

Section 6: Community Vision

- A. Description of Process
- B. Statement of Open Space and Recreation Goals



Section 6: Community Vision

A. Description of Process

Since 1974, Carlisle has formally solicited input from townspeople about what the long-term plans for the town should be. In 1974, 1985, 1990, and 1994, people were asked by questionnaire about the kind of community they wanted Carlisle to be. The response has been remarkably consistent over the years, particularly the response related to shaping the physical environment of the town. Goals for Carlisle in 2005 are consistent with town goals for the past thirty years.

A Study Plan for the Town of Carlisle, completed in 1995, includes the following statement.

That townspeople greatly value the rural appearance of Carlisle can be seen from the results of questionnaires of 1974, 1985, 1990, and 1994 and the Community Planning Days of 1992 and 1993. Residents consistently value the remaining natural views along Town roads, appreciate the rural vistas, and enjoy the open spaces of Carlisle. The significance of this issue is so great as to take precedence over all other issues to townspeople. Although there has been a substantial turnover of residents, the significance of this issue has not changed in more than 20 years.

The first community-wide Planning Day was held in 1992, at which professional consultants facilitated day-long group discussions with participating townspeople. From the results of this planning day, a report entitled "Long-Range Goals of the Carlisle Community" was prepared and accepted at the 1993 Town Meeting. In general, these goals have not changed and are still valid in the year 2005.

After the first Planning Day in 1992, the Planning Board continued to hold Master Plan meetings, each one devoted to a specific aspect of the plan. The original goals were sorted into the value categories of Rural Character, Safety, Community, and Education, which were described in 1995 in *A Study Plan for the Town of Carlisle*. The *Study Plan* included the following list of Action Recommendations.

- Enhance the rural aesthetic of the town and maintain the perception of rurality in the most reasonable and achievable manner. Encourage the use of conservation easements and conservation restrictions. Purchase development rights and use other preservation mechanisms for the protection of selected undeveloped parcels.
- Acquire open space properties to enhance the rural aesthetic in keeping with the recommendations of the Open Space and Recreation Report and reduce the impact of new development on the provision and quality of town services.
- Evaluate and update the Conservation Cluster Bylaw, the Zoning Bylaw, and the Subdivision Rules and Regulations to ensure that the rural aesthetic is given paramount importance in the town's regulatory structure.
- Protect residents' drinking water. Safeguard water supply and groundwater resources.
- Meet the needs for housing alternatives for seniors, town employees, children of town

residents, and others of moderate means or for whom the existing housing stock is unsuitable, in the interest of the community as a whole.

- Maintain the scenic qualities of old and new town roads while making them as safe as possible, explore techniques to reduce commuter traffic, and provide safe ways for pedestrian and non-motorized traffic.
- Explore the transportation tools that can provide safe paved pathways for pedestrian and non-motorized traffic while maintaining the natural terrain and scenic features of the area.
- Preserve and extend the trails system, creating more trail linkages across town. Encourage research and investigate funding to annotate historic and natural features, and investigate incentives for landowners to donate trail linkage.
- Encourage the location of the town office building in the center of town, where it can provide a nucleus for town activities. [A new Town Hall was completed in 1997.]
- Emphasize the traditional town center focused on the village green.
- Work with local business organizations to foster and encourage the vitality of local businesses while maintaining the open spaces and historic aspects of the center.
- Work to encourage the growth of home businesses.
- Preserve and enhance the high quality of our schools.
- Support the inclusion of meeting space for the purposes of social and educational functions in the plans for new town offices, library, or other town facility.
- Plan for an adequate level of facilities and services to support town and volunteer organizations as well as the town's service professionals.
- Promote a strong sense of community through the design of cohesive neighborhoods and public gathering places, and encourage and invite neighbors to take part in social and cultural town activities.
- Encourage communication throughout the town to keep residents informed and involved in the community.

At the 1998 town meeting, Carlisle established the Carlisle 2000 Task Force, which yielded The Carlisle Municipal Land Committee (CMLC). In 2001, The CMLC held a Municipal Planning Day to ask Carlisle's citizens "what kind of community do we want Carlisle to be in the future, and how can we get there?" The CMLC was looking forward to the year 2020 and analyzing land needs for the next 20 years. It identified land crucial to its vision for Carlisle, land that is currently available or potentially available in the future. CMLC's vision for Carlisle in 20 years retains Carlisle's current values, which emphasize education, community, and conservation. The major needs for land for the next 20 years are for the school, recreation, housing, and conservation.

In March 2003, The Planning Board and the local League of Women Voters jointly sponsored a survey and hosted a Community Planning Day. “Participants, ranging in age from 10 to 75 and in residency from less than a year to over 30 years, responded with strikingly similar opinions. There was a chorus of praise for the town’s rural and agricultural setting” (*Carlisle Mosquito*, Friday, 28 March 2003). Attendees were asked to choose their top 7 priorities for the town from approximately 90 topics. When the specific priorities were grouped into six general categories, the majority of votes were for conservation issues (open space, rural and agricultural aspects, and water quality). “Most participants seemed very proud and fiercely protective of the Town’s bucolic, small-town character” (*ibid.*).

B. Statement of Open Space and Recreation Goals

In defining open space and recreation goals for Carlisle, the town’s highly valued rural character must be emphasized. Rural character is predicated on harmony between natural and human-made environments. In order to enhance the visual quality of Carlisle and the perception of open or natural space and rural characteristics, the following goals were established in *A Study Plan for the Town of Carlisle (1995)*.

- Encourage and protect the use of land for agriculture.
- Maintain large undeveloped parcels, with connections that serve as wildlife corridors and provide for trail links.
- Protect natural and historic features.
- Protect historical, social, and aesthetic features of the Town Center.
- Encourage variety of size, style, and setback of housing, with flexibility in the use of open space.
- Maintain overall two-acre density in order to protect the natural resources of the town (although in 2004 some people advocated cluster housing in order to reduce sprawl).
- Require roads that are sensitive to and preserve the natural environment and preserve the traditional components of the landscape, such as stone walls and fences.

Related community goals are the following.

- Maintain mutual respect for the different ways that and the degree to which individuals participate in the town’s activity offerings.
- Maintain inclusiveness of diverse populations.

These last two goals necessitate insuring handicapped access to a variety of conservation and recreation facilities in town.

A Study Plan for the Town of Carlisle (1995) states that the town should continue to “protect and preserve undeveloped land by purchase or other means.”

Section 7: Analysis of Needs

- A. Summary of Needs for Resource Protection
- B. Summary of Community's Needs
- C. Management Needs



Section 7: Analysis of Needs

In this section, the needs of Carlisle are analyzed, and this analysis is informed by several considerations: past successes in preserving open space (particularly progress over the past five years as outlined in Section 2), the continued residential development on unprotected lands and the resulting increase in the town's population and demographic changes as outlined in Section 3, and the importance of preserving and protecting the town's current inventory of water and land resources for private water supply, wildlife corridors, recreation, and aesthetics as outlined in Sections 4 and 5. As outlined in Section 6, the community has been consistent over the past thirty years in recognizing a need to protect open space to preserve and enhance the perceived rural nature of Carlisle. In addition to recognizing a need for conservation, the community has also recognized a need for land for schools, recreation, and housing.

A. Summary of Needs for Resource Protection

As Carlisle's population increases, the town needs to protect additional open space for groundwater protection, conservation, and recreation.

Need for Groundwater Protection

Individual wells supply Carlisle residents' drinking water, and safeguarding the water supply is critical. Studying aquifers and protecting surface waters and wetlands is important to maintain the quality of the groundwater. Town planning is essential to ensure that water quantity and quality is maintained as development proceeds.

Planning is even more important now because of several applications for 40B comprehensive permits in Carlisle over the past several years. Aside from the increased pressure from additional residents on all of Carlisle's resources (natural resources as well as schools, roads, manpower, and others), comprehensive permits allow developers to bypass local zoning laws. Of particular concern is the ability of developers to bypass two-acre zoning, established almost 50 years ago to protect water quality (as noted in Section 3). Because comprehensive permits can be filed on unprotected parcels throughout town, the more land that is protected, the greater the likelihood that adequate open-space buffers will occur near the denser development that may have a greater effect on groundwater quantity and quality than "normal" development has.

Due to the high cost of land, "normal" development on two-acre parcels currently means large million-dollar homes, whether on newly developed parcels or replacing smaller "tear-downs." These homes tend to come with larger lawns and more impermeable surfaces. The larger lawns are a double threat to groundwater resources with the increased demand on groundwater from sprinkler systems and the runoff from herbicides and pesticides. Increased storm water runoff from the increased impermeable surfaces can harm wetlands and groundwater.

Carlisle has preserved or reserved some possible sites for public water supplies (see Section 5) should groundwater sources become depleted or extensively polluted. Additional sites are needed, and some possible locations are identified on the Water Resources Map 4. One site off Maple Street has been developed in the past several years (Pine Meadows, Davis Road) and is no longer available. Identification of other possible sites in advance of development is critical to leave

adequate time for lining up necessary financial resources for land acquisition. Public education about groundwater supply, sources of pollution, and the need to plan for a public water supply in the future is also essential.

Needs for Conservation

Protect Additional Open Space.

The high value that Carlisle places on conservation is demonstrated by the passage of the Community Preservation Act and the recent purchase of Benfield Parcel A with CPA funds. Due to this purchase and the expected debt service, CPA funds are limited in the near future. Private resources remain critical, therefore, if parcels high on the priority list (Table 7) come on the market. The Town should also remain willing to invest in preserving its character through the purchase of high-priority parcels. The four weighted ranking criteria of Size, Linking Location, Rural Vista, and Core Habitat are critical values for conservation.

Resource protection can be achieved by a variety of means, not just by the purchase of property. The town should continue to work with private developers to reduce the effects of development on the rural nature of Carlisle. Conservation Cluster developments that preserve a minimum of 30% of a parcel for conservation should continue to be encouraged. The protected land can provide buffers to neighboring properties, linkages for trails and wildlife corridors, or preservation of rural vistas.

Protect Wetlands.

As noted in Section 4, wetlands are a common feature in Carlisle. Wetlands on protected lands play a vital role in flood control and water purification, as well as serving as habitat for a variety of species, both flora and fauna. Wetlands on non-protected lands are equally important, if not more so, due to the increased stormwater runoff and pollution on developed lands. The town should remain vigilant in its protection of wetlands, working to educate homeowners not only on the wetland bylaw requirements, but also on the importance of wetland protection in a town that relies on groundwater for its water supply. When violations of the bylaws occur, the Conservation Commission should continue to work with property owners on mitigation to restore or replicate affected wetlands.

Support Ongoing Initiatives.

As noted in Section 2, the past five years have seen great progress in achieving the 2000 OS&R Plan's goal of increasing conservation holdings in the "under-served southwest corridor." Conservation interests will continue to explore additional opportunities to add to Carlisle's protected open space inventory in this part of town.

Protect Large Parcels.

The number of large, single-owner parcels in Carlisle still available for conservation has diminished since the 2000 Open Space and Recreation Plan. Of particular interest to the town are the remaining large Valentine and Sorli farms. Both farms are located on access roads into town and provide travelers with rural vistas of the community.

Facilitate Trail Stewardship.

Volunteers have traditionally maintained Carlisle's trail system. However, larger projects will require funding and professional assistance. The Trails Committee would like to add additional parking near popular trailheads. It would also like to secure town support and equipment for mowing trails and open fields, such as Benfield Parcel A, Clark Farm, and Davis Corridor properties, and to provide assistance for other more challenging maintenance and construction efforts. The Trails Committee would also like to enter all of Carlisle's trails into GIS format.

Create Trail and Protected Parcel Linkages.

Carlisle should continue its fine work in the past to acquire important linking parcels that will connect existing protected parcels. Such linkages are important for extending and creating wildlife corridors, for trail connections, and as additional buffers to residential development. A number of linkages are envisioned.

- A linkage from the West Corridor through Valentine, Reichenbach, Sorli, and Wilson properties to Great Brook Farm State Park and beyond.
- A linkage from CCF's Spencer Brook Reservation through Bisbee Conservation Land and the Meehan property to Greater Estabrook Woods in the east, and through the West Corridor area to Acton Open Space in the west.
- A linkage from Great Brook Farm State Park to the Town Forest/Greenough Land/Great Meadows National Wildlife Refuge/Foss Farm on the east side of town. The unprotected Rangeway might provide part of this linkage. Alternatively, access to the Town Forest may be achieved from East Riding Drive, connecting to the State Park through the East Street entrance by Wendy Davis' house or Ice Pond Road. A major boardwalk and bridge between the Town Forest and Greenough would eliminate the need for walking on East Street between the Town Forest and Maple Street.
- A connection between private trails in Concord along the west bank of the Concord River and Foss Farm in Carlisle to provide a longer corridor along the river.
- A connection between Spencer Brook and the State Park (Concord to Chelmsford), running through the center of town. One route might be from Benfield Land to Fifty Acre Way, paralleling Cross Street through the proposed residential development, to Bingham Road, to Towle Land, to Conant Land, and to Old Morse Road. A link is needed to connect Towle Land to Conant Land. Another link is needed near Sunset Road to connect two protected sections of Old Morse Road.
- A linkage with Bedford's concept of a trail that will extend from the Route 225 bridge to the Route 4 bridge on the east side of the Concord River, creating a loop with the trails on Carlisle's side of the river. Although this trail is a Bedford project, Carlisle would need to complete the boardwalk at the Bridge to Nowhere at Foss Farm (connecting the southeast field to the parking lot) to complete the loop.
- A ring of trails around the town center intersecting the spokes of the pathways on the major roads. The route might be from Bedford Road through Banta-Davis to Rogers Road, to

Stearns Street, to Baldwin Road, along the Clark Farm Trail from School Street to Concord Street, up Bingham Road to Towle Land, along Westford Road to Conant Land (easement required), along Old Morse Road to Lowell Road, through Fiske Meadow to Great Brook Farm State Park (long boardwalk needed) to Woodbine Road, down Partridge Lane to East Street and Cutter's Ridge Road to the trail easement, and through the Bates property or Kimball's ice cream stand (easement required) back to the start at Bedford Road.

- A linkage through Flannerys' land to make the connection from Two Rod Road to the Estabrook trail at the north end of Estabrook Woods (easement required).
- Linkages from Benfield Land to Fifty Acre Way, to Cross Street, to Towle Land and perhaps to Bisbee Land with a connection through to Estabrook Woods. A connection to Heald Road might be included.
- A cross-town linkage from East Street to Brook Street and through to Maple Street, including a connection to Kimball's Ice Cream Stand.
- Linkages utilizing the gas pipeline (easements required).
- A linkage out of town that provides a connection to the Bruce Freeman Bike Path (particularly from the Cranberry Bog area on Curve Street).
- A linkage between Aldershot Lane and Red Pine Drive to provide access from Great Brook Farm State Park to Greenough Land.
- Additional linkages to trails, corridors, or open space in neighboring communities.

Encourage Agriculture.

Economic pressures on agricultural use of land in Carlisle cannot be underestimated. The Town must monitor existing agricultural operations in Carlisle and provide support as necessary to help them remain. Continued existence of the agricultural operations supports the aesthetically pleasing rural nature of Carlisle, supports proper stewardship of the land, and helps keep land from residential development, thus protecting natural resources and reducing the strain on other limited town resources. The town should continue to support initiatives such as the farmer's market to encourage local farmers. A few interested residents are investigating the possibility of establishing an Agricultural Commission.

B. Summary of Community's Needs

The Massachusetts Statewide Comprehensive Outdoor Recreation Plan (SCORP) has identified open space and recreational needs for Massachusetts and the Northeast Region, which includes the Town of Carlisle. Carlisle is fortunate to have had forward-thinking residents in the past who urged acquisition of several large tracts of land for preservation and future public use. Carlisle's central location between circumferential Routes 128/95 and 495 and radial Routes 2 and 3 brings increasing numbers of visitors to these protected properties to take advantage of many of the amenities identified in the SCORP.

Great Brook Farm State Park draws many visitors year-round, not only for the demonstration farm itself, but also for the extensive trail system available for walking, mountain biking, dog walking, nature study, and horseback riding, as well as for the cross-country skiing business in the state park. Night skiing by lantern is also available. The trails are also used by cross-country running and cross-country skiing teams from schools from several towns. Hikers and cross-country skiers also frequent other parcels of town-owned conservation land, especially Foss Farm, the Towle Land, the Greenough Land, Estabrook Woods, and the Davis Corridor.

Carlisle's two major through roadways have two lanes with narrow shoulders. Town side roads are narrow, winding, and generally without shoulders. Nevertheless, the town has become increasingly popular with road bicyclists, now seen virtually year-round. A seasonal time-trial event beginning and ending in Concord also passes through Carlisle.

Active recreation facilities including fields for baseball, softball, soccer, and field hockey are available on the Banta-Davis Land and Spalding Field. The school campus is home to tennis courts, public playground facilities, a tot-lot, and basketball hoops. For over thirty-five years, Foss Farm has provided riding rings for youth horseback riding and trails used seasonally for training sled dogs.

Bird watching and vernal pool nature walks open to the public are seasonally available. Residents and visitors alike enjoy the agricultural vistas in Great Brook Farm State Park, Foss Farm, Fox Hill, Bisbee Land, and the Carlisle Cranberry Bog. The annual cranberry harvest is another local attraction. Foss Farm includes an area with close to 100 community gardens, enjoyed by residents and non-residents alike. Many of the gardeners grow produce for sale at Carlisle's farmers' market established in 2005.

The Carlisle Trails Committee maintains approximately 45 miles of interconnecting trails around the town and tries to provide walking trails to new neighborhoods as they are developed. In addition, coordination with several surrounding towns to provide trail connections with their adjacent properties is ongoing.

Carlisle has little surface water for water sports. There is a launch area at the State Park for canoeing on a large wetland pond and limited canoeing on Greenough Pond, a shallow flooded wetland. Greenough Pond is fished from its dam during the summer and is used for ice fishing, ice skating, and pick-up hockey games during the winter. Carlisle residents can access the Concord River for fishing and boating from a small piece of town land at the Route 225 bridge in Carlisle, but access is more easily obtained from the boat launch areas across the river in Bedford or in Concord. The Concord River as it flows past Carlisle is part of the Sudbury Assabet Concord Wild and Scenic River system and also part of the U.S. Fish and Wildlife Service. It is popular for motorized boating, fishing, canoeing, bird watching, kayaking, rowing, seasonal duck hunting (where permitted), and nature photography.

Carlisle remains open to hunting on private property with written permission of the owner and on U.S. Fish and Wildlife Service property with a permit.

Clearly, as Carlisle and surrounding towns continue to develop, use of our open spaces will increase, providing a valuable resource to the nearby region.

Needs for Active Recreation

Support Current Active Recreation Programs.

The Recreation Commission and volunteer organizations offer a variety of popular athletic programs, which serve children and adults from both Carlisle and surrounding towns.

Youth programs for baseball, softball, t-ball, lacrosse, football, and soccer are combined with Concord. Approximately 1000 children aged 5 through 14 participate in these organized programs. More than one-third of these children live in Carlisle. Many of them participate in more than one sport per season. Carlisle contributes the use of one 90-foot baseball field, two regulation Little League fields, one girls softball field, one adult softball field, and one soccer field. Soccer is offered on Spalding Field when baseball and softball are not using this space. The Carlisle Middle School offers a variety of outdoor sports to students, including cross-country running, soccer, baseball, softball, and field hockey. Middle school students use the Spalding and Banta-Davis Fields after school during both fall and spring.

Many other public and privately run opportunities exist for residents to play outdoor sports. Over 300 Carlisle children participate in spring, summer, and fall programs. The activities available for younger and older children alike include horseback riding, baseball, softball, field hockey, lacrosse, soccer, flag football, and Pop Warner football. Leisure activities include jogging, walking, exercise cycle, ultimate Frisbee, wiffle ball, kick ball, etc.

The Recreation Commission sponsors tennis lessons during the fall, spring, and summer. A women's tennis league also uses the courts. In all, about 500 people a year participate in these tennis programs. The courts are used by the general public when not in use by the recreation programs.

During the summer, the recreation commission sponsors swimming lessons at three or four private pools in town, generously made available for this use by residents. Red Cross Certified instructors teach the classes.

In the summer of 2004, Carlisle Summer Fun enrolled approximately 150 youth. These youth engage in activities such as swim lessons, archery, pottery, horseback riding, arts & crafts, drama, dance, and tennis. Carlisle Recreation's philosophy is to employ Carlisle residents, usually older youth, to work as counselors. Approximately 30 counselors were employed during the 2004 season.

Seasonally, the recreation program offers a variety of arts, craft, and exercise to children and adults. The Commission also organizes field trips and other activities for children to enjoy on those Tuesdays when children are released early from the public school.

Some recreation programs offered to Carlisle youth are held out of town. These include canoe lessons held in Concord (about 25 children), golf lessons held in Westford (about 30 children), skiing held at the Nashoba Valley Ski Area in Westford (about 100 children), lacrosse held in Concord (about 70 children), Mt. Wachusett ski trips, flag football, and Pop Warner Football.

Support The New England Mountain Bike Association (NEMBA).

NEMBA (2,200 members) organizes an informal bike patrol to help other trail users at Great Brook Farm State Park. The patrol hours are not fixed, but members patrol for hundreds of

hours per year and are trained in first-aid, in CPR, and as first responders. NEMBA holds four volunteer trail-work days a year, when trails are repaired and new trails are built.

Support Equestrian Activities.

The Board of Health listed 202 horses kept in the town in 2003. These animals are kept on land in Carlisle and make use of the trail system or other facilities available in the community. Foss Farm and Great Brook Farm State Park are home to many of the organized equestrian activities, such as shows, hunter pace events, and hunts. Many horses are ridden out on the extensive town trail network as part of daily activities.

OLD NORTH BRIDGE PONY CLUB (ONB)

The ONB pony club is the largest pony club in the Central New England Region and is a part of the United States Pony Club, the foremost national nonprofit youth organization for equestrians. ONB was founded by Carlisle and Concord residents in the 1980s. Current membership of ONB lists fifty members, ages seven through twenty. The majority of the members live in Carlisle, with others from surrounding communities of Concord, Lincoln, Bedford, Chelmsford, Westford, and Groton.

The club holds mounted meetings three times a week (except in winter when they meet indoors), alternating groups between Foss Farm, Black Brook Farm (a private farm), and Great Brook Farm State Park. Additionally, special activities are held at these venues. They include training sessions for games, dressage, show jumping, and eventing as well as mini events, a Tetrathlon event, trail rides, and a scavenger hunt. As part of the educational mission of the Pony Club, testings and prep clinics are offered up to six times a year in each location, with over 80 participants in 2005.

Fundraisers are held on a regular basis. A two-phase show is held every year at Foss to raise money to be put back into maintenance and improvements for Foss Farm. Jumper shows at Foss Farm (three in 2005) and a Pace Event at Great Brook are used to raise funds for ONB's education programs. These events are well attended and provide activities for both Pony Club members and adult riders from Carlisle and surrounding communities.

Foss Farm provides a unique venue for the horse community as it provides an open area with good footing and a secure riding area for beginner riders. Future needs for ONB are improvements to the footing in the second riding area (Dressage Ring) at Foss and more connections between trail networks that are accessible for horses.

Augment Recreation Facilities.

The need for additional sports fields is being driven by a number of factors, such as the following.

- Increased popularity of organized sports in general
- Increase in the number of girls participating in sports
- Increase in the number of sports offered
- Increase in the number of seasons a sport is played (example: both spring and fall)
- Increase in the number of teams a child plays on
- Increase in specialized or travel teams
- The need to rest fields in order to keep them healthy and safe

The Recreation Commission has identified the following short- and long-term needs for additional facilities.

FIELD NEEDS (THROUGH 2010)

- Three additional all-purpose fields for soccer, lacrosse, field hockey, flag football, etc. The target locations include Banta-Davis, Foss Farm, and the Benfield Land
- Two additional Little League baseball fields targeted for Banta-Davis Land
- Four additional tennis courts on Banta-Davis Land
- Two renovated basketball courts replacing the existing tennis courts at Spaulding
- A softball field created by renovating the existing Little League field at Spaulding. In case of scheduling conflicts, the existing 90-foot baseball field at Spaulding will have priority.
- Walking pathways throughout the Banta-Davis Land
- A cross-country path connecting Spaulding and Banta-Davis Land and repair of the existing pathway crossing wetlands, thus eliminating the need for children to run onto a roadway during competition

LONG-TERM NEEDS

- Community Center for exercise, fine arts, and after-school programs

Need to Increase Handicap Accessibility

Carlisle needs to improve handicap accessibility to playing fields, playgrounds, and conservation lands. Although total accessibility may not be feasible (e.g. along steep, rocky trails), handicap accessibility to Carlisle's recreation and conservation lands can be improved with minimal changes. For example, curbs can be cut to make playgrounds accessible, and already flat trails can be maintained with an eye to wheelchair accessibility. Barriers erected to keep motorized vehicles off fields and trails may need to be modified to allow wheelchairs as well as foot traffic to pass. Table 11 lists the accessibility of lands under the management of the Recreation and Conservation Commissions. Appendix G includes a discussion of ADA self-evaluations.

Need for Public Education

The need to promote conservation values and education is ongoing. Education is needed to encourage residents to conserve limited resources and reduce pollution. Educating people about the value and importance of the town's conservation lands is also necessary. Past successes in land preservation can lead to a sense of complacency or a view that Carlisle already has enough protected lands. Opportunities to engage the community in discussions on conservation are needed to dispel myths and help galvanize local support, political and financial, for conservation and protection of additional lands. Outreach programs should be developed for landowners, particularly those with large unprotected parcels, many high on the priority list (Table 7), to educate them about the estate-planning benefits of putting land under Conservation Restrictions or donating land for permanent protection.

Need for Pedestrian Pathways

While proceeding on the development of the Pedestrian Pathway plan for the town center (Map 10), the town should continue to seek easements and deeding of lands to town ownership along roads throughout the town for possible future pathways. In developments where pathways are not feasible, the town should work towards payments from developers into a pathway fund for use in creating pathways elsewhere and maintaining existing pathways.

Need for Communication and Planning

Interdepartmental communication among the various land use boards (Conservation Commission, Recreation Commission, Planning Board, Board of Health) remains critical, as does communication with other town boards involved in decisions affecting the future of land use in Carlisle (Board of Selectmen, Zoning Board of Appeals, Housing Authority).

As land values have increased and the number of parcels in need of protection has decreased (both due to past successes and to the development of lands previously on the priority list), the complexity of the issues related to the remaining unprotected lands in town has also increased. As demonstrated by the Carlisle Conservation Foundation's involvement in the town's purchase of Benfield Parcel A for mixed uses, including community housing and recreation in addition to conservation, land conservation can not be considered in a vacuum. After a quarter century of failed efforts by the town to produce additional affordable housing, the threat of 40B comprehensive permits and the resulting denser development they entail has become real. Clearly, protection of natural resources goes beyond protecting land from development. The town must identify parcels where denser affordable housing will have the least impact on the environment and the community so that less environmentally suitable locations are not selected by private developers. The Affordable Housing Plan the town has filed with the state is an important first step. Implementation of the plan will be a difficult balancing act, but it must be addressed through public discussion and interdepartmental cooperation, so that Carlisle is proactive rather than reactive, when it is often too late.

Some citizens feel that protecting more land would have been easier in the past than it is now, with land priced above \$500,000 for a standard building lot and tight budgets in an uncertain economy. That is probably true but unfortunately now irrelevant. The relevant question remains essentially the same: What values do we as citizens place on protecting land for the future?

C. Management Needs

Because the number of open-space parcels falling under the jurisdiction of the Conservation Commission has increased, the Commission now realizes the need to have management plans for each conservation parcel. These plans include plant and wildlife inventories, biodiversity analyses, and annual and long-range budgeting for maintenance. In 2005, the Conservation Commission voted to establish a Conservation Land Stewardship Committee to help meet this goal. Planning should include financial projections of the annual cost of such management, so that the town can assign adequate resources to carry out the necessary work. As in the past, dedicated volunteers will be involved in these efforts.

Section 8: Goals and Objectives

- A. Goals and Objectives
- B. Available Protection Methods



Section 8: Goals and Objectives

In Section 2, the accomplishments of the previous Open Space Plan were reviewed. In this section, the community vision from Section 6 and the Town's needs from Section 7 are formulated into a comprehensive set of goals and objectives. Section 9 contains action plans in the form of initiatives for achieving these goals.

A. Goals and Objectives

The town of Carlisle realizes that open or natural space is a finite resource that is becoming more scarce as the town develops. The Town realizes, too, that it must be proactive in its efforts to guide residential development in a way that supports ongoing efforts to preserve open space. A fourth goal has therefore been added to the three goals included from the Open Space and Recreation 2000 Plan. Underlying Goal 4 of this plan is an understanding that planning for open space and recreation cannot be done in a vacuum. Successful preservation of open space and acquisition and allocation of lands for recreation should be coordinated with public and private responses to current patterns of residential development in Carlisle, from subdivisions to dense "40Bs." The argument needs to be reframed from protecting each parcel against development at all costs (each parcel with its own supporting interest group, led by abutters) to what is the best way to manage the town's assets as a whole to direct growth most effectively for the overall environmental and social health of the town.

Carlisle needs to continue to plan and to preserve open space to meet the following goals and objectives.

Goal 1 – Maintain the rural character of Carlisle.

Objectives

- a. Protect natural features such as open fields, woodlands, and scenic vistas.
- b. Protect corridors for wildlife and linking trails and provide additional protected connections between existing open spaces.
- c. Maintain a balance of protected open space throughout the town.
- d. Encourage agriculture in town.

Goal 2 – Protect the town's environment.

Objectives

- a. Protect the town's water resources: lands with surface water resources, wetlands, streams, ponds, or potential aquifer sites.
- b. Protect natural spaces that provide ecological diversity.
- c. Identify and protect sites with rare, endangered, or protected species.

Goal 3 – Meet the town’s recreational needs.

Objectives

- a. Improve the town’s recreational facilities.
- b. Enhance handicap accessibility.
- c. Provide additional sites for active recreation facilities.
- d. Upgrade existing recreation areas and facilities.

Goal 4 – Proactively manage land use in town.

Objectives

- a. Educate the town about the value of planning for long-term land use.
- b. Guide where and how concentrated development occurs.
- c. Improve the town’s ability to finance preservation of open space and recreation.

B. Available Protection Methods

To meet the goals and objectives listed above, understanding the protection methods available to the town is necessary. Open space can be protected in several ways. Direct acquisition of the land is usually the best method to preserve the conservation and recreation values of a piece of land. However, other ways also exist to protect open space.

Commonwealth and Federal Funding has helped Carlisle immensely in acquiring several conservation lands, such as Foss Farm, the Towle Land, the Greenough Land, and the Davis Corridor. The Great Brook Farm State Park and Great Meadows National Wildlife Refuge preserve large areas of important natural space in town. However, Carlisle should expect to shoulder much of the financial burden of future open space protection itself.

Adoption of the Community Preservation Act (CPA) in spring 2001 was an important step in protecting open space. CPA funds may be used for both conservation and recreation, as well as for historic preservation and community housing. The Town elected to levy a 2% surcharge (the state would have allowed up to 3%) on real estate taxes, excluding the first \$100,000 in assessed value. A minimum of 10% of CPA funds must be used for each of the four needs noted above, but the allocation of the rest of the fund is up to Carlisle’s citizens. The Town has thus far chosen to put a considerable amount of existing and anticipated CPA funds towards financing the purchase of Benfield Parcel A, a 45-acre property on South Street. To date, the state has matched the surcharge dollar for dollar, leveraging the tax dollars Carlisle’s citizens have been contributing since the adoption of the CPA by the Town.

A Community Preservation Committee (CPC), consisting of seven members, one each from the Conservation Commission, Historical Commission, Planning Board, Recreation Commission, Housing Authority, Board of Selectmen, and one member from the community at large, can recommend expenditures of CPA funds, but funds can only be appropriated by approval at Town Meeting.

Permanent Conservation Restrictions (CRs) allow the land to remain in private ownership while limiting or preventing future development. This tool is especially useful for preserving wildlife corridors and linking trails, although conservation restrictions may prohibit public access to the land. CRs protect conservation values such as vista, habitat for endangered species, and ecological diversity, but they do not necessarily provide the public with sites for passive or active recreation.

Permanent CRs on Town Conservation Lands create permanent protection against proposals to change the use of these lands.

Agricultural Preservation Grants were once seen by town planners as a useful tool to help preserve farmland in Carlisle, but for the most part they have not been successful. Carlisle farms do not compare in size or productivity with those in less developed, more fertile parts of the Commonwealth. However, in 1999, Carlisle was fortunate to receive state Agricultural Preservation Restriction (APR) aid, which helped finance the purchase of the Wang-Coombs farmland (now known as the Hutchins and Robbins Fields).

Open Space Land Development Trust, called the Carlisle Land Trust (CLT) was formed as a private entity in 1981 under the aegis of the Carlisle Conservation Foundation (CCF), also a private entity. In 1982, the Trust developed Bates Farm, and in 1986, the Trust also developed the Clark Farm. Both developments preserved large areas of natural space in the planning process.

In 1996, the CCF along with The Trustees of Reservations (TTOR) purchased 11 acres abutting the town-owned Malcolm Conservation Land. The next year, the CLT and CCF helped the town acquire the properties and CRs that form the Sachs Greenway, a 67-acre swath of protected land that abuts Estabrook Woods.

In 1999, the CLT helped the town preserve 35 acres of the Wang-Coombs land. By selling a small part of the original property for the limited development of two houses, the CLT helped lower the costs for the town to protect the remaining 35 acres.

In 2004, the CCF negotiated the limited development of the Benfield property that resulted in CCF's acquisition of 61 acres of the property to be permanently protected by CRs. CCF also supported the town's purchase of 45 acres of the Benfield property, 26 acres of which are designated as conservation land, with the remaining 19 acres available for a maximum of 26 affordable housing units and one ball field, with additional open space and buffer areas.

Zoning that encourages protection of natural space through cluster development can preserve open space without the town needing to purchase the land. The town has protected about 140 acres of natural space in nine cluster developments.

Charitable Donations can be prompted by the desire to reduce property taxes, income taxes, and future estate taxes, as well as to prevent unwanted development or to preserve traditional or historical land uses. Landowners are increasingly turning to the donation of Conservation Restrictions of land ownership to qualifying charitable organizations. Such organizations, which might be the Town of Carlisle, the Carlisle Conservation Foundation, The Trustees of Reservations, or the New England Forestry Foundation, will typically help pay for the costs of surveys, land planning, and legal work needed to effect the donation.

Section 9: Five-Year Action Plan

- A. Introduction
- B. Conservation Commission Initiatives for 2005 through 2010
- C. Planning Board Initiatives for 2005 through 2010
- D. Recreation Commission Initiatives for 2005 through 2010
- E. Board of Health Initiatives for 2005 through 2010
- F. Finance Committee Initiatives for 2005 through 2010
- G. Council on Aging Initiatives for 2005 through 2010
- H. Pedestrian and Bike Safety Committee Initiatives for 2005 through 2010
- I. Trails Committee Initiatives for 2005 through 2010



Section 9. Five-Year Action Plan

A. Introduction

The residents of Carlisle treasure the town's open spaces for passive and active recreation, for the protection of wildlife, and for the maintenance of the town's rural character. In order to continue to increase the town's inventory of protected open spaces and rural vistas, the town must actively pursue strategies that will ensure that some of the remaining undeveloped parcels are acquired or protected in some way (such as by Conservation Restrictions). The current Open Space and Recreation Committee specifically recommends that the town attempt to provide more protected corridors between protected parcels to provide linkages to benefit wildlife and to connect sections of trail. The town must look at all the means available to preserve and protect its natural spaces.

The Committee also recommends that the town plan for additional active recreation needs and strengthen its management of conservation and recreation lands.

Following the community process of determining Carlisle's goals and an analysis of the town's needs, the Open Space and Recreation Committee asked each town board or committee first to review its progress on initiatives listed in the 2000 Open Space and Recreation Report (if it participated in that report) and then to revise the list of specific initiatives it intends to pursue over the next five years.

Many of the identified initiatives are ongoing and require little if any additional funding beyond existing Town department budgets. Others, such as development of new playing fields, require substantial funding that would require approval of Town Meeting. There are several funding methods for initiatives in Carlisle, each of which receives careful vetting through an annual process.

- If the initiative is expected to be ongoing and requires annual funding, it is included within regular department budgets. Each department presents a Level-Service Budget and a Growth Budget to the Town Finance Committee before Town Meeting; initiatives are included in a proposed Growth Budget for approval at Town Meeting.
- If the initiative is considered a non-recurring expenditure, it is presented as a Warrant article at Town Meeting. If deemed a capital expense, the initiative is considered by the Long Term Capital Requirements Committee as part of a long-term financing plan.
- If an initiative meets Community Preservation Act (CPA) requirements, a request to fund it is submitted to the CPA committee and, if approved, to Town Meeting. Recreation and Open Space are among the acceptable uses for CPA funds.

When an identified priority parcel becomes available, land acquisition is considered. Historically, land acquisitions have been complex, requiring coordination among many Town boards and commissions as well as private organizations such as the Carlisle Conservation Foundation (CCF). State Self-help funds may be sought for conservation purposes to supplement Town Meeting appropriations or approval of CPA funds.

B. Conservation Commission Initiatives for 2005 through 2010

(Organized into four sections of Administrative Tasks, Outreach, Land Management, and Land Protection)

Administrative Tasks

Promote Effective Financial Management.

- Continue to support the Community Preservation Act (CPA) and seek the state's 25% matching funds that may be available to match the costs of buying land with CPA funds.
- Coordinate with the CPA Committee to provide information on land acquisitions for protecting open space and water resources.
- Establish a maintenance fund for conservation land to be used for purposes such as mowing, tree or shrub removal, bird nest boxes, and wildlife or plant inventories.
- Consider seeking re-authorization of bonding authority at a suggested level of \$5 million. Bonding authority demonstrates to landowners that the town is committed to open-space preservation. Also, when a property is for sale, the town needs only to meet to approve the purchase and need not vote to authorize the bonding.
- Coordinate closely with Carlisle's Finance Committee and Long-Term Capital Requirements Committee so that both short- and long-term funding needs are clearly presented.
- Budget and plan in advance for the timely, high-quality update of the OS&R plan every five years.

Review and update local wetland bylaw and policies.

Possible update areas follow.

- No-disturb or no-build zones within a stipulated distance of wetlands
- More stringent wetland replication standards than in the present state rules that would consider ecological factors and wildlife
- Inclusion of "federal wetlands" or large isolated land subject to flooding as town wetlands in order to protect vernal pools
- Definition and enactment of standard enforcement procedures

Propose changes to town bylaws and regulations that could afford additional wetlands protection.

Submit an updated OS&R Plan.

Support and encourage the Planning Board's Geographic Information Systems (GIS) development program.

Outreach

Provide Education.

- Support the Conservation Restriction Advisory Committee (CRAC) in its efforts to educate the public about Conservation Restrictions (CRs), their benefits, and how they are drawn up. Willing landowners may step forward once CRs are demystified. Encourage permanent restrictions.
- Support schools, scouting, 4H, and other children's programs involving conservation, ecology, and agriculture.

- Provide lectures or press releases on educational topics, such as vernal pools, local conservation lands, and local agricultural ventures.
- Continue to offer a spring vernal pool walk.
- Work with the Recreation Commission to develop a variety of recreational and educational programs for conservation lands that would meet the interests of many residents.
- Continue to offer the monthly Conservation Coffee.
- Continue to support Biodiversity Days and Riverfest.

Facilitate communication and coordination of activities.

- Increase coordination with Chelmsford on Cranberry Bog land and water use.
- Provide a complimentary copy of the OS&R Report to Conservation Commissions in abutting towns.
- Continue ongoing dialogue with private organizations, such as Carlisle Conservation Foundation, Harvard University, and The Trustees of Reservations.
- Work effectively with other town committees such as the Board of Selectmen, Planning Board, Board of Health, Recreation Commission, Building Committee, and Finance Committee.
- Work with the Recreation Commission to develop active and passive recreation programs for residents that don't participate in competitive team sports.
- Provide a representative or observer on conservation-related boards and committees.
 - Bylaw Review Committee (occasional observer)
 - Community Preservation Act Committee (active member)
 - Conservation Restriction Advisory Committee (occasional observer)
 - Conservation Land Stewardship Committee (active member)
 - Municipal Land Committee (active member)
 - Pedestrian and Bike Safety Committee (occasional observer)
 - Planning Board (occasional observer for special projects that involve land development)
 - Open Space and Recreation Committee (active member)
 - Trails Committee (occasional observer)
 - Wild and Scenic Rivers Committee (occasional observer)
- Post meeting agendas and meeting minutes on Town's web site.
- Provide copies of meeting minutes to the Carlisle Public Library.

Land Management

Promote Conservation and Land Management.

- Review and update the Management Plans for each parcel under conservation. Plan a budget for professional services for these technical reports.
- Prepare Management Plans for Town lands transferred to the Conservation Commission for management. These parcels currently include the Town Forest, Gage Woodland, and the MacAfee Land.
- Make a calendar of yearly maintenance and inspection tasks. This calendar should include items such as brush cutting; field mowing; restrictions on field mowing to respect bird nesting; inspection of fences, nest boxes, and signage; inspection of paths and parking areas; and inspection of field conditions.

- Develop yearly and long-term budgets for the maintenance for each parcel.
- Help the Recreation Commission evaluate the suitability of conservation land for future athletic fields or evaluate future purchases as multi-purpose conservation or recreation sites.
- Work with the Board of Selectmen to transfer management of buildings and structures on conservation land to an appropriate building- or facilities-management committee.
- Develop forestry management plans for identified tracts on conservation lands.
- Develop agricultural management goals and incorporate those goals in the awarding of agricultural licenses.
- Establish a Land Stewardship Committee.

Encourage Conservation Restrictions.

- Maintain and expand activities of CRAC, including the periodic field inspections of CRs.
- Continue to improve file information on CRs and continue the accurate depiction of CRs on the Town's assessor maps.
- Work with landowners to convert temporary conservation restrictions to permanent ones.
- Work with the Planning Board to discourage Conservation Restrictions that are thin strips of land around developments, to assess Conservation Clusters, and to ensure that Conservation Restrictions are adequately demarcated in the field so that property owners understand that a CR exists and where its boundaries are.
- Work with the Planning Board to assure that Conservation Cluster developments protect that portion of the land that optimally should be conserved.
- Develop a standardized enforcement procedure to handle CR violations.

Promote Wildlife Management.

Plant and Wildlife Inventory

- In order to protect species diversity adequately, continue a project through volunteer participation to survey wildlife in Town. See Appendix E for the "Partial Wildlife Inventory of Carlisle, Massachusetts" begun in 1998.
- Revitalize the program to map vernal pools.
- Work with the Massachusetts Natural Heritage and Endangered Species Program to map rare plants and animals in town.

Wildlife Management

- Explore management options when wildlife and human populations conflict. Examples of possible conflicts include expanding deer, coyote, and bear populations, as well as disease-bearing wildlife like deer ticks or mosquitoes. The ideal in most cases may be to leave the wildlife alone but educate the public on strategies for peaceful coexistence.

Control Pollution.

- Work with the Department of Public Works on resurfacing projects to protect wetlands from road-salt runoff using best management practices.
- Continue to monitor water pollution in Town Center and to assist in remediation efforts.
- Seek reduction in use of road salt through adoption of best management practices.
- Seek the use of best land management practices during construction by developers through adequate review and comment on permit filings.

- Encourage the adoption of “eco-friendly” residential practices through support of the Carlisle Pesticide Awareness Group. Encourage coordinated press releases with other Town boards or community interest groups about alternative residential technologies.

Increase Accessibility.

- Make the paths around the Cranberry Bog accessible for wheelchairs with low-cost improvements.
- Consider accessibility improvements whenever parking or other facilities are improved or constructed.
- Develop a review or grievance procedure so that the public can suggest how to improve access to conservation lands (see Table 11 and Appendix G).
- Support the Pathways Committee in the installation of properly constructed and maintained pathways as a means of improving access to scenic vistas and conservation lands.

Land Protection

Promote Acquisition Programs.

- Periodically review and confirm choice of parcels essential to recommended goals and acquire as available open space to round out existing holdings; link major trails, major pieces of open space, or both; preserve land for passive recreation and wildlife management (e.g. keep balance of fields and woodland, protect rare species).
- Western Corridor: Continue to protect areas in the southwest sector (see Map 7) to create a western corridor from the Chelmsford border to the Concord line, preserving land from the Sorli farm on Westford Street and the Valentine farm on Acton Street with their vistas and also Spencer Brook. (Note: This goal is consistent with the Metropolitan Area Planning Council (MAPC) MetroGreen recommendations).
- River Reservation: Protect remaining open space near the Concord River (see Map 7), with possible assistance from the Sudbury Valley Trustees, the Great Meadows National Wildlife Refuge, or both.

Pursue Programs Not Involving Full Acquisition.

- Seek permanent conservation restrictions on properties not needed for active or passive recreation. Particularly suited for conservation restrictions are those sites whose main values include vista, aquifer, wildlife habitat, or trail corridors. Permanent conservation restrictions should be sought for the following properties (followed by map-parcel-lot number).
 - Hamilton (15-30-0)
 - Wilson (Parcel A, now with a temporary CR: 19-40-A)
 - Hannaford (2-4-0)
 - Walkey (20-4-X)
 - Ansara (21-6-0)
 - Flannery (2-11-0)
- Explore possibility of securing conservation and agricultural restrictions for the Valentine and Sorli parcels.
- Continue program of placing permanent conservation restrictions on town conservation land.

Practice Planning.

Yearly review

- Set aside time each year to review goals and priorities. Be proactive in preservation and land management.

Early planning for large parcels

- Work with the Carlisle Land Trust and landowners to plan protection of large properties to ensure that conservation values can be preserved. Where some development is financially necessary, suggest a Conservation Cluster development or a Senior Residential Open Space Community. Where appropriate, work with the Municipal Land Committee and Carlisle Housing Authority to help meet additional town needs while preserving a property's conservation values.

Grants

- Maintain eligibility for state discretionary grants.
- Support compliance with Executive Order 418 (see page 12) specifically by helping to devise ways of accommodating new affordable housing in a manner consistent with conservation objectives.
- Continue to work with the Bay Circuit Program to find and to protect areas of mutual town-state benefit. Keep informed of the MetroGreen regional open space plans of the MAPC.
- Explore other state and federal programs that may assist Carlisle or Carlisle/Bay Circuit projects.

Tax Incentives

- Investigate how to provide maximum property tax incentive for granting publicly beneficial permanent conservation restrictions.

C. Planning Board Initiatives for 2005 through 2010

Improve standards for development plans.

Develop better standards for demarcation of open space boundaries in developments.

Periodically review and update Master Plan documents with continued community participation.

Once the rest of the Community Development Plan (CDP) is completed, the Planning Board intends to incorporate the 2005 OS&R Plan into the CDP.

Work on Plan Implementation.

Once the Affordable Housing Plan has been certified by the State, work on implementation strategies that will allow rational planning for housing development, public facilities, and land preservation in the locations desired by the town, rather than entrust this future development to the comprehensive permit (Chapter 40B) process, which has very limited local controls.

Specifically, the Board will evaluate existing two- and four-acre zoning bylaws to determine whether changes provide opportunities for open space and more efficient use of water resources, including revisiting the concept of increasing density in certain areas to preserve more significant tracts of open space, similar to what was incorporated in the "Open Space Neighborhoods" bylaw that was presented to Town meeting in 1998 and 1999 but did not garner the 2/3 majority vote needed for its adoption.

Among the other housing strategies that may be considered are the following.

- Consider expansion of Conservation Cluster bylaw to allow multi-family housing in return for preservation of valuable natural resources.
- Consider creation of a new Residence District zoned for denser development in specified locations (based on land characteristics to meet specified "carrying capacity" criteria, buffering, etc.) in conjunction with town-directed local initiatives.
- Develop presentation for landowners of large parcels about environmental and financial planning benefits of concentrated development in conjunction with conservation.
- Consider application of existing Senior Residential Open Space Community bylaw (applicable to parcels greater than 10 acres) on parcels available for development (only applied once to date at Malcolm Meadows, 12 units of unsubsidized elderly housing).

Continue to develop GIS capabilities.

Build onto the GIS database to make GIS a working tool for document retrieval, planning, and oversight of open space, municipal land, conservation restrictions, and other resources.

Encourage all town agencies to train for and use GIS as a working tool to coordinate objectives and efforts across all boards, committees, and departments.

Work with Municipal Land Committee to plan improvements to Town Center.

The Planning Board would like to be able to work with the Municipal Land Committee (MLC) or the recently appointed Town Common Committee to continue the process of planning improvements to the Town Center. For this and other reasons related to long-term land planning in Carlisle, the Planning Board encourages the revitalization of the MLC.

D. Recreation Commission Initiatives for 2005 through 2010

Augment Recreation Facilities.

The need for additional sports fields is being driven by a number of factors, such as the following.

- Increased popularity of organized sports in general
- Increase in the number of girls participating in sports
- Increase in the number of sports offered
- Increase in the number of seasons a sport is played (example: both spring and fall)
- Increase in the number of teams a child plays on
- Increase in specialized or travel teams
- The need to rest fields in order to keep them healthy and safe

The Recreation Commission has identified the following short- and long-term needs for additional facilities.

FIELD NEEDS (THROUGH 2010)

- Three additional all-purpose fields for soccer, lacrosse, field hockey, flag football, etc. The target locations include Banta-Davis, Foss Farm, and the Benfield Land
- Two additional Little League baseball fields targeted for Banta-Davis Land
- Four additional tennis courts on Banta-Davis Land
- Two renovated basketball courts replacing the existing tennis courts at Spaulding
- A softball field created by renovating the existing Little League field at Spaulding. In case of scheduling conflicts, the existing 90-foot baseball field at Spaulding will have priority.

- Walking pathways throughout the Banta-Davis Land
- A cross-country path connecting Spaulding and Banta-Davis Land and repair of the existing pathway crossing wetlands, thus eliminating the need for children to run onto a roadway during competition

LONG-TERM NEEDS

- Community Center for exercise, fine arts and after school programs

Maintain Recreation Facilities.

Continue to maintain recreation facilities according to the detailed maintenance plan for all active recreational facilities, including Spaulding field, Banta-Davis Land fields, and Diment Park. Carlisle Recreation is responsible for mowing, planting, fence repair, and all related maintenance of these facilities.

Keep informed on regional recreation plans.

Maintain a dialog with contiguous towns and the Commonwealth, especially the Statewide Comprehensive Outdoor Recreation Plan (SCORP), to keep abreast of regional recreation plans.

E. Board of Health Initiatives for 2005 through 2010

Protect Ground Water.

Water Quality

Continue bi-annual voluntary well testing, which is offered at a discounted rate to Carlisle homeowners. The data obtained is used to assess water quality throughout the town.

Local Regulations

Revise Town of Carlisle Water Supply Regulations to reflect current standards and technology. Adopt proposed manure management regulations. Provide drywell construction specifications for the discharge of water softener backwash.

Alternative Technology

Investigate technology that provides additional treatment of effluent prior to discharge into the ground for difficult lots.

Ensure Future Water Supplies

Town Center Supply: Continue to monitor water quality in center wells and investigate solutions. O'Rourke Farm aquifer: Following an extensive investigation, a "Water Rights Area" was identified, and the town has secured its rights to this area for a potential public water supply.

F. Finance Committee Initiatives for 2005 through 2010

Study and support methods to improve the Town's ability to finance open space preservation.

Continue to investigate open space zoning, serial bonding, and use of the revenues from the Community Preservation Act.

Assist in analyzing the financial aspects of a Planned Production Plan for Affordable Housing.

G. Council on Aging Initiatives for 2005 through 2010

Support community initiatives toward the following goals.

- Ensure all recreational areas meet Americans with Disabilities Act (ADA) standards for individual mobility, regardless of functional impairments.
- Create a “walkable” community through pathways and upgraded crosswalks to improve pedestrian safety.
- Encourage the development of a community center to accommodate the many recreational and educational programs offered by town departments.
- Create recreational opportunities and leisure activities for people of all ages.
- Provide large and easy-to-read signs at recreational fields and trails.
- Increase homebound recreational planning for those who cannot leave their homes.
- Increase “adaptive” recreation for persons with disabilities.
- Offer cultural programs, in addition to recreational programs.
- Consider transportation needs of seniors who would like to access recreational facilities.
- Expand the supply of suitable and affordable housing for low- and moderate-income older persons.
- Although there is a continuing need for affordable housing, there is also a demand for market-rate housing for seniors who have finished raising families and wish to remain in town.

Work to improve open space and recreation offerings in town.

- Raise senior citizen’s awareness of open space and recreational resources.
- Publicize the existing open space and recreational resources in Carlisle to the senior community.
- Work with other town boards to meet the recreational needs of senior citizens.
- Work with town boards on housing needs for senior citizens.
- Provide seniors with tax-supported workers for recreational programs.

H. Pedestrian and Bike Safety Committee Initiatives for 2005 through 2010

Pursue limited network of footpaths.

The Pedestrian and Bike Safety Advisory Committee was formed by the Board of Selectmen in 1997 to research issues related to road safety. In August 2000, the Committee became a formal advisory committee to the Selectmen. The Committee’s areas of concern are pedestrian safety, bicyclist safety, and linkage to state and neighboring town pathways. It has developed a footpath plan.

It is the recommendation of this plan to continue to construct a limited network of footpaths that provide safe pedestrian linkages among and between town services, neighborhoods, and trails. The recommended Footpath Plan represents a small network of pathways installed within approximately a one-mile radius from town center, each located roughly adjacent to the road surface. The Committee envisions a 5 to 15 year period to complete this minimal network. The implementation timeline is determined by the rate at which funding and other resources become available. The Committee is seeking an annual fixed level of funding, which would include maintenance costs.

I. Trails Committee Initiatives for 2005 through 2010

Trail Maps

- Complete update of town-wide trail maps.
- Enter all maps into the Carlisle GIS system so that the trail maps can be easily printed and maintained.

Education

- Continue to publish information on public trails.
- Continue a minimum of two yearly trail walks.
- Continue to migrate trail maps to GIS.

Coordination with Carlisle Town Boards and Committees

- Inform Planning Board and Conservation Commission about location of major trails on private land.
- Attend Planning Board meetings as appropriate during hearings for developments that involve trails.
- Continue to work with the Conservation Restriction Advisory Committee to permanently protect trails.
- Coordinate with the Pedestrian Pathway Committee on trail issues.

Maintain and improve Carlisle trails, trail access, and linkages among trails.

- Work with landowners and developers to preserve and protect public access to trails such as Old Morse Road.
- Utilize local volunteers to maintain and improve trails.
- Coordinate regional trail development with Bay Circuit Program and contiguous town trail committees.
- Continue to monitor development of the Bruce Freedman Regional Rail Trail, which will pass Carlisle by the intersections of Routes 225 and 27.

Section 10: Public Comments





Metropolitan Area Planning Council

60 Temple Place, Boston, Massachusetts 02111 617-451-2770 fax 617-482-7185 www.mapc.org

Serving 101 cities and towns in metropolitan Boston

April 10, 2006

Sylvia R. Willard, Administrator
Carlisle Conservation Commission
66 Westford Street
Carlisle, MA 01741

Dear Ms. Willard:

The Metropolitan Area Planning Council has reviewed the Town of Carlisle Open Space and Recreation Plan dated January, 2006. The plan is very well-written and thorough and appears to meet the Division of Conservation and Recreation guidelines. The plan also includes one of the most comprehensive discussions of regional open space issues. The outreach to surrounding communities is also very impressive. I would like to offer two minor comments.

Missing Pages – In the copy MAPC received, the following pages are missing: 2-2, 2-4, 2-6 and 2-8.

Chapter 40B – On Page 3-8, the plan discusses Chapter 40B and incorrectly identifies it as Executive Order 40B. The Comprehensive Permit law is Chapter 40B Sections 20-23 of the Massachusetts General Laws.

Thank you for the opportunity to review this plan.

Sincerely,

Marc D. Draisen
Executive Director

Cc: John Williams, MAPC Representative, Town of Carlisle
Melissa Cryan, Division of Conservation Services



Town Administrator
Tel. (978) 371-6688

Town of Carlisle

Office of

BOARD OF SELECTMEN

66 WESTFORD STREET
CARLISLE, MASSACHUSETTS 01741
TEL. (978) 369-6136



Fax. (978) 318-0098

April 12, 2006

To Whom It May Concern:

The Carlisle Board of Selectmen, at their April 11, 2006 meeting, voted unanimously to approve the Year 2006 update of the Carlisle Open Space and Recreation Plan. The Board reviewed the Plan and found it very complete and well written. The plan accurately represents the views of the Board and Town residents with respect to the continued preservation of our open space and rural character.

The Board continues to work with our various boards and departments to provide both passive and active recreation to meet the needs of our residents. The Carlisle Open Space and Recreation Plan is an invaluable source of information and guide that aids us in this endeavor.

Sincerely,

Douglas A. G. Stevenson
Chairman



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

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March 29, 2006

Mr. Stephen Spang
59 Fiske Street
Carlisle, MA 01741

Dear Mr. Spang,

On March 27, 2006, the Carlisle Planning Board reviewed the draft Open Space and Recreation Plan 2005, dated January 2006, and endorsed that plan by a vote of 5-0. The Board and I look forward to utilizing this updated plan as an invaluable resource to guide us in land development and preservation decisions.

Thank you for all of your efforts as Chair of the 2005 Open Space and Recreation Plan Committee. Please call me if you have any further questions.

Sincerely,

George E. Mansfield
Planning Administrator

Cc: Sylvia Willard, ConsComm Administrator
Planning Board



Town of Carlisle
Office of
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June 12, 2006

Mr. Steve Spang
Chair, 2005 Open Space and Recreation Plan Committee
59 Fiske Street
Carlisle, MA 01741

Subject: Carlisle Conservation Commission Endorsement of Open Space and Recreation Plan

Dear Steve,

The Carlisle Conservation Commission has reviewed and on January 12, 2006 voted to approve the updated Open Space and Recreation Plan submitted by your committee. The Commission congratulates you for your hard work and diligence in creating a plan that is truly reflective of the present status of Carlisle's open space and recreation programs. The report also creates a vision for the future that the Conservation Commission will utilize as Carlisle moves forward during the next several years. Citizens of Carlisle will benefit from the work of you and your committee.

Sincerely,

Thomas Schultz
Chair, Carlisle Conservation Commission





Town of Carlisle

Office of

BOARD OF HEALTH

66 Westford Street
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March 15, 2006

Carlisle Open Space and Recreation Report Committee
Town of Carlisle

Dear Committee Members:

The Carlisle Board of Health appreciates the opportunity to review and comment on the draft *Town of Carlisle Open Space & Recreation Plan, 2005*. The Board of Health does not have any changes or corrections to the Report. Specifically the Board of Health reviewed Section 4 "C. Water Resources" and Section 9 "Board of Health Initiatives for 2005 through 2010". The changes that the Board had recommended have been included.

The Board of Health recognizes the importance of this document and the effort put into it by the volunteer committee. The Board of Health appreciates the work of the O.S. & R. Committee and looks forward to utilizing the O. S. & R Plan to address the goals and vision of the Carlisle Community over the next few years.

Board of Health
Town of Carlisle

Martha Bedrosian,
Chairman

MB:lmf

