement shall be executed. All special permits granted pursuant to this Section shall include a condition requiring the PME to comply with the terms of the Host Community Agreement and establish that any violation of the Host Community Agreement shall constitute a violation of the special permit.
- 5.11.4.8 All special permits granted pursuant to this Section shall include a condition requiring the PME to maintain its State issued license or registration in good standing at all times and establish that any suspension or revocation of such license or permit by the Massachusetts Cannabis Control Commission shall constitute a violation of the special permit.
- 5.11.4.9 The term of the special permit shall be determined by the Planning Board but shall be limited to the duration of the applicant's ownership of, or tenancy at, the premises and shall not be transferable. The special permit shall lapse if not exercised within one year of issuance.
- 5.11.4.10 The hours of operation of PMEs shall be set by the Planning Board. In no event shall a PME be open and/or operating between the hours of 8:00 p.m. and 8:00 a.m.
- 5.11.4.11 No smoking, burning or consumption of any product containing Marijuana or Marijuana-related products shall be permitted on the premises of a PME.

5.11.5 Special Permit Procedures

- 5.11.5.1 Pre-Application Conference. Applicants are strongly encouraged to meet with the Planning Board at a public meeting to discuss the proposed application for a new PME and to discuss in general terms the proposed PME prior to the formal submission of an application.
- 5.11.5.2 Application, Review and Recommendations. An Applicant seeking a special permit under this section shall file a written application and submit a site plan to the Planning Board, furnishing a copy to the Town Clerk. The Planning Board shall promulgate or amend Rules and Regulations Regarding Special Permits for Permitted Marijuana Establishments ("Rules and Regulations"), which shall be consistent with this Section

5.11 of the Zoning Bylaw. The Rules and Regulations shall further detail the required contents of the application and the process for review of the special permit application. The application shall be submitted in accordance with the requirements of said Rules and Regulations. The applicant shall be required to pay such fees, as determined by the Planning Board, as are necessary to cover any expenses connected with a public hearing and review of the application, including but not limited to the costs of all notices and the employment of outside consultants. Copies of the application shall also be submitted to the Board of Selectmen, the Board of Health, Police Department, and contingent upon their respective jurisdictions over the site, to the Conservation Commission and /or Historical Commission. The foregoing agencies may make recommendations as they deem appropriate and shall send copies thereof to the Planning Board and the applicant; provided that failure of any such agency to make recommendations within thirty five (35) days of receipt by said agency of the application shall be deemed lack of opposition thereto.

- 5.11.5.3 The application and each copy shall meet the application requirements for a special permit per Section 7.2 and as may be adopted by the Planning Board, and should include, at a minimum, the following information:
- 5.11.5.3.1 The name and address of each owner of the PME;
 - 5.11.5.3.2 A copy of the Community Outreach Meeting Attestation Form;
 - 5.11.5.3.3 Copy of a Host Community Agreement executed pursuant to *M.G.L. c.94G, §3*;
 - 5.11.5.4.4 Copies of any licenses and permits for the PME issued to the applicant by the Commonwealth of Massachusetts and any of its agencies, as well as a letter explaining the status of any pending license applications with the Cannabis Control Commission;
 - 5.11.5.4.5 Evidence that the applicant has site control and the right to use the site for a PME in the form of a deed or valid purchase and sale agreement, or, in the case of a lease, a notarized statement from the property owner and a copy of the lease agreement;
 - 5.11.5.3.6 In addition to what is normally required in a site plan, details showing all exterior proposed security measures for the premises, including, but not limited to lighting, fencing, gates and alarms to ensure the safety of employees and patrons and to protect the premises from theft or other criminal activity;
 - 5.11.5.3.7 A Management Plan including a description of all activities to occur on site, including all provisions for the delivery of Marijuana and related products;
 - 5.11.5.3.8 Detailed information on the proposed water use and impacts on ground water;
 - 5.11.5.3.9 An Odor Mitigation Plan;
 - 5.11.5.3.10 A traffic impact statement; and
 - 5.11.5.3.11 A Parking Plan.

5.11.6 Notice and Hearing

The Planning Board shall give notice, in a manner provided by Chapter 40A of the General Laws, as amended, of a public hearing to be held within sixty-five (65) days after filing of the application and shall act within ninety (90) days following the public hearing. Failure of the Planning Board to take action within said 90 days shall be deemed to be a grant of the permit applied for.

5.11.7 Approval and Findings

A special permit may be issued under this section only if the Planning Board finds that the project is in harmony with the general purpose and intent of this Section. Prior to the issuance of a special permit, the Planning Board shall make the following findings:

- 5.11.7.1 The PME satisfies the requirements of the zoning bylaw;
- 5.11.7.2 The PME meets all of the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will be in compliance with all applicable state laws and regulations;
- 5.11.7.3 The PME is designed to minimize any adverse impacts on the residents of the Town with regard to the general safety, welfare, and quality of life in the community (such as, but not limited to, attractive nuisance and noise);
- 5.11.7.4 All Marijuana stored, processed, or cultivated shall be adequately secured in locked areas within the PME; and
- 5.11.7.5 The PME adequately addresses issues of vehicular and pedestrian traffic, circulation, parking and queuing, especially during peak periods at the facility, and adequately mitigates the impacts of vehicular and pedestrian traffic on neighboring uses.

5.11.8 Abandonment or Discontinuance of Use

A PME shall be required to remove all material, plants equipment and other paraphernalia prior to surrendering its state issued licenses or permits or within six months of ceasing operations, whichever comes first.

YES _____ NO _____

And you are directed to serve this Warrant by posting a true and attested copy thereof at the Town Hall and at the Post Office in said Town of Carlisle at least seven days prior to the time of holding said Meeting.

THEREOF FAIL NOT and make return of this Warrant, with your doings thereon, to the Town Clerk, at the time and place of holding the Meeting aforesaid.

Given under our hands this 26th day of March in the Year of Our Lord 2019.

BOARD OF SELECTMEN

Nathan Brown, Chairman

Kate Reid, Vice Chairman

Alan Lewis, Clerk

Luke Ascolillo

Kerry Kissinger

A True Copy Attest:

_____, Constable

Middlesex, ss.

PURSUANT TO THE WITHIN WARRANT, I have notified and warned the inhabitants of the Town of Carlisle by posting up attested copies of the same at the United States Post Office and on the Town Bulletin Board in said Town at least seven (7) days before the date of the Meeting, as within directed.

Constable of Carlisle

Date Posted: _____