

The Banta Davis Task Force

Minutes

February 27, 2012

Present: John D. Williams, Board of Selectmen (BOS), Chair, W. Randall Brown, Carlisle Housing Authority; Grant Challenger, Vice-Chair, Community Representative; Greg D. Peterson, Chair, Affordable Housing Trust; Jonathan Stevens, Planning Board

Absent: Richard Amodei, Recreation Commission; Mary Storrs, Carlisle Public Schools.

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

1. **Meeting Called to Order** at 7:36 am.
2. Approval of Minutes. W. Randall Brown made a motion to approve and Greg Peterson seconded the motion. All in favor as amended.
3. **Banta-Davis Site Evaluation.** Greg Peterson initiated the discussion by illustrating the size of a 300-foot radius public water supply protective area using the 2006 Banta Davis Playing Fields Phase 2 Project Existing Conditions Plans, produced by Dewberry. Such a 300-foot radius circle would fit entirely within the southerly portion of the Banta Davis Land, and be outside of any playing fields which might use pesticides or fertilizers. He shared that the Task Force had received feedback that the Fox Hill conservation area was not a suitable site for the well, due to Department of Environmental Protection (DEP) permitting requirements and use limitations.

W. Randall Brown asked a question about the Carlisle Public Schools wastewater treatment plant, and its current operation level of 1,800 gallons per day: would it be able to handle the wastewater treatment plant's full 13,500 gallons per day? Mr. Brown also inquired what, if any, impacts on adjacent abutters would be if flow were to be increased to full capacity.

Mr. Peterson answered that, in order to receive its Massachusetts DEP wastewater treatment facility operations permit, DEP had mandated that the Town provide an engineering analysis which took into account the Carlisle Public Schools (CPS) wastewater treatment facility's future use and maximum capacity of 13,500 gallons per day. Mr. Peterson added that DEP had re-issued this permit, since the facility's initial start up operations, and that the WWTF permitting ensured there would be no adverse impact on abutters at full capacity.

Mr. Brown asked about other proposed CPS wastewater treatment plant uses, such as a future tie-in with the current Carlisle Elderly Housing Association Village Court senior housing development, the proposed Village Court II expansion, and the Gleason Public Library. Mr. Peterson answered that the Town had spoken with state leaders, and had been told that unless the Town made progress in developing affordable family housing there would be no state funding for senior housing, such as the Village Court II expansion.

Regarding the possible Gleason Public Library tie-in, Mr. Peterson also added that the Town had submitted a proposal to the DEP Revolving Fund requesting state funding to tie-in the existing Village Court development and the Gleason Public Library to the CPS wastewater treatment facility. He asked Elizabeth Barnett about the current status of this proposal. Mrs. Barnett answered that the Town proposal was still active, but it was ranked at the bottom of the list.

The question was asked would an affordable housing developer have to tie into the CPS wastewater treatment facility? Mr. Peterson answered yes. He shared that developers would not be able to site a Title V system on a property with an existing permitted wastewater treatment facility with significant excess, unused capacity.

DEP's rationale is that permitted wastewater treatment facilities, with its advanced treatment, significantly reduces nitrate nitrogen levels compared to a Title V septic system, and also uses licensed operators, which are better for the environment and provide better monitoring and reporting to DEP.

A question was asked whether the CPS wastewater treatment plant required a full-time operator? Mr. Peterson said that the wastewater treatment facility required regular monitoring by a licensed operator. Others estimated that the wastewater treatment plant, which is operated under contract by Weston & Sampson, is at a cost to the Town of over \$30,000 a year.

4. **Banta Davis Legal Questions.** Mr. Peterson shared that on February 17th, the Trust had voted \$17,500 from its Community Preservation Act Community Housing Fund for legal and engineering consulting services funds to support the Banta Davis Task Force's site feasibility work. He distributed copies of the proposed engineering consulting services work scope, which had been compiled by the Chair from the list of engineering questions which had been discussed at earlier meetings.

John Williams encouraged the Task Force to look at the plans provided by Mr. Peterson, in order to discuss possible sites for the proposed housing. Discussion followed on the plans and potential sites for the housing. Mr. Brown asked if it would be possible to site affordable housing within the 300-foot radius of a protected area of public water supply? Mr. Peterson answered no, that the DEP had strict guidelines about what could or could not be permitted on the public water supply protected area. He added that the Town had already had this discussion with DEP in connection with the Benfield Farms public water supply, and had been told by DEP, that uses as buildings, parking, community gardens, etc. were not allowable within the protection area around the wellhead (conservatively estimated by Mr. Peterson at a 300-foot radius for planning purposes).

Mr. Peterson proposed to make a motion that the Chair work with Mrs. Barnett to get the civil engineering firm onboard. Mr. Peterson made the motion to request three quotes from civil engineering firms to support the Banta Davis Task Force and to authorize the Chair to select and hire a firm, with the work scope as set forth in the Engineering Consulting Services List, dated 2/14/2012. Grant Challenger seconded the motion. All present voted aye, motion passed.

Mr. Challenger proposed that it would be helpful to learn more about the basics of financing affordable housing, particularly the "breakeven" point for privately financed rental developments with affordable units. Mr. Peterson proposed that Toby Kramer, the real-estate director of NOAH be invited to come to the next Task Force to discuss this topic. He explained that Ms. Kramer is a graduate of the MIT Real Estate Institute and has experience in this area. Mrs. Barnett was asked to contact Mrs. Kramer. It also was proposed that John Luther, Building Commissioner be invited to discuss housing construction as well.

5. **Community Education and Outreach.** Mrs. Barnett reported that certified letters had been sent to the 37 abutters within 500 feet of the Banta Davis property, informing them on the meeting schedule and encouraging their input. She added that the first response received was a request from an abutter asking whether a waiting list might be set up for Banta Davis units. Mrs. Barnett reported that she had investigated the lack of Mosquito notice for the February 9th Task Force meeting, and that the meeting had been properly posted with the Town Clerk but had not been picked up that the Mosquito. Mrs. Barnett also reported that she was in the process of developing a new web page for the Task Force on the Town's website, with member names and the Agendas. She said she hoped to have the Task Force Minutes up shortly.

Next meeting: Thursday, March 8 at 7:30 am.

Meeting adjourned: 8:46 am.

Documents discussed at this meeting:

1. **2006 Banta Davis Playing Fields Phase 2 Existing Conditions Plans, produced by Dewberry.**

Respectfully submitted,

Elizabeth D. Barnett, Housing Coordinator