

SAVE CARLISLE CENTER



Make
reopening
Ferns possible.

A lasting solution for Carlisle Center.

The feasibility study confirms capacity for Ferns and Gleason Library at the Town’s existing wastewater treatment facility. A shared connection offers a lasting solution for Carlisle Center’s businesses, historic properties and community services.

Ferns needs a committed path to permanent wastewater service to move forward with purchase and reopening. Engineering review found no viable on-site septic solution for the proposed market and café. The shared main would initially serve Ferns and Gleason Library; future connections would require Town approval.

WHAT CARLISLE GAINS

Community connections	A market and café for meeting a friend, gathering after school, and picking up essentials without leaving town.
Local businesses	Infrastructure that helps businesses operate, invest, create jobs, and keep services and spending in Carlisle.
Historic character and lasting value	A path to address aging septic systems, protect drinking water, and keep historic properties usable and attractive to future owners.

WHY NOW?

Doing nothing also
has a cost.

An enforceable construction commitment would help Ferns’ prospective owners move forward with purchase and reopening, subject to approvals. The November design-and-permitting vote is the next step toward that commitment.

Preserving Carlisle’s character means giving its historic center the infrastructure it needs to survive.

VOTE YES • NOVEMBER 16 • SPECIAL TOWN MEETING
Fund design and permitting for the Carlisle Center wastewater connection.

What your YES vote means on Nov. 16

NOV. 16 • DESIGN & PERMITTING

\$225,000–\$300,000

Plans, site evaluations, permitting, up to two grant applications, and bid and award support for the main and library connection.

CONSTRUCTION • SEPARATE VOTE • 2027

\$460,000–\$1,100,000

Construction, construction administration, and police details. A separate Town vote would authorize construction funding.

THE COMBINED INVESTMENT, IN CONTEXT

The **\$1.4 million combined upper estimate** equals approximately **0.055%** of Carlisle’s **\$2.55 billion** in assessed taxable real estate.

Planning estimates only. This comparison illustrates project scale, not a tax increase or home-value forecast.

Why not just reopen the old store?

The old store operated under wastewater restrictions, including off-site food preparation and closely tracked water use. The proposed market and café need a permanent wastewater plan that supports food service and seating.

Who benefits, and who pays?

The main would initially serve Ferns and Gleason Library. **Ferns would pay separately to connect its property to the main.** The feasibility study is privately funded. State grants are being explored to reduce public costs; estimates are before grant awards. Final shared costs and funding arrangements remain to be determined.

Who decides who can connect?

Before a construction vote, the working group should recommend:

- Rules for eligibility and capacity allocation.
- Clear criteria for future connection approvals.
- Construction shares, fees and operating costs.

The Select Board should lead this work, with clear responsibilities and a timetable.

How soon could Ferns reopen?

MassDEP has indicated it could consider limited interim reopening with an enforceable construction commitment and timetable. A regularly pumped tight tank would require state and local approvals. **The November design vote alone would not satisfy that construction commitment.**

The capacity is there

The study confirms capacity for Ferns and Gleason Library. The comparison leaves about 4,040 gallons per day below the 80% planning threshold. Final design and permitting must protect school needs and establish connection and operating requirements.

Plant design capacity	13,500
80% planning threshold	10,800
Observed school/plant peak*	4,220
Ferns design flow	2,145
Library observed peak	395

Remaining below 80% threshold

4,040 GPD

All flows in gallons per day (GPD). *Dec. 2024 peak.

Come together for Ferns. Learn more.

OCTOBER 20 • 6 P.M. • AT FERNS

Community Q&A

Sources: Weston & Sampson cost framework and capacity memo, p. 2; Carlisle FY26 Tax Classification Hearing, p. 3 (real estate only). Final construction costs depend on site evaluations, permits, funding, and actual bids.