

**TOWN OF CONCORD
SELECT BOARD
AGENDA
February 20, 2018**

7PM – Select Board Meeting Room – Town House	
1.	Call to Order
2.	Consent Agenda: <ul style="list-style-type: none"> • Town Accountant's Warrants • Minutes • One Day Special Licenses 51 Walden Inc. 3/10 8pm-11pm 51 Walden Street Wine & Malt Concord Youth Theatre 3/24 7pm-10pm 1317 Main Street Wines Only <ul style="list-style-type: none"> • Gift Acceptance Deborah & Hilary Clark \$800.00 Council on Aging Gift Account
3.	Town Manager's Report
4.	Review Draft Charge for Cultural District Advisory Committee
5.	Review Draft Cable Advisory Committee Charge
6.	Review Draft Policy for Motorized Vehicles at Patriots Day Parade – John Arena
7.	Dedication of Parcel FR-1, Parcel B, and Parcel X (Forest Ridge Road) to the Town – Kevin Hurley
8.	Public Comments
9.	Committee Liaison Reports
10.	Miscellaneous/Correspondence
11.	Committee Nominations:
12.	Committee Appointments: Paul Ware of 4 Black Birch Lane to the Historic Districts Commission as an associate member for an unexpired term to expire January 1, 2020; Ray Andrews of 11 Dalton Road to the Affordable Housing Funding Committee for a term to expire April 30, 2019
13.	Adjourn

PENDING

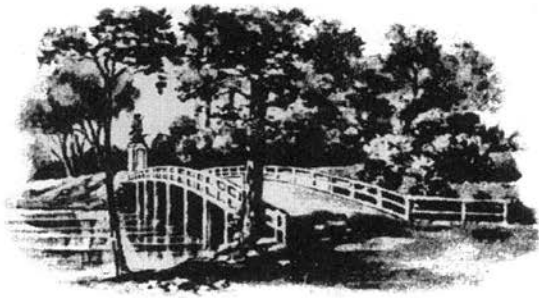
Monday	February 26	6:30PM	Select Board Meeting	Harvey Wheeler Community Center
Monday	February 26	7PM	Finance Committee Public Hearing	Harvey Wheeler Community Center
Tuesday	February 27	6:30PM	Select Board Meeting	Harvey Wheeler Community Center
Tuesday	February 27	7PM	Finance Committee Public Hearing	Harvey Wheeler Community Center
Monday	March 5	6:30PM	Select Board Meeting	Harvey Wheeler Community Center
Monday	March 5	7PM	Select Board Public Hearing	Harvey Wheeler Community Center
Tuesday	March 6	6:30PM	Select Board Meeting	Harvey Wheeler Community Center
Tuesday	March 6	7PM	Planning Board Public Hearing	Harvey Wheeler Community Center
Monday	March 12	6:30PM	Select Board Meeting	Harvey Wheeler Community Center
Monday	March 12	7PM	Finance Committee Public Hearing	Harvey Wheeler Community Center
Tuesday	March 13	7PM	Select Board Meeting	Town House
Monday	March 26	7PM	Select Board Meeting	Town House
Friday	March 30	All Day	Passover	No evening meetings
Sunday	April 1	All Day	Easter	
April 9, 10, 11, 12		6:30PM	Select Board Meeting	CCHS
April 9, 10, 11, 12		7PM	Annual Town Meeting	CCHS
Monday	April 23	7PM	Select Board Meeting	Town House
Monday	May 7	7PM	Select Board Meeting	Town House

Gift Acceptance Log – February 20, 2018

Gift Received From:	For Gift Account:	Total Amount:
Deborah & Hilary Clark	Council on Aging Gift Account	\$800.00

Weekly One Day License Log – February 20, 2018

Applicant Name & License Number	Phone Number	Date	Location	Type of Alcohol	Event Details
18-18 51 Walden Inc.	978-369-7911	3/10	51 Walden Street	Wine & Malt	Event Coordinator: Carole Wayland Bartenders: Carole Wayland Under 21: No First License in Concord: Yes
18-19 Concord Youth Theatre	978-371-1482	3/24	1317 Main Street	Wines Only	Event Coordinator: Corinne Kinsman Bartenders: Corinne & Arthur Kinsman Under 21: No First License in Concord: No



OLD NORTH BRIDGE

TOWN OF CONCORD

TOWN HOUSE - P.O. BOX 535
CONCORD, MASSACHUSETTS 01742

February 12, 2018

The Public Ceremonies and Celebrations Committee has collaborated on the following regulations for approving the participation of a motorized vehicle(s) in future Patriot Day parades.

- A unit wishing to include a motorized vehicle must submit request to the Public Ceremonies Committee with ample notice prior to the parade to allow PCCC sufficient time to discuss and approve or disapprove vehicle participation.
- Motorized vehicles are to be separated by at least one unit from horses or any other animals involved in the parade.
- The operator of a participating vehicle must have a valid driver's license. The committee will approve all passengers in the vehicle and will enforce that no one may exit or enter the vehicle throughout the parade route.
- Throwing any items or candy from the vehicle to spectators is prohibited.
- All motorized vehicles must arrive and be in proper placement at least fifteen minutes prior to the arrival and placement of marching units.
- Motorized vehicles are not allowed on National Park property, and are therefore required to continue proceeding on Liberty Street, and turn right onto Monument Street to be rejoined with marching units.
- Participating motorized vehicles may not display political or parade-inappropriate bumper stickers, signs, or banners. PCCC will determine what is deemed appropriate and neutral.
- It is the responsibility of PCCC to inspect all vehicles prior to step-off to ensure all requirements are met and to ensure safety is paramount. If concerns are raised, PCCC has full authority among its members to make any changes necessary, including the last minute removal of a motorized vehicle from the parade.
- The following stipulations would be in place in the event of the participation of a float:
 - At least one ten pound fire extinguisher must be present and easily accessible
 - All participants riding on the float must have a designated seating or standing arrangement, with railings or another form of a hand hold readily available. No person shall be tied or wired to the float. No person shall be positioned where it is possible for them to fall beneath the float.
 - A vehicle pulling a float must be properly serviced for gas, oil, tires, and battery prior to the parade. No extra gasoline may be carried on the float.
 - If present, children must remain under adult supervision and remain seated while the float is in motion.
 - The float will be limited to a maximum speed of 15 miles per hour during the parade route.
 - No items such as candy may be thrown from the float into the crowd during the parade.

These regulations are respectfully submitted by:

John Arena III (Chair), Tom Valle, Trish Ng, Erin Logan,

Edward Murray, Julissica Rona, Robert Norton

February 14, 2018

Mr. Christopher Whelan
Town Manager
22 Monument Square
Concord, MA 01742

Re: Dedication of Parcel FR-1, Parcel B and Parcel X to the Town of Concord

Dear Chris:

The Board of Appeals recently granted Minute Man Arc a Special Permit under Section 6.3.4 and 11.6 of the Zoning Bylaw authorizing the dedication of Parcel FR-1, Parcel B and Parcel X to the Town acting through its Natural Resources Commission for conservation, recreation and wildlife purposes. In accordance with Conditions 2 and 5 of the Special Permit I am writing to request the opportunity for Minute Man's CEO, Jean Goldsberry, the Natural Resources Administration, Delia Kaye and myself to meet with the Select Board to present the proposed dedication and to request a vote of the Select Board, in a form suitable for recording, accepting the proposed dedication of land.

Both the Planning Board and the Natural Resources Commission recommended to the Board of Appeals that the Special Permit be granted and support the conveyance of the subject land to the Town. Based upon this support and the Board of Appeals Special Permit I am enclosing herewith the following for the Select Board's consideration:

1. Special Permit – Board of Appeals Special Permit dated 12/27/17 authorizing the proposed dedication.
2. Plans
 - a. Plan of Land in Concord, Massachusetts showing Parcel FR-1;
 - b. Plan of Land in Concord, Massachusetts showing Parcel B and Parcel X.
3. Deed – Proposed Deed of Parcel FR-1, Parcel B and Parcel X from Minute Man ARC to the Town of Concord acting by and through its Natural Resources Commission.

NOTE: In this regard please note that Thomas Falwell used the same format as the 2008 deed from Thoreau Realty Trust to the Town for the dedication of 3.07 acres.

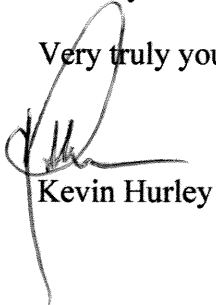
4. Vote – Copy of the Board of Selectman's recorded 2008 vote (Book 51353 Page 101) accepting the 3.07 acres from Thoreau Realty.

NOTE – Minute Man Arc requests a similar vote by the Select Board applicable to the dedication of Parcel FR-1, Parcel B and Parcel X.

If the Town has any questions about the above, please feel free to call Jean Goldsberry, Minute Man Arc's attorney, Thomas Falwell (978-341-0222), or myself. As Minute Man Arc would like to complete this conveyance as soon as possible, please let me know if this matter can be placed on the Select Board's agenda for one of their upcoming meetings.

Thank you in advance for your assistance in this regard.

Very truly yours,



Kevin Hurley

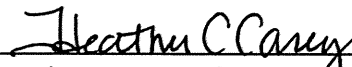
cc: Elizabeth Hughes
Delia Kaye
Jean Goldsberry
Thomas Falwell

TOWN OF CONCORD

BOARD OF APPEALS

TOWN HOUSE

Please take notice that in the matter of the APPLICATION OF MINUTE MAN ARC for a Special Permit, under Sections 6.3.4 and 11.6 of the Zoning Bylaw, to amend existing Special Permit to allow a reduction in minimum setback for parking, add education uses, transfer of development rights, and to authorize the dedication of additional land at 35 Forest Ridge Road (Parcel #2971-1) and 2250 Main Street (Parcel #2325), Concord, Massachusetts, the Board of Appeals has this day rendered a decision GRANTING said application, and the record therein has this day been filed with the Town Clerk, Town House, Concord, Massachusetts. Appeals, if any, shall be made pursuant to Section 17 of the Zoning Act, Chapter 40A of the Massachusetts General Laws, and shall be filed within 20 days after the date of this notice.



Heather Carey, Administrative Assistant
On behalf of the Zoning Board of Appeals

12/27/17
DATE

TOWN OF CONCORD

BOARD OF APPEALS

DECISION of the Zoning Board of Appeals (the Board) on the application of MINUTE MAN ARC for a Special Permit, under Sections 6.3.4 and 11.6 of the Zoning Bylaw, to amend existing Special Permit to allow a reduction in minimum setback for parking, add education uses, transfer of development rights, and to authorize the dedication of additional land at 35 Forest Ridge Road (Parcel #2971-1) and 2250 Main Street (Parcel #2325),.

This decision is in response to an application filed on October 30, 2017. After causing notice of the time and place of the public hearing and of the subject matter thereof to be published in *The Concord Journal* on November 30, 2017 and December 7, 2017, posted and mailed to the Applicant, abutters and other parties of interest as required by law, the public hearing was conducted on December 14, 2017.

After due consideration of the application, the record, a presentation by the Applicant, and based upon review of the issues set forth herein, the Board voted 3 to 0 (Smith, Freeland, Akehurst-Moore) to **GRANT** approval of the Special Permit with conditions based on the following findings:

Kevin Hurley, representing Minute Man ARC and Jean Goldsberry, CEO for Minute Man ARC appeared for the hearing and presented information regarding the expansion of the existing building to accommodate and better serve their clients. They are seeking an amendment to the previously approved Definitive Subdivision Plan and an amendment to the pervious Special Permit from the Zoning Board of Appeals in order to facilitate the construction of a proposed addition and additional parking at 35 Forest Ridge Road.

In reaching its decision, the Board reviewed the following Sections of the Zoning Bylaw:

6.3.4 Dedication of Land to the Town of Concord for Municipal or Other Public Uses:

6.3.4.1 In the Limited Industrial Park District, in order to encourage the dedication to the Town of Concord of the fee interest in land for municipal or other public uses, the Board by special permit may authorize:

(a) A reduction in the minimum lot area, frontage, lot width or yard requirements otherwise applicable where a parcel of land is subdivided, a portion is dedicated to the Town for municipal or other public uses, and the remaining land and building(s) do not comply with the requirements in Section 6 Table III - Dimensional Regulations.

For Lot 1A-1, the Applicant is requesting a reduction in the minimum front yard setback for parking from 50 feet to 20 feet and a reduction in the minimum side yard setback for parking from 20 feet to 5 feet.

The Applicant is also requesting for Lot 2C (2250 Main St.) a reduction in the minimum lot area from 5.1 ± acres to 5.0 ± acres and a reduction in the permitted floor area ratio to 11,100 s.f. for all uses.

(b) An increase in the maximum lot coverage or floor area ratio requirements otherwise applicable where a parcel of land is subdivided and a portion is dedicated to the Town for municipal or other public uses, or where the owner of two or more parcels of land in the Limited Industrial Park District dedicates one or more parcels of such land to the Town for municipal or other public uses, provided in either case that the increased maximum lot coverage and floor area ratio applicable to the land not dedicated to the Town does not exceed either (1) the maximum lot coverage and floor area ratio otherwise applicable to the aggregate of the land dedicated to the Town and the land held by the owner but not dedicated or (2) twice the maximum lot coverage and floor area ratio otherwise applicable to the land not dedicated to the Town.

The Applicant is proposing to gift to the Town two parcels; Parcel FR-1 and Parcel B. Parcel FR-1 is approximately .20 acres and connects to existing land that has been dedicated to the Town. Parcel B is approximately .14 acres land with frontage on Main Street and connects to land that is under a permanent conservation restriction along the Assabet River.

The dedication of Parcel FR-1 allows a transfer of development rights that will increase the permitted floor area ratio applicable to Lot 1A-1 (35 Forest Ridge Rd) from 31,380 s.f. to 38,700 s.f. for educational, R&D and light manufacturing uses or from 15,690 s.f. to 19,380 s.f. for other uses. This transfer of development rights will increase the permitted lot coverage under the 2007 Special Permit for Lot 1A-1 from 41.6% to 43.2%.

The dedication of Parcel B allows a transfer of development rights that will increase the permitted floor area ratio applicable to Lot 1A-1 (35 Forest Ridge Rd) from 38,700 s.f. to 47,160 s.f. for educational, R&D and light manufacturing uses or from 19,380 s.f. to 23,580 s.f. for other uses. This transfer of development rights will decrease the permitted floor area ratio applicable to Lot 2B-1 (2250 Main St) from 15,300 s.f. to 11,100 s.f. for educational, R&D and light manufacturing uses. This will further limit the density of development on this site.

The Applicant is also proposing to dedicate the fee interest in Main Street Parcel X containing 0.6± acres as shown on the Plan of Record #297 of 1994 to the Town of Concord. However, this land is located in the Residence B Zoning District and is not eligible for a transfer of development rights.

6.3.4.2 The Planning Board and Natural Resources Commission shall submit to the Board written recommendations including at least an evaluation of the proposed reduction or increase in the dimensional regulations, an evaluation of the land proposed to be dedicated to the Town for municipal or other public uses, and a recommendation as to whether the special permit should be granted.

6.3.4.3 A special permit shall be granted under this section only if the Board shall find:

(a) The proposed reduction in minimum lot area, frontage, lot width or yard requirements and the proposed increase in maximum lot coverage and floor area ratio are consistent with the purposes of this Bylaw generally;

The proposed parking in the front yard represents approximately 126 feet of the total 580 feet of frontage along Forest Ridge Road, a private road. The parking would be 20 feet at its closest point and approximately 60 feet at its furthest point. The Planning Board noted that during the Site Plan Review for any proposed expansion, there would be the opportunity to protect existing trees in this location and plant additional trees to screen the parking lot, if necessary. A large portion of the lot is within an Open Space Easement that will be maintained in its nature state.

(b) Any proposed increase in the maximum lot coverage or floor area ratio will not result in more development in the Conservancy Districts than would have been permitted but for the operation of Subsection 6.3.4; and

There are no Conservancy Districts located on the Lot.

(c) The dedication to the Town of Concord of the fee interest in land for municipal or other public uses results in a pattern of land use sufficiently advantageous to the Town to depart from the requirements of this Bylaw otherwise applicable.

The Board believes that the dedication of Parcel FR-1 allows for an additional buffer from the development to adjacent open space land owned by the Town. The dedication of Parcel B is contiguous to existing land held under a conservation restriction that abuts the Assabet River. Parcel B will provide direct access off of Main Street. The Board believes the transfer of development right and the reduction in the permitted floor area ratio on Lot 2C (2250 Main St) is a more advantageous land use because Lot 2C is more environmentally sensitive and any increase in development of that Lot has the potential for increase vehicle safety issues with entering and exiting onto Route 62 (Main St).

6.3.4.4 If a special permit is granted, the Board shall impose a condition that neither the special permit nor the conveyance of land to the Town shall be recorded until the Board of Selectmen vote to accept the proposed dedication of land to the Town for municipal or other public uses. A special permit granted hereunder shall be deemed to have been substantially used upon (1) the vote of the Board of Selectmen to accept the proposed dedication of land to the Town for municipal or other public uses and (2) upon the recording of both the special permit and the deed to the Town of Concord of the fee interest in the land for municipal or other public uses.

In reaching its decision, the Board reviewed the application, supporting material, plans, and the Planning Board's recommendation dated December 13, 2017 to grant the following:

1. Amend the 2007 Special Permit granted under Sections 6.3.4 and 11.6, which permit is recorded in Book 50194 Page 591, to add "Educational" uses to those uses permitted on Forest Ridge Road Lot 1A-1 (formerly Lot 1A) based on 6,000 square feet of gross floor area per acre so that Paragraph (b) in the Board's vote as set forth in the 2007 Special Permit is amended to read as follows:

"(b) an increase in the permitted maximum lot coverage applicable to Lot 1A-1 from 35% to 41.6% and an increase in the permitted maximum floor area ratio applicable to

Lot 1A-1 from 32,580 square feet to a total of 38,760 for Educational, R&D and light manufacturing uses or from 16,290 square feet to a total of 19,380 square feet of gross floor area for other uses including office."

NOTE: The 2007 Special Permit incorrectly states 39,000 square feet of gross floor area for R&D and light manufacturing uses or 19,500 square feet for other uses. In 2007 those numbers should have been 38,760 square feet and 19,380 square feet respectfully.

2. Authorize the conveyance of Forest Ridge Road Parcel FR-1 containing 8,767± square feet of land as shown on a plan entitled "Plan of Land in Concord, Massachusetts, owned by Atlas Forest Realty Trust", dated October 25, 2017 by Perley Engineering LLC (the "FR Plan") to the Town of Concord for conservation and open space purposes.

3. Allow a reduction in the minimum front yard requirement for parking on Lot 1A-1 from 50 to 20 feet and a reduction in the minimum side yard requirement for parking on Lot 1A-1 from Parcel FR-1 from 20 to 5 feet.

4. Allow an increase in the permitted lot coverage applicable to Lot 1A-1 from the 41.6 percent established in the 2007 Special Permit to 43.2 percent and an increase in the permitted floor area ratio applicable to Lot 1A-1 to a total of 38,760 for Educational, R&D and light manufacturing uses or to a total of 19,380 square feet of gross floor area for other uses which gross floor areas are based upon the 6.46 acres contained in Lot 1A-1, Parcel FR and Parcel FR-1.

5. Authorize the conveyance of Main Street Parcel B containing 6,140± square feet of land as shown on a plan entitled "Plan of Land in Concord, Massachusetts, owned by Benchmark Realty Trust", dated October 25, 2017, Revised December 4, 2017 by Perley Engineering LLC (the "Parcel B Plan") to the Town of Concord for conservation and open space purposes

6. Allow a reduction in the minimum lot area required for Lot 2C as shown on the Parcel B Plan from 5.1± acres to 5.0± acres and a reduction in the permitted floor area ratio on Lot 2C from 30,600 square feet of gross floor area for Educational, R&D and light manufacturing uses or 15,300 square feet of gross floor area for other uses to a maximum floor area ratio of 11,100 square feet of gross floor area for any use permitted on Lot 2C.

7. Allow an increase in the permitted floor area ratio applicable to Forest Ridge Road Lot 1A-1 from the 38,760 square feet set forth above to 47,160 for Educational, R&D and light manufacturing uses or from the 19,380 square feet of gross floor area set forth above to 23,580 for other uses which increase in floor area ratio on Lot 1A-1 is based upon the conveyance of Main Street Parcel B to the Town.

Pursuant to Section 11.6 of the Bylaw, the Board considered impacts on economic and community needs; traffic flow and safety concerns, including parking and loading; adequacy of utilities and other public services; impacts on neighborhood character;

impacts on the natural environment finding that the disturbance in the flood plain is minimal; and fiscal impacts, including impacts on Town services, the tax base and employment. The Board determined that any negative impacts are negligible and finds that the adverse effects of allowing a reduction in minimum setback for parking, adding education uses, transferring of development rights, and authorizing the dedication of additional land to the Town will not outweigh its beneficial impacts to the public interest, the Town and the neighborhood in view of the characteristics of the site and the proposal in relation to that site.

The Special Permit is granted with the following conditions:

1. Approval is based on the following plans and conditions:

Perly Engineering LLC

- a) Plan of Land, Parcel FR-1 owned by: Atlas Forest Realty Trust dated October 25, 2017
- b) Plan of Land, Parcel B owned by: Benchmark Realty Trust revised December 4, 2017

- 2. **Prior to recording the Special Permit** and the deed to the Town of Concord of the fee interest in Parcel FR-1 and Parcel B, the Applicant shall obtain a vote of the Select Board, in a form suitable for recording, accepting the proposed dedication of land to the Town of Concord acting by and through its Natural Resources Commission, which shall have administrative control over the premises pursuant to MGL Chapter 40, Section 8C, as amended, and Chapter 41, Section 69G.
- 3. **Prior to Endorsement of an ANR Plan for Parcel FR-1 and a plan of Parcel B**, the Applicant shall include a reference to this Special Permit on each plan.
- 4. **This Special Permit shall be deemed to have been "substantially used" upon** (a) the vote of the Select Board accepting the proposed dedication of land to the Town of Concord and (b) upon recording of this Special Permit and the deed of the fee interest in Parcel FR-1 and Parcel B to the Town of Concord acting by and through its Natural Resources Commission.
- 5. **Prior to the issuance of any Building Permit** for Lot 1A-1, the fee interest in Main Street Parcel X containing 0.6± acres as shown on the Plan of Record #297 of 1994 shall be deeded to the Town of Concord provided prior to recording the Applicant obtains a vote of the Select Board, in a form suitable for recording, accepting the proposed gift of Parcel X to the Town of Concord acting by and through its Natural Resources Commission, which shall have administrative control over the premises pursuant to MGL Chapter 40, Section 8C, as amended, and Chapter 41, Section 69G.
- 6. **On or before June 30, 2018, the Applicant shall set monuments** at the northwest and southwest corners of Parcel B, the northeast and northwest

corners of Parcel FR-1 and the northeast and southeast corners of Parcel X to the satisfaction of the Natural Resources Director.

7. **This Special Permit shall lapse within two (2) years**, which shall not include such time required to pursue or await the determination of an appeal, from the date of grant thereof, if a substantial use has not sooner commenced except for good cause or, in the case of a permit for construction, if construction has not begun by such date except for good cause.
8. **Violation of any of the conditions of this Decision shall be grounds for revocation of the Decision**, or any building or occupancy permit granted hereunder. If at any time the structure is not in compliance with the Decision and any permit issued by the Town, the Building Commissioner may order that the project be stopped until the non-compliance is corrected.
9. **By acceptance of this Decision**, the Applicant acknowledges the binding effect of the conditions of the Decision.

**TOWN OF CONCORD
BOARD OF APPEALS**

THE BOARD OF APPEALS CERTIFIES as follows:

Name and Address of Owner:

Atlas Holding LLC Trustee
Atlas Forest Realty Trust
144 Gould Street, Suite 206
Needham, MA 02494

Benchmark Realty Trust
1489 Main Street
Concord, MA 01742

Name and Address of Applicant:

Minute Man Arc
35 Forest Ridge Road
Concord, MA 01742


Property Identification:

35 Forest Ridge Road
Concord, MA 01742
Parcel ID: 2971-1
D51748/92

220 Main Street
Concord, MA 01742
Parcel ID: 2325
D24648/459

This application filed on October 30, 2017 and all subsequent proceedings comply with the requirements of General Laws, Chapter 40A.

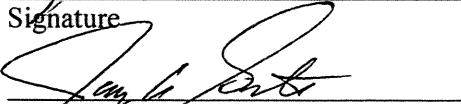
An appeal from this decision shall be made pursuant to General Laws, Chapter 40A, Section 17, and shall be filed within twenty (20) days after the date of filing such decision or notice thereof in the office of the Town Clerk.



Signature

Elizabeth Akehurst-Moore

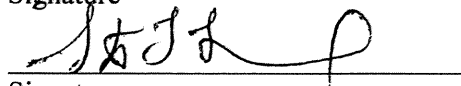
Print



Signature

James A. Smith

Print

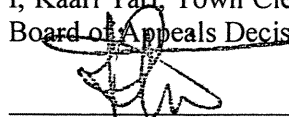


Signature

Stuart T. Freedland

Print

I, Kaari Tari, Town Clerk for the Town of Concord, hereby certify that this is a true copy of the Board of Appeals Decision.

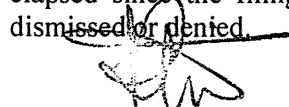


Kaari Tari, Town Clerk

DEC 27 2017

Date

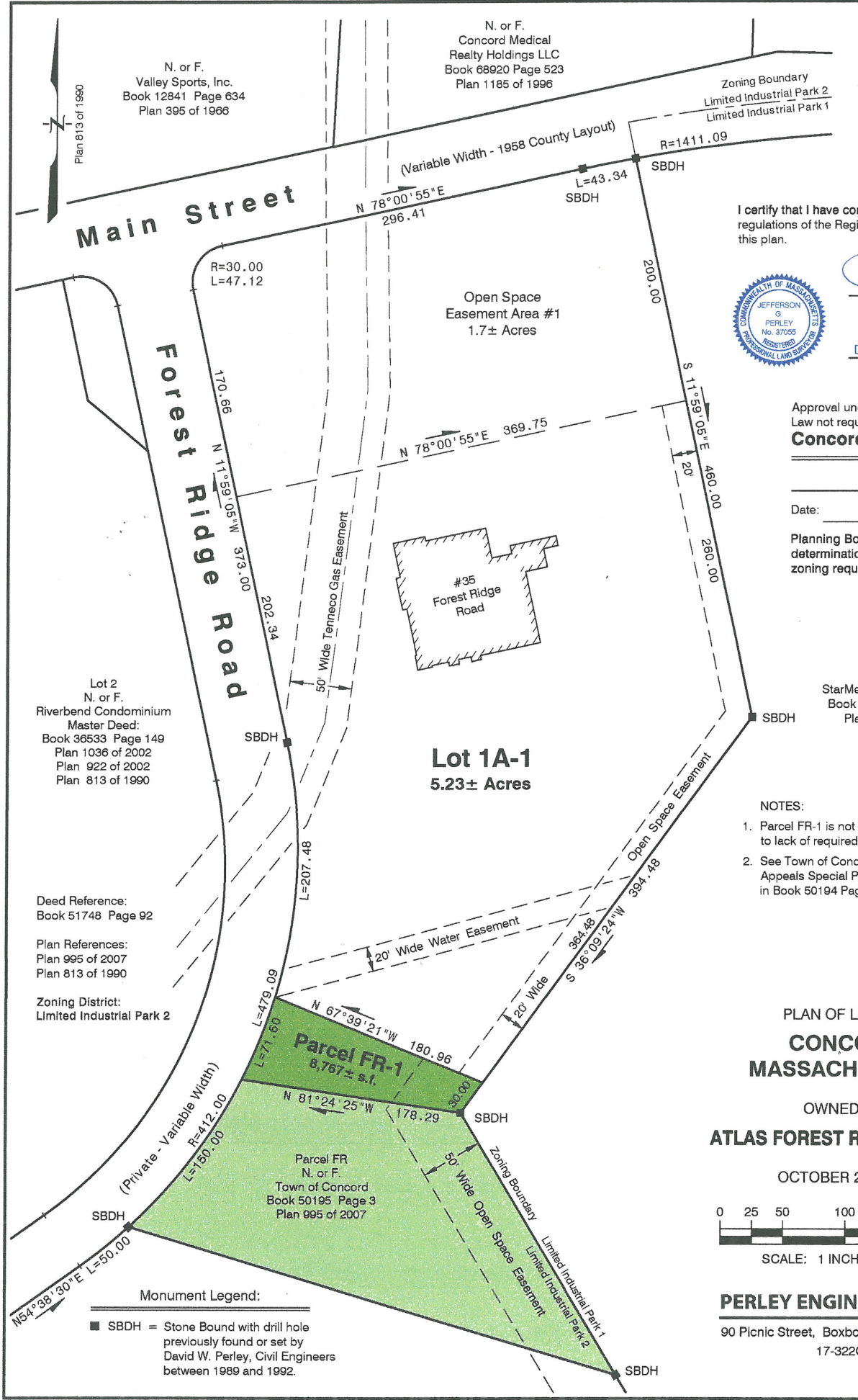
I, Kaari Tari, Town Clerk for the Town of Concord, hereby certify that twenty (20) days have elapsed since the filing of this decision and no appeal has been filed, or, if filed, has been dismissed or denied.



Kaari Tari, Town Clerk

JAN 17 2018

Date



N. or F.
Valley Sports, Inc.
Book 12841 Page 634
Plan 395 of 1966

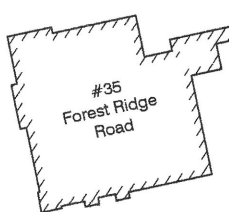
N. or F.
Concord Medical
Realty Holdings LLC
Book 68920 Page 523
Plan 1185 of 1996

Zoning Boundary
Limited Industrial Park 2
Limited Industrial Park 1

Main Street
(Variable Width - 1958 County Layout)

Forest Ridge Road

Open Space
Easement Area #1
1.7± Acres



Lot 1A-1
5.23± Acres

Parcel FR-1
8,767± s.f.

Parcel FR
N. or F.
Town of Concord
Book 50195 Page 3
Plan 995 of 2007

Lot 2
N. or F.
Riverbend Condominium
Master Deed:
Book 36533 Page 149
Plan 1036 of 2002
Plan 922 of 2002
Plan 813 of 1990

Deed Reference:
Book 51748 Page 92

Plan References:
Plan 995 of 2007
Plan 813 of 1990

Zoning District:
Limited Industrial Park 2

I certify that I have conformed with the rules and regulations of the Registers of Deeds in preparing this plan.



Jefferson G. Perley
Jefferson G. Perley
PLS #37055

DIGITALLY SIGNED: 10-25-2017
Date

Approval under the Subdivision Control Law not required.
Concord Planning Board

Date: _____

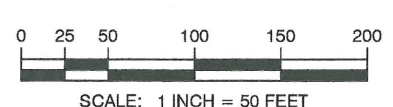
Planning Board endorsement is not a determination as to conformance with zoning requirements.

N. or F.
StarMet NMI Corporation
Book 27744 Page 345
Plan 812 of 1990

- NOTES:
1. Parcel FR-1 is not a building lot due to lack of required frontage and area.
 2. See Town of Concord Board of Appeals Special Permit recorded in Book 50194 Page 591.




PLAN OF LAND IN
**CONCORD
MASSACHUSETTS**

OWNED BY:
ATLAS FOREST REALTY TRUST
OCTOBER 25, 2017

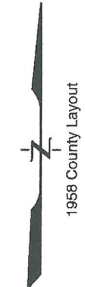


PERLEY ENGINEERING LLC
90 Picnic Street, Boxborough, MA 01719
17-322C0

Monument Legend:
■ SBDH = Stone Bound with drill hole previously found or set by David W. Perley, Civil Engineers between 1989 and 1992.

-  Land to be dedicated to Town
-  Other land to be gifted to Town
-  Land subject to Conservation Restriction

N. or F.
Town of Concord
Certificate 263464
Land Court Plan 19583A
Plan 499 of 1944



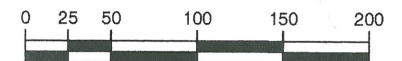
N. or F.
Concord Medical
Realty Holdings LLC
Book 68920 Page 523
Plan 1185 of 1996

N. or F.
Naples Howes Group, LLC
Book 51880 Page 437
Plan 297 of 1994

PLAN OF LAND IN
**CONCORD
MASSACHUSETTS**

OWNED BY:
BENCHMARK REALTY TRUST

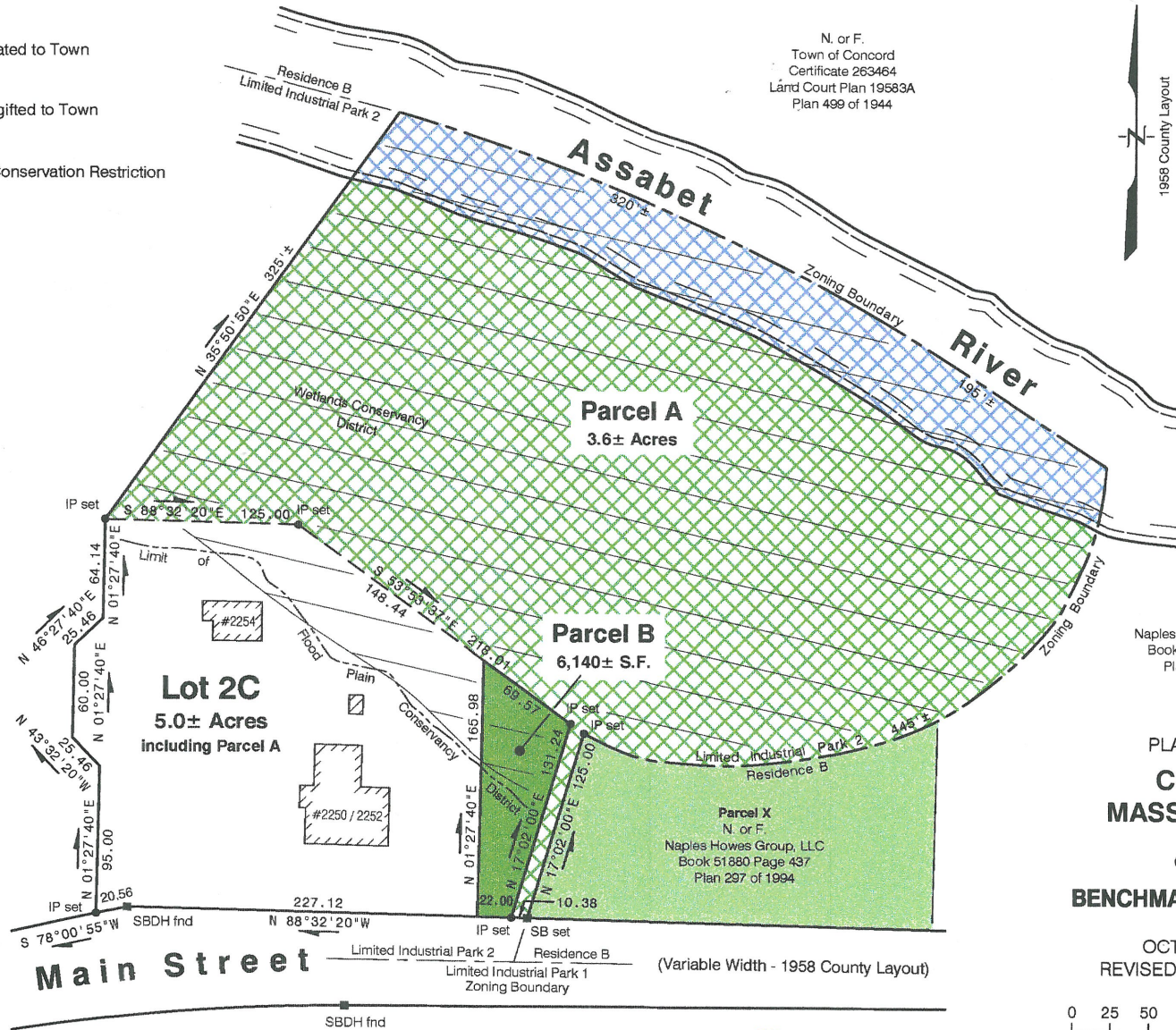
OCTOBER 25, 2017
REVISED DECEMBER 4, 2017



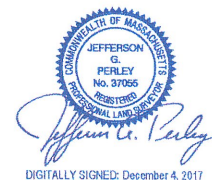
SCALE: 1 INCH = 50 FEET

PERLEY ENGINEERING LLC

90 Picnic Street, Boxborough, MA 01719
13-227C1



N. or F.
Starmet NMI Corporation
Book 27744 Page 345
Plan 812 of 1990



**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

SPACE ABOVE FOR REGISTRY USE ONLY

QUITCLAIM DEED

MINUTE MAN ARC FOR HUMAN SERVICES, INC., a Massachusetts non-profit corporation, with its principal place of business at 35 Forest Ridge Road, Concord, Massachusetts 01742 (“Grantor”), for no monetary consideration, but as a gift, in accordance with the provisions of MGL Chapter 40, Section 8C, grants to the **TOWN OF CONCORD**, Massachusetts, a municipal corporation in the Commonwealth of Massachusetts, with an address at Town House, Monument Square, Concord, MA 01742 (“Grantee”), acting through its Natural Resources Commission, for conservation, recreation and wildlife habitat purposes, with **QUITCLAIM COVENANTS**,

Three parcels of land located in Concord, Middlesex Massachusetts more particularly described as follows:

PARCEL 1

The land in Concord, Massachusetts shown as Parcel FR-1 on the plan of land entitled “Plan of Land in Concord, Massachusetts, Owned by: Atlas Forest Realty Trust”, dated October 25, 2017, revised January 10, 2018, prepared by Perley Engineering LLC, to be recorded herewith as Plan No. ____ of 2018. Said Parcel FR-1 contains 8,767 square feet of land, more or less, according to said plan, be however otherwise said Parcel FR-1 may be bounded, measured and/or described.

Meaning and intending to convey, and hereby conveying a portion of the land conveyed to Grantor by Deed from Atlas Forest Realty Trust, dated _____, 2018 and recorded with said Deeds herewith.

PARCEL 2

The land in Concord, Massachusetts shown as Parcel B on the plan of land entitled “Plan of Land in Concord, Massachusetts, Owned by: Benchmark Realty Trust”, dated October 25, 2017, revised December 4, 2017, further revised January 10, 2018, prepared by Perley Engineering LLC, to be recorded herewith as Plan No. ____ of 2018. Said Parcel B contains 6,140 square feet of land, more or less, according to said plan, be however otherwise said Parcel B may be bounded, measured and/or described.

Property Address: Parcel FR-1, Forest Ridge Road, Concord,, MA 01742
Parcel B and X, Main Street, Concord, MA 01742

Meaning and intending to convey, and hereby conveying a portion of the land conveyed to Grantor by Deed from Kevin P. Hurley, Trustee of Benchmark Realty Trust, dated _____, 2018 and recorded with said Deeds herewith.

PARCEL 3

The land in Concord, Massachusetts shown as Parcel X on the plan of land entitled “Plan of Land in Concord, Massachusetts, Owned by: Elmer M. Purcell & Marguerite M. Purcell” dated August 17, 1989, revised August 18, 1989, prepared by David W. Perley, Civil Engineers, recorded with said Deeds as Plan No. 297 of 1994. Said Parcel X contains 0.6 acres of land, more or less, according to said plan, be however otherwise said Parcel B may be bounded, measured and/or described.

Meaning and intending to convey, and hereby conveying the land conveyed to Grantor by Deed from The Naples Howe Group, LLC, dated _____, 2018 and recorded with said Deeds herewith.

Parcels 1, 2, and 3 are conveyed subject to and with the benefit of all rights, terms, conditions, easements and restrictions of record, insofar as the same may be now in force and applicable..

Parcels 1, 2, and 3 are also conveyed pursuant to the terms and conditions of a Decision on a Special Permit from the Zoning Board of Appeals of the Town of Concord dated December 27, 2017 and recorded herewith.

The Premises do not constitute all, or substantially all, of the assets of the Grantor in the Commonwealth of Massachusetts.

No documentary stamps are affixed hereto, none being required by law.

[Signatures on Page to Follow]

Witness the execution hereof under seal this ____ day of _____, 2018

Minute Man Arc for Human Services, Inc.

William Page, President

Cheryl Serpe, Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ day of _____, 2018, before me, the undersigned notary public, personally appeared William Page, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding document, and acknowledged to me that he executed it voluntarily for its stated purpose as his free act and deed as President of Minute Man Arc for Human Services, Inc..

Notary Public

My Commission expires: _____

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ day of _____, 2018, before me, the undersigned notary public, personally appeared Cheryl Serpe, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding document, and acknowledged to me that she executed it voluntarily for its stated purpose as her free act and deed as Treasurer of Minute Man Arc for Human Services, Inc.

Notary Public

My Commission expires: _____



OLD NORTH BRIDGE

TOWN OF CONCORD
BOARD OF SELECTMEN'S OFFICE
22 MONUMENT SQUARE - P.O. BOX 535
CONCORD, MASSACHUSETTS 01742

TELEPHONE (978) 318-3001
FAX (978) 318-3002

June 3, 2008

Todd A. Pulis
Thoreau Realty Trust
275 Forest Ridge Road
Concord, MA 01742

Pursuant to notice duly filed with the Town Clerk, a meeting of the Board of Selectmen was held at 7:30PM in the Selectmen's Room on June 2, 2008. Present were Gregory P. Howes, Chair; Stanly Black, Clerk; Virginia McIntyre, Anne Shapiro, and Jeffrey Wieand. Also present was Christopher, Town Manager.

Kevin Hurley was present to offer the Board a gift of 3.07± acres of land that Thoreau Realty Trust is proposing for conservation, recreation and wildlife habitat purposes. The Natural Resources Commission, Planning Board and Zoning Board of Appeals have recommended that the Board accept the gift.

Upon a Motion duly made and Seconded, the Board UNANIMOUSLY

VOTED: to accept from Todd A. Pulis, Trustee of Thoreau Realty Trust, for conservation, recreation and wildlife habitat purposes, 3.07 ± acres located on Main Street at the Assabet River and shown as Parcel B on a plan recorded with Middlesex South District Deeds on February 6, 2008 as Plan Number 81 of 2008.

Respectfully submitted,

Ruth C. Lauer
Administrative Assistant to the Board of Selectmen

A True Copy Attest:

Anita S. Tekle, Town Clerk

Attest Middlesex S. Register



TOWN OF CONCORD
DIVISION OF NATURAL RESOURCES
141 KEYES ROAD, CONCORD, MASSACHUSETTS 01742
TEL. (978) 318-3285 FAX (978) 318-3291

Delia R. J. Kaye
Natural Resources Director

February 15, 2018

Jane Hotchkiss, Chair
Concord Select Board
22 Monument Square
Concord, MA 01742

Re: Gift of Land – Forest Ridge Road

Dear Ms. Hotchkiss,

At their December 6, 2017 meeting, the Natural Resources Commission (NRC) reviewed Minute Man Arc's Special Permit application under Section 6.3.4 and unanimously voted to recommend that the Zoning Board of Appeals approve the application with the conditions that Parcel B, Parcel FR-1, and Parcel X be conveyed to the Town be under the care and custody of the NRC, and that monuments be set at the northwest and southwest corners of Parcel B, the northeast and northwest corners of Parcel FR-1, and the northeast and southeast corners of Parcel X to the satisfaction of the Natural Resources Director.

On behalf of the NRC, I respectfully request that the Select Board approve the proposed dedication of land.

Very truly yours,

Delia Kaye
Natural Resources Director

cc: Christopher Whelan, Town Manager
Natural Resources Commission
Jean Goldsberry, Minute Man Arc
Kevin Hurley, Hurley Associates