



Town of Carlisle

MASSACHUSETTS 01741

Community Preservation Committee

Agenda

August 21, 2023 5:00 PM Zoom

► Join Zoom Meeting

<https://us02web.zoom.us/j/6761721843?pwd=NFJ5V255c3UwaFNZV2ZrVGFOQmFwUT09>

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► Topics

- 5:00 p.m. 1. Correspondence and community input
- 5:05 p.m. 2. Meeting minutes review/approval
- 5:10 p.m. 3. Central Burying Ground application review
- 5:35 p.m. 4. Gleason Public Library application discussion:
grant amount, warrant article, and other grant conditions
- 5:50 p.m. 5. Benfield Farms key fob issue
- 6:00 p.m. 6. Community Preservation Plan update
- 6:05 p.m. 7. Other business
- 6:15 p.m. 8. Meeting schedule
- 6:20 p.m. 9. Adjournment

CPA PROJECT APPLICATION

Community Preservation Committee 66 Westford Street Carlisle, MA 01741 TEL: 978-369-6155 (Town Clerk)
FAX: 978-371-0594

Please type your responses to the following questions:

1. Project Overview, Contact Information, Signatures

Project Name: Carlisle Central Burial Ground Conservation
Project Applicant: Carlisle Historical Commission
Amount Requested: \$110,000

Sponsoring Board
or other organization(s)
(as applicable): Carlisle Historical Commission


Primary Contact Person:

Name: Krissy O'Shea
Address: 144 Fiske Street
Phone Number: 508.450.7434
Email Address: krissyoshea@gmail.com

Purpose: (please select all that apply)


- Community Housing
- Historic Preservation
- Open Space
- Recreation

Project location or address: Carlisle Central Burial Ground, 31 Lowell Street

Signature of Applicant:  _____

Print name: Krissy O'Shea

Date: 7/29/2023

Signature of Chairman of
Sponsoring Board
or other organization (as applicable):  _____

Print name: Krissy O'Shea

Date: 7/29/2023

2. Project Summary

The Carlisle Historical Commission seeks CPA Funds to restore the Carlisle Central Burial Ground. This 18th century site has been designated by the Historical Commission as locally significant in the history and culture of the Town. This plan will outline improvements necessary for the preservation of the historic landscape and monuments located on the site.

3. Project Description Provide

In 2016 a Preservation Master Plan was developed for the restoration of Carlisle's Central Burial Ground. This plan compiled a detailed survey and developed a comprehensive plan to improve the burying ground landscape. However, the outlined work was never initiated. Now, 7 years on from this original proposal, The Carlisle Historical Commission is seeking CPA funds to complete a sensitive conservation of one of the town's oldest historic sites. The scope of this project would conserve the burying ground's gravestones, structures, and trees. The project will conserve the 137 headstones on the site of the Central Burial Ground, stabilize the Litchfield Memorial Seat, address compromised mortar of the entrance pillars and sensitively address the tending of various trees and shrubs on the site.

There are more than 100 head and footstones in the Central Burial Ground, most of which need conservation and many of which can be attributed to notable New England carvers. Many of these gravestones represent some of the earliest examples of sculptural art created in America. These stones carry the history of the town of Carlisle, with recognizable names of the town's early residents and founders, names that can still be seen today around town on street signs, conservation properties and significant buildings. The stones will be straightened, cleaned, pinned and repaired. Each stone will be individually assessed and a specific course of conservation developed by the Fannin-Lehner firm for each unique stone.

The Central Burial Ground has an estimated 58 trees of various species. While most are healthy and in good condition, some pose a risk to visitors and headstones. The site would be strongly improved by tip pruning and strategically removing some lower branches on most trees. This would encourage air circulation around the headstones to promote the longevity and health of the stones. Additionally, it would provide a safer, more accessible environment for visitors and give headroom for visitors and ground maintenance work. To improve the view of the Litchfield Seat from Lowell Road and Center Park, it is recommended to remove 2 or 3 arborvitae to the left and right of the historic feature. Two oaks at the site are compromised and should be removed to reduce danger to people and headstones.

The Litchfield Memorial Seat is an mortared stone and wood structure constructed in 1928 to commemorate Carlisle's first minister, the Rev. Paul Litchfield. Rev. Litchfield is buried at the Central Burial Ground, just a few yards from the Seat. Much of The Litchfield Memorial Seat is in good condition, however, there are a number of rotten and damaged beams and roof rafters that need to be repaired or replaced. The asphalt roof shingles are not historically accurate and will be replaced with a cedar roof shingle. Graffiti will be removed using a process of filling and sanding areas of damage. The two stone pillars at the south entrance of the Burial Ground will also have their mortar repaired at the same time as the base of the Litchfield Seat is addressed

4. Responsible Parties

Who will implement the project? Is there a project manager? Please list the name and contact information of these persons and any additional responsible parties – i.e. property owner, consultant (if applicable).

Specialized third-party contractors will carry out the restoration/conservation work for their respective areas of the project. Oversight of these third-party contractors, billing and payments will be conducted by the Town Administrator: Ryan McLane, Town Administrator, (second floor, Town Hall) rmclane@carlislema.gov

5. Timeline

When will the project begin? When will it be completed? Are there multiple stages for the project?

Work will commence as soon as possible after funding is secured or as soon as weather permits. This project faces seasonal constraints due to the New England climate and the freezing and thawing of the ground. Only after the ground has thawed, can work on the headstones begin. After speaking with the Stone Conservators, it is clear there is a specific field season for their work which runs approximately April - November and because of this, the work for the headstones will likely take two field seasons to reach completion. While there are slightly less constraints on the seasonality of the tree work and the work required for the Litchfield Seat, there is a seasonality to these projects as well. Though both are expected to be completed in one field season.

6. Project Purpose

State the purpose of the project and indicate how the project meets the general and specific criteria for funding CPA projects (see "Criteria for Project Consideration & Recommendation by CPC"). How will the project benefit the Town of Carlisle? Address current and/or future

community needs? Impact Carlisle's citizens? Preserve Carlisle's character? Why should this project be funded this year?

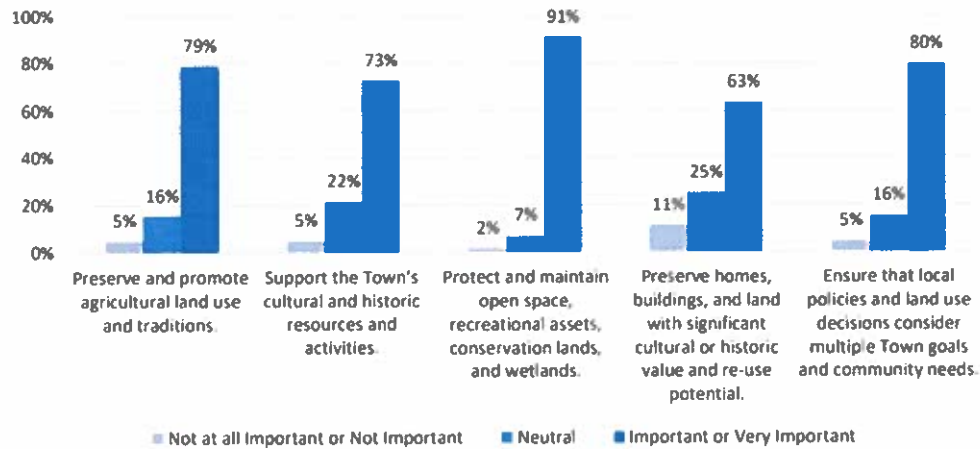
In 2015, a survey of the Central Burial Ground was conducted (using CPA funds) and found the burial ground to be in need of conservation. It was determined in the survey that many of the features in the Central Burial Ground needed attention. After the extensive survey was completed, a Master Plan for the preservation and conservation of the Central Burial Ground was developed. This Master Plan outlined a clear strategy for the work needed to restore and preserve the Central Burial Ground. This current proposal would carry out the most essential components of the preservation work in order to ensure that the Burial Ground is secured for the coming decades. This project would preserve one of the most historic sites in the town of Carlisle at a moment when the Burial Ground is in great need of attention and before its deterioration becomes so advanced as to require more extreme interventions. Completing the conservation of the headstones and the Litchfield seat will ensure the Burial Grounds continued position as a site essential to the fabric of the town. It is very much a tangible part of our town's history.

7. Community Support

What is the nature and level of community support for this project?

There is overwhelming support for the preservation and conservation of historic resources in the town of Carlisle as affirmed in the current Town Master Plan. The polls in this Master Plan show that initiatives which support and preserve the Town's cultural and historic resources garnered more than 60% support. Carlisle also has a history of showing support for projects which preserve historic structures and buildings of the town. Some recently completed projects which support this point are the Highlands Building, Brick Building and the rebuilding of the Greenough and Cranberry Bog dams.

Figure 3-2. Survey Results, Summer 2021
Community Response to Preliminary Carlisle Character Goals
(Total Responses: 695)



3. Support the Town's cultural and historic resources and activities.

3A. Create a comprehensive historic preservation plan that prioritizes, guides funding, and preserves Carlisle's historical assets for conservation, public enjoyment, and educational purposes. This effort should build upon the recommendations of 2010 Historic Properties Survey and explore how to successfully implement the recommendations from that plan that have not yet been carried out, particularly planning for listing eligible properties on the National Register of Historic Places. Collaboration with the Carlisle Historical Society could increase capacity to develop such a plan, which would also be eligible for CPA funds.

3B. Evaluate the suitability of educational and regulatory options identified by the Massachusetts Historical Commission as tools for the protection of historic and cultural resources. While one such common tool (a demolition delay bylaw) was recommended in the 2010 Historic Properties Survey, many other regulatory tools exist for protecting Carlisle's historic resources. The Historical Commission and Carlisle Historical Society could collaborate on a review of the Massachusetts Historical Commission *Preservation through Bylaws and Ordinances* guide (which includes Carlisle as a case study) to consider the suitability of specific measures for Carlisle.¹²

8. Jurisdiction or Ownership of Project Site

The Town of Carlisle holds jurisdiction over the Central Burial Ground.

9. Permitting Requirements and Endorsements List permits or endorsements needed for completion of project, including any special permit, variance or other approval required by any Town of Carlisle Board or Committee.

The Historical Commission is seeking endorsements from the Board of Selectmen, The Conservation Commission and The Historical Society. The Commission has received verbal approval of the project from DPW through a conversation with the Town Administrator

A letter of recommendation has also been provided (see attached) by Andrew Joslin. Andrew is a long-time Carlisle resident and arborist.

As the Burial Ground faces a scenic way, a permit for the removal of the oak and arborvitae along the Lowell Road will need to be obtained from the Planning Board

A police detail will also be required for the oversight of traffic during this tree removal.

10. Project Budget Attach a project budget. Expenditures and estimated costs must be clearly identified and back-up documentation provided. If the project is expected to last more than one year, delineate the budget for each year. Distinguish between hard and soft costs. List any additional or alternate funding sources for the project. CPA funds cannot be used for maintenance. If ongoing maintenance is required, who will be responsible and how will it be funded? Indicate anticipated annual income (if any). **11. Attachments List all attachments,** including, but not limited to, photos, plans, maps, quotes, costs, estimates, and letters of endorsement.

Tree Work: \$10,400

Gravestone conservation: \$62,500

Police detail: approximately \$2,000

Litchfield Seat Restoration: approximately \$20,000

Repair Entrance Pillars: approximately \$15,000

Total - \$110,000





GARLISE CENTRAL BURNING GROUND PRESERVATION MASTER PLAN

Garlise, Middlesex County

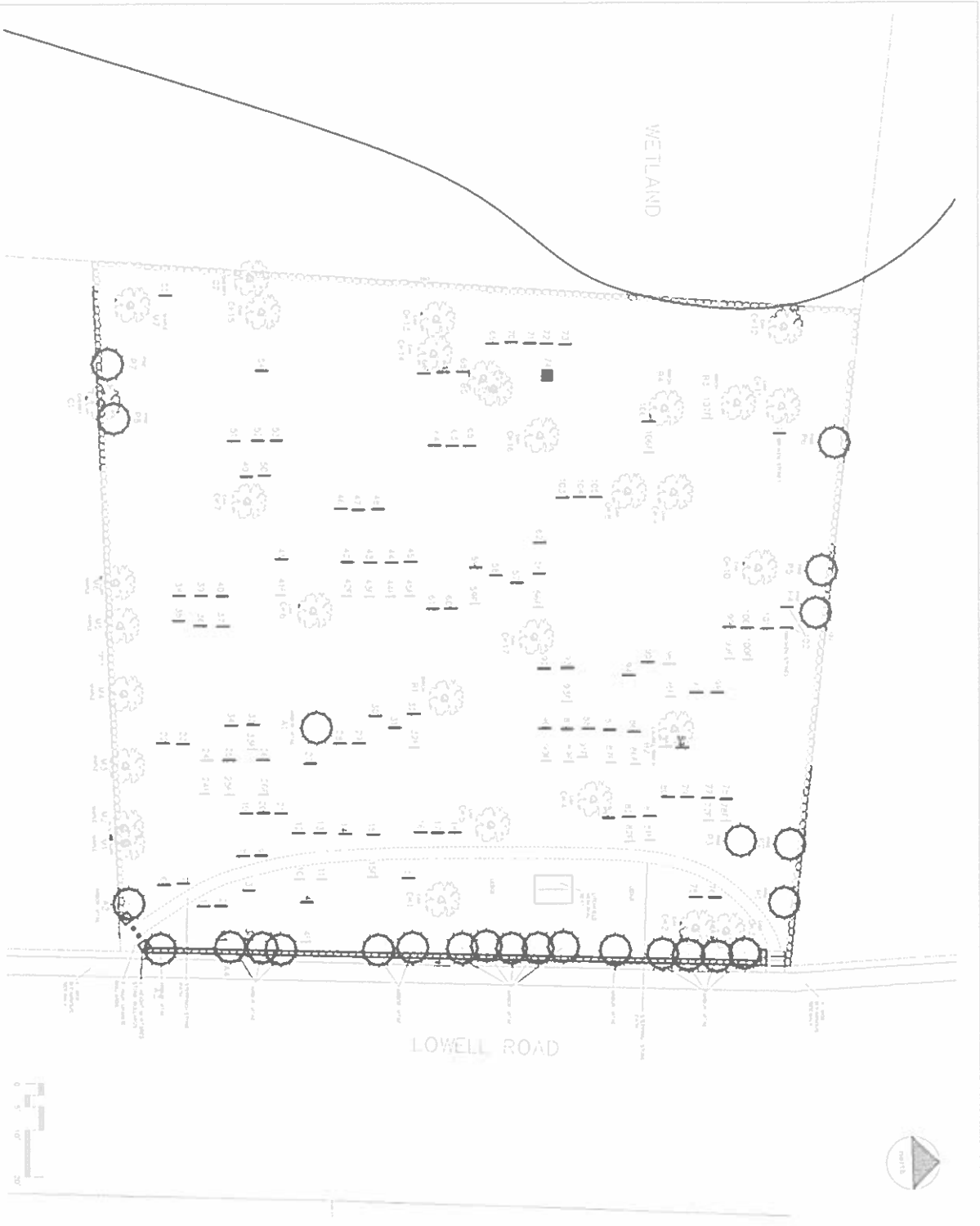
Wetland/Lake/Tree Analysis, 11/11
Final and Review Phase
CDE, Cambridge, MA
Garlise, Middlesex County
2018

NOTES

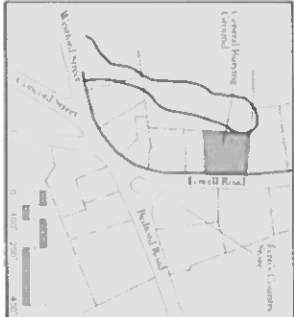
1. This map was prepared for the Garlise, Middlesex County, Massachusetts, and is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

EXISTING SITE CONDITIONS

- Wetland
- Lake
- Tree
- Impervious Surface
- Grass
- Open Space
- Water
- Wetland
- Tree
- Impervious Surface
- Grass
- Open Space



LOCATION



To whom it may concern,

On Tuesday July 18, 2023 I met with Krissy O'Shea, co-chair of the Carlisle Historical Commission at the Central Burial Ground. The purpose of this meeting was to discuss an action plan for the conservation of the trees at site. The following are my comments and recommendations.

The majority of the mature oak trees on the site are healthy and in good condition. As is typical of mature oaks they are retaining deadwood in their lower crowns. The large deadwood should be removed to reduce risk to cemetery visitors and to reduce the potential for damage to headstones. Two oaks are problematic, one in the center closer to Lowell Road is hollow in the broken off main trunk. There is a large limb angling upward from upper part of the hollow trunk, over time there is some risk that this heavily levered limb will fail. Removal should be considered for this tree. A second oak second from the right (from the police station driveway entrance) has very little foliage on it, its nearly dead limbs are in close proximity to power lines running alongside the road. This tree is recommended for removal.

There are a fair number of relatively younger and some older small trees in the understory beneath the larger oaks. These include a white pine, several black birch and a sprawling arborvitae. The site would be strongly improved for air circulation around the gravestones and ease of access for visitors by tip pruning and strategically removing a few lower branches per tree. In general there should be headroom for visitors and ground maintenance workers. There is no need to prune excessively high up the trunks of these trees

To improve the view of the Litchfield Seat from Lowell Road and Center Park it is recommended to remove 2 or 3 arborvitae to the left and right of the historic feature. In general the elevated dry area along the Lowell Road retaining wall is a poor one for a species that prefers a low wet site. They have also been chronically damaged by line clearance pruning work. They are surviving but not thriving. pruning deadwood from the tops and sides of these arborvitae will improve their appearance.

The lower branches of a row of young white pines facing the police station on the right border of the cemetery are filling in over the driveway access to the back of the police station. Removing several vertical feet of lower branches and strategic tip pruning per tree will improve clearance for vehicles using the driveway

There is a veteran and somewhat bedraggled mountain laurel and a gray birch next to a headstone in the cemetery interior. The laurel would benefit from a pruning to encourage new more vigorous growth. The main birch trunk is dead and should be removed, there is viable lower growth from the same tree that could be retained.

- Andrew Joslin

pricing for tree work at the old burial ground Carlisle center 



axebros <axebrros@verizon.net>
to me ▾

12:48 PM (8 hours ago) ☆ ↶ ⋮

To whom it may concern,

One large oak near seating hut \$5000 price includes 70 ton crane, all labor and removal of debris and some amount of pruning on the trees over North bound Lowell rd. to allow crane function
Price does not include police detail or detour costs to be decided by the police dept.

One smaller oak, 4 arborvitae, pruning of some arborvitae at other end of row \$2500 includes all labor, machines and disposal of debris. Price does not include police detail if one is needed.

Lifting of branches (pruning) on pines to increase air circulation around stones \$1400 if we clean up debris removing to police driveway. \$900 if volunteers gather debris and take to transfer station as a work party.

Large dead wood on 3 large oaks at rear of site maybe 1200 to 1500. We are meeting a lift operator this week to pin an accurate price on this portion and we can follow up with a firm number later in the week or you can use the high side for your grant application.

Charlie & Jake Abraham
Axe Brothers Tree Service
Acton, MA
978-263-9961



Andrew Amendola <aamendola@carlislepolice.com>
to Ryan, me, Ben ▾

Thu, Jul 27, 9:26 AM (2 days ago) ☆ ↶ ⋮

Good morning-

It depends what Officer is assigned to the detail as a few different factors go into each of their rate.

The average rates are:

Part time- \$64 an hour

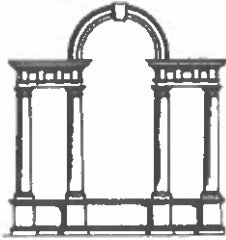
Full time- \$71 an hour

SGT- \$82 an hour

Again these are averages so it could fluctuate down or slightly up.

Thanks,

Chief Andrew Amendola



FANNIN • LEHNER

PRESERVATION CONSULTANTS
July 27, 2023

In 2016, Fannin-Lehner Preservation Consultants provided the Gravestone/Monument Condition Assessment as members of a team that produced the Preservation Plan for the Central Burying Ground. On July 15, 2023, we met with members of the Historical Commission to review the current conditions in the burying ground and to discuss what changes in conditions and costs might result from the fact that no conservation had taken place in the seven intervening years between 2016 and 2023.

The Central Burying Ground on Lowell Street is a quiet and almost unseen site that holds much history of Carlisle in the unique form of its masterfully carved gravestones and monuments. In addition, many of the handsomely carved slate stones have been sculpted by well-known gravestone carvers. The historic nature of the burying ground not only comes from its mid-18th century establishment but also from the Carlisle citizens buried in it. Names on the memorials are even now well known in the Carlisle community. These people were instrumental in the growth of the town and one finds their names on the streets and lanes throughout Carlisle.

As we stated In 2016:

“These historic gravestones suffer from a number of problems that should be addressed in order to extend their lifespan. Among issues found during the assessment were stones severely tilting, numerous markers raised far above the original setting line, trees and tree roots capturing gravestones, severe coatings of lichenous growth obscuring inscriptions, delaminations, missing top fragments and markers rubbing together causing chipping.”

In the seven years since the original assessment, the problems noted continue to be present and, in many cases, have intensified. Markers within acceptable tolerances of lean in 2016 are now in need of resetting, delaminations that were minor now need to be addressed, and slightly raised stones are now much farther out of the ground.

The 2016 Gravestone/Monument Condition Assessment list contained some 73 gravestones and footstones requiring conservation out of a total of 137 markers in the burying ground. Currently, in 2023, approximately 85 gravestones and footstones are in need of conservation.

The conservation of gravestones and footstones in Central Burying Ground will require special effort due to the extraordinarily rocky nature of the ground. In addition, the 2016 estimate was based upon the removal of a number of trees, which is no longer planned. This means that conservation of the stones will be more difficult due to the extensive root impact/entrapment of many of the stones. Factoring in these issues as well as inflation and increased employee wages, it is estimated that the conservation of the estimated 85 gravestones, footstones and monuments will be - - -
- - \$62,500.

Minxie J. Fannin

Minxie J. Fannin
Managing Principal