

# Recreation Commission Meeting Minutes

April 25, 2013 at 6:00pm

Attendees: Rick Amodei, Kevin Smith, Noreen Ma, Holly Mansfield

Mosquito: Sara Hart

Guests: Doug Stevenson, John Williams, Greg Peterson, David Freedman

Meeting began at 6:25pm

## **BD LL Field: New Home Plate:**

The Banta-Davis Little League field needs a new home plate. Mark Spears has an extra home plate at his home. Rick Amodei will pick up the home plate from Mark and install.

## **Field Maintenance:**

The school is inquiring about lining the fields. Rick talked to Jared and he is looking into getting the necessary supplies to line the fields.

## **Playgrounds:**

Richard Sibley and his Boy Scouts Troop have begun to install the playground at the Banta-Davis field. Originally they thought that leaving the concrete on the poles would make it easier to install the posts, however, this was not the case. Gary Davis from DPW agreed to take off the old concrete so the posts could be properly installed.

Rick called the mulch company to have them hold off on delivering the mulch until the scouts are ready for that stage of the project. Recreation will also supply mulch for Diment Park. Once the budget is approved at town meeting then we can go forward and replace the fence at Diment Park.

## **Housing's Latest Proposal:**

Housing has asked Rec Comm to review the latest proposal prior to Town Meeting and to take a position on how this will impact recreation. Housing is asking us to support the \$27500 which they have requested from CPA funding to answer questions raised from the school committee.

Recreation asks if we really need to take a position on this issue and if our vote is actually needed. If this project is passed then this is a loss for the town. For the foreseeable future, our stance is that we keep the existing fields. Recreation does not have long-term rights to the Banta-Davis property.

The school has requested more plans on the leeching fields which are currently operating at less than 1/3 capacity. The school may need to tap into the leeching field if the demand for an additional school arises. If the school needs to expand due to the growth of the town then they need the leeching field located at this site. If this happens then Housing will look at the Goff property for a possible location for a leeching field.

This is a proposal to get the discussion underway as the plans are prepared. Housing wants to work with the school and recreation to make sure all needs are met. The school is looking for answers relating to traffic issues, sharing waste water treatment and water issues.

The \$27,500 would be used to answer questions by the school committee. The school wants answers to these questions so housing went to CPA for funding to meet the request of the school. To answer these questions \$17,500 would be used to find a company to assist in answering these questions and the additional \$10,000 would be used for administrative fees.

There has been some discussion about other sites but the land is tied up in Conservation which tends to need the approval of the environmental review board, 2/3 vote of town meeting, 2/3 roll call vote of state legislature and conservations approval. The only other land is the Conant land but the area is very wet and small so only 12 units could be built.

Is there a demand for 50 rental units in Carlisle? In the long term, the town would need to purchase additional land to plan three more areas with 62 units to meet the 10% needed for 40B housing.

The town is focused on Banta-Davis because of the sewage system is already in place and is being underused. However, the reality for recreation is that we have no other area to expand the recreational facility. Banta-Davis supports future build out for recreation because the land is already flattened. This is the one site does not have conservation issues and neighbors to oppose future projects.

Recreation views this plan as having the same number of fields and forcing recreation to drop the vision of a multi-purpose field.

Greg Peterson states that he sees areas in the current plan that can accommodate two additional fields and the replacement of the existing little league field which is the proposed site for the 50 units.

The school has the legal right to the land, recreation does not. The school has requested a formal report to answer their questions.

Recreation is not sure a vote on this issue really means anything. However, a vote on this would be symbolically important and if recreation voted to support the \$27,500 that it would be perceived that recreation supports the 40B housing project.

Kevin asks where the evidence of the demand is for 50 rental units and is the community afraid of private groups coming in to build a 40B. Greg says the evidence is in the surrounding communities such as Concord and Acton. The developer, Kent Gonzalez, who lives in town attended the Banta Davis task force meeting and stated that he did not see a demand for 50 rental units. Greg stated that the people that would have an interest in renting were the people who have ties to Carlisle, Seniors that can no longer afford their homes but want to stay in town or children coming back to start families in town but cannot yet afford to purchase a home.

Banta-Davis is a site that the town already owns, has sewage capacity, and room for water supply. However, if this housing project is built at Banta Davis then the town will lose a recreational asset that the town will never get back.

Greg states that if we do not build this project then we risk having 800 units built by a private company. If 800 units are built then the school will be forced to expand and recreation will lose the field anyways.

If this is voted down at Town Meeting then the project is done. Recreation should take a position on the issue to help the community understand. If this is significantly detrimental to Recreation then recreation should make that statement. If not, and there is a chance to make it work then recreation should support it.

Recreation is at a disadvantage because we do not have the funding to build other fields on other sites. Recreation has no other options if this goes through.

In the Open Space and Recreation Plan (OSR) it is projected that the community needs a multipurpose field. In the 2006 plan it is stated that 6 fields are needed with an additional multipurpose field. Currently we only have 3 fields at the Banta-Davis complex. We can get by over the next five years with the current number of field. However, this leaves no room for expansion.

Turf makes for a great multipurpose field but a turf field cannot be built on Spalding because Spalding was built on a landfill

Recreation has not had the opportunity to talk to the parents of the kids using the fields. There should be more debate. Recreation is concerned that this will be spun that recreation supports housing if we support this \$27,500 project to have questions answered. Housing is asking for this funding so we can study this further and continue with the discussions.

Housing and school can happen on this property. However, it does impact recreation. The Recreation Commission will not take a vote on this topic but will make a presentation at Town Meeting.

**Old Home Day:**

This topic will be discussed at a future meeting.

**Approval of February 27, 2013 Meeting Minutes:**

This will be discussed at a future meeting.

The meeting adjourned at 7:15pm