

**The Banta Davis Task Force**  
Minutes  
February 9, 2012

**Present:** John D. Williams, Board of Selectmen (BOS), Chair; Richard Amodei, Recreation Commission; W. Randall Brown, Carlisle Housing Authority; Greg D. Peterson, Chair, Affordable Housing Trust; Jonathan Stevens, Planning Board; Mary Storrs, Carlisle Public Schools.

**Absent:** Grant Challenger, Vice-Chair, Community Representative

**Guests:** Mary Zoll; Elizabeth D. Barnett, Housing Coordinator.

1. **Meeting Called to Order** at 7:30 am.
2. Approval of Minutes. Mary Storrs made a motion to approve and Greg Peterson seconded the motion. All in favor as amended.
3. **Banta-Davis Chronology - School Committee.** After checking with the Carlisle Schools, Mary Storrs reported that she was quite sure there were no recent Banta-Davis wetland studies. The question was asked, when were the Banta-Davis wetlands last delineated? Elizabeth D. Barnett, Housing Coordinator, offered to contact the Conservation Agent for this information.
4. **Protective Area for a Well.** Greg Peterson shared that after research, it was not clear that the Fox Hill property would be large enough for a protective area, serving a development of 60 units. He distributed a handout showing Title V protective zone calculations for a well producing 11,000 gallons per day. Mr. Peterson said that the Interim Well Protection Area's primary purpose was to serve back-up to a protected area in the event of a 180-day period, without rain and/or significant snowfall. He added that the Department of Environmental Protection (DEP) required annual reporting in order to ensure that a hazardous waste site or junkyard was not sited on this area.

Discussion followed on public water supply permitting practices. W. Randall Brown pointed out that Massachusetts, unlike other states, allows a wellhead protective area to be permitted, even if it means the protected area encroaches upon an abutter's future use. He then gave a demonstration of the free public access Massachusetts GIS system and the Carlisle resource information. The GIS system includes geographic information on property boundaries, Article 97 protection, Conservation and Recreation restrictions, priority habitat, flood zones, etc. Mr. Peterson remarked that the GIS information is a great place to start, but it also is important to check any information against other reliable sources.

Jonathan Stevens asked whether a wellhead can go under things such as wetlands. Mr. Peterson answered that DEP likes wetland protection areas for wellheads.

Mr. Brown said that the Town, in its consideration of future Banta-Davis property use, also should take into consideration the obstacles facing other Town properties, which have been proposed in the past for affordable housing, e.g., the Town Forest, which is a DEP priority habitat, and the Cranberry Bog, which is in a flood zone. Mr. Peterson said it would be helpful for the Task Force to have civil engineering assistance for future discussion on this and other topics, and said he had invited Jeffrey Brem, Chair of the Board of Health, to join the Task Force for a future meeting.

5. **Community Education and Outreach.** Jonathan Stevens raised a question about the lack of Banta-Davis Task Force notice in the *Carlisle Mosquito*. The meeting was posted with the Town Clerk, but did not appear in the *Mosquito*. Elizabeth Barnett said she would talk with the *Mosquito* about this.

Mr. Williams shared a list of abutters within 300 feet of the Banta-Davis property, which was prepared as a follow-up to the last meeting. Mr. Williams had not sent out letters, as he had decided, after further consideration, to expand the list of Banta-Davis property abutters to within 500 feet of the property, as was done for the Benfield Farms senior housing development. After discussion, consensus was that the letters would be mailed to abutters within 500 feet of the property.

Discussion followed on the proposal to set up a Banta Davis Task Force page on the Town website, which would allow minutes, agendas and other documents to be posted. Richard Amodei offered that the Recreation Commission had access to a faster-loading website than the Town's website. Mrs. Barnett said she would look into this.

Next meeting: February 27, 2012

Meeting adjourned: 8:36 am.

Documents discussed at this meeting:

1. **Banta Davis Chronology** and documents, dated 1/3/2012.
2. Greg D. Peterson, **Interim Wellhead Protection Area (IWPA)**
3. W. Randall Brown, **2012 Massachusetts GIS website information:** the Town of Carlisle: Banta-Davis, Benfield Farms, Conant, Town Forest properties.

Respectfully submitted,

Elizabeth D. Barnett, Housing Coordinator