

SAVE CARLISLE CENTER



Make
reopening
Ferns possible.

One shared pipe. A stronger Carlisle Center.

Efforts to reopen Ferns have brought a decades-old problem into focus: wastewater limitations affect public buildings and private properties throughout Carlisle Center.

**Carlisle would fund the shared pipe into Carlisle Center.
Ferns would pay for its own connection to that pipe.**

Phase one of the feasibility study confirms capacity for Ferns and Gleason Library at the Town's existing wastewater treatment facility.

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	Longstanding wastewater limits affect the Center. Shared infrastructure helps protect water and keep historic buildings in use.

WHY NOW?

Ferns' reopening depends on it.

Ferns cannot reopen without a commitment to connect to the existing Banta Davis Wastewater Treatment Facility.
Ferns' septic system is undersized, and the prior store operated under a variance. The minimum design flow for any food establishment with seating exceeds its capacity. No feasible on-site alternative was found because of limited lot size and wellhead-protection restrictions.

A yes vote on November 16 moves this essential infrastructure forward and helps keep Carlisle Center viable.

VOTE YES ON ARTICLE 6 | NOVEMBER 16
Special Town Meeting | Corey Auditorium, Carlisle School
Fund design and permitting for the Carlisle Center wastewater connection.

FernsCarlisle.com

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What your YES vote means on Nov. 16

NOV. 16 • ARTICLE 6 • 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 – EARLY 2027

\$460,000–\$1,100,000

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

TOTAL PLANNING ESTIMATE

Design + construction: \$685,000–\$1.4 million

Grants are being explored. Estimates are before awards; final costs depend on engineering and bids.

Why not just reopen the old store?

The prior store operated with an undersized septic system under a variance and restrictions. Under Title 5, a restaurant or café with seating faces a minimum design flow of 1,000 gallons per day. Ferns’ system is approved for 970 gallons per day total, including the upstairs apartment. Fewer seats do not remove that minimum.

What alternatives were explored?

Engineers reviewed conventional septic, advanced treatment and nearby land before pursuing a shared connection. Those reviews found no feasible on-site wastewater solution within the site’s space and wellhead-protection limits.

Who can connect?

Future connections would require Town approval, available capacity, and agreed costs and operating terms.

Read the engineering findings & project costs

Weston & Sampson | October 2026



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.

Show up. Vote yes. Bring back Ferns.

NOVEMBER 16 • ARTICLE 6 • SPECIAL TOWN MEETING

Corey Auditorium, Carlisle School

Sources: Weston & Sampson cost framework and capacity memo; Ferns wastewater disposal review, June 11, 2026; 310 CMR 15.203. Planning estimates only. Final costs and project approvals remain subject to detailed engineering and public review.