

**THE COMMONWEALTH OF MASSACHUSETTS  
WARRANT FOR THE ANNUAL TOWN MEETING 2011**

Middlesex, ss.

To any of the Constables of the Town of Concord, in said County, Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify the legal voters of said Town of Concord, qualified to vote at Town Meeting for the transaction of Town affairs, to meet at 7:00 AM, on Tuesday, the twenty-ninth day of March next, as follows, all in said Concord

Those residing in Precinct No. 1 – at 141 Keyes Road, Dept. of Planning & Land Management;

Those residing in Precinct No. 2 - at the Harvey Wheeler Community Center;

Those residing in Precinct No. 3 - at the Harvey Wheeler Community Center;

Those residing in Precinct No. 4 - at the Ripley School;

Those residing in Precinct No. 5 - at the Hunt Gymnasium;

by posting a printed copy of this Warrant, by you attested, at the Town House and in at least one public location in each precinct in Concord, at least seven days before the said twenty-ninth day of March, then and there to act on the following articles:

ARTICLE 1. To bring in their votes on one ballot for the following Town Officers:

One for Housing Authority	for five years
One for Moderator	for one year
One for Board of Selectmen	for three years
One for School Committee	for three years

The polls will be open at 7:00 AM, and will be closed at 8:00 PM.

You are further required in the name of the Commonwealth of Massachusetts to notify the legal voters of said Town of Concord, as aforesaid, to meet at the Concord-Carlisle Regional High School, 500 Walden Street, in said town, on Monday, the twenty-fifth day of April next, at seven o'clock in the evening, then and there to act upon the following articles:

**CHOOSE TOWN OFFICERS**

ARTICLE 1. To choose all necessary Town Officers and Committees.

**HEAR REPORTS**

ARTICLE 2. To hear and act upon the reports of Town Officers and Committees.

## MEETING PROCEDURE

**ARTICLE 3.** To determine whether the Town will adopt a rule of the meeting governing requirements on Motions and amendments to Motions made at this meeting under Articles concerned with expenditures, in order to assure compliance with the requirements of Chapter 59, Section 21C of the Massachusetts General Laws (generally referred to as "Proposition 2½"), or take any other action relative thereto.

*The motion to be made by the Finance Committee will specify that every motion to appropriate funds will be required to identify the source of funding. This meeting procedure has been adopted by Town Meeting for a number of years.*

## RATIFY PERSONNEL BOARD CLASSIFICATION ACTIONS

**ARTICLE 4.** To determine whether the Town will vote to ratify the Personnel Board's actions to amend the Classification and Compensation Plan as follows:

1. Change the classification title of "Town Appraiser" in Grade Number MP-6 of the Classification Plan for Managerial-Professional employees to "Town Assessor" effective May 25, 2010.
2. Add the classification title of "Facilities Maintenance Supervisor" to Grade Number MP-3 of the Classification Plan for Managerial-Professional employees effective May 25, 2010.
3. Add the classification title of "Assistant Town Accountant" to Grade Number MP-3 of the Classification Plan for Managerial-Professional employees effective May 25, 2010.
4. Add the classification title of "Head of Reference" to Grade Number MP-4 of the Classification Plan for Managerial-Professional employees effective May 25, 2010.
5. Change the classification title of "Assistant Town Accountant/Retirement Administrator" in Grade Number MP-3 of the Classification Plan for Managerial-Professional employees to "Retirement System Administrator" effective July 1, 2010.
6. Change the classification title of "Engineering Aide" in Grade Number MP-1 of the Classification Plan for Managerial-Professional employees to "Associate Engineer" effective November 9, 2010.
7. Add the classification title of "Assistant Treasurer" to Grade Number MP-3 of the Classification Plan for Managerial-Professional employees effective November 9, 2010.
8. Make all other changes to the Classification and Compensation Plan voted by the Personnel Board between January 3, 2011, and April 25, 2011.

or take any other action relative thereto.

*The Town Manager has authority to create and modify positions throughout the fiscal year; titles and salary ranges are determined using the Town's established classification system. Under the Personnel Bylaw, the Personnel Board is authorized to approve temporary changes in the Classification and Compensation Plans, pending ratification of such actions at the next Town Meeting. Seven actions taken appear in the Warrant; if additional actions are taken by the Personnel Board after the close of the Warrant, notice will be filed with the Town Clerk and details will be presented at Town Meeting.*

CLASSIFICATION & COMPENSATION PLAN FOR REGULAR-STATUS POSITIONS

**ARTICLE 5.** To determine whether the Town will vote to amend the Classification and Compensation Plan for all regular-status Town positions by adopting the following schedules to become effective July 1, 2011, or take any other action relative thereto:

**CLASSIFICATION AND COMPENSATION PLAN**  
Effective July 1, 2011

**ADMINISTRATIVE-CLERICAL-LIBRARY**

Grade Number & Class Title		Minimum	Mid-Point	Maximum
<b>ACL-1</b> Recreation Clerk	Hourly	14.92	17.94	20.96
<b>ACL-2</b> Account Clerk Department Clerk Library Assistant Senior Recreation Clerk Utility Account Clerk	Hourly	16.66	20.03	23.39
<b>ACL-3</b> Branch Library Assistant Circulation Assistant Senior Account Clerk Senior Department Clerk Senior Library Assistant	Hourly	18.89	22.71	26.53
<b>ACL-4</b> Administrative Assistant Collections Assistant Retirement Assistant Treasury Assistant	Hourly	20.40	24.53	28.65
<b>ACL-5</b> Assistant Town Clerk Human Resources Assistant Senior Administrative Assistant Senior Circulation/Administrative Assistant Technical Services Assistant	Hourly	21.81	26.22	30.62
<b>ACL-6</b> Finance Assistant	Hourly	22.56	27.13	31.69
<b>ACL-7</b> Executive Assistant to the Town Manager	Hourly	24.93	29.98	35.02

**TRADES-CRAFTS-LABOR**

<u>Grade Number &amp; Class Title</u>		<b>Minimum</b>	<b>Mid-Point</b>	<b>Maximum</b>
<b>TCL-1</b> Building Custodian	<b>Hourly</b>	<b>14.72</b>	<b>17.80</b>	<b>20.87</b>
<b>TCL-2</b> Building Maintenance Custodian Laborer/Truck Driver	<b>Hourly</b>	<b>16.63</b>	<b>20.10</b>	<b>23.57</b>
<b>TCL-3</b> Building Systems Custodian Cemetery Specialist Equipment Operator Park & Tree Specialist Water/Sewer System Maintainer	<b>Hourly</b>	<b>18.29</b>	<b>22.12</b>	<b>25.94</b>
<b>TCL-4</b> Equipment/Line Operator Master Mechanic Park & Tree Specialist (Aerial) Senior Park & Tree Specialist	<b>Hourly</b>	<b>20.47</b>	<b>24.76</b>	<b>29.04</b>
<b>TCL-5</b> Cemetery Supervisor Crew Leader Senior Master Mechanic Treatment Systems Operator	<b>Hourly</b>	<b>22.66</b>	<b>27.41</b>	<b>32.15</b>
<b>TCL-6</b> Fleet Supervisor	<b>Hourly</b>	<b>25.46</b>	<b>30.79</b>	<b>36.11</b>
<b>TCL-7</b> Public Works Supervisor	<b>Hourly</b>	<b>28.25</b>	<b>34.17</b>	<b>40.08</b>

**MANAGERIAL-PROFESSIONAL**

*Annual rates are based on 40 hour base week and will be prorated for part-time schedules.*

<u>Grade Number &amp; Class Title</u>		<b>Minimum</b>	<b>Mid-Point</b>	<b>Maximum</b>
<b>MP-1</b> Aquatics Supervisor Associate Engineer Engineering Technician Recreation Supervisor Special Collections Assistant	<b>Annual</b>	<b>40,518</b>	<b>50,819</b>	<b>61,120</b>

**MP-2**

<b>Annual</b>	<b>45,725</b>	<b>57,349</b>	<b>68,972</b>
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Assistant Aquatics Coordinator  
Assistant Local Inspector  
Assistant Natural Resources Director  
Budget Analyst  
COA Program Supervisor  
Environmental Health Inspector  
Field Lister  
Information Systems Assistant  
Office Accountant  
Public Health Inspector  
Senior Engineering Technician  
Staff Librarian  
Utility Software Coordinator  
Water Conservation Coordinator

**MP-3**

<b>Annual</b>	<b>53,955</b>	<b>67,671</b>	<b>81,387</b>
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Aquatics Coordinator  
Assistant Human Resources Director  
Assistant Public Works Engineer  
Assistant to the Water/Sewer Superintendent  
Assistant Town Accountant  
Assistant Treasurer  
Branch Librarian  
Circulation Supervisor  
Civil Engineer  
Customer Service Administrator  
Energy Conservation Coordinator  
Environmental & Regulatory Coordinator  
Facilities Maintenance Supervisor  
Fitness Coordinator  
GIS Program Coordinator  
Local Inspector  
Management Analyst  
Recreation Coordinator  
Retirement System Administrator  
Senior Budget & Operations Analyst  
Senior Planner  
Supervisor of Children's Services

**MP-4**

<b>Annual</b>	<b>57,683</b>	<b>72,347</b>	<b>87,010</b>
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Assistant Recreation Director  
Budget & Purchasing Administrator  
Financial Administrator  
Council on Aging Director  
Curator  
Environmental Services Program Administrator  
Head of Reference  
Natural Resources Director  
Operations Engineer  
Public Services Coordinator  
Public Works Engineer  
Technical Services Coordinator  
Technology Director  
Telecommunications Coordinator

<b>MP-5</b>	<b>Annual</b>	<b>62,045</b>	<b>77,818</b>	<b>93,590</b>
Assistant Library Director				
Deputy Fire Chief				
Deputy Treasurer/Collector				
Highway & Grounds Superintendent				
Police Lieutenant				
Public Health Director				
Town Clerk				

<b>MP-6</b>	<b>Annual</b>	<b>68,375</b>	<b>85,757</b>	<b>103,139</b>
Building Commissioner				
Deputy Police Chief				
Human Resources Director				
Town Accountant				
Town Assessor				
Town Engineer				
Water/Sewer Superintendent				

<b>MP-7</b>	<b>Annual</b>	<b>78,294</b>	<b>98,198</b>	<b>118,101</b>
Director of Planning & Land Management				
Library Director				
Recreation Director				

<b>MP-8</b>	<b>Annual</b>	<b>87,227</b>	<b>109,402</b>	<b>131,577</b>
Deputy Town Manager				
Fire Chief				
Police Chief				
Public Works Director				

<b>MP-9</b>	<b>Annual</b>	<b>95,598</b>	<b>119,902</b>	<b>144,205</b>
Finance Director				

#### ELECTRICAL LABOR

Grade Number & Class Title		Minimum	Mid-Point	Maximum
<b>EL-1</b>	<b>Hourly</b>	<b>16.47</b>	<b>19.92</b>	<b>23.36</b>
Meter Reader				
<b>EL-2</b>	<b>Hourly</b>	<b>20.09</b>	<b>24.30</b>	<b>28.51</b>
Lineworker, Grade 3				
Meter Technician				
<b>EL-3</b>	<b>Hourly</b>	<b>25.50</b>	<b>28.83</b>	<b>32.15</b>
Lineworker, Grade 2				
Utility Electrician				
<b>EL-4</b>	<b>Hourly</b>	<b>31.66</b>	<b>35.79</b>	<b>39.92</b>
Lineworker, Grade 1				

<b>EL-5</b> Lead Lineworker	Hourly	33.15	37.47	41.79
<b>EL-6</b> Line Supervisor	Hourly	35.70	40.36	45.01

**ELECTRICAL MANAGEMENT**

*Annual rates are based on 40 hour base week and will be prorated for part-time schedules.*

<u>Grade Number &amp; Class Title</u>		Minimum	Mid-Point	Maximum
<b>EM-1</b> Meter Supervisor	Annual	55,231	66,399	77,567
<b>EM-2</b> Electrical Engineer	Annual	63,391	76,209	89,026
<b>EM-3</b> Assistant CMLP Director Engineering & Operations Manager	Annual	75,405	90,652	105,899
<b>EM-4</b> CMLP Director	Annual	101,925	122,534	143,143

**SWIM & FITNESS**

<u>Grade Number &amp; Class Title</u>		Minimum	Mid-Point	Maximum
<b>SF-1</b> Swim/Fitness Specialist	Hourly	8.00	34.00	60.00

*Effectively, with annual adjustments and periodic comprehensive reviews, the Classification & Compensation Plan keeps our salaries competitive in the employment market, maintains internal equity of salary ranges, maintains comparability with salaries of unionized employees, and keeps pace with changes in the cost of living. This Article does not control the amount of the actual salary increases to be received by employees in FY12. The Town Manager and Personnel Board set actual salary increase amounts after Town Meeting, based upon the approved budget.*

TOWN BUDGET

**ARTICLE 6.** To determine whether the Town will vote to raise and appropriate money for the following necessary and expedient purposes of the Town for the fiscal year ending June 30, 2012, or take any other action relative thereto:

<b>General Fund Operating Budget</b>				
<b>Item No.</b>	<b>Department</b>	<b>Fiscal 2010 Expenses</b>	<b>Fiscal 2011 Appropriation</b>	<b>Fiscal 2012 Proposal</b>
<b>General Government \$2,076,847 is 6.1% of Total</b>				
1	Town Manager's Office A. Town Manager B. Town-Wide Building Maintenance C. Human Resources <b>Total</b>	\$ 307,882 135,000 157,930 <b>600,811</b>	\$ 292,886 150,000 159,245 <b>602,131</b>	\$ 294,318 159,000 167,853 <b>621,171</b>
2	Legal Services	204,861	225,000	225,000
3	Elections and Registrars A. Elections B. Registrars <b>Total</b>	21,092 7,063 <b>28,154</b>	33,524 8,328 <b>41,852</b>	27,134 8,206 <b>35,340</b>
4	Town Meeting and Reports	61,907	77,800	77,800
5	Planning A. Planning Administration B. Board of Appeals C. Natural Resources D. Inspections E. Health <b>Total</b>	283,096 44,933 188,539 354,396 219,697 <b>1,090,660</b>	234,468 46,924 202,013 343,116 228,633 <b>1,055,154</b>	236,682 46,924 189,737 342,495 236,315 <b>1,052,153</b>
6	141 Keyes Road	71,103	62,864	65,383
	<b>Total General Government</b>	<b>\$ 2,057,496</b>	<b>\$ 2,064,801</b>	<b>\$ 2,076,847</b>
<b>Finance and Administration \$1,681,344 is 4.9% of Total</b>				
7	Finance Committee	2,741	3,100	3,100
8	Finance A. Finance Administration B. Treasurer-Collector C. Town Accountant D. Assessors E. Town Clerk <b>Total</b>	257,158 226,123 110,669 379,985 194,048 <b>1,167,982</b>	237,821 242,637 125,752 361,867 200,053 <b>1,168,130</b>	245,844 246,563 123,354 370,852 202,458 <b>1,189,071</b>
9	Information Systems	348,352	358,275	386,338
10	Town House	94,301	103,171	102,835
	<b>Total Finance and Administration</b>	<b>\$ 1,613,376</b>	<b>\$ 1,632,676</b>	<b>\$ 1,681,344</b>

<b>General Fund Operating Budget</b>				
<b>Item No.</b>	<b>Department</b>	<b>Fiscal 2010 Expenses</b>	<b>Fiscal 2011 Appropriation</b>	<b>Fiscal 2012 Proposal</b>
<b>Public Safety</b> <b>\$7,600,575 is 22.2% of Total</b>				
11	Police Department	3,738,050	3,772,614	3,825,111
12	Fire Department	3,314,299	3,431,256	3,506,738
13	West Concord Fire Station	45,534	40,443	36,779
14	Police-Fire Station	215,495	200,466	200,444
15	Emergency Management	12,810	12,810	12,810
16	Dog Officer	18,132	18,151	18,693
	<b>Total Public Safety</b>	<b>\$ 7,344,319</b>	<b>\$ 7,475,740</b>	<b>\$ 7,600,575</b>
<b>Public Works and Facilities</b> <b>\$3,551,989 is 10.4% of Total</b>				
17	Public Works			
	A. CPW Administration	143,380	155,866	155,875
	B. Engineering	311,179	294,141	361,968
	C. Highway Maintenance	1,129,431	1,097,867	1,116,388
	D. Parks and Trees	546,169	547,217	583,688
	E. Cemetery	55,404	60,280	68,089
	<b>Total</b>	<b>2,185,563</b>	<b>2,155,371</b>	<b>2,286,008</b>
18	Snow and Ice Removal	554,198	495,000	513,000
19	Street Lighting	54,133	50,000	50,000
20	CPW Equipment	278,000	270,000	210,000
21	Drainage Program	205,000	205,000	215,000
22	Sidewalk Management	100,000	100,000	100,000
23	Road Improvements	5,000	90,000	90,000
24	133/135 Keyes Road	94,400	89,683	87,981
	<b>Total Public Works and Facilities</b>	<b>\$ 3,556,294</b>	<b>\$ 3,455,054</b>	<b>\$ 3,551,989</b>
<b>Human Services</b> <b>\$2,396,258 is 7.0% of Total</b>				
25	Library	1,779,225	1,736,924	1,771,924
26	Recreation Administration	97,537	88,644	88,644
27	Hunt Recreation Center	76,023	75,982	82,945
28	Harvey Wheeler Community Ctr.	130,057	133,083	134,076
29	Council on Aging	220,963	237,017	242,053
30	Veterans	30,190	30,583	30,222
31	Ceremonies and Celebrations	23,636	23,483	23,540
32	Visitors' Center and Restroom	27,162	25,962	22,854
	<b>Total Human Services</b>	<b>\$ 2,384,792</b>	<b>\$ 2,351,678</b>	<b>\$ 2,396,258</b>

General Fund Operating Budget				
Item No.	Department	Fiscal 2010 Expenses	Fiscal 2011 Appropriation	Fiscal 2012 Proposal
<b>Unclassified</b> \$795,000 is 2.3% of Total				
33	Town Employee Benefits			
	A. Unused Sick Leave	68,161	80,000	90,000
	B. Public Safety Disability	140	2,500	2,500
	C. Employee Assistance Program	3,510	7,500	7,500
	<b>Total</b>	<b>71,811</b>	<b>90,000</b>	<b>100,000</b>
34	Reserve Fund*	-	225,000	225,000
*Transfers totaling \$78,168 were made to other accounts in Fiscal Year 2010				
35	Salary Reserve**	-	57,064	470,000
**Transfers totaling \$295,750 in Fiscal Year 2010 and \$292,936 in Fiscal Year 2011 (to date) were made to other accounts.				
36	Land Fund	15,000	-	-
	<b>Total Unclassified</b>	<b>86,811</b>	<b>372,064</b>	<b>795,000</b>
<b>SUBTOTAL FOR REFERENCE ONLY</b> Account 1-36		<b>\$ 17,043,088</b>	<b>\$ 17,352,013</b>	<b>\$ 18,102,013</b>
<b>Joint (Town - CPS)</b> \$16,094,334 is 47.1% of Total				
37	Insurance			
	A. Group Insurance	4,152,600	4,465,000	4,800,000
	B. Property/Liability	200,000	175,000	175,000
	<b>Total</b>	<b>4,352,600</b>	<b>4,640,000</b>	<b>4,975,000</b>
38	Unemployment/Workers' Comp.			
	A. Unemployment Comp.	76,334	100,000	100,000
	B. Workers' Comp.	66,102	100,000	100,000
	<b>Total</b>	<b>142,436</b>	<b>200,000</b>	<b>200,000</b>
39	Retirement	2,500,000	2,750,000	2,860,000
40	Social Security and Medicare	539,611	580,000	610,000
41	Debt Service			
	A. Long-Term Debt			
	Town Principal and Interest	1,995,134	2,265,517	2,482,966
	School Principal and Interest	970,590	740,568	659,716
	<b>Subtotal</b>	<b>2,965,724</b>	<b>3,006,085</b>	<b>3,142,682</b>
	Interest on Notes	-	138,000	102,318
	Other Debt Expense	5,639	30,915	30,000
	<b>Subtotal Within Levy Limit</b>	<b>2,971,362</b>	<b>3,175,000</b>	<b>3,275,000</b>
	B. Excluded Debt	3,963,914	3,864,782	4,174,334
	<b>Total Debt Service</b>	<b>6,935,277</b>	<b>7,039,782</b>	<b>7,449,334</b>
	<b>Total Joint (Town - CPS)</b>	<b>\$ 14,469,923</b>	<b>\$ 15,209,782</b>	<b>\$ 16,094,334</b>
	<b>Total Article 6 Appropriation</b>	<b>\$ 31,513,011</b>	<b>\$ 32,561,795</b>	<b>\$ 34,196,347</b>

That the appropriation for equipment under these various line items is to be expended by the Town Manager. The Town Manager is authorized to turn in or sell at public auction the surplus equipment, the amount allowed or received therefor to be applied against the purchase of new equipment;

That the sum of \$14,000, state aid to libraries, be transferred to the use of the Library Committee for the purchase of books, periodicals, and subscriptions;

That the Town appropriate and transfer the sum of \$500 from the dog inoculation fees reserve account for the cost of the Board of Health's rabies clinic;

That the appropriation for salary reserve under line item 35 shall be transferred by the Town Manager to the various salary line items in accordance with salary levels established at July 1, 2011 and thereafter pursuant to the salary schedules adopted under Article 5, the implementation of the merit pay plan in accordance with Section 10.2 (2) of the Personnel Bylaws, and collective bargaining agreements. Any such transfers shall be reported periodically by the Town Manager to the Board of Selectmen and the Finance Committee, and a final report shall be issued when all such transfers have been completed for the fiscal year;

That the Town authorize the sum of \$10,828.73 to be expended from the Title 5 Septic Loans Betterments reserve account to meet the loan payment to the Massachusetts Water Pollution Abatement Trust #T5-1070 due and payable during FY 2012, pursuant to Article 46 of 1997 and the loan totaling \$200,000 executed on December 22, 1999 and having a final payment due February 1, 2021.

That the Town authorize the sum of \$70,317 to be expended from the Title 5 Septic Loans Betterments reserve account to meet the loan payment of the Massachusetts Pollution Abatement Trust #T5-05-1234 due and payable during FY 2012, pursuant to Article 50 of 2004 and the loan totaling \$703,170 executed on March 18, 2009 and having a final payment date of July 15, 2018.

***The Town Budget Article provides for all General Fund (tax-supported) town operations and activities organized by Town Charter under the direction of the Town Manager. The appropriations to be presented for Town Meeting approval are within the spending guideline set by the Finance Committee in November 2010.***

#### FY11 TRANSFER FROM INSURANCE RESERVE FUND TO OPEB TRUST

**ARTICLE 7.** To determine whether the Town will vote to transfer the sum of \$700,000, or any other sum, from the Insurance Reserve Fund established by vote under Article 22 of the 1987 Annual Town Meeting to the Post-Retirement Group Health Insurance Trust Fund established by Home Rule Petition authorized by Article 11 of the November 5, 2007 Special Town Meeting and enacted by the General Court as Chapter 185 of the Acts of 2008, to partially meet the Annual Required Contribution of the General Fund as determined by the actuarial valuation dated January 1, 2009, or take any other action relative thereto.

***The Annual Required Contribution (ARC) of the General Fund to meet the Other Post Employment Benefits (OPEB) liability is approximately \$2.2 million. Beginning with the financial statements of June 30, 2009, accounting standards requires that the Town recognize this annual liability in its financial statements. The Post-Retirement Group Health Insurance Trust Fund (OPEB Trust) is an investable fund which operates much like the Town's pension fund. Meeting the ARC even partially will thus produce long-term benefits in meeting this liability. Operations of recent years have resulted in a significant increase in the balance of the Insurance Reserve Fund, permitting the recommended \$700,000 transfer of funds.***

PUBLIC SCHOOL BUDGET

**ARTICLE 8.** To determine whether the Town will vote to raise and appropriate money for the following necessary and expedient purposes of the public schools of the Town for the fiscal year ending June 30, 2012, or take any other action relative thereto:

<b>SCHEDULE A - PUBLIC SCHOOL BUDGET</b>				
<b>Item No.</b>	<b>Department</b>	<b>Fiscal 2010 Adopted</b>	<b>Fiscal 2011 Adopted</b>	<b>Fiscal 2012 School Committee</b>
1	Concord Public Schools Budget/Appropriation	\$27,699,200	\$27,699,200	\$28,474,200

*This article provides the annual operating budget for the Concord Public Schools. The proposed budget conforms to the spending guidelines set by the Finance Committee in November 2010.*

CONCORD-CARLISLE REGIONAL HIGH SCHOOL BUDGET

**ARTICLE 9.** To determine whether the Town will vote to raise and appropriate money for the following necessary and expedient purposes of the Concord-Carlisle Regional School District for the fiscal year ending June 30, 2012, or take any other action relative thereto.

<b>SCHEDULE A – CONCORD-CARLISLE REGIONAL HIGH SCHOOL BUDGET</b>				
<b>Item No.</b>	<b>Department</b>	<b>Fiscal 2010 Adopted</b>	<b>Fiscal 2011 Adopted</b>	<b>Fiscal 2012 School Committee</b>
1	Concord-Carlisle Regional High School Budget Assessment	22,357,071 13,982,175	23,498,427 14,588,665	23,983,262 15,090,746 *
*(includes \$14,766,221 assessment for operating budget and \$324,525 assessment for debt exclusion)				

*This article provides Concord's share of the annual operating budget for the Concord-Carlisle Regional High School. Subsequent to printing of the Warrant, the proposed assessment total has changed to \$15,089,162.*

MINUTEMAN CAREER AND TECHNICAL HIGH SCHOOL BUDGET

**ARTICLE 10.** To determine whether the Town will vote to raise and appropriate money for the following necessary and expedient purposes of the Minuteman Vocational Technical Regional School District for the fiscal year ending June 30, 2012, or take any other action relative thereto.

<b>SCHEDULE A – MINUTEMAN CAREER AND TECHNICAL HIGH SCHOOL BUDGET</b>				
<b>Item No.</b>	<b>Department</b>	<b>Fiscal 2010 Adopted</b>	<b>Fiscal 2011 Adopted</b>	<b>Superintendent's Proposed Budget &amp; Fiscal 2012 Assessment</b>
1	Minuteman Regional High School Budget Assessment	17,496,001 637,601	16,238,679 590,682	16,230,575 550,000 (est.) @ 1/5/11

*This article provides Concord's share of the annual operating budget for the Minuteman Vocational Technical Regional School District. Subsequent to printing of the Warrant, the assessment total was projected as \$532,851.*

#### FREE CASH USE

**ARTICLE 11.** To determine whether the Town will vote to authorize and direct the Assessors to take \$850,000, or any other sum, from free cash to reduce the tax levy for the fiscal year ending June 30, 2012, or take any other action relative thereto.

*This article seeks Town Meeting approval to allocate a portion of the available General Fund balance to support the 2012 budget.*

#### UNPAID BILLS

**ARTICLE 12.** To determine whether the Town will vote to raise and appropriate or transfer from available funds in the Treasury, monies to pay the unpaid bills of prior years, or take any other action relative thereto.

*If there are unpaid bills of a prior year, state law requires that such bills be presented to the Town Meeting.*

#### PROPERTY TAX EXEMPTIONS

**ARTICLE 13.** To determine whether the Town will vote to accept the provisions of Section 4 of Chapter 73 of the Acts of 1986 as amended by Chapter 126 of the Acts of 1988, and further to act under the aforesaid statutes to increase by 100% the amount of property tax exemption granted to persons who qualify for said exemption under clauses 17D, 22, 22A, 22B, 22C, 22D, 22E, 37A, and 41C of Section 5 of Chapter 59 of the Massachusetts General Laws, or take any other action relative thereto.

*State law establishes property tax exemptions for disabled veterans, blind persons, and elderly citizens who meet certain income and asset limitation requirements. A portion of the foregone taxes resulting from these exemptions is reimbursed by the state. Another provision of state law allows municipalities the option of increasing the state-set exemption amounts by up to 100%, without further state sharing of the cost. This option must be voted annually; the Concord Town Meeting has done so since 2001. For example, the senior exemption is set by the state at \$500 and has been increased to \$1,000 by annual votes since 2005.*

#### LIGHT PLANT PAYMENT IN LIEU OF TAXES

**ARTICLE 14.** To determine whether the Town will vote to authorize a transfer of \$380,000, or any other sum, from the Operating Fund of the Light Plant to be used by the Board of Assessors to reduce the tax levy for the fiscal year ending June 30, 2012, or take any other action relative thereto.

*This article authorizes the transfer of \$380,000 from the Operating Fund of the Light Plant to the General Fund as a Payment In Lieu Of Taxes (or PILOT) for fiscal year 2012. The amount is determined as the product of the net plant investment of the Light Plant on June 30 and the tax rate at the end of the year. This makes the PILOT equivalent to the amount an investor-owned utility with the same physical plant would pay in property taxes, thus avoiding a subsidy from taxpayers to the Light Plant.*

#### LIGHT PLANT EXPENDITURES

**ARTICLE 15.** To determine whether the Town will vote that the income from sales of electricity and from servicing and jobbing during the ensuing fiscal year together with the balance of operating cash in the Light Plant Fund, be expended without further appropriation under the direction and control of the Town Manager for the expenses of the Light Plant for said fiscal year, as defined in Section 57 of Chapter 164 of the Massachusetts General Laws; and/or for other plant extensions, enlargements, additions, renewals and reconstruction, or take any other action relative thereto.

*This article authorizes the Town Manager, as Manager of the Light Plant, to expend the income received by the Light Plant from the sale of electricity along with other departmental income to be used for the purposes of operating the department for the Fiscal Year. This is a routine annual action.*

#### ROAD REPAIR REVOLVING FUND EXPENDITURES

**ARTICLE 16.** To determine whether the Town will vote that the income from fees paid by applicants to the Town for permits to dig up, alter, or disturb a public way in accordance with the Motion passed under Article 47 of the 1992 Annual Town Meeting, in an amount not to exceed the sum of \$120,000, or any other sum, be expended without further appropriation for the purpose of repairing, restoring, maintaining and inspecting public ways, to be managed and expended by the Town Manager in accordance with Chapter 44, Section 53E½ of the Massachusetts General Laws, or take any other action relative thereto.

*Consistent with Article 47 of the 1992 Annual Town Meeting, this Article authorizes up to \$120,000 of fees collected through the Town's Right-of-Way Street Permit Program to be used in fiscal year 2012 for repairing, restoring, maintaining and inspecting the Town's public ways. This is a routine annual action, with the amount of the authorization dependent upon the available unreserved balance of the Fund at the time of the vote.*

#### SOLID WASTE DISPOSAL FUND EXPENDITURES

**ARTICLE 17.** To determine whether the Town will vote that the income from user fees for solid waste disposal services, associated services, and jobbing services by Concord Public Works during the ensuing fiscal year, together with the balance of operating cash in the Solid Waste Disposal Fund, be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 27 of the 1989 Annual Town Meeting, or take any other action relative thereto.

*Consistent with Article 27 of the 1989 Annual Town Meeting, this Article authorizes the Town Manager to use cash on hand in the Solid Waste Disposal Fund and user fee revenue in fiscal year 2012 to be used to operate the Town's "pay-as-you-throw" curbside solid waste and recycling collection and disposal program. The Program consists of two major components: curbside collection and disposal including recycling and Drop-Off Days; and the operation and maintenance of the Town's composting site including the former landfill. This is a routine annual action.*

### SEWER SYSTEM EXPENDITURES

**ARTICLE 18.** To determine whether the Town will vote that the income from user fees, special service fees and jobbing services by the Water and Sewer Division of Concord Public Works during the ensuing fiscal year, together with the balance of operating cash in the Sewer Fund be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 37 of the 1976 Annual Town Meeting, or take any other action relative thereto.

*Consistent with Article 37 of the 1976 Annual Town Meeting, this Article authorizes the Town Manager to use cash on hand in the Sewer Fund and fiscal year 2012 revenue for the operation and maintenance and improvement of the Town's sewer system. Similar to the Town's Water and Light Plant Funds, the Sewer Fund is an enterprise fund. The entire cost of operations, maintenance, and capital replacement and renewal is funded by user fees. At the present time approximately one-third of Concord's residences and many businesses and institutions are connected to the Town's municipal sewer system. This is a routine annual action.*

### SEWER IMPROVEMENT FUND EXPENDITURES

**ARTICLE 19.** To determine whether the Town will vote that the income from sewer improvement fees during the ensuing fiscal year, together with the balance of operating cash in the Sewer Improvement Fund, be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 25 of the 1989 Annual Town Meeting and applicable state enabling statutes, or take any other action relative thereto.

*Consistent with Article 25 of the 1989 Annual Town Meeting, this Article authorizes the Town Manager to use cash on hand in the Sewer Improvement Fund (a sub-fund within the Sewer Enterprise) and fiscal year 2012 fees for constructing and expanding the Town's sewer lines and treatment facility capacities. Sewer improvement fees are charged to certain properties connecting to the sewer system or for expansion. This is a routine annual action.*

### WATER SYSTEM EXPENDITURES

**ARTICLE 20.** To determine whether the Town will vote that the income from user fees, special service fees, and jobbing services by the Water and Sewer Division of Concord Public Works during the ensuing fiscal year, together with the balance of operating cash in the Water Fund, be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 38 of the 1974 Annual Town Meeting, or take any other action relative thereto.

*Consistent with Article 38 of the 1974 Annual Town Meeting, this Article authorizes the Town Manager to use cash on hand in the Water Fund and fiscal year 2012 revenue for the operation and maintenance and improvement of the Town's water system. Similar to the Town's Sewer and Light Plant Funds, the Water Fund is an enterprise fund. The entire cost of operations, maintenance, and capital replacement and renewal is funded by user fees. Almost all of Concord's residences and businesses/institutions are connected to the Town's municipal water system. This is a routine annual action.*

### BEEDE SWIM & FITNESS CENTER ENTERPRISE FUND; FY 2012 BUDGET

**ARTICLE 21.** To determine whether the Town will vote to appropriate the amount required for the total expenses of the Community Pool Enterprise Fund for the fiscal year beginning July 1, 2011 (FY2012) for the operation of the Community Pool, in accordance with Chapter 44, section 53F½ of the Massachusetts General Laws, said funds to be expended under the direction of the Town Manager, or take any other action relative thereto.

*This Article enacts the operating budget for the Community Swim and Fitness Center. The facility is self-supporting from its own revenues. State law applicable to this enterprise fund, adopted by the 2005 Town Meeting, requires that a budget be enacted by Town Meeting. No tax funds are involved. In 2010, Town Meeting appropriated \$2,436,409 from estimated revenues for operating expenses and \$120,000 from the undesignated fund balance for capital expenditures. Subsequent to printing of the warrant, the proposed FY12 budget was set at \$2,476,694 for operating expenses and \$122,000 for capital expenses.*

### 2012 ROAD PROGRAM

**ARTICLE 22.** To determine whether the Town will vote to appropriate the sum of \$750,000, or any other sum, for the repair, reconstruction, renovation or design of roads and streets within the town; and that to meet said appropriation, the Treasurer with the approval of the Board of Selectman be authorized to borrow the sum of \$750,000, or any other sum, under the provisions of Chapter 44 of the Massachusetts General Laws or transfer said sum from available funds in the treasury; said funds to be expended under the direction of the Town Manager; and further that the Town Manager be authorized to accept and expend state and/or county grants as may be available for the same purpose, and that the Treasurer, with the approval of the Board of Selectman, be authorized to borrow up to the amount stipulated in such grant or grants under the provisions of Chapter 44 of the Massachusetts General Laws, in anticipation of reimbursement of this amount, or take any other action relative thereto.

*This Article authorizes the Treasurer to borrow \$750,000 for the repair, reconstruction or renovation of Concord's roads. Combined with expected state road aid and \$90,000 requested under Article 6, item 23, funds will be used to protect and replace Concord's 103 miles of public roads. This borrowing is part of the Town Manager's Five-Year Capital Plan, with the debt service cost to be funded within the levy limit.*

### CONTRACT FOR WATER/WASTEWATER AND ELECTRIC UTILITY OWNERSHIP/OPERATION AT HANSCOM AIR FORCE BASE

**ARTICLE 23.** To determine whether the Town will vote to authorize the Town Manager, subject to the approval of the Board of Selectmen and all applicable law, to enter into a long-term contract for a term of up to fifty (50) years with the United States Government to operate and manage, renew and replace the water, wastewater and electric utility infrastructure systems at Hanscom Air Force Base, said contract to include acquisition of said utility systems, together with access rights thereto, with the purchase price to be covered by deductions from payments by the U.S. Government for the utility services rendered by the Town, or take any action relative thereto.

*This Article would have authorized the Town, through its water, wastewater and/or electric utilities to submit a response to a Request for Proposals issued by the United States Government to acquire, operate, maintain and make capital investments in the water, wastewater and/or electric utility infrastructure located at Hanscom Air Force Base, and enter into a contract for up to 50 years. No motion is expected.*

### MUNICIPAL OUTDOOR LIGHTING – By Petition

**ARTICLE 24.** To determine whether the Town will vote to request that the Selectmen and Town Manager more fully implement the “Concord Municipal Outdoor Lighting Policy and Guidelines,” Administrative Policies and Procedures #38, adopted by the Selectmen December 17, 2001, or take any other action relative thereto.

**Petitioners Explanation:** *In 1999, in response to outdoor lighting concerns at the time, Town Meeting requested that the Selectmen form an Outdoor Lighting Committee. Over a two-year period the Committee considered existing conditions and possible improvements to municipal outdoor lighting and prepared a revised Town Policy, Guidelines and a Committee report. While some of the measures set forth in the Policy have been followed, may have not. Fuller implementation of the Policy would clarify responsibility for lighting issues, result in better lighting choices, and improve outdoor lighting in the Town of Concord. Policy is available at:*

*[http://www.concordma.gov/pages/Concord\\_MA\\_Town\\_Manager/policies/app38?textPage=1](http://www.concordma.gov/pages/Concord_MA_Town_Manager/policies/app38?textPage=1)*

#### **RESTORATION OF STREETLIGHTS ON CONCORD'S PUBLIC ROADWAYS – By Petition**

**ARTICLE 25.** To determine whether the Town will vote (1) to authorize the Town Manager, in the interest of public safety and convenience, to restore, by September 30, 2011, the streetlights removed from the Town's public roadways during the calendar year 2010, and (2) to raise and appropriate the sum of \$25,000, or any other sum, in addition to the streetlighting item in the Town Manager's budget, for the cost of illuminating such streetlights, or take any other action relative thereto.

**Petitioners Explanation:** *The purpose of this article is to restore the streetlights that were removed from the Town's public roadways during the calendar year 2010, and to provide funding for their illumination.*

#### **ELEMENTARY SCHOOL DEBT STABILIZATION FUND USE**

**ARTICLE 26.** To determine whether the Town will vote to appropriate the sum of \$700,000, or any other sum, from the Elementary School Debt Stabilization Fund established by vote under Article 10 of the 2008 Annual Town Meeting, to be expended under the direction of the Town Manager for a portion of the debt service due during fiscal year 2012 on the bonds issued for the Alcott, Thoreau and Willard elementary school buildings, or take any other action relative thereto.

*The 2008 Annual Town Meeting established this Stabilization Fund and transferred \$2.5 million from Free Cash effective July 1, 2009. Interest earned is added to the Fund. This is the second year of a planned six-year allocation period to reduce the tax impact of the related debt service cost.*

#### **CONCORD PUBLIC SCHOOLS RENOVATIONS**

**ARTICLE 27.** To determine whether the Town will vote to raise and appropriate or transfer available funds in the treasury, or authorize the Town Treasurer with the approval of the Board of Selectmen to borrow money by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of \$825,000, or any other sum, for remodeling, reconstruction and extraordinary repairs at various Concord Public School facilities, or take any other action relative thereto.

*This article authorizes the Treasurer to borrow \$825,000 for remodeling, reconstruction and extraordinary repairs, and related work at various Concord Public School facilities. This borrowing is part of the Town Manager's Five-Year Capital Plan, with the debt service cost to be funded within the Levy Limit.*

#### **TRANSFER OF FUNDS TO THE CONCORD PUBLIC SCHOOLS TECHNOLOGY STABILIZATION FUND**

**ARTICLE 28.** To determine whether the Town will vote to transfer the sum of \$50,000, or any other sum, from available funds originally appropriated for the operation of the public schools of the Town for the fiscal year ending June 30, 2010 and encumbered at that year end for technology purposes, said sum to be transferred into the Concord Public Schools Technology Stabilization Fund established by vote under Article 25 of the 2010 Annual Town Meeting, or take any other action relative thereto.

*This Article seeks Town Meeting approval to transfer into an existing stabilization fund monies encumbered from the prior year school budget for technology purposes. The Concord Public Schools Technology Stabilization Fund is invested by the Town Treasurer. As with any Stabilization Fund, a two-thirds vote of the Town Meeting is required to place money into such fund or to take money out for a specific spending purpose.*

**TRANSFER OF FUNDS TO THE CONCORD PUBLIC SCHOOLS CAPITAL NEEDS STABILIZATION FUND**

**ARTICLE 29.** To determine whether the Town will vote to transfer the sum of \$100,000, or any other sum, from available funds originally appropriated for the operation of the Concord Public Schools of the Town for the fiscal year ending June 30, 2010 and encumbered at that year end for capital purposes, said sum to be transferred into the Concord Public Schools Capital Needs Stabilization Fund established by vote under Article 32 of the 2006 Annual Town Meeting, or take any other action relative thereto.

*This Article seeks Town Meeting approval to transfer into an existing stabilization fund monies encumbered from the prior year school budget for capital purposes. The Concord Public Schools Capital Needs Stabilization Fund is invested by the Town Treasurer. As with any Stabilization Fund, a two-thirds vote of the Town Meeting is required to place money into such fund or to take money out for a specific spending purpose.*

**TRANSFER OF FUNDS TO THE CONCORD-CARILSLE REGIONAL SCHOOL DISTRICT TECHNOLOGY STABILIZATION FUND**

**ARTICLE 30.** To determine whether the Town will vote to authorize the Concord-Carlisle Regional School District treasurer to transfer the sum of \$37,587, or any other sum, from available funds encumbered by the District at June 30, 2010 for technology purposes, said sum to be transferred into the Concord-Carlisle Regional School District Technology Stabilization Fund authorized by vote under Article 27 of the 2010 Annual Town Meeting, or take any other action relative thereto.

*This Article seeks Town Meeting authorization for the Regional School District to transfer into an existing stabilization fund monies encumbered from the prior year High School budget for technology purposes. Authorization must be by both Concord and Carlisle town meetings in order to be permitted. As with any stabilization fund, a two-thirds vote of the Town Meeting is required to place money into such fund or to take money out for a specific spending purpose.*

**CONDEMNATION OF DEPRAVED PLAY AND DEFAMATION OF JEWS – By Petition**

**ARTICLE 31.** To determine whether the Town will vote to condemn the production of the play "Falsettos" with public funds by Concord-Carlisle High School in 2009, and urge the regional school committee to discipline the employees of the school district responsible for this play, urge the regional school committee to issue a letter of apology to the Rabbinical Alliance of America, and urge the regional school committee to promote positive role models and students which encourage responsible citizenship rather than controversial sexual behavior, or take any other action relative thereto.

*Petitioners Explanation: This article allows Town Meeting to take a vote on whether or not to condemn the high school production of a lewd play called "Falsettos," which defamed the Jewish religion and people in a public building with public funding, using underage students as actors in December 2009. This article also allows Town Meeting to submit the following requests of the regional school committee: 1) reprimand school employees who were responsible for this play; 2) issue a letter of apology to the Rabbinical Alliance of America; and 3) take action to promote positive role models to students consistent with the high school's mission and Massachusetts General Laws, Chapter 71, Section 30.*

## EMERGENCY MEDICAL SERVICES REVOLVING FUND – CREATION AND EXPENDITURES

**ARTICLE 32.** To determine whether the Town will vote to establish an Emergency Medical Services Revolving Fund effective July 1, 2011, pursuant to Chapter 44, Section 53E½ of the Massachusetts General Laws, and further to see if the Town will vote that the income from ambulance charges and other fees paid by insurance companies, individuals and others for Emergency Medical Services provided by the Town be credited to said revolving fund and an amount not to exceed the sum of \$400,000, or any other sum, be expended without further appropriation for the purpose of providing Emergency Medical Services in Concord, including Basic Life Support and Advanced Life Support and related services, said funds to be managed and expended by the Town Manager in accordance with Chapter 44, Section 53E½ of the Massachusetts General Laws, or take any other action relative thereto.

*This Article would create a new revolving fund into which the income received as payment for Emergency Medical Services provided by the Concord Fire Department and authorized contractors shall be deposited and authorizing the Town Manager to expend that revenue in payment for services rendered and for partial operation of the Fire Department's EMS activities.*

## AERIAL LADDER TRUCK REPLACEMENT

**ARTICLE 33.** To determine whether the Town will vote to raise and appropriate, or transfer from available funds in the Treasury, or authorize the Town Treasurer with the approval of the Board of Selectmen, to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws the sum of \$900,000, or any other sum, for the purchase of an aerial ladder truck and any necessary related equipment, said funds to be expended under the direction of the Town Manager, or take any other action relative thereto.

*This Article authorizes the Treasurer to borrow \$900,000 for the replacement of the Fire Department's 1985 aerial ladder. This borrowing is part of the Town Manager's Five-Year Capital Plan, with the debt service cost to be funded within the levy limit.*

## RADIO FREQUENCY IDENTIFICATION SYSTEM – CONCORD PUBLIC LIBRARY

**ARTICLE 34.** To determine whether the Town will vote to raise and appropriate, or transfer from available funds in the Treasury, or authorize the Town Treasurer with the approval of the Board of Selectmen, to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws the sum of \$175,000, or any other sum, for the purpose of purchasing, and installing a Radio Frequency Identification System (RFID) for the Concord Public Library, said funds to be expended under the direction of the Town Manager, or take any other action relative thereto.

*This Article authorizes the Treasurer to borrow \$175,000 for the purchase of an RFID system which will utilize microchip and radio technology to improve the automation and record-keeping for the circulation of materials at the Concord Public Library. The RFID system will be similar to systems installed by other libraries in the Minuteman Library Network. This borrowing is part of the Town Manager's Five-Year Capital Plan, with the debt service cost to be funded within the levy limit.*

## RIDEOUT PLAYGROUND EQUIPMENT REPLACEMENT

**ARTICLE 35.** To determine whether the Town will vote to raise and appropriate, or transfer from available funds in the Treasury, or authorize the Town Treasurer with the approval of the Board of Selectmen, to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of \$250,000, or any other sum, for the purpose of replacement, renovation, and any other work related to improvement of the playground equipment and facilities at Rideout Playground, said funds to be expended under the direction of the Town Manager, or take any other action relative thereto.

*This Article authorizes the Treasurer to borrow \$250,000 for the replacement and improvement of Playground equipment and facilities at Rideout Playground in West Concord. This borrowing is part of the Town Manager's Five-Year Capital Plan, with the debt service cost to be funded within the levy limit.*

### WEST CONCORD CENTER ROADWAY-RELATED IMPROVEMENTS

**ARTICLE 36.** To determine whether the Town will vote to appropriate the sum of \$500,000, or any other sum, for the reconstruction, renovation and improvement of streets, roads, walkways and related facilities in West Concord Center, including any necessary engineering, design and surveying services; and that to meet said appropriation, the Treasurer with the approval of the Board of Selectmen be authorized to borrow the sum of \$500,000, or any other sum, under the provisions of Chapter 44, of the Massachusetts General Laws; said funds to be expended under the direction of the Town Manager, or take any other action relative thereto.

*This Article authorize the Town to borrow funds to make improvements in the roadways and walkways in West Concord Center as recommended by the West Concord Task Force to improve public safety, pedestrian access and traffic circulation in the village of West Concord.*

### GUIDELINES FOR A SUSTAINABLE CONCORD – By Petition

**ARTICLE 37.** To determine whether the Town will vote to urge the Town Manager and the Board of Selectmen to establish sustainability principles or guidelines designed to promote the conservation of resources and sustainable practices in the activities of Town government, and which require: (1) that all Town Departments, Boards and Committees consider those principles or guidelines when conducting their activities and carrying out their responsibilities, and (2) that they report periodically to the Town Manager, the Board of Selectmen and the citizens of Concord on their progress in meeting the principles or guidelines so that the Town Manager and the Board of Selectmen may develop a Town-wide framework for measuring the progress of Town government toward achieving sustainability in all its activities, or take any other action relative thereto.

*Petitioner Explanation: This Article seeks Town Meeting approval to urge the Town Manager and Board of Selectmen to establish guidelines for sustainable practices within the activities of Town government, to require all Town departments, boards and committees to consider those guidelines when conducting Town business and that the Town Manager and BOS, develop a framework, based on feedback from those departments, boards and committees, for measuring Concord's progress towards a more sustainable and resilient community.*

### DRINKING WATER IN SINGLE-SERVING PET BOTTLES BYLAW – By Petition

**ARTICLE 38.** To determine whether the Town of Concord will vote to amend the Town Bylaws by adding a provision for the sale of drinking water in PET bottles as follows:

#### **Section 1. Sale of Drinking Water in Single-Serving PET Bottles**

It shall be unlawful to sell non-sparkling, unflavored drinking water in single-serving polyethylene terephthalate (PET) bottles of 1 liter (34 ounces) or less in the Town of Concord on or after January 1, 2012.

#### **Section 2, Exemption**

Sales occurring subsequent to a declaration of an emergency adversely affecting the availability and/or quality of drinking water to Concord residents by the Fire Chief or other duly-authorized Town, Commonwealth or United States official shall be exempt from this Bylaw until seven days after such declaration has ended.

### Section 3. Enforcement

Enforcement of this Bylaw shall be the responsibility of the Concord Health Department or any other Town Department, as determined by the Town Manager, which shall make random inspections of food and beverage purveyors not less frequently than once every six months. Any establishment conducting sales in violation of this Bylaw shall be subject to a non-criminal disposition fine as specified in Appendix A of the Regulations for the Enforcement of Town Bylaws under M.G.L. Chapter 40, §21D and the Bylaw for Non-Criminal Disposition of Violations adopted under Article 47 of the 1984 Town Meeting, as amended. Any such fines shall be paid to the Town of Concord.

### Section 4. Suspension

If the Town Manager determines that the cost of implementing and enforcing this Bylaw has become unreasonable, then the Town Manager shall so advise the Board of Selectmen and the Board of Selectmen shall conduct a Public hearing to inform the citizens of such costs. Subsequent to the Public Hearing, the Board of Selectmen may continue this Bylaw in force or may suspend it permanently or for such length of time as they may determine.

or take any other action relative thereto.

**Petitioners Explanation:** *In April 2010, Town Meeting approved Article 65 to ban the sale of drinking water in plastic bottles in Concord. All bylaws passed by Massachusetts towns must be reviewed and approved by the Commonwealth of Massachusetts Office of the Attorney General (AG) before they can take effect. In July 2010, the AG found that Article 65 was not written as a bylaw and therefore could not be approved by the AG and take effect. This Article is presented as a bylaw and is structured to meet AG requirements. It focuses on drinking water in single-serve plastic bottles, provides a simple means of enforcement and anticipates modest fines. The Article also allows an exemption during a declared State of Emergency and empowers the Board of Selectmen to determine direction should the cost of the bylaw become unreasonable. This Article preserves a ban as voted at Town Meeting 2010 while providing a reasonable and manageable approach to its implementation.*

### RESOLUTION TO DISCOURAGE THE SALE OR USE OF DISPOSABLE SINGLE SERVING BOTTLED DRINKING WATER – By Petition

**ARTICLE 39.** To determine whether the Town will vote the following resolution:

Whereas: (1) bottled drinking water is a wasteful and unnecessary use of energy and water resources and its use contributes to climate change, (2) disposable water bottles are a significant pollutant to our planet, and (3) Concord has excellent municipally supplied tap water,

Town Meeting 2011 urges the citizens of Concord to voluntarily stop buying drinking water in single serving bottles, and Concord municipal departments, schools, businesses and non-profit institutions to take action as appropriate to reduce or eliminate the consumption of single-serve bottled water, and further charges the Board of Selectmen, Town Manager and Concord Public Schools to initiate a comprehensive educational campaign to achieve this goal and to urge the State legislature to pass an Expanded Bottle Bill which includes single serving water bottles, or take any other action relative thereto.

**Petitioners Explanation:** *ConcordCAN has sponsored this article by petition to 1) reaffirm that the use of disposable single serving bottled drinking water causes significant unnecessary harm to the environment, 2) promote the use of Concord's healthful municipal tap water as an environmentally responsible alternative, 3) require the Town to lead and model this change of behavior through its own purchasing decisions and through Town-wide education initiatives, and 4) voice the support of Town Meeting to the State legislature for a state-wide Expanded Bottle Bill that would include single-serve bottled drinking water.*

## FARMING BYLAW

**ARTICLE 40.** To determine whether the Town will vote to adopt the following Farming Bylaw:

This Bylaw highlights the importance of farming to the Town of Concord, reiterates that farming is a valued and accepted activity here, and is intended to help promote understanding between farmers and their neighbors.

### **SECTION 1. FARMING IN CONCORD**

The Town of Concord has long been a town where farming has been a significant activity and is an important part of the Town's economy. Farming is still an important activity contributing to the Town's character and quality of life.

### **SECTION 2. CONSTITUTIONAL AND LEGISLATIVE RECOGNITION**

The significant and unique nature of the use of land for agricultural activities has been recognized by the Constitution of Massachusetts (Article 97, power to take and purchase agricultural land), and by the General Laws of Massachusetts; see, for example, Chapter 40A, Section 3, Paragraph 1 (zoning bylaws may not prohibit or unreasonably regulate commercial agriculture); Chapter 90, Section 9 (limited exception for use of vehicles used exclusively for agriculture purposes on public ways); Chapter 111, Section 125A (odor and noise from certain normal and generally acceptable farming activities exempt from nuisance actions by Boards of Health); and Chapter 243, Section 6 (limitation on actions for nuisance against operations of a farm). See, also, Chapter 128, Section 1A for a definition of "farming" and "agriculture".

### **SECTION 3. PURPOSE OF THIS BYLAW**

The purpose of this Bylaw is to recognize the foregoing, to establish policies to encourage and promote farming by recognizing the nature of farming activities, and to balance the interest of those conducting farming activities and the interest of residents affected by them.

### **SECTION 4. DEFINITIONS**

"Farming" or "agriculture" shall mean:

- farming in all its branches and the cultivation and tillage of the soil;
- dairying;
- production, cultivation, growing, and harvesting of any agricultural, aquacultural, floracultural, viticultural, or horticultural commodities;
- growing and harvesting of forest products upon forest land, and any other forestry or lumbering operations;
- raising of livestock including horses;
- keeping of horses as a commercial enterprise; and
- keeping and raising of poultry, swine, cattle, sheep, goats, ratites (such as emus, ostriches and rheas) and camelids (such as llamas and camels), and other domesticated animals for food and other agricultural purposes, including bees and fur-bearing animals.

"Farming activities" shall include farming and the following activities:

- operation and transportation of slow-moving farm equipment over roads within the Town;
- control of pests, including, but not limited to, insects, weeds, predators and disease organisms of plants and animals;
- application of manure, fertilizers and pesticides, and irrigation;
- construction and maintenance of drainage facilities for agricultural use;
- conducting agriculture-related educational and farm-based recreational and promotional activities, including agritourism, providing that the activities are related to marketing the agricultural output or services of the farm;
- construction and operations of greenhouses or hoopouses for crop production and plant propagation;
- processing and packaging of the agricultural output of the farm and the operation of a farmer's market or farm stand including signage thereto;
- maintenance, repair, or storage of seasonal equipment or apparatus, owned or leased by the farm owner or manager, used expressly for the purpose of propagation, processing, management, or sale of the agricultural products; and
- on-farm relocation of earth and the clearing of ground for farming operations.

**SECTION 5. DECLARATION AS TO FARMING**

The Town and its residents recognize and accept that due to weather conditions, soil conditions, the timing of crop planting, crop management, and harvesting and other conditions unique to farming, farming activities may occur on holidays, week days and week-ends by night or day. The Town and its residents also recognize and accept that farming activities result in noise, dust, odor, and fumes. Such acceptance is based on the premise that farming activities are conducted in accordance with normal, generally accepted agriculture practices used in Concord and those current Best Management Practices (BMPs) as recommended by the University of Massachusetts Extension or its successor. Residents of Concord should expect and accept such agricultural activities as a normal and necessary aspect of living in a town with farms.

**SECTION 6. DISCLOSURE NOTIFICATION**

In order to help promote understanding between farmers and their neighbors, the Town of Concord will declare and publicize that Concord has a Farming Bylaw. Copies of this bylaw shall be posted in the Town House, to the Concord Ag Committee website, and will be available for distribution from the Town Clerk, the Planning Board or its designee. It may also be published on brochures or other town websites.

**SECTION 7. EFFECT ON OTHER REGULATION**

Nothing in this Bylaw shall limit or amend existing law, statutes or regulations, although it shall be considered in applications thereof. Nothing in this Bylaw shall limit or prevent future regulation of agriculture activities; however, the terms and intent of this Bylaw shall be considered in the enactment of such regulation.

**SECTION 8. DISPUTE RESOLUTION**

Concerns regarding agricultural activities may be brought to the Town Manager, the Zoning Enforcement Officer, or the Board of Health, depending upon the nature of the issue. The Town Agriculture Committee is also available to assist in addressing any concern or resolving any dispute relating to agricultural activities.

or take any other action relative thereto.

*This bylaw will highlight the importance of farming to the Town of Concord, will reiterate that farming is a valued and accepted activity here, and is intended to help promote understanding between farmers and their neighbors.*

**COMMUNITY PRESERVATION COMMITTEE APPROPRIATION RECOMMENDATIONS**

**ARTICLE 41.** To determine whether the Town will vote to appropriate the sum of \$974,320, or any other sum, from the Concord Community Preservation Fund, of which up to \$45,286 shall be appropriated from the undesignated fund balance as of June 30, 2010, and up to \$929,034 shall be appropriated from projected Fiscal Year 2012 Fund Revenues, in accordance with Chapter 44B of the Massachusetts General Laws, to be expended under the direction of the Town Manager as follows:

Item	Project/Description	Amount Recommended	Category	Source of Funds	
				Prior Year Fund Balance	FY12 CPA Fund Revenues
A	Town of Concord - White Pond Watershed Management Plan	64,403	50% Open Space, 50% Recreation		64,403
B	Town of Concord - Land Acquisition Project Fund	80,000	None		80,000
C	Drinking Gourd Project - Caesar Robbins Historical Center	300,000	Historic Preservation	45,286	254,714
D	Concord Housing Dev. Corp. - Junction Village Predevelopment	75,000	Community Housing		75,000
E	Louisa May Alcott Memorial Assoc. - Concord School of Philosophy Restoration	158,600	Historic Preservation		158,600
F	Town of Concord - Heywood Meadow Restoration and Preservation Project	95,000	Historic Preservation and Open Space		95,000

Item	Project/Description	Amount Recommended	Category	Source of Funds	
				Prior Year Fund Balance	FY12 CPA Fund Revenues
G	Concord Scout House, Inc. - Phase I Rehabilitation	100,000	Historic Preservation		100,000
H	Town of Concord - Regional Housing Services Program	16,000	Community Housing		16,000
I	Town of Concord - Administrative Expenses	30,000	Administrative		30,000
J	Open Space Reserve Fund	35,317	Open Space		35,317
K	Community Housing Reserve Fund	20,000	Community Housing		20,000
	<b>TOTAL</b>	<b>\$974,320</b>		<b>\$45,286</b>	<b>\$929,034</b>

or take any other action relative thereto.

*This article authorizes the appropriation of funds from the Community Preservation Fund for the completion of specific projects as listed in the above chart and allowed under the Community Preservation Act. These projects will expend a total of \$111,000 for Community Housing, \$628,600 for Historic Preservation, \$92,519 for Open Space, \$32,201 for Recreation, \$30,000 for Administration, and will leave \$80,000 in undesignated funds for future potential land acquisitions pursuant to the recommendation of the Community Preservation Committee. Town Meeting may reduce or reject but may not increase the appropriation from the Community Preservation Fund for any item proposed by the Committee.*

#### LAND ACQUISITION – 6A HARRINGTON AVENUE

**ARTICLE 42.** To determine whether the Town will vote to authorize the Board of Selectmen (a) to acquire, by purchase, gift, eminent domain or otherwise, fee, easement and/or other real property interests in, on, over, across, under and along all or any portion of the property at 6A Harrington Avenue, identified on the Assessors Maps as parcel #2702, comprised of approximately 4.74 acres, said property to be acquired for conservation purposes, including without limitation open space and/or agriculture and/or community gardening, on such terms and conditions as the Board of Selectmen may determine and for a sum not to exceed \$450,000 and (b) to expend an additional sum of up to \$50,000 under the direction of the Town Manager for the restoration of said property, including any necessary slope stabilization, erosion control, site clean-up, environmental testing and remediation, and soil and related improvements; and that to raise said appropriation, the sum of \$110,000, or any other sum, be appropriated from the Concord Community Preservation Fund from funds previously allocated to the Open Space Reserve Fund, in accordance with Chapter 44B of the Massachusetts General Laws, and that the Treasurer be authorized with the approval of the Selectmen to borrow in accordance with Massachusetts General Laws Chapter 44 a sum not to exceed \$390,000, said authorization to be reduced by the amount of any grant or gift received for the purchase or restoration of the property, and that further the Board of Selectmen be authorized to place a conservation restriction on all or any portion of said property, on such terms and conditions as the Board of Selectmen may determine, to the benefit of the Concord Land Conservation Trust or a similar conservation organization, in exchange for payment equal to all or any portion of the purchase price, or take any other action relative thereto.

*This Article authorizes the Selectmen to acquire approximately 4.74 acres on Harrington Avenue for conservation purposes and allows the Selectmen to convey to the Concord Land Trust a conservation restriction on the property. The tentatively negotiated purchase price is \$450,000, and it is expected that an additional \$50,000 will be required to restore a retaining wall, to stabilize steep slopes and to improve the soil to make it suitable for farming or community gardening. The property abuts the Assabet River, Second Division Brook and Town conservation land and, ideally, will be available for hiking and passive recreation.*

#### ZONING BYLAW AMENDMENT – SIDE YARDS

**ARTICLE 43.** To determine whether the Town will vote to amend **Zoning Bylaw Section 6.2 Interpretation** by modifying the definition of side yards and Table III – Dimensional Regulations as follows:

In subsection 6.2.7, insert the following paragraph at the end of the subsection:

"In the Residence C District, any part of the principal structure that extends into the three (3) foot side yard exception area shall be no greater than fifteen (15) feet in height as defined in subsection 6.2.11."

so that the subsection reads as follows:

6.2.7 *Side yards*: Side yards shall be measured from the nearest point of any dwelling or structure to each side lot line, provided that nothing shall prevent the projection of uncovered steps and ramps or the construction of walls and fences. In the residential districts or for single-family dwellings in the Business or Medical-Professional districts, the width of one side yard may be reduced by an amount not to exceed three (3) feet if the width of the other side is correspondingly increased. Notwithstanding the foregoing, a building of accessory use may be placed not less than five (5) feet from a sideline so long as such building is not to be located nearer the sideline of the right-of-way than the rearmost point of the dwelling or any structure attached thereto.

In the Residence C District, any part of the principal structure that extends into the three (3) foot side yard exception area shall be no greater than fifteen (15) feet in height as defined in subsection 6.2.11.

And, in Table III – Dimensional Regulations, add footnote 1 as follows:

Zoning Districts	Min. Lot Area in Sq. Ft.	Min. Lot Frontage In Feet	Frontage Exception In Feet	Min. Lot Width In Feet	Min. Front Yard In Feet	Min. Side Yard In Feet	Min. Rear Yard in Feet	Corner Clearance In Feet	Min. Height In Feet	Max. Lot Coverage %	Max. Floor Area Ratio
Residence C	10,000	80	80	64	20	15 <sup>1</sup>	Lesser of: 30' or 25% of lot depth	10	35	_____	_____

<sup>1</sup>Refer to Zoning Bylaw Subsection 6.2.7 for Residence C District.

or take any other action relative thereto.

*This amendment limits the height of structures to no greater than fifteen feet within the 12-15 feet of a side yard and will only apply to the Residence C District. The words "Min." and "Max." are abbreviated and other format modifications to Table III are shown for purposes of the warrant only. Changes above are shown underlined for the warrant only.*

#### ZONING BYLAW AMENDMENT – DEFINITION OF HEIGHT

**ARTICLE 44.** To determine whether the Town will vote to amend **Zoning Bylaw Section 6.2 Interpretation** by modifying the definition of height and Table III – Dimensional Regulations as follows:

In subsection 6.2.11, after the first two paragraphs, add the following paragraphs at the end of the subsection:

"In the Residence C District, the height of a building shall be measured as the vertical distance from the 'base elevation' to the peak of the roof, or the highest point of the exterior in the case of a flat roof. The 'base elevation' is the average of the elevations of the ground where the two corners of the lowest foundation wall of any existing structure meet the ground. In the absence of an existing structure, the base elevation shall be the average elevation (measured as indicated in the previous sentence) of the ground at the location on the site where the new building is to be placed, prior to any grading or mounding.

In the Residence C District any part of the principal structure that extends into the three (3) foot side yard exception as defined in subsection 6.2.7 shall be no greater than fifteen (15) feet in height."

so that the subsection reads as follows:

**6.2.11 Height:** The height of a building shall be measured as the vertical distance from the mean ground level of each side of the building to either the highest point of the exterior in the case of a flat roof or to the mean average finished grade between the plate and the ridge in the case of a pitched roof. Chimneys, spires, towers, and other projections not used for human occupancy or storage may extend above the height limits herein fixed except wind turbine facilities, which can only exceed the maximum height requirement by special permit granted by the Board.

In the Medical-Professional District south of Route 2, no portion of a building shall exceed thirty-five (35) feet in height unless such portion sets back from each street and such Medical-Professional District boundary line an amount equal to the sum of (1) the applicable minimum yard requirement and two (2) feet for each foot of height in excess of thirty-five (35) feet, provided that in no case shall any portion of a building exceed one hundred ten (110) feet in height.

In the Residence C District, the height of a building shall be measured as the vertical distance from the 'base elevation' to the peak of the roof, or the highest point of the exterior in the case of a flat roof. The 'base elevation' is the average of the elevations of the ground where the two corners of the lowest foundation wall of any existing structure meet the ground. In the absence of an existing structure, the base elevation shall be the average elevation (measured as indicated in the previous sentence) of the ground at the location on the site where the new building is to be placed, prior to any grading or mounding.

In the Residence C District any part of the principal structure that extends into the three (3) foot side yard exception as defined in subsection 6.2.7 shall be no greater than fifteen (15) feet in height.

And, in Table III – Dimensional Regulations, add footnote 2 as follows:

Zoning Districts	Min. Lot Area in Sq. Ft.	Min. Lot Frontage In Feet	Frontage Exception In Feet	Min. Lot Width In Feet	Min. Front Yard In Feet	Min. Side Yard In Feet	Min. Rear Yard in Feet	Corner Clearance In Feet	Max. Height In Feet	Max. Lot Coverage %	Max. Floor Area Ratio
Residence C	10,000	80	80	64	20	15 <sup>1</sup>	Lesser of: 30' or 25% of lot depth	10	35 <sup>2</sup>	_____	_____

<sup>2</sup>Refer to Zoning Bylaw Subsection 6.2.11 for Residence C District.

or take any other action relative thereto.

*This amendment of the method for measuring the height of a structure will only apply to the Residence C District. The words "Min." and "Max." are abbreviated and other format modifications to Table III are shown for purposes of the warrant only. Changes above are shown underlined for the warrant only.*

**ZONING BYLAW AMENDMENT – TABLE OF PRINCIPAL USES (CORRECTIONS)**

**ARTICLE 45.** To determine whether the Town will vote to amend **Zoning Bylaw Section 2.1 Classification of Districts** by inserting the following phrases after the word "Business" under the *Commercial Districts* list: "West Concord Business (WCB)", "Concord Center Business (CCB)", "Thoreau Depot Business (TDB)", "Nine Acre Corner Business (NACB)", all as adopted by the 2010 Annual Town Meeting; and

inserting the phrase "West Concord Industrial", as adopted by the 2010 Annual Town Meeting, at the beginning of the list under the *Industrial Districts*; and

amend **Zoning Bylaw Section 4 Classification of Principal Uses, TABLE 1 – PRINCIPAL USE REGULATIONS** to correct for unintended changes to the chart made by the 2010 Annual Town Meeting. These unintended changes include: 4.3.6 Assisted living – change yes to no in the Business (B) District and

the Concord Center Business (CCB) District, Thoreau Depot Business (TDB) District and the Nine-Acre-Corner Business (NACB) District; 4.5.3 Craft Shop – change yes to no in Limited Business District (LB); 4.5.4 Restaurant – change yes to yes<sup>1</sup> in the LB District; 4.5.5 Indoor Amusement – change SP to no in the LB District; 4.5.10 Financial and business office – change yes\* to yes\*\* in the LB District; 4.5.11 Professional office – change yes\* to yes\* in the LB District; 4.5.15 Vehicular dealerships – change no to yes in the CCB, TDB, NACB and B Districts; 4.5.17 Parking facility – change SP to yes in the West Concord Industrial (WCI) District and the Industrial (I) District; 4.6.2 Storage yard, open-air sales – change yes<sup>5</sup> to no in the LB District; 4.6.3 R&D and Light Manufacturing – change SP to yes in the WCI District and the I District; 4.6.4 Manufacturing, packaging, processing and testing – change SP to yes in the WCI District and the I District.

**TABLE I – PRINCIPAL USE REGULATIONS**

Principal Uses		Commercial Districts				Industrial Districts	
		B	WCB	CCB, TDB, NAC B	LB	WCI	I
<b>4.1</b>	<b>Extensive Uses</b>						
4.1.1	Forestry	yes	yes	yes	yes	yes	yes
4.1.2	Agriculture, horticulture, floriculture, and viticulture	yes	yes	yes	yes	yes	yes
4.1.3	Greenhouse	yes	yes	yes	no	yes	yes
4.1.4	Earth Removal	SP	SP	SP	SP	SP	SP
4.1.5	Conservation use	yes	yes	yes	yes	yes	yes
4.1.6	Private recreation	yes	yes	yes	yes <sup>1</sup>	yes	yes
<b>4.2</b>	<b>Residential Uses</b>						
4.2.1	Single-family dwelling	yes	no	yes	no	no	no
4.2.2	Two-family or additional dwelling unit	SP	no	SP	no	no	no
4.2.3	Combined business/residence	yes	yes	yes	yes <sup>3</sup>	no	no
4.2.4	Combined industrial/business/residence	no	no	no	no	SP	SP
4.2.5	Residential Compound	SP	no	SP	no	no	no
4.2.6	Residential Cluster Development	SP	no	SP	no	no	no
4.2.7	Planned Residential Development	SP	no	SP	no	no	no
4.2.8	Boarding house	yes	no	yes	no	no	no
4.2.9	Hotel and motel	yes	SP	yes	yes <sup>1</sup>	no	no
<b>4.3</b>	<b>Institutional Uses</b>						
4.3.1	Educational	yes	yes	yes	yes	yes	yes
4.3.2	Child care facility	yes	yes	yes	yes	yes	yes
4.3.3	Religious	yes	yes	yes	yes	yes	yes
4.3.4	Philanthropic	yes	yes	yes	SP <sup>8</sup>	yes	yes
4.3.5	Hospital and nursing home	yes	no	yes	SP <sup>6</sup>	no	no
4.3.6	Assisted living residence	no	no	no	SP <sup>8</sup>	no	no
4.3.7	Cemetery	yes	no	yes	no	no	no
4.3.8	Lodge and club	yes	SP	yes	no	yes	yes
<b>4.4</b>	<b>Government and Utility Uses</b>						
4.4.1	Municipal use	yes	yes	yes	yes	yes	yes
4.4.2	Underground utility	yes	yes	yes	yes	yes	yes
4.4.3	Above ground utility	yes	yes	yes	SP	yes	yes
<b>4.5</b>	<b>Business Uses</b>						
4.5.1	Retail store	yes	yes	yes	no	no**	no**
4.5.2	Personal service shop	yes	yes	yes	no	no	no

Principal Uses		Commercial Districts				Industrial Districts	
		B	WCB	CCB, TDB, NAC B	LB	WCI	I
4.5.3	Craft shop	yes	yes	yes	no	yes	yes
4.5.4	Restaurant	yes	yes	yes	yes <sup>1</sup>	yes	yes
4.5.5	Indoor amusement	yes	yes	yes	no	yes	yes
4.5.6	Outdoor amusement	yes	yes	yes	yes <sup>1</sup>	yes	yes
4.5.7	Funeral home	yes	SP	yes	yes <sup>3</sup>	yes	yes
4.5.8	Repair shop and building trade	yes	yes	yes	no	yes	yes
4.5.9	Veterinary and kennel	no	no	no	no	yes	yes
4.5.10	Financial and business office	yes	yes	yes	yes <sup>**</sup>	yes	yes
4.5.11	Professional office	yes	yes	yes	yes <sup>*</sup>	yes	yes
4.5.12	Medical center and laboratory	yes	no	yes	SP <sup>6</sup>	yes	yes
4.5.13	Auto service station	yes	SP	yes	yes <sup>1</sup>	yes	yes
4.5.14	Auto repair shop	yes	SP	yes	no	yes	yes
4.5.15	Vehicular dealerships	yes	no	yes	no	yes	yes
4.5.16	Boat sales and rental	yes	no	yes	yes <sup>5</sup>	yes	yes
4.5.17	Parking facility	yes	no	yes	no	yes	yes
4.5.18	Transportation services	SP	SP	SP	no	SP	SP
<b>4.6</b>	<b>Industrial Uses</b>						
4.6.1	Warehouse	yes	no	yes	no	yes	yes
4.6.2	Storage yard, open-air sales	yes	no	yes	no	SP	SP
4.6.3	R&D and Light Manufacturing	yes	SP	yes	no	yes	yes
4.6.4	Manufacturing, packaging, processing, and testing	yes	no	yes	no	yes	yes
<b>4.7</b>	<b>Restricted and Prohibited Uses</b>						
4.7.1	Prohibited Uses	no	no	no	no	no	no

\* 2,3,4,6 provided, however, that only business office use shall be permitted in Limited Business District #4.

\*\* Except as provided by Special Permit in a Combined industrial/business/residence building

◆ Except as provided by Special Permit in Limited Business District #8

◆◆ Except as provided by Special Permit for a PRD or a combined/industrial/business/residence in Limited Industrial Park #1 District, or by Special Permit for an Alternative PRD in Limited Industrial Park #2.

#1 District, or by Special Permit for an Alternative PRD in Limited Industrial Park #2.

Note: Numbers listed as a superscript in the LB column indicate the Limited Business District in which the activity may occur; if no number appears the use is permitted in all LB districts (see Section 3.2.2).

And add a note to the footnotes of Table I – Principal Use Regulations as follows: “Note: Numbers listed as a superscript in the LB column indicate the Limited Business District in which the activity may occur; if no number appears the use is permitted in all LB districts (see Section 3.2.2).”

or take any other action relative thereto.

*This amendment will correct unintended errors in the table that resulted after the 2010 Annual Town Meeting. Items in the table above are shown as shaded for purposes of the warrant only. For visual clarity, the Residential, the Medical-Professional (MP) and the Industrial Park (IP) and Limited Industrial Park (LIP 1 & 2) Districts were intentionally omitted from Table I for purposes of the warrant only, because no changes are proposed for these Districts. Additionally, the text of use 4.3.5 Hospital and nursing home is abbreviated for the warrant only, the full text would add a provision for Limited Business District #6 to allow only nursing, rest or convalescent home and hospital parking in that District. Changes above are shown underlined for the warrant only.*

### ZONING BYLAW AMENDMENT – TABLE III – DIMENSIONAL REGULATIONS

**ARTICLE 46.** To determine whether the Town will vote to amend **TABLE III – Dimensional Regulations** by deleting the rows for Business Use subcategories “(A) Dwelling” and “(B) Combined Business/Res” in their entirety, as shown below,

TABLE III – DIMENSIONAL REGULATIONS

Zoning Districts	Min. Lot Area in Sq. Ft.	Min. Lot Frontage In Feet	Frontage Exception In Feet	Min. Lot Width In Feet	Min. Front Yard In Feet	Min. Side Yard In Feet	Min. Rear Yard in Feet	Corner Clearance In Feet	Max. Height In Feet	Max. Lot Coverage %	Max. Floor Area Ratio
Business	_____	_____	_____	_____	10	Where a business or industrial use abuts a residential dist.: 10' of which 5' shall be a landscaped buffer along those side and rear lot lines which abut the residential district unless otherwise specified under site plan approval.		10	35	_____	_____
(A) Dwelling	10,000	80	80	64	20	45	Less of: 30' of 25% of lot depth	10	35	=====	=====
(B) Combined Business/Res.	=====	=====	=====	=====	40	6' side and 25' rear yard in all cases provided that where such use abuts a residential dist., the side yard shall be increased to 10' and a landscaped buffer shall be provided in accordance with the provisions for a business or industrial use.		10	35	Open space equal to the requirements of subsection 4.2.3.2	=====

or take any other action relative thereto.

*This proposed change to the Zoning Bylaw Table III Dimensional Regulations will eliminate the Business Use subcategories (A) and (B), which have dimensional requirements different from the underlying Business District. Changes above are shown as strike-through to illustrate the sections to be removed. The words "Min." and "Max." are abbreviated and other format modifications to Table III are shown for purposes of the warrant only.*

#### ZONING BYLAW AMENDMENT – COMMERCIAL VEHICLE WHEEL BASE

**ARTICLE 47.** To determine whether the Town will vote to amend **Zoning Bylaw subsection 4.5.14 Auto repair shop** and **subsection 5.3.5 Garaging or parking of commercial motor vehicles** to increase the allowed size of a commercial vehicle as follows:

In subsection 4.5.14, delete the number "135" and insert the number "172", so that the subsection reads as follows:

**4.5.14 Auto repair shop:** Establishment for the repair, maintenance, and painting of automobiles or similar light motor vehicles (maximum ten thousand (10,000) pounds gross vehicle weight and ~~135~~ 172-inch wheel base), provided that all but minor repairs shall be conducted wholly within a building sufficiently sound-insulated to confine disturbing noise to the premises.

And, in subsection 5.3.5, delete the words "one hundred thirty-five (135)" and insert the words and number "one hundred seventy-two (172)", so that the subsection reads as follows:

**5.3.5 Garaging or parking of commercial motor vehicles:** In residential districts, garaging or parking of one commercial automobile or light commercial vehicle (maximum ten thousand (10,000) pounds gross vehicle weight or ~~one hundred thirty-five (135)~~ one hundred seventy-two (172) inch wheel base) shall be permitted.

Garaging or parking of more than one such vehicle or of a larger commercial vehicle(s) may be authorized by the Board by special permit.

or take any other action relative thereto.

*This amendment is needed to allow a larger size commercial vehicle because trucks and vans are typically larger today than they once were. Changes above are shown as strike-through and/or underline for the warrant only.*

### ZONING BYLAW AMENDMENT – SPECIAL HOME OCCUPATION

**ARTICLE 48.** To determine whether the Town will vote to amend **Zoning Bylaw Section 5.3.6.2 Special Home Occupation (b)** by deleting the words “permitted in the district” and replacing them with the words “, commercial motor vehicles (Section 5.3.5) and related equipment as may be approved by the Board” and by adding “(e) As determined by the Board, additional landscaping and fencing may be required to provide visual and auditory protection to adjacent properties and areas viewed from the public way.”, so that the section reads as follows:

5.3.6.2 *Special Home Occupation:* In all dwellings, the Board may by special permit authorize a Special Home Occupation including the sale of antiques in a dwelling or in an accessory building provided that:

- (a) Not more than one full-time employee, exclusive of residents of the dwelling, is employed on the premises;
- (b) Except for signs ~~permitted in the district~~, commercial motor vehicles (Section 5.3.5), and related equipment as may be approved by the Board, there is no exterior indication, including but not limited to visual or auditory, that the dwelling is used for anything other than residential purposes;
- (c) Off-street parking for the dwelling and home occupation is provided and the Board finds the number of vehicles on the premises at any one time and number of vehicle trips per day, exclusive of the residents' vehicles and trips per day, are consistent with the residential character of the property; and
- (d) The home occupation is clearly secondary and incidental to the principal use of the premises.
- (e) As determined by the Board, additional landscaping and fencing may be required to provide visual and auditory protection to adjacent properties and areas viewed from the public way.

or take any other action relative thereto.

*This amendment will allow the Board of Appeals the express authority to approve vehicles and equipment that may be related to the special home occupation. Changes above are shown as strike-through and/or underline for the warrant only.*

### ZONING BYLAW AMENDMENT – SPELLING CORRECTION

**ARTICLE 49.** To determine whether the Town will vote to amend the title of **Zoning Bylaw subsection 10.3.4.3** to delete the word “Elevation” and replace it with the word “Evaluation”, so the subsection title reads as follows:

10.3.4.3 Alternative PRD Submission, Public Hearing, ~~Elevation~~ Evaluation, Changes and Town Meeting Vote

or take any other action relative thereto.

*This amendment will correct a spelling error found in the Zoning Bylaw. Changes above are shown as strike-through and underline for the warrant only.*

**ZONING BYLAW AMENDMENT – TABLE OF USE REGULATIONS (WEST CONCORD BUSINESS DISTRICT)**

**ARTICLE 50.** To determine whether the Town will vote to amend **Zoning Bylaw Section 4 Classification of Principal Uses, TABLE 1 – PRINCIPAL USE REGULATIONS** to modify the uses in the West Concord Business (WCB) District and to amend the related subsection 7.5.3 Removal of earth subject to Board approval.

In Table I – Principal Use Regulations, under the West Concord Business (WCB) column, insert the letters “SP” next to the following subsections: 4.2.2 Two-family or additional dwelling;

so that Table I reads as follows:

**TABLE I – PRINCIPAL USE REGULATIONS**

Principal Uses		Commercial Districts			Industrial Districts	
		B	WCB	LB	WCI	I
<b>4.1</b>	<b>Extensive Uses</b>					
4.1.1	Forestry	yes	yes	yes	yes	yes
4.1.2	Agriculture, horticulture, floriculture, and viticulture	yes	yes	yes	yes	yes
4.1.3	Greenhouse	yes	yes	no	yes	yes
4.1.4	Earth Removal	SP	SP	SP	SP	SP
4.1.5	Conservation use	yes	yes	yes	yes	yes
4.1.6	Private recreation	yes	yes	yes <sup>1</sup>	yes	yes
<b>4.2</b>	<b>Residential Uses</b>					
4.2.1	Single-family dwelling	yes	no	no	no	no
4.2.2	Two-family or additional dwelling unit	SP	<u>SP</u>	no	no	no
4.2.3	Combined business/residence	yes	yes	yes <sup>3</sup>	no	no
4.2.4	Combined industrial/business/residence	no	no	no	SP	SP
4.2.5	Residential Compound	SP	no	no	no	no
4.2.6	Residential Cluster Development	SP	no	no	no	no
4.2.7	Planned Residential Development	SP	no	no	no	no
4.2.8	Boarding house	yes	no	no	no	no
4.2.9	Hotel and motel	yes	SP	yes <sup>1</sup>	no	no

And add a note to the footnotes of Table I – Principal Use Regulations as follows: “Note: Numbers listed as a superscript in the LB column indicate the Limited Business District in which the activity may occur; if no number appears the use is permitted in all LB districts (see Section 3.2.2).”

or take any other action relative thereto.

*This amendment was developed to further enhance pedestrian appeal and village character within the West Concord Business District by the West Concord Task Force and the Planning Board. This table is a portion of the full Table I – Principal Use Regulations for purposes of the warrant only to illustrate the use categories that are intended to be changed and to show comparable Zoning Districts. Changes above are shown underlined for the warrant only.*

**ZONING BYLAW AMENDMENT – ESTABLISH THE WEST CONCORD VILLAGE DISTRICT**

**ARTICLE 51.** To determine whether the Town will vote to amend **Zoning Bylaw Section 2.1 Classification of Districts** by inserting the following phrase, “West Concord Village (WCV) at the beginning of the list under the *Commercial Districts* list;

Amend **Zoning Bylaw Section 2.2 Zoning Map** by changing the following parcels or portions of parcels located in West Concord along Commonwealth Avenue, Church Street and Main Street, as shown on Assessor’s Map D-9, that are currently zoned as “West Concord Business” to “West Concord Village”:

Beginning along the northerly side of Commonwealth Avenue and moving southeasterly, those portions of Parcels: 2184-1-2, 2190, 2191, 2192, 2193-92, 2193-94, 2193-96, 2193-98, 2193-100, 2194-LL, 2194-84, 2194-84A, 2194-86, 2194-88, and 2195 that are currently zoned as West Concord Business District shall become West Concord Village District, and,

Continuing southeasterly to the centerline of the MBTA commuter rail then easterly along the centerline of the MBTA commuter rail to the West Concord Depot, that portion of the commuter rail line and Parcel 2196-2, and Parcels 2201, 2200-3, 2200-2, and 2200-1 that are currently zoned as West Concord Business District shall become West Concord Village District, and,

Continuing along the westerly side of Junction Park to the centerline of Main Street, then proceeding westerly along the centerline of Main Street to the westerly property line of Parcel 2451 (also known as the 99 Restaurant) then following the rear lot lines of the following parcels on the south side of Commonwealth Ave. and Church Street in their entirety: Parcels 2451, 2202, 2203, 2204-41, 2204-43, 2204-45, 2204-47, 2205, 2206, 2207, 2208, 2209 and 2210, and a portion of 2447, that are currently zoned as West Concord Business District shall become West Concord Village District, and,

Proceeding northwesterly along the western property line of Parcel 2209 to the centerline of Church Street, then northerly to the centerline of the MBTA commuter rail line, then incorporating parcels 2212, 2213, 2214, 2215, 2216 to the centerline of Maple Court/driveway right-of-way and proceeding northwesterly across Bradford Street and continuing along the centerline of Maple Court to include parcels, 2218, 2219, 2231, which are currently zoned as West Concord Business District shall become West Concord Village District; at Parcel 2231 the zoning district line follows the western property line of Parcel 2231 to the side line of Commonwealth Ave., which then proceeds to the centerline of Commonwealth Ave. that is opposite the westerly property line of Parcel 2184-1-2,

As shown on a map titled West Concord Zoning dated January 3, 2011;

And amend **Zoning Bylaw Section 4 Classification of Principal Uses, TABLE I – PRINCIPAL USE REGULATIONS** to insert and establish the following uses for the West Concord Village District:

In Table I – Principal Use Regulations, insert the West Concord Village (WCV) column.

In Table I – Principal Use Regulations, under the West Concord Village (WCV) column, insert the word “no” next to the following sub-categories of uses: 4.1.4 Earth removal, 4.2.1 Single-family dwelling, 4.2.2 Two-family or additional dwelling unit, 4.2.4 Combined industrial/business/residence, 4.2.5 Residential Compound, 4.2.6 Residential Cluster Development, 4.2.7 Planned Residential Development, 4.2.8 Boarding house, 4.2.9 Hotel and motel, 4.3.5 Hospital and nursing home, 4.3.6 Assisted living residence, 4.3.7 Cemetery, 4.5.7 Funeral home, 4.5.8 Repair shop and building trade, 4.5.9 Veterinary and kennel, 4.5.12 Medical center and laboratory, 4.5.13 Auto service station, 4.5.14 Auto repair shop, 4.5.15 Vehicular dealerships, 4.5.16 Boat sales and rental, 4.5.17 Parking facility, 4.5.18 Transportation services, 4.6.1 Warehouse, 4.6.2 Storage yard, open-air sales, 4.6.4 Manufacturing, packaging, processing and testing, and 4.7.1 Prohibited uses.

In Table I – Principal Use Regulations, under the West Concord Village (WCV) column, insert the word “yes” next to the following sub-categories of uses: 4.1.1 Forestry, 4.1.2 Agriculture, horticulture, floriculture and viticulture, 4.1.3 Greenhouse, 4.1.5 Conservation use, 4.1.6 Private recreation, 4.3.1 Educational, 4.3.2 Child care facility, 4.3.3 Religious, 4.3.4 Philanthropic, 4.4.1 Municipal use, 4.4.2 Underground utility, 4.4.3 Above ground utility, 4.5.1 Retail store, 4.5.2 Personal service shop, 4.5.3 Craft shop, 4.5.4 Restaurant, 4.5.5 Indoor amusement, 4.5.6 Outdoor amusement, and 4.5.10 Financial and business office.

In Table I – Principal Use Regulations, under the West Concord Village (WCV) column, insert the word and

symbols "yes\*\*\*\*" next to the following subsections: 4.2.3 Combined business/residence and 4.5.11 Professional office.

In Table I – Principal Use Regulations, under the West Concord Village (WCV) column, insert the letters and symbols "SP\*\*\*\*" next to the following subsections: 4.3.8 Lodge and club and 4.6.3 R&D and Light manufacturing.

At the bottom of Table I – Principal Use Regulations, add the following footnote:

\*\*\*Except no residential use, lodge or club, professional office, or R&D and Light manufacturing shall be permitted on the first floor in the West Concord Village District.

so that the WCV column in Table I reads as follows:

**TABLE I – PRINCIPAL USE REGULATIONS**

Principal Uses		Commercial Districts				Industrial Districts	
		WCV	B	WCB	LB	WCI	I
<b>4.1</b>	<b>Extensive Uses</b>						
4.1.1	Forestry	<u>yes</u>	yes	yes	yes	yes	yes
4.1.2	Agriculture, horticulture, floriculture and viticulture	<u>yes</u>	yes	yes	yes	yes	yes
4.1.3	Greenhouse	<u>yes</u>	yes	yes	no	yes	yes
4.1.4	Earth Removal	<u>SP</u>	SP	SP	SP	SP	SP
4.1.5	Conservation use	<u>yes</u>	yes	yes	yes	yes	yes
4.1.6	Private recreation	<u>yes</u>	yes	yes	yes <sup>1</sup>	yes	yes
<b>4.2</b>	<b>Residential Uses</b>						
4.2.1	Single-family dwelling	<u>no</u>	yes	no	no	no	no
4.2.2	Two-family or additional dwelling unit	<u>no</u>	SP	SP	no	no	no
4.2.3	Combined business/residence	<u>yes</u> ****	yes	yes	yes <sup>3</sup>	no	no
4.2.4	Combined industrial/business/residence	<u>no</u>	no	no	no	SP	SP
4.2.5	Residential Compound	<u>no</u>	SP	no	no	no	no
4.2.6	Residential Cluster Development	<u>no</u>	SP	no	no	no	no
4.2.7	Planned Residential Development	<u>no</u>	SP	no	no	no	no
4.2.8	Boarding house	<u>no</u>	yes	no	no	no	no
4.2.9	Hotel and motel	<u>no</u>	yes	SP	yes <sup>1</sup>	no	no
<b>4.3</b>	<b>Institutional Uses</b>						
4.3.1	Educational	<u>yes</u>	yes	yes	yes	yes	yes
4.3.2	Child care facility	<u>yes</u>	yes	yes	yes	yes	yes
4.3.3	Religious	<u>yes</u>	yes	yes	yes	yes	yes
4.3.4	Philanthropic	<u>yes</u>	yes	yes	SP <sup>b</sup>	yes	yes
4.3.5	Hospital and nursing home	<u>no</u>	yes	no	SP <sup>b</sup>	no	no
4.3.6	Assisted living residence	<u>no</u>	no	no	SP <sup>b</sup>	no	no
4.3.7	Cemetery	<u>no</u>	yes	no	no	no	no
4.3.8	Lodge and club	<u>SP</u> ****	yes	SP	no	yes	yes
<b>4.4</b>	<b>Government and Utility Uses</b>						
4.4.1	Municipal use	<u>yes</u>	yes	yes	yes	yes	yes
4.4.2	Underground utility	<u>yes</u>	yes	yes	yes	yes	yes

Principal Uses		Commercial Districts				Industrial Districts	
		WCV	B	WCB	LB	WCI	I
4.4.3	Above ground utility	yes	yes	yes	SP	yes	yes
<b>4.5</b>	<b>Business Uses</b>						
4.5.1	Retail store	yes	yes	yes	no	no**	no**
4.5.2	Personal service shop	yes	yes	yes	no	no	no
4.5.3	Craft shop	yes	yes	yes	no	yes	yes
4.5.4	Restaurant	yes	yes	yes	yes <sup>1</sup>	yes	yes
4.5.5	Indoor amusement	yes	yes	yes	no	yes	yes
4.5.6	Outdoor amusement	yes	yes	yes	yes <sup>1</sup>	yes	yes
4.5.7	Funeral home	no	yes	SP	yes <sup>3</sup>	yes	yes
4.5.8	Repair shop and building trade	no	yes	yes	no	yes	yes
4.5.9	Veterinary and kennel	no	no	no	no	yes	yes
4.5.10	Financial and business office	yes	yes	yes	yes**	yes	yes
4.5.11	Professional office	yes ***	yes	yes	yes <sup>*</sup>	yes	yes
4.5.12	Medical center and laboratory	no	yes	no	SP <sup>b</sup>	yes	yes
4.5.13	Auto service station	no	yes	SP	yes <sup>1</sup>	yes	yes
4.5.14	Auto repair shop	no	yes	SP	no	yes	yes
4.5.15	Vehicular dealerships	no	yes	no	no	yes	yes
4.5.16	Boat sales and rental	no	yes	no	yes <sup>5</sup>	yes	yes
4.5.17	Parking facility	no	yes	no	no	yes	yes
4.5.18	Transportation services	no	SP	SP	no	SP	SP
<b>4.6</b>	<b>Industrial Uses</b>						
4.6.1	Warehouse	no	yes	no	no	yes	yes
4.6.2	Storage yard, open-air sales	no	yes	no	no	SP	SP
4.6.3	R&D and Light Manufacturing	SP ***	yes	SP	no	yes	yes
4.6.4	Manufacturing, packaging, processing, and testing	no	yes	no	no	yes	yes
<b>4.7</b>	<b>Restricted and Prohibited Uses</b>						
4.7.1	Prohibited Uses	no	no	no	no	no	no

\* 2,3,4,6 provided, however, that only business office use shall be permitted in Limited Business District #4.

\*\* Except as provided by Special Permit in a Combined industrial/business/residence building

\*\*\*Except no residential use, lodge or club, professional office, or R&D and Light manufacturing shall be permitted on the first floor in the West Concord Village District.

◆ Except as provided by Special Permit in Limited Business District #8

◆◆ Except as provided by Special Permit for a PRD or a combined/industrial/business/residence in Limited Industrial Park #1 District, or by Special Permit for an Alternative PRD in Limited Industrial Park #2.

#1 District, or by Special Permit for an Alternative PRD in Limited Industrial Park #2.

Note: Numbers listed as a superscript in the LB column indicate the Limited Business District in which the activity may occur; if no number appears the use is permitted in all LB districts (see Section 3.2.2).

And add a note to the footnotes of Table I – Principal Use Regulations as follows: “Note: Numbers listed as a superscript in the LB column indicate the Limited Business District in which the activity may occur; if no number appears the use is permitted in all LB districts (see Section 3.2.2).”

or take any other action relative thereto.

*The West Concord Task Force desires to enhance village character by allowing only retail and other pedestrian-oriented uses on the ground floor within a designated commercial area of West Concord and limiting certain other uses. The proposed West Concord Village District area and boundaries have been defined by the Planning Board. For visual clarity, the Residential, the Medical-Professional (MP) and the Industrial Park (IP) and Limited Industrial Park (LIP 1 & 2) Districts were intentionally omitted from Table I for purposes of the warrant only, because no changes are proposed for these Districts. Additionally, the text of use 4.3.5 Hospital and nursing home is abbreviated for the warrant only, the full text would add a provision for Limited Business District #6 to allow only nursing, rest or convalescent home and hospital parking in that District.*

**ZONING BYLAW AMENDMENT – GROCERY STORE, RETAIL STORE AND RESTAURANT**

**ARTICLE 52.** To determine whether the Town will vote to amend the **Zoning Bylaw** to add a definition of grocery store and add a size limitation to the definitions of retail store and restaurant uses when located in the West Concord Business (WCB) District and the proposed West Concord Village (WCV) District:

In subsection 4.5 Business Uses, add:

4.5.19 Grocery store: A retail establishment where more than fifty percent (50%) of the gross floor area is devoted to the sale of food products for home preparation and consumption, which typically also offers home care and personal care products and which occupies at least 5,000 square feet but not more than 35,000 square feet of gross floor area. Provided, however, in the West Concord Village District a grocery store shall not occupy more than 10,000 square feet of gross floor area.

And amend Table I Principal Use Regulations by adding a category for 4.5.19 Grocery store allowed in all Commercial Districts, except in the Limited Business District, but not in the Residential or the Industrial Districts as follows:

Principal Uses	Residential Districts				Commercial Districts						Industrial Districts				Site Plan Approval
	AA	A	B	C	B	<u>CCB,</u> <u>TDB,</u> <u>NACB</u>	<u>WCB</u>	<u>WCV</u>	LB	MP	WCI	I	IP	LIP	
<u>4.5.19 Grocery Store</u>	<u>no</u>	<u>no</u>	<u>no</u>	<u>no</u>	<u>yes</u>	<u>yes</u>	<u>yes</u>	<u>yes</u>	<u>no</u>	<u>no</u>	<u>no</u>	<u>no</u>	<u>no</u>	<u>no</u>	<u>R</u>

And amend Sections 4.5.1 and 4.5.4 to limit the size of retail stores and restaurants in the West Concord Business District and West Concord Village District by adding the new underlined sections below:

4.5.1 Retail store: Sale and display of merchandise within a building. Sale of ready-to-consume foods and beverages in disposable containers for consumption outside the building will be permitted only as an accessory use to the principal retail operation. Provided, however, in the West Concord Business District a retail store shall not occupy more than 5,000 square feet of gross floor area and in the West Concord Village District a retail store shall not occupy more than 4,000 square feet of gross floor area of which not more than 3,500 square feet shall be public retail space, unless a special permit is granted to allow a larger retail store by up to twenty percent (20%). A special permit shall be granted by the Planning Board only upon a written determination as provided in Section 11.6 and that the larger retail store serves a public purpose or has a public benefit.

4.5.4 Restaurant: Restaurant, cafeteria, lunchroom or similar establishment whose principal business is the sale of prepared foods or beverages and whose principal method of operation includes either (1) service by a restaurant employee to a table or counter where the food or beverages is consumed, or (2) a cafeteria-type operation where foods and beverages are consumed within the restaurant building. Provided, however, in the West Concord Business District a restaurant shall not occupy more than 5,000 square feet of gross floor area and in the West Concord Village Districts a restaurant shall not occupy more than 4,000 square feet of gross floor area, unless a special permit is granted to allow a larger restaurant by up to twenty percent (20%). A special permit shall be granted by the Planning Board only upon a written determination as provided in Section 11.6 and that the larger restaurant serves a public purpose or has a public benefit.

or take any other action relative thereto.

*The proposed changes to the Zoning Bylaw adds a definition for grocery stores and a limitation on the size of retail stores and restaurants in the West Concord Business and the proposed West Concord Village Districts, implementing recommendations of the West Concord Master Plan. Changes above are shown underlined for the warrant only. If the proposed West Concord Village District is not approved in Article 51, references to the West Concord Village District may be subject to deletion in the motion to be voted upon under this Article.*

**ZONING BYLAW AMENDMENT – TABLE III – DIMENSIONAL REGULATIONS**

**ARTICLE 53.** To determine whether the Town will vote to add references for Maximum front yard and Minimum building height to Sections 6.2.6 and 6.2.11, respectively, amend **TABLE III – Dimensional Regulations** by adding references to a minimum height and a maximum front yard under the columns for height and front yard for the West Concord Business (WCB) District and the proposed West Concord Village (WCV) District, and change the minimum front yard in the WCB District and WCV District from ten (10) feet to zero (0) feet, as shown below:

**6.2.6 Front yards:** Front yards shall be measured between the sideline of the right-of-way and the nearest point of any structure, with the exception of uncovered steps and ramps or the construction of walls and fences. In all cases, corner lots shall be considered to have two (2) front yards and two (2) side yards. A lot having frontage on two (2) streets shall have two (2) front yards, each of which shall comply with the requirements of the front yard provisions.

In the West Concord Business and West Concord Village Districts, there shall be a maximum front yard of ten (10) feet, that is, no portion of a building shall be set back from the front lot line by more than ten feet unless a special permit is granted to allow a greater front yard depth. A special permit shall be granted by the Planning Board only upon a written determination as provided in Section 11.6 and that the larger front yard serves a public purpose.

**6.2.11 Height:** The height of a building shall be measured as the vertical distance from the mean ground level of each side of the building to either the highest point of the exterior in the case of a flat roof or to the mean average finished grade between the plate and the ridge in the case of a pitched roof. Chimneys, spires, towers, and other projections not used for human occupancy or storage may extend above the height limits herein fixed except wind turbine facilities, which can only exceed the maximum height requirement by special permit granted by the Board.

In the Medical-Professional District south of Route 2, no portion of a building shall exceed thirty-five (35) feet in height unless such portion sets back from each street and such Medical-Professional District boundary line an amount equal to the sum of (1) the applicable minimum yard requirement and two (2) feet for each foot of height in excess of thirty-five (35) feet, provided that in no case shall any portion of a building exceed one hundred ten (110) feet in height.

In the West Concord Business and West Concord Village Districts, the minimum height of the side and rear portions of a principal building shall be fifteen (15) feet; the front façade shall have a minimum height of eighteen (18) feet.

**TABLE III – DIMENSIONAL REGULATIONS**

Zoning Districts	Min. Lot Area in Sq. Ft.	Min. Lot Frontage In Feet	Frontage Exception In Feet	Min. Lot Width In Feet	Min. Front Yard In Feet	Min. Side Yard In Feet	Minimum Rear Yard in Feet	Corner Clearance In Feet	Height In Feet	Max. Lot Coverage %	Max. Floor Area Ratio
<u>West Concord Business</u>	_____	_____	_____	_____	0	Where a business or industrial use abuts a residential dist.: 10' of which 5' shall be a landscaped buffer along those side and rear lot lines which abut the residential district unless otherwise specified under site plan approval.		10	<u>Maximum height 35</u>		_____

Zoning Districts	Min. Lot Area in Sq. Ft.	Min. Lot Frontage In Feet	Frontage Exception In Feet	Min. Lot Width In Feet	Min. Front Yard In Feet <sup>1</sup>	Min. Side Yard In Feet	Minimum Rear Yard in Feet	Corner Clearance In Feet	Height In Feet	Max. Lot Coverage %	Max. Floor Area Ratio
<u>West Concord Village</u>	_____	_____	_____	_____	<u>0</u>		Where a business or industrial use abuts a residential dist.: 10' of which 5' shall be a landscaped buffer along those side and rear lot lines which abut the residential district unless otherwise specified under site plan approval.	10	Maximum height <u>35</u> ; minimum height <u>15</u> with the front facade <u>18</u>		_____

<sup>1</sup> In the West Concord Business and West Concord Village Districts, the maximum front yard is ten (10) feet unless a special permit is granted for a greater front yard depth.

or take any other action relative thereto.

*This proposed change to the Zoning Bylaw Table III Dimensional Regulations implements front yard and minimum height recommendations of the West Concord Master Plan. Changes above are shown underlined for the warrant only. The words "Min." and "Max." are abbreviated and other format modifications to table III are shown for purposes of the warrant only. If the proposed West Concord Village District is not approved in Article 51, references to the West Concord Village District may be subject to deletion in the motion to be voted upon under this Article.*

**ZONING BYLAW AMENDMENT – FORMULA BUSINESS WITH A CAP**

**ARTICLE 54.** To determine whether the Town will vote to amend the Zoning Bylaw to add a definition of 'Formula business' and to define the number, location and visual features of such businesses in the West Concord Business (WCB) District and the West Concord Village (WCV) District as provided below:

Amend Zoning Bylaw Section 1 by adding a new definition as follows, and renumbering subsequent paragraphs:

**1.3.10 Formula business:** A type of business activity that maintains two or more of the following standardized features:

3. array of services and/or merchandise, or menu
4. trademark, logo, service mark or symbol
5. décor, architecture, layout or color scheme
6. uniforms
7. sign

and these features are the same as or substantially the same as fifteen or more such establishments, regardless of ownership or location. Formula businesses shall not include post offices, churches, schools, government facilities, grocery stores or accessory uses.

And, amend Zoning Bylaw Section 3. USE REGULATIONS by adding a new subsection 3.3 Formula Business, as follows:

**3.3 Formula Business**

**3.3.1 Purpose.** The purpose of regulating the number, location and visual features of formula businesses in the West Concord Business District and the West Concord Village District is to maintain the unique, small-scale, small-town character and the quality of life for all Concord residents by preserving the individuality and distinctive appeal of the West Concord Business and West Concord Village districts. Preservation of the existing character, diversity, variety and scale of West Concord's Business and Village districts is also vital to the continuation of West Concord's ability to attract both residents and visitors. West Concord's Business and Village districts currently provide a mix of

unique businesses, architecture, signage, and graphic and other design elements, which gives West Concord a distinctive visual appearance and small-scale eclectic ambiance. These goals are evidenced in the Comprehensive Long Range Plan of 2005, the Village Centers Study of 2007, the Call to Action of 2008, the West Concord Task Force Public Survey of 2009, in committee and public comment in public meetings and public forums of the West Concord Task Force and in the West Concord Master Plan of 2010.

- 3.3.2 *Limitation on the number of formula businesses in the West Concord Business District and the West Concord Village District combined:* Limiting the number of formula businesses will allow the West Concord Business District and the West Concord Village District to avoid the proliferation of businesses that are homogeneous, visually obtrusive, and often have a high impact on infrastructure, will safeguard West Concord's historical relevance, and will ensure that Concord residents and tourists continue to have unique dining, retail and service experiences in West Concord.

The total number of formula businesses in the West Concord Business District and the West Concord Village District combined is limited to ten. When the total existing number is equal to or greater than ten, no new formula businesses can be established until and unless an existing formula business closes, adapts so that it no longer qualifies as a formula business, or relocates outside of the West Concord Business or West Concord Village Districts. If a business in current operation becomes a formula business by means of additional locations being established, this business shall count toward the total number of formula businesses, but shall not be considered as a formula business being established.

- 3.3.3 *Special permit required:* The establishment of a new formula business or expansion or relocation of an existing formula business in the West Concord Business District and the West Concord Village District shall require the grant of a special permit as defined in Section 11.6 from the Planning Board.
- 3.3.4 *Additional criteria for establishment, expansion, or relocation of a formula business in the West Concord Business District and West Concord Village District:*
- a) The formula business is designed and operated in a manner that preserves the community's distinctive small-town character and eclectic ambiance;
  - b) The formula business contributes to the diversity of uses to assure a balanced mix of businesses available to serve residents and visitors;
  - c) The formula business does not result in an over-concentration of formula businesses in its immediate vicinity;
  - d) The formula business use, together with the design and any improvements, is compatible with the existing architecture and unique aesthetic appearance of the district;
  - e) The formula business shall not increase the intensity of use on the site to a level that will adversely impact land uses in the area, pedestrian or motor vehicle traffic or the public welfare; and
  - f) No drive-through facilities are allowed.
- 3.3.5 *Determination:* A formula business may adapt its business activities in consultation with the Building Inspector so that the proposed establishment no longer qualifies as a formula business as defined in subsection 1.3.10.

or take any other action relative thereto.

***This amendment adds a definition of formula business, limits the number of such businesses and provides a special permit process for establishing, expanding or relocating such businesses in the West Concord Business District and West Concord Village District. If the proposed West Concord Village District is not approved in Article 51, references to the West Concord Village District may be subject to deletion in the motion to be voted upon under this Article.***

#### ZONING BYLAW AMENDMENT – FORMULA BUSINESS WITHOUT A CAP

**ARTICLE 55.** To determine whether the Town will vote to amend the Zoning Bylaw to add a definition of 'Formula business' and to define the location and visual features of such businesses in the West Concord Business (WCB) District and the proposed West Concord Village (WCV) District as provided below:

Amend Zoning Bylaw Section 1 by adding a new definition as follows, and renumbering subsequent paragraphs:

**1.3.10 Formula business:** A type of business activity that maintains two or more of the following standardized features:

1. array of services and/or merchandise, or menu
2. trademark, logo, service mark or symbol
3. décor, architecture, layout or color scheme
4. uniforms
5. sign

and these features are the same as or substantially the same as fifteen or more such establishments, regardless of ownership or location. Formula businesses shall not include post offices, churches, schools, government facilities, grocery stores or accessory uses.

And, amend Zoning Bylaw Section 3. USE REGULATIONS by adding a new subsection 3.3 Formula Business, as follows:

### **3.4 Formula Business**

- 3.4.1 *Purpose.* The purpose of regulating the location and visual features of formula businesses in the West Concord Business District and the West Concord Village District is to maintain the unique, small-scale, small-town character and the quality of life for all Concord residents by preserving the individuality and distinctive appeal of the West Concord Business and West Concord Village districts. Preservation of the existing character, diversity, variety, and scale of West Concord's Business and Village districts is also vital to the continuation of West Concord's ability to attract both residents and visitors. West Concord's Business and Village districts currently provide a mix of unique businesses, architecture, signage, and graphic and other design elements, which gives West Concord a distinctive visual appearance and small-scale eclectic ambiance. These goals are evidenced in the Comprehensive Long Range Plan of 2005, the Village Centers Study of 2007, the Call to Action of 2008, the West Concord Task Force Public Survey of 2009, in committee and public comment in public meetings and public forums of the West Concord Task Force and in the West Concord Master Plan of 2010.
- 3.4.2 *Special permit required:* The establishment of a new formula business, or expansion or relocation of an existing formula business in the West Concord Business District and the West Concord Village District shall require the grant of a special permit as defined in Section 11.6 from the Planning Board.
- 3.3.3 *Additional criteria for establishment, expansion, or relocation of a formula business in the West Concord Business District and West Concord Village District:*
- a) The formula business is designed and operated in a manner that preserves the community's distinctive small-town character and eclectic ambiance;
  - b) The formula business contributes to the diversity of uses to assure a balanced mix of businesses available to serve residents and visitors;
  - c) The formula business does not result in an over-concentration of formula businesses in the immediate vicinity;
  - d) The formula business use, together with the design and any improvements, is compatible with the existing architecture and unique aesthetic appearance of the district;
  - e) The formula business shall not increase the intensity of use on the site to a level that will adversely impact land uses in the area, pedestrian or motor vehicle traffic or the public welfare; and
  - f) No drive-through facilities are allowed.
- 3.3.4 *Determination:* A formula business may adapt its business activities in consultation with the Building Inspector so that the proposed establishment no longer qualifies as a formula business as defined in subsection 1.3.10.

or take any other action relative thereto.

***This amendment adds a definition of formula business and provides a special permit process for establishing, expanding or relocating such businesses in the West Concord Business District and West Concord Village District. If the proposed West Concord Village District is not approved in Article 51, references to the West Concord Village District may be subject to deletion in the motion to be voted upon under this Article.***

**ZONING BYLAW AMENDMENT – EXTENDED STAY HOTEL – By Petition**

**ARTICLE 56.** To determine whether the Town will vote to amend the Zoning Bylaw to allow hotel and motel use in the Industrial Park District and to allow extended stay hotel use in the Limited Business District 1 (LBD) and in the Industrial Park District, as follows:

Section 4.2 Residential Uses shall be revised by adding thereto the following new subsection:

*“4.2.10 Extended Stay Hotel: An establishment providing four (4) or more rooms or suites for transient lodging accommodations (which may include living, kitchen and sleeping areas) intended primarily for rental to guests who have a primary domicile elsewhere. The lot on which an extended stay hotel is located shall contain open space of not less than twice the gross floor area of the extended stay hotel in addition to any area required for parking or vehicular access. An extended stay hotel may provide a bar, restaurant, public dining room and/or common breakfast room area or other public areas which are open and available to persons who are not guests of the establishment.”*

CONCORD ZONING – TABLE I – PRINCIPAL USE REGULATIONS, Section 4.2 Residential Uses shall be revised by amending row 4.2.9 Hotel and motel to change the word ‘no’ to ‘yes’ for the Industrial Park (IP) District and by adding thereto a new row, 4.2.10 Extended stay hotel with the word ‘no’ listed under all districts except Limited Business District 1 (LBD) where the word ‘yes<sup>1</sup>’ is inserted and Industrial Park District where the word ‘yes’ is inserted with Site Plan Approval required (R), such that the last two rows of Section 4.2 read as follows (with the revisions underlined for purposes of illustration only):

Principal Uses	Residential District				Commercial Districts				Industrial Districts				Site Plan Approval
	AA	A	B	C	B, CCB, TDB, NACB	WCB	Ltd B	MP	WCI	I	IP	LIP	
4.2.9 Hotel and motel	no	no	no	no	yes	SP	yes <sup>1</sup>	no	no	no	<u>yes</u>	no	R
<u>4.2.10 Extended stay hotel</u>	<u>no</u>	<u>no</u>	<u>no</u>	<u>no</u>	<u>no</u>	<u>no</u>	<u>yes<sup>1</sup></u>	<u>no</u>	<u>no</u>	<u>no</u>	<u>yes</u>	<u>no</u>	<u>R</u>

Section 5.3.11 *Workshops and classes*:, shall be revised such that the word “hotel” shall be replaced by the words “hotel, extended stay hotel”.

Section 5.3.13 *Gift shops, candy counters*:, shall be revised such that the word “hotel” shall be replaced by the words “hotel, extended stay hotel”.

Section 7.7.2.1 *Required spaces*:Table IV, Minimum Parking, shall be revised such that the principal use heading “Hotel and motel” shall be revised to add a comma and the words “extended stay hotel” after the words “Hotel and motel”.

Section 7.7.2.10 *Off-Street loading*:, shall be revised such that the word “hotel” shall be replaced by the words “hotel, extended stay hotel”.

or take any other action relative thereto.

*The changes above are shown as underlined text for purposes of the warrant only. This article will allow hotel and motel use to be a “by-right” use in the Industrial Park Districts. It also creates a new use definition of “extended stay hotel” which is proposed to be a “by-right” use in Limited Business District #1 (Elm Street and Route 2) and in the Industrial Park Districts. In each case, Site Plan review is required.*

**LEXINGTON AND CONCORD 1775: SPECIAL MA LICENSE PLATE – By Petition**

**ARTICLE 57.** To determine whether the Town of Concord will vote to approve the following Resolution, or take any other action relative thereto:

Concord Town Meeting supports Massachusetts' citizens efforts, in cooperation with the Registry of Motor Vehicles, to create a new special automobile license plate: "Lexington and Concord 1775."

We believe this special license plate will help to highlight the Concord area's unique role in the American Revolution, and that it will help to stimulate interest in Concord history by residents and by potential visitors from throughout the nation, both young and old. Income from sale of the plate will help maintain historic sites in Minute Man National Historic Park, located in Concord, Lexington, and Lincoln.

Supporting this warrant article will not obligate voters to purchase the "Lexington and Concord 1775" license plate, should it be approved, but we hope citizens will strongly consider purchasing one since the RMV requires 1500 purchasers before initial approval to manufacture the plate and 3000 purchasers within two years of issue to continue it as a plate.

**Petitioner Explanation: This proposal would give approval and support to the creation of a new special MA license plate: "Lexington and Concord 1775". A yes vote will not obligate the voter to purchase the plate, but will indicate approval and future consideration for possible purchase. By voting yes, the Concord Town Meeting will signal to the Registry of Motor Vehicles that there is strong town support to create this new license plate.**

**DEBT RESCISSION**

**ARTICLE 58.** To determine whether the Town will vote to rescind the following unused borrowing authorization:

Article 5 of 2007 Special Town Meeting –  
Willard School Construction           \$ 3,000,000  
(original authorization \$30,025,000)

or take any other action relative thereto.

**This article will remove from the Town's accounting records a debt authorization that was not required to accomplish the purpose of the original article and that was not issued as bonds or notes. This is routine proper fiscal practice.**

Hereof fail not and make due return of this Warrant with your doings thereon, to the Town Clerk, at or before the time of meeting aforesaid. Given under our hands this 7<sup>th</sup> day of February in the year two thousand-eleven.

\_\_\_\_\_  
Jeffrey S. Wieand

\_\_\_\_\_  
Stanly E. Black

\_\_\_\_\_  
Gregory P. Howes

\_\_\_\_\_  
Carmin C. Reiss

\_\_\_\_\_  
Elise F. Woodward

**BOARD OF SELECTMEN**

Commonwealth of Massachusetts Middlesex, ss.  
Concord (date) \_\_\_\_\_

By virtue of this warrant I have notified the legal voters of the Town of Concord to meet at the times and places and for the purposes within named as directed.

\_\_\_\_\_  
Constable of Concord

### Assessed Valuation, Levy Limit, Tax Levy and Rates: FY1980-2010

Fiscal Year	Total Assessed Value	Absolute Levy Limit	Annual Levy Limit	Actual Levy		Uniform Tax Rate	Actual Tax Rates			"CIP" ratio	Unused Levy Limit	
				Within Limit	Debt Exclusion		Residential	Open Space	Commercial		\$	as % of Limit
1980	\$371,034,400			\$13,060,411		\$35.20						
1981	\$383,133,677			\$15,248,720		\$39.80						
1982	\$644,119,237	\$16,102,981	\$15,629,937	\$15,093,532		\$23.43	23.60	20.06	23.43	100.0	\$536,405	3.43%
1983	\$651,122,529	\$16,278,063	\$16,214,000	\$15,342,973		\$23.56	23.66	19.99	23.78	100.9	\$871,027	5.37%
1984	\$784,563,443	\$19,614,086	\$17,006,633	\$15,465,780		\$19.71	19.25	16.36	22.63	114.8	\$1,540,853	9.06%
1985	\$801,293,191	\$20,032,330	\$17,780,870	\$15,648,020		\$19.53	19.13	16.26	22.00	112.6	\$2,132,850	12.00%
1986	\$822,949,238	\$20,573,731	\$18,605,674	\$16,125,650		\$19.59	19.25	16.36	21.71	110.8	\$2,480,024	13.33%
1987	\$1,464,903,743	\$36,622,594	\$19,600,366	\$17,296,129		\$11.81	11.47	9.75	13.95	118.1	\$2,304,237	11.76%
1988	\$1,510,487,280	\$37,762,182	\$20,651,135	\$18,392,726		\$12.18	11.89	10.11	14.04	115.3	\$2,258,409	10.94%
1989	\$1,547,164,362	\$38,679,109	\$21,574,623	\$19,908,672		\$12.87	12.61	10.72	14.60	113.4	\$1,665,951	7.72%
1990	\$2,188,108,438	\$54,702,711	\$22,609,017	\$21,603,000		\$9.87	9.72	8.27	10.82	109.6	\$1,006,017	4.45%
1991	\$2,185,289,176	\$54,632,229	\$23,486,987	\$23,083,329		\$10.56	10.21	8.68	12.87	121.9	\$403,658	1.72%
1992	\$1,863,767,794	\$46,594,195	\$24,325,878	\$24,324,345		\$13.05	12.62	10.73	15.91	121.9	\$1,533	0.01%
1993	\$1,831,121,461	\$45,778,037	\$25,229,582	\$24,770,829		\$13.53	13.27	11.28	15.57	115.1	\$458,753	1.82%
1994	\$1,842,884,146	\$46,072,104	\$26,148,398	\$25,639,506	\$435,498	\$14.15	13.98	11.89	15.57	110.0	\$508,892	1.95%
1995	\$1,853,888,132	\$46,347,203	\$27,110,678	\$26,562,285	\$504,753	\$14.60	14.49	12.32	15.62	107.0	\$548,393	2.02%
1996	\$2,246,615,332	\$56,165,383	\$28,513,798	\$27,531,054	\$279,059	\$12.40	12.42	10.56	12.40	100.0	\$982,744	3.45%
1997	\$2,273,535,628	\$56,838,391	\$29,574,375	\$28,652,539	\$544,685	\$12.84	12.86	10.93	12.84	100.0	\$921,836	3.12%
1998	\$2,288,809,124	\$57,220,228	\$30,582,585	\$29,804,080	\$545,529	\$13.26	-----	all @ 13.26	-----	-----	\$778,505	2.55%
1999	\$2,704,003,171	\$67,600,079	\$32,061,277	\$31,406,074	\$772,688	\$11.90	-----	all @ 11.90	-----	-----	\$655,203	2.04%
2000	\$2,742,122,055	\$68,553,051	\$33,421,403	\$32,453,928	\$725,749	\$12.10	-----	all @ 12.10	-----	-----	\$967,475	2.89%
2001	\$2,783,643,972	\$69,591,099	\$34,827,754	\$34,225,525	\$681,370	\$12.54	-----	all @ 12.54	-----	-----	\$602,229	1.73%
2002	\$3,974,434,046	\$99,360,851	\$38,958,156	\$38,226,458	\$842,228	\$9.83	-----	-----	-----	-----	\$731,698	1.88%
2003	\$4,408,301,807	\$110,207,545	\$42,171,555	\$41,782,825	\$713,204	\$9.64	-----	-----	-----	-----	\$388,730	0.92%
2004	\$4,411,852,520	\$110,296,313	\$45,336,664	\$45,161,214	\$1,560,304	\$10.59	-----	-----	-----	-----	\$175,450	0.39%
2005	\$5,117,100,515	\$127,927,513	\$48,886,984	\$48,293,261	\$1,854,324	\$9.80	-----	-----	-----	-----	\$593,723	1.21%
2006	\$5,207,535,371	\$130,188,384	\$51,679,906	\$50,786,544	\$2,486,543	\$10.23	-----	-----	-----	-----	\$893,362	1.73%
2007	\$5,309,253,831	\$132,731,346	\$54,523,353	\$53,363,359	\$2,702,361	\$10.56	-----	-----	-----	-----	\$1,159,994	2.13%
2008	\$5,498,736,316	\$137,468,408	\$57,254,951	\$55,919,464	\$3,026,989	\$10.72	-----	-----	-----	-----	\$1,335,487	2.33%
2009	\$5,264,591,702	\$131,614,793	\$59,634,076	\$58,717,305	\$3,931,336	\$11.90	-----	-----	-----	-----	\$916,771	1.54%
2010	\$5,026,552,229	\$125,663,806	\$62,197,127	\$61,284,932	\$4,512,636	\$13.09	-----	-----	-----	-----	\$912,195	1.47%
2011	\$5,045,140,030	\$126,128,501	\$64,569,355	\$62,529,967	\$4,015,430	\$13.19	-----	-----	-----	-----	\$2,039,388	3.16%

Town of Concord  
Town House  
Concord, MA 01742

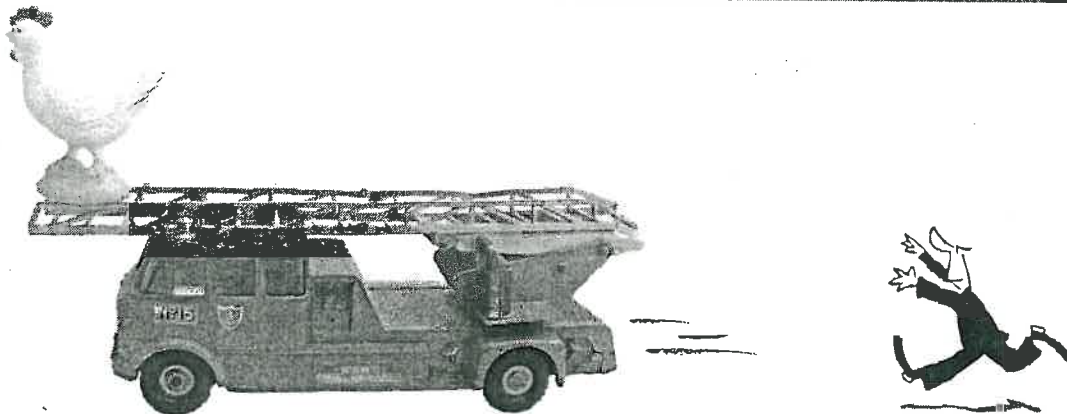
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RESIDENTIAL CUSTOMER  
CONCORD, MASSACHUSETTS  
01742

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# Town Meeting

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MONDAY, APRIL 25, 2011  
7:00 PM  
CONCORD-CARLISLE REGIONAL HIGH SCHOOL  
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ADJOURNED SESSIONS  
AS NEEDED

TUESDAY • APRIL 26, 2011 | WEDNESDAY • APRIL 27, 2011 | THURSDAY • APRIL 28, 2011  
MONDAY • MAY 2, 2011 | TUESDAY • MAY 3, 2011

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