

**TOWN OF CONCORD
SELECT BOARD PUBLIC HEARING
NOVEMBER 28, 2022 | 6:30 PM**

**TOWN HOUSE, 22 MONUMENT SQUARE
SECOND FLOOR MEETING ROOM AND VIA ZOOM**

Join Zoom Meeting

<https://us02web.zoom.us/j/86714360246?pwd=Z1Q2c1lOYjMrZlhnNFpWdTdkV203QT09>

Meeting ID: 867 1436 0246

Passcode: 237605

Dial In: (646) 931-3860

AGENDA

#	Time*	Agenda Item
1.	6:30 PM	Call to Order
2.		Special Town Meeting Public Hearing for Warrant Articles: <ul style="list-style-type: none"> • 1 – Fossil Fuel Infrastructure: Confirm Authorization to Apply for Participation in Fossil Fuel-Free Demonstration Project • 2 – Reauthorize Special Legislation Petition – Real Estate Transfer Fee for Affordable Housing • 3 – Reauthorize Special Legislation Petition – Building Permit Fee Surcharge for Affordable Housing

**Times are approximate and subject to change*

Current Board and Committee Vacancies
Agricultural Committee – Associate Member
Board of Health
Cemetery Committee
Commission on Disability
Comprehensive Sustainability and Energy Committee
Concord 2025 Executive Committee
Concord Housing Development Corporation (CHDC)
Conservation Restriction Stewardship Committee
Council on Aging
Historic Districts Commission – Associate Member
PEG Access Advisory Committee
Personnel Board
Planning Board
Pollinator Health Advisory Committee
Public Ceremonies and Celebrations Committee
Transportation Advisory Committee
Trustees of Donations
West Concord Advisory Committee
West Concord Junction Cultural District
Zoning Board of Appeals – Associate Member



ARTICLE 1. Fossil Fuel Infrastructure: Confirm Authorization to Apply for Participation in Fossil Fuel-Free Demonstration Project

ARTICLE 1. Mr. Johnson moves: that the Town take affirmative action on Article 1 as printed in the warrant.



ARTICLE 1. Fossil Fuel Infrastructure: Confirm Authorization to Apply for Participation in Fossil Fuel-Free Demonstration Project

Previous Town Action

- The Town made a commitment to fossil fuel reductions with the adoption of Article 51 at annual town meeting in 2017
- In 2021, annual town meeting approved Article 31, Home Rule Legislation and Bylaw Amendment Regulation of Fossil Fuel Infrastructure
- Article 31 provided a two-fold authorization: (i) authorize a new Town bylaw on fossil fuel-free new construction and, (ii) request a home rule legislation for the authority to implement the bylaw.



ARTICLE 1. Fossil Fuel Infrastructure: Confirm Authorization to Apply for Participation in Fossil Fuel-Free Demonstration Project

Previous Town Action (continued)

- The Article 31 home rule petition was filed as H.4117, an Act Authorizing the Town of Concord to Adopt and Enforce Local Regulations Restricting New Fossil Fuel Infrastructure in Certain Construction, was filed and sent to committee in September 2021.
- On August 11, 2022, Governor Baker signed into law H.5060, “An Act Driving Clean Energy and Offshore Wind” which encapsulated certain provisions from H.4117
- Section 84(b) of Chapter 179 of the Acts of 2022 calls for the Department of Energy Resources to establish a “demonstration project in which cities and towns may...require new building construction or major renovation projects to be fossil fuel-free.”
- The Department of Energy Resources, pursuant to state law, can accept no more than 10 applications for participation in this pilot demonstration program



ARTICLE 1. Fossil Fuel Infrastructure: Confirm Authorization to Apply for Participation in Fossil Fuel-Free Demonstration Project

- Article 1 will revise the home rule petition to align it with state law:
 - Update proper references to the MA Department of Energy Resources
 - Update definition of “On-Site Fossil Fuel Infrastructure”
 - Expand the list of exempted organizations including research laboratories, hospitals, and scientific or medical research facilities



ARTICLE 1. Fossil Fuel Infrastructure: Confirm Authorization to Apply for Participation in Fossil Fuel-Free Demonstration Project

ARTICLE 1. Mr. Johnson moves: that the Town take affirmative action on Article 1 as printed in the warrant.



Reauthorize Home Rule Petitions for Special Legislation to Fund Concord Municipal Affordable Housing Trust

Article 2 – Real Estate Transfer Fee

Article 3 – Building Permit Surcharge



ARTICLES 2 & 3: Reauthorize Home Rule Petitions for Affordable Housing

2019 Affordable Housing Funding Plan

2019 Annual Town Meeting approved the **Affordable Housing Funding Committee**'s plan to create and fund a **Concord Municipal Affordable Housing Trust**:

- *“Concord needs predictable, sustainable revenue sources so that funds are **readily available** when **affordable home opportunities arise Without the necessary funds to **act quickly**, valuable opportunities could be missed.***”



ARTICLES 2 & 3: Reauthorize Home Rule Petitions for Affordable Housing

2019 Affordable Housing Funding Plan

2019 Town Meeting voters approved **AHFC's plan** to

- Accept state statute to **create Municipal Affordable Housing Trust**-- *bylaw adopted by 2020 Town Meeting*
- **File home rule legislation for real estate transfer fee and building permit surcharge to fund Trust** with estimated \$2.6 million/year - *updated estimate: \$2.2 to \$2.4-million*
- **Appropriate \$500,000** in the meantime – *also at town meetings in 2020, 2021 & 2022: \$2-million total so far.*



REVENUES	BY FUNDING SOURCE			
2019-2022	Annual Town Meetings (4 @ \$500,000)		\$2,000,000	
1/4/21	Donation to AHTF		25,000	
	<i>Sub-total</i>			\$2,025,000
EXPENSES	BY PROJECT	applicant		
7/1/19	930 Main St (2 units)	CHDC	\$(150,000)	
7/29/19	Gerow – design feasibility	CHA	(50,000)	
2/22/21	Emerson Annex (1 unit)	RHSO/Town	(95,000)	
1/6/22	Assabet River Bluff (5 units)	CHDC	(650,000)	
10/4/22	Christopher Heights (83 units)	CHDC	(1,000,000)	
10/25/22	Christopher Heights (83 units)	decommit	1,000,000	
	<i>Sub-total</i>			\$(945,000)
	UNCOMMITTED BALANCE			\$1,080,000



ARTICLES 2 & 3: Reauthorize Home Rule Petitions for Affordable Housing

2023-2028 Housing Production Plan

Town's **draft 5-year housing strategies currently being updated**, include

- Assabet River Bluff – **5 affordable units on 1-acre** owned by Concord Housing Development Corporation
- Junction Village – **12-acres owned by CHDC** for housing & open space *of which 100% of the housing units must be affordable*
- Acquire **privately owned land** and **surplus town property** for creation of affordable housing
- Negotiate increased affordable units in privately-developed projects as opportunities arise
- Buy-down moderate income units to SHI-eligible levels on resale



ARTICLE 2. Reauthorize Home Rule Petition for Real Estate Transfer Fee for Affordable Housing

ARTICLE 2. Mr. Johnson moves: that the Town take affirmative action on Article 2 as printed in the warrant.



ARTICLE 2: Reauthorize Home Rule Petition for Real Estate Transfer Fee for Affordable Housing

- Article would **reauthorize filing home rule legislation** for 2023-2024 legislative session for Concord to impose a **1% real estate transfer fee on buyer** for portion of purchase price above **\$1,000,000**
 - *previously, above \$600,000 (in 2019 home rule petition)*
- Fees deposited in **Concord Municipal Affordable Housing Trust Fund**
- **Exempts** transfers to federal, state, local government, including Concord's housing entities -- CHA, CMAHT; CHDC; affordable housing deed-restricted properties; family members; confirmatory deeds for no consideration; charitable & religious organizations
- **Total transfer fee revenue** estimated at **\$1,900,000/year** by Town



ARTICLE 2: Reauthorize Home Rule Petition for Real Estate Transfer Fee for Affordable Housing

What would the real estate transfer fee look like?

Total Purchase Price	\$1,000,000 Exemption	Price amount subject to fee	Transfer Fee charged	Fee as % of Total Price
\$600,000	-\$600,000	\$0	\$0	0.00 %
\$1,000,000	-\$1,000,000	\$0	\$0	0.00 %
\$1,500,000	-\$1,000,000	\$500,000	\$5,000	0.33 %
\$2,000,000	-\$1,000,000	\$1,000,000	\$10,000	0.50 %
\$3,000,000	-\$1,000,000	\$2,000,000	\$20,000	0.66 %



ARTICLE 2: Reauthorize Home Rule Petition for Real Estate Transfer Fee for Affordable Housing

- For **affordable housing** to benefit families and individuals with **incomes of up to 150% of Area Mean Income**. *% of AMI not defined in 2019 petition. 150% of AMI would include Planned Residential Developments (PRD) under Concord's Zoning Bylaw*
- Along with Concord, **home rule petitions were filed in 2021-2022 legislative session** by Boston, Cambridge, Somerville, Brookline, Nantucket, Provincetown, Chatham, and Arlington
 - all were favorably reported out by committee but did not pass in 2022
- **State-wide legislation would require acceptance by a town meeting, without a ballot vote**; so it is proposed Concord does so as well.



ARTICLES 2 & 3: Reauthorize Home Rule Petitions for Affordable Housing

Home Rule Petition Process

Town Meeting
authorizes filing of
home rule
petitions for state
legislation



Bills filed by
Concord's
legislators, heard
by committee;
passed by full
House & Senate,
and signed into
law by Governor



**Town Meeting
voters** approve
enacted
legislation



ARTICLE 3. Reauthorize Home Rule Petition for Building Permit Surcharge for Affordable Housing

ARTICLE 3. Mr. Johnson moves: that the Town take affirmative action on Article 3 as printed in the warrant.



ARTICLE 3: Reauthorize Home Rule Petition for Building Permit Surcharge for Affordable Housing

- Article would **reauthorize filing home rule legislation** for 2023-2024 legislative session for Concord to impose a **building permit surcharge** for deposit in **Concord Municipal Affordable Housing Trust Fund**
- For **affordable housing** to benefit families and individuals with **incomes of up to 150% of AMI (Area Mean Income)**
- Home rule petition, if enacted, **would require acceptance of that special act by vote of town meeting.**



ARTICLE 3: Reauthorize Home Rule Petition for Building Permit Surcharge for Affordable Housing

- Revenue estimate for building permit surcharge will depend upon **surcharge rate Select Board adopts**.
- For 2021, \$1,148,000 was raised from building permit fee of \$12 per \$1,000 of construction value.
 - So, for example, a surcharge of \$3.60 per \$1,000/CV (30%) would have added \$344,000, according to the Town.
 - \$6/\$1,000 (50%), would have added \$574,000.



ARTICLES 2 & 3: Reauthorize Home Rule Petitions for Real Estate Transfer Fee & Building Permit Surcharge for Affordable Housing

Revised revenue estimates for 2022, per Town staff

Source	2019	2022 – low	2022 – high
Real Estate Transfer Fee	\$1,300,000	\$1,900,000	\$1,900,000
Building Permit Surcharge	1,460,000	344,000	574,000
Total	\$2,760,000	\$2,244,000	\$2,474,000

Building Permit surcharge rate assumptions: 2019 appears to have been based on \$12 per \$1,000 of construction value. For 2022, low is based on \$3.60/\$1,000; while high is based on \$6.00/\$1,000 CV.



Reauthorize Home Rule Petitions for Special Legislation to Fund Concord Municipal Affordable Housing Trust

Article 2 – Real Estate Transfer Fee

Article 3 – Building Permit Surcharge

**TOWN OF CONCORD
SELECT BOARD MEETING
NOVEMBER 28, 2022 | 6:30 PM
(IMMEDIATELY TO FOLLOW SPECIAL TOWN MEETING PUBLIC HEARING)**

**TOWN HOUSE, 22 MONUMENT SQUARE
SECOND FLOOR MEETING ROOM AND VIA ZOOM
Join Zoom Meeting**

AGENDA

#	Time*	Agenda Item
1.	6:30 PM (Immediately to follow STM Public Hearing)	Fiscal Year 2023 Classification Public Hearing with Board of Assessors
2.	7:30 PM	Vote Language of the Special Town Election Ballot and Determine Date of Election
3.	7:45 PM	Liquor License Amendment Application for a Change of Managers for Fiorella's at 24 Walden Street
4.	7:55 PM	Discuss Potential Select Board Warrant Articles for Annual Town Meeting Scheduled on April 30, 2023 <ul style="list-style-type: none"> • Adopt specialized energy code • Allocate Community Preservation Committee affordable housing reserve funds to Concord Municipal Affordable Housing Trust • Allocate free cash amount to Concord Municipal Affordable Housing Trust • Other
5.	8:25 PM	Proposed Amendment to the White Pond Task Force Charge
6.	8:30 PM	Committee Nominations: <u>Personnel Board:</u> Joe Emerick of 611 Old Bedford Road for a term to expire April 30, 2027 <u>White Pond Task Force:</u> Elissa Brown of 5 Concord Greene, Unit 1 for a term to expire December 2023, upon completion of their final report to the Select Board
7.	8:35 PM	Committee Appointments: <u>White Pond Task Force:</u> Evan Ricker of 104 Bolton Street for a term to expire December 2023, upon completion of their final report to the Select Board
8.	8:40 PM	Select Board Liaison Reports
9.	8:55 PM	Correspondence
10.	9:00 PM	Public Comment
11.	9:10 PM	Consent Agenda <ul style="list-style-type: none"> • Town Accountant Warrant: November 17, 2022, November 23, 2022

		<ul style="list-style-type: none"> • One Day Liquor License Application for the Umbrella Arts Center at 40 Stow Street on December 6, 2022 from 6:30 PM to 9:00 PM for Wine and Malt Beverages for the Annual Meeting • One Day Liquor License Application for Concord Youth Theatre, Inc. At 579 Old Bedford Road on January 7, 2023 from 7:00 PM to 11:00 PM for Wine and Malt Beverages for a Fundraiser Event • Gift Acceptance in the amount of \$2,500.00 from Trashology for the West Concord Mural Project
12.		Town Manager's Report
13.		Chair's Report
14.	9:25 PM	Adjournment

**Times are approximate and subject to change*

Current Board and Committee Vacancies
Agricultural Committee – Associate Member
Board of Health
Cemetery Committee
Commission on Disability
Comprehensive Sustainability and Energy Committee
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PEG Access Advisory Committee
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Public Ceremonies and Celebrations Committee
Transportation Advisory Committee
Trustees of Donations
West Concord Advisory Committee
West Concord Junction Cultural District
Zoning Board of Appeals – Associate Member

Town of Concord

TOWN CLASSIFICATION HEARING

FISCAL YEAR 2023

NOVEMBER 28, 2022

PRESENTED BY:

THE CONCORD BOARD OF ASSESSORS

DAVID KARR CHAIRMAN

MEREDITH STONE TOWN ASSESSOR &
STAFF



FY23
RECERTIFICATION/
REVALUATION YEAR



Purpose of Tax Classification Hearing

- To determine whether to distribute the tax levy equally among all classes of property.

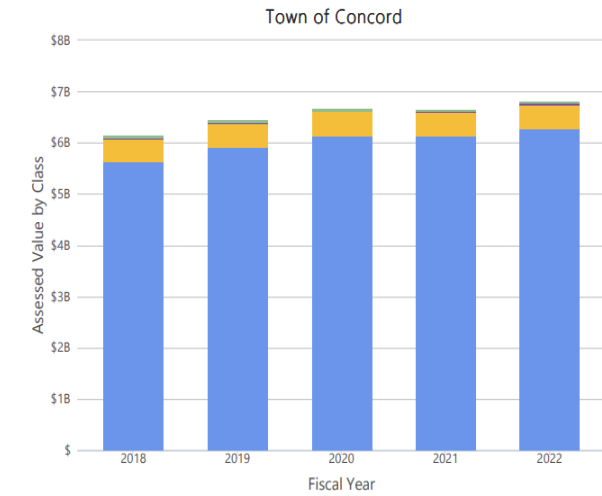


Or



- To reduce the share of the levy by the residential classes and shift some of the burden to the Commercial, Industrial and Personal Property Classes.

Class	Value	%	
Residential	7,489,250,433	92.6254	RO %
Open Space	0	0.0000	92.6254
Commercial	503,892,992	6.2321	
Industrial	27,620,404	0.3416	CIP %
Personal Property	64,759,520	0.8009	7.3746
Total	8,085,523,349	100.0000	



CLASS	2018	2019	2020	2021	2022
Residential	5,623,508,756	5,923,488,031	6,141,398,117	6,127,758,265	6,273,795,195
Open Space	0	0	0	0	0
Commercial	444,876,674	448,415,526	468,225,858	466,024,405	467,433,969
Industrial	27,268,900	26,439,500	26,619,200	26,575,200	26,535,600
Personal Property	48,996,270	48,690,460	49,007,950	50,149,780	59,116,970
Annual Total	6,144,650,600	6,447,033,517	6,685,251,125	6,670,507,650	6,826,881,734

Assessed Values by Class historical with graph vs. current

CALCULATING THE SINGLE TAX RATE

FY 2023 Property tax Levy FY 2023 Town Taxable Valuation

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	4,616	6,226,365,918				
102	898	617,465,702				
MISC 103,109	54	141,705,600				
104	96	83,784,050				
105	2	2,125,000				
111-125	27	237,580,900				
130-32,106	279	48,769,112				
200-231	0		0			
300-393	321			439,551,700		
400-442	27				24,190,000	
450-452	2				3,430,404	
CH 61 LAND	4	12	0	66,422		
CH 61A LAND	27	21	0	889,466		
CH 61B LAND	23	9	0	9,734,210		
012-043	27	131,454,151	0	53,651,194	0	
501	101					5,957,070
502	127					18,130,390
503	0					0
504	2					28,489,820
505	3					7,389,200
506	1					3,010,400
508	5					1,782,640
550-552	0					0
TOTALS	6,684	7,489,250,433	0	503,892,992	27,620,404	64,759,520
Real and Personal Property Total Value						8,085,523,349
Exempt Parcel Count & Value				642	1,035,076,700	

FY 23 Proposed Levy divided by Town's Taxable Value

104,788,383

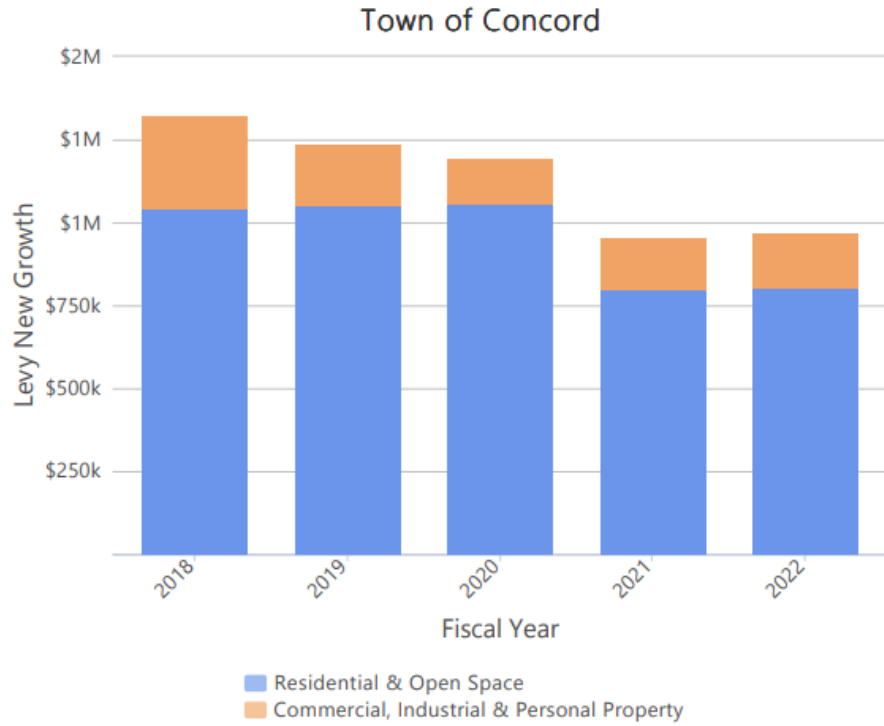
8,085,523,349

Single Tax Rate = \$12.96

PER 1,000 OF ASSESSED VALUE IF A

FACTOR OF 1 IS SELECTED (NO SHIFT)





Class Group	2018	2019	2020	2021	2022
Residential & Open Space (RO)	1,041,300	1,049,683	1,053,567	795,392	803,333
Commercial, Industrial & Personal Property (CIP)	280,030	186,270	141,693	162,435	167,550
	1,321,330	1,235,953	1,195,260	957,827	970,883

Tax Base Levy Growth

(A) All Prior Year Abatement No.	(B) All Prior Year Abatement Values	(C) New Growth Valuation	(D) PY Tax Rate	(E) Tax Levy Growth
14	848,400	49,957,100		
4	1,240,700	12,490,100		
0	0	1,361,600		
0	0	64,400		
0	0	3,253,000		
0	0	969,300		
18	2,089,100	68,095,500	14.76	1,005,090
0	0	0		
0	0	0		
0	0	0	0.00	0
0	0	707,600		
0	0	0		
0	0	707,600	14.76	10,444
0	0	0	14.76	0
0	0	15,310,310	14.76	225,980
18	2,089,100	84,113,410		1,241,514



Fiscal Year 2023 ▼

I. TAX RATE SUMMARY

Ia. Total amount to be raised (from IIe)	132,679,849.61
Ib. Total estimated receipts and other revenue sources (from IIIe)	27,891,467.00
Ic. Tax Levy (Ia minus Ib)	104,788,382.61
Id. Distribution of Tax Rates and levies	

CLASS	(b) Levy percentage (from LA5)	(c) Ic above times each percent in col (b)	(d) Valuation by class (from LA-5)	(e) Tax Rates (c) / (d) x 1000	(f) Levy by class (d) x (e) / 1000
Residential	92.6254	97,060,658.55	7,489,250,433.00	12.96	97,060,685.61
Net of Exempt					
Open Space	0.0000	0.00	0.00	0.00	0.00
Commercial	6.2321	6,530,516.79	503,892,992.00	12.96	6,530,453.18
Net of Exempt					
Industrial	0.3416	357,957.11	27,620,404.00	12.96	357,960.44
SUBTOTAL	99.1991		8,020,763,829.00		103,949,099.23
Personal	0.8009	839,250.16	64,759,520.00	12.96	839,283.38
TOTAL	100.0000		8,085,523,349.00		104,788,382.61

Town of Concord

Fiscal Year	CIP Value	Total Value	R/O % of Total Value	CIP % of Total Value	Lowest Res Factor Allowed	Max CIP Shift Allowed	Res Factor Selected	CIP Shift
2018	521,141,844	6,144,650,600	91.5188	8.4812	0.953664	1.500000	1.000000	1.00000
2019	523,545,486	6,447,033,517	91.8793	8.1207	0.955807	1.500000	0.999797	1.00230
2020	543,853,008	6,685,251,125	91.8649	8.1351	0.955722	1.500000	0.999903	1.00110
2021	542,749,385	6,670,507,650	91.8635	8.1365	0.955714	1.500000	0.999960	1.00045
2022	553,086,539	6,826,881,734	91.8984	8.1016	0.955921	1.500000	1.000000	1.00000

Fiscal Year	Residential	Open Space	Commercial	Industrial	Personal Property
2018	14.29	0.00	14.29	14.29	14.29
2019	14.19	0.00	14.19	14.19	14.19
2020	14.23	0.00	14.23	14.23	14.23
2021	14.72	0.00	14.72	14.72	14.72
2022	14.76	0.00	14.76	14.76	14.76

Concord - 067

CLASS	VALUE	%	
Residential	7,489,250,433	92.6254	R & O %
Open Space	0	0.0000	92.6254
Commercial	503,892,992	6.2321	
Industrial	27,620,404	0.3416	C I P %
Personal Property	64,759,520	0.8009	7.3746
Total	8,085,523,349	100.0000	
ENTER A LEVY (ESTIMATED IF NECESSARY)			
Levy	104,788,382		
Single TaxRate	12.96		

I. CALCULATION OF THE MINIMUM RESIDENTIAL FACTOR - 150% Shift (formerly shown on the LA-7)

The Minimum Residential Factor is used to make sure the shift of the tax burden complies with the law ([M.G.L. c. 58, § 1A](#)). Residential and Open Space taxpayers must pay at least 65% of their full and fair cash value share of the levy. Commercial/Industrial/Personal Property taxpayers cannot pay more than 150% of their full and fair cash value share of the levy. If the calculated Minimum Residential Factor is less than 65%, a community cannot make the maximum shift and must use a Commercial/Industrial/Personal Property factor less than 150%.

Tax Rate Calculation

Recommended FY2023 Tax Rate is
\$12.96/\$1,000

FY2023 Property Tax Levy	\$104,788,382
Town Taxable Valuation	8,085,523,349

or

\$12.96 per thousand dollars of assessed value

	FY22	FY23
Average Assessed Value 101-Single Family:	\$1,125,400	\$1,348,866
Median Assessed Value 101-Single Family:	\$971,200	\$1,169,500
Average Assessed Value 102-Condominium:	\$587,400	\$687,601
Median Assessed Value 102-Condominium:	\$488,600	\$529,850

What is a Split Tax Rate?

COMMUNITIES DECIDE TO TAX RESIDENTIAL AND COMMERCIAL, INDUSTRIAL & PERSONAL PROPERTY (CIP) DIFFERENTLY.

STATUTE ALLOWS AN INCREASE IN CIP'S SHARE OF THE TAX LEVY UP TO 50% HIGHER THAN RESIDENTIAL

DOES NOT GENERATE NEW REVENUE; REALLOCATES LEVY BURDEN

CONCORD HAS USED A UNIFORM TAX RATE SINCE 1998. A TAX RATE SPLIT HAS BEEN ADOPTED IN THE TOWN OF CONCORD BEFORE.

Municipality	Fiscal Year	Residential	Open Space	Commercial	Industrial	Personal Property
Acton	2022	19.45	0.00	19.45	19.45	
Acton	2023					
Bedford	2022	13.58	0.00	29.93	29.93	
Bedford	2023					
Carlisle	2022	16.50	0.00	16.50	16.50	
Carlisle	2023					
Concord	2022	14.76	0.00	14.76	14.76	
Concord	2023					
Lexington	2022	13.80	0.00	27.18	27.18	
Lexington	2023					
Sudbury	2022	18.05	0.00	24.57	24.57	
Sudbury	2023					

Tax Single and Split Rates

ACTON-SINGLE

BEDFORD-SPLIT

CARLISLE-SINGLE

CONCORD-SINGLE

LEXINGTON-SPLIT

SUDBURY-SPLIT

CIP SPLIT RATE SHIFTS
LARGE BURDEN OF LEVY

Community Comparison - FY2022 Assessed Values by Class

DOR Code	Municipality	County	Assessed Value Residential	Assessed Value Open Space	Assessed Value Commercial	Assessed Value Industrial▲	Assessed Value Pers Prop	Total Assessed Value	R/O % of Total Value	CIP % of Total Value
051	Carlisle	MIDDLESEX	1,715,597,033	0	9,269,540	1,368,200	24,088,017	1,750,322,790	98.02	01.98
067	Concord	MIDDLESEX	6,273,795,195	0	467,433,969	26,535,600	59,116,970	6,826,881,734	91.90	08.10
288	Sudbury	MIDDLESEX	4,804,601,288	0	215,023,558	34,203,500	144,636,520	5,198,464,866	92.42	07.58
002	Acton	MIDDLESEX	4,556,815,241	0	342,153,211	102,130,400	102,043,425	5,103,142,277	89.29	10.71
023	Bedford	MIDDLESEX	3,370,442,596	0	491,651,925	312,861,600	121,682,900	4,296,639,021	78.44	21.56
155	Lexington	MIDDLESEX	12,224,559,111	0	884,325,040	637,789,800	298,261,020	14,044,934,971	87.04	12.96

SHIFTING THE TAX RATE OPTIONS

CIP Shift	Res Fac	Res SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.0000	1.0000	92.6254	6.2321	0.3416	0.8009	100.0000	97,060,658	6,530,517	357,957	839,250	104,788,382	12.96	0.00	12.96	12.96	12.96
1.2000	0.9841	91.1505	7.4785	0.4099	0.9611	100.0000	95,515,119	7,836,620	429,549	1,007,100	104,788,388	12.75	0.00	15.55	15.55	15.55
1.3000	0.9761	90.4130	8.1017	0.4441	1.0412	100.0000	94,742,350	8,489,672	465,344	1,091,025	104,788,391	12.65	0.00	16.85	16.85	16.85
1.4000	0.9682	89.6756	8.7249	0.4782	1.1213	100.0000	93,969,580	9,142,723	501,140	1,174,950	104,788,394	12.55	0.00	18.14	18.14	18.14
1.5000	0.9602	88.9381	9.3482	0.5124	1.2014	100.0000	93,196,811	9,795,775	536,936	1,258,875	104,788,397	12.44	0.00	19.44	19.44	19.44

OPEN SPACE DISCOUNT

During the State mandated Classification Hearing, the Select Board must vote on the following in order to establish a tax rate:

OPEN SPACE DISCOUNT:

Open space is land maintained in an open or natural condition which contributes significantly to the benefit and enjoyment of the public and which is not

Subject to a permanent conservation restriction;

Held for the production of income;

Taxable under the provisions of

- Chapter 61 (forest land)
- Chapter 61A (farm land)
- Chapter 61B (recreation land).

The Select Board may discount up to 25% of the Open Space share of taxes.

DOR Code	Municipality	Fiscal Year	Residential	Open Space	Commercial	Industrial	Personal Property
067	Concord	2019	14.19	0.00	14.19	14.19	14.19
067	Concord	2020	14.23	0.00	14.23	14.23	14.23
067	Concord	2021	14.72	0.00	14.72	14.72	14.72
067	Concord	2022	14.76	0.00	14.76	14.76	14.76
067	Concord	2023					

Historical tax rate has been a single rate

Concord Fiscal Year 2022 Approved Values and Tax Rate

Assessment Report Without Exemption

Property Type	Parcels	Total Assessed Values	Average Value Per Parcel	Approved Tax Rate	Tax Levy by Residential Class
Single Family 101	4,611	5,189,205,622	1,125,397.01	14.76	76,592,674.98
Condominiums 102	890	522,824,202	587,442.92	14.76	7,716,885.22
Two Family 104	97	73,333,050	756,010.82	14.76	1,082,395.82
Three Family 105	2	1,801,800	900,900.00	14.76	26,594.57
Apartment 111-125	27	210,702,100	7,803,781.48	14.76	3,109,963.00
Vacant/ Accessory Land 130-132,106	274	38,110,900	139,090.88	14.76	562,516.88
Miscellaneous Residential 103,109	55	124,033,700	2,255,158.18	14.76	1,830,737.41
Total	5,956	6,160,011,374.00	1,034,253.08		90,921,767.88

Exemption Calculations

Exemption Percent	Residential Exemption Amount	Potential Value Reduction in Residential Properties	New Taxable Value	Estimated New Residential Rate	2022 Residential Levy
10.00%	103,425.31	547,911,093.52	5,612,100,280.48	16.50	92,601,217

Estimated Impact on Residential Tax Bill

Owner-Occupied Home Value	Tax Bill Without Exemption	Tax Bill With Exemption	Change in Tax Bill*
110,000.00	1,623.60	1,088.48	-1,515.12
240,000.00	3,542.40	2,253.48	-1,288.92
390,000.00	5,756.40	4,728.48	-1,027.92
540,000.00	7,970.40	7,203.48	-766.92
690,000.00	10,184.40	9,678.48	-505.92
840,000.00	12,398.40	12,153.48	-244.92
980,757.25	14,475.98	14,475.98	.00
1,130,000.00	16,678.80	16,938.48	259.68
1,280,000.00	18,892.80	19,413.48	520.68
1,430,000.00	21,106.80	21,888.48	781.68
1,580,000.00	23,320.80	24,363.48	1,042.68
1,730,000.00	25,534.80	26,838.48	1,303.68
1,880,000.00	27,748.80	29,313.48	1,564.68
2,030,000.00	29,962.80	31,788.48	1,825.68

median price home	971,200
tax rate	14.76
tax bill	14,334.91
res ex value	103,425.31
new value w ex	867,775
new ex rate	16.50
	\$14,318.29
	\$14,334.91
	\$ 14,318.29
discount	\$16.62

median home value receives credit of \$16.62 in exemption tax dollars

SMALL COMMERCIAL EXEMPTION

- Council could adopt an exemption that reduces the taxable valuation by up to 10% of eligible Commercial parcels only.
- Eligible businesses must have an average annual employment of **not more than 10 people** during the previous calendar year.
- Assessed value of the parcel occupied by eligible business must be **\$1 million or less**.
- In order for a commercial parcel to qualify, every business occupying the parcel must also qualify for the exemption.
- This exemption shifts the tax burden within the CIP Classes from small commercial properties to larger commercial and industrial parcels.
- Increases the Commercial/Industrial/Personal Property Tax Rate.
- The exemption goes to the building owner, not the business owner, so depending on lease agreements, a small business owner may or may not benefit.

Concord has not historically adopted this exemption

CLASSIFICATION HEARING TERMS

CIP - Commercial, Industrial, and Personal Property Classes

Levy - the revenue a community can raise through real and personal property taxes.

Levy Limit - The maximum amount a community can levy in a given year; equal to last year's levy plus 2.5% plus new growth plus debt exclusion / override if applicable.

Levy Ceiling - Equal to 2.5% of the total full and fair cash value of all taxable real and personal property in the community.

New Growth - Increase in the tax base due to new construction, parcel subdivisions, condo conversions and property renovations, but not due to revaluation. It is calculated by dividing the resulting increased assessed value by \$1,000 and multiplying by the prior year's tax rate for the property class.

Override - A permanent increase to a community's levy limit.

Override Capacity - The difference between the levy ceiling and the levy limit. It is the maximum amount by which a community may override its levy limit.

Debt Exclusion - A temporary increase to the levy limit for the payment of a specific debt service item over a specified period of time.

Capital Outlay Expenditure - A temporary exclusion for the purpose of raising funds for capital projects.

Excess Levy Capacity - The difference between the actual levy and the levy limit.

Select Board's Role

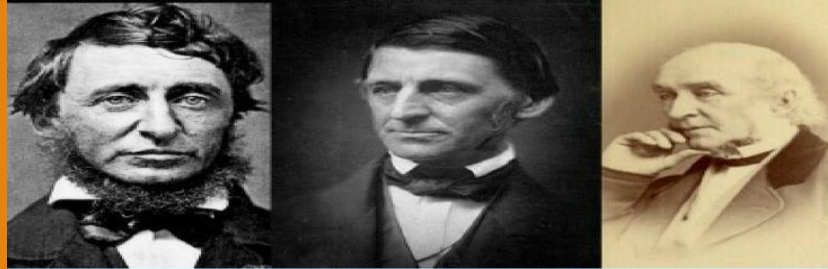
- **VOTE**: Selection of a **Residential Factor**
- **VOTE**: Whether to adopt a **Small Commercial Exemption**
- **VOTE**: Whether to grant an **Open Space Discount**
- **VOTE**: Whether to adopt a **Residential Exemption**

Selection of a Minimum Residential single or split

Selection of an Open Space Discount-or not

Granting of a Residential Exemption or not

Granting of a Small Commercial Exemption or not



Town of Concord Massachusetts Classification Hearing

FY23 Revaluation

Board of Assessors

David Karr Chairman

Brendan O'Neill Kemeza

Yanni Konstantions Tsitsas

Mera K Tilley

Arry Charles

Office Staff

Meredith Stone Town Assessor

Lee Phalen

Carolyn Dee

Michael Gibbons

11-28-2022

HISTORY OF MASSACHUSETTS BLOG

THE CONCORD WRITERS

WWW.HISTORYOFMASSACHUSETTS.ORG



Select Boards questions from Residential Exemption discussion

11/17/22

- **What is the balance of the Overlay account?**

\$2,066,015.12

- **What is the potential for increased rents for low-income renters? This was one of the reasons the Board did not adopt the exemption in the past. If we could find out from other communities that had adopted the exemptions and the effects of the rents.**
- **Somerville responded-** *Of course, it's reasonable to assume that increasing real estate taxes on rental properties will most likely have increasing effects on rents for all tenants, including low-income ones. The tax increase would most likely just be passed through to the tenants. I don't know of any cities or towns that track this info. I would think you would have to get the info directly from the landlord. Maybe you could ask a few in Concord how they would react to the Res Ex be implemented for FY2024. Another thing to consider is that Income & Expense info (like from an Apt Complex) is not open to the public per GL 59, Section 38D. Generalities and ranges are fine, but specific rent info in public session would violate the law. I'm not sure other communities would share this info even if they had it.*

- **Would the new data be brought to the classification hearing? –**

Yes-Assessor's values and new growth have been approved and certified by the Department of Revenue.

No-Select Board needs to vote:

- **Residential factor single or split**
 - **Open Space discount or not**
 - **Small Commercial Exemption or not**
 - **Residential Exemption or not**
- **How many residents live in large apartment buildings? -**
Assessors do not usually track this, but I have attached the census.

7,295 total housing units
120th out of 351 municipalities

6,795 occupied housing units
93.1% occupancy rate

- **What is the percentage increase relative to the old tax for a \$4,000,000 property would be?**

Example-assessed value on single family increase

FY22 tax rate \$14.76 x \$3,220,400=\$47,533.10

FY23 proposed tax rate \$12.96 X \$3,917,600=\$50,772.10

Percentage increased 9 percent

- **Any questions the Select Board has please submit before Classification Hearing. This way I can do my research and have the answers available.**

Census 2020 Data for Massachusetts: Municipal Summaries from the Census 2020 PL-94 Redistricting Data

The UMDI Massachusetts Municipal Summaries on this page display information from the U.S. Census Bureau's Census 2020 "[Decennial Census P.L. 94-171 Redistricting](#)" dataset. The 3-page summary report for each city and town includes information on population totals, population change, population by race and ethnicity, and housing unit information in historical and state context. Individual pages from each municipal summary may be downloaded as PDFs. For additional information on the Census Bureau's Census 2020 data releases, [visit the Bureau's Census 2020 webpage here](#). To begin, select a municipality from the drop-down menu to the right.

Massachusetts Municipal Summaries

Decennial Census P.L. 94-171 Redistricting Data

Page 1: This resource summarizes the latest 2020 Census redistricting data for all 351 cities and towns in Massachusetts. The data on this page includes historical context for population and housing counts. To begin, select a municipality using the drop-down menu to the right.

Select Municipality

Concord

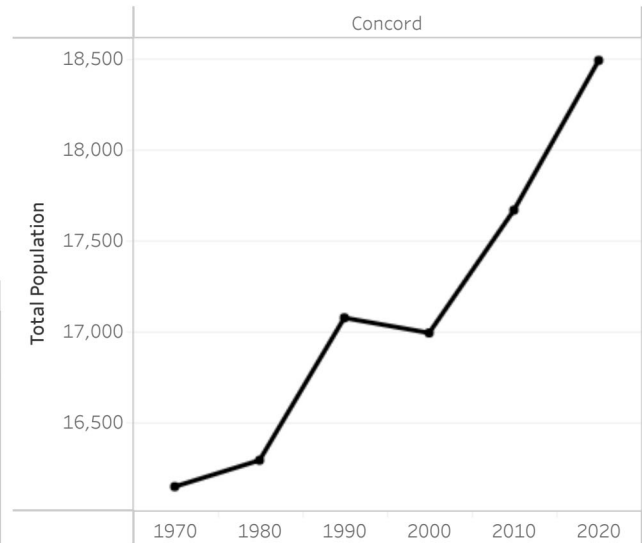
Concord, MA

Population of **18,491**

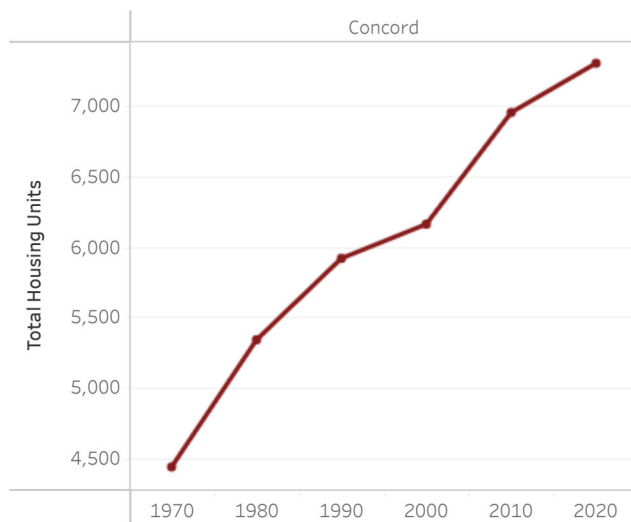
108th out of 351 municipalities

14,393 residents over 18 years old, or 77.8% of the total population.

Total Population in Concord, 1970-2020



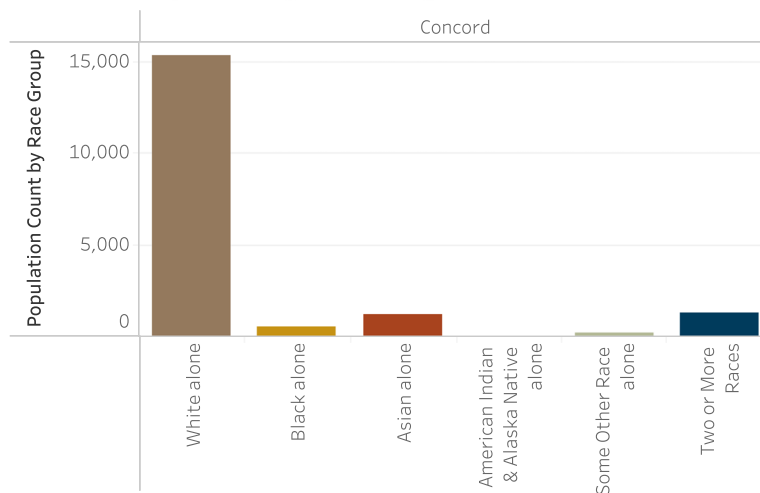
Total Housing Units in Concord, 1970-2020



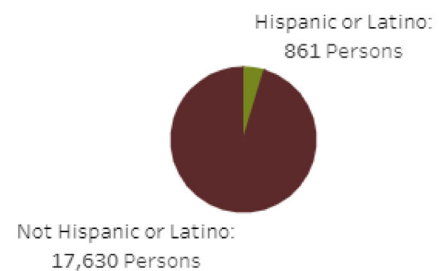
7,295 total housing units
120th out of 351 municipalities

6,795 occupied housing units
93.1% occupancy rate

Population by Race Group in Concord, 2020



Population by Ethnicity in Concord, 2020



[Go to Page 2: Comparisons](#)

CONCORD MIDDLE SCHOOL BUILDING PROJECT

Proposition 2 1/2 Debt Exclusion Question:

Shall the Town of Concord be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds to be issued in order to pay for the additional costs to construct a new middle school, to be located at 835 Old Marlboro Road, Concord, Massachusetts (the present site of the Sanborn Middle School), including, without limitation, the costs of engineering, design, site preparation, construction, landscaping, paving, furnishing and equipping, demolishing the existing school, construction of recreational fields, driveways and parking lots, and all other costs incidental or related thereto?



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
 MONETARY TRANSMITTAL FORM

APPLICATION FOR MULTIPLE AMENDMENTS

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

03577-RS-0244

ENTITY/ LICENSEE NAME

Fiorellamore LLC d/b/a Fiorella's Concord

ADDRESS

24 WALDEN STREET

CITY/TOWN

CONCORD

STATE

MA

ZIP CODE

01742

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input checked="" type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | <input type="checkbox"/> Other <input type="text"/> | | <input type="checkbox"/> Change of DBA |

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL

Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3
 Chelsea, MA 02150-2358

Henry Dane

From: customerservice@nCourt.com
Sent: Wednesday, November 2, 2022 3:29 PM
To: Henry Dane
Subject: Receipt from nCourt

YOUR RECEIPT >>

Please include the payment receipt with your application. Thank you.

Paid To

Name: Massachusetts Alcoholic Beverages Control Commission - Retail
Address 1: 95 Fourth Street, Suite 3
City: Chelsea
State: Massachusetts
Zip: 02150

Payment On Behalf Of

First Name: JOHN Last Name: GALLAGHER
Address 1: [REDACTED]
Address 2: [REDACTED]
City: [REDACTED] State/Territory: MA Zip: 01742
Phone: [REDACTED]

Description	ID	Service Fee	Amount
FILING FEES-RETAIL	03577-RS-0244	\$4.70	\$200.00

Receipt Date: 11/2/2022 3:29:12 PM EDT
Invoice Number: 7fde277f-d1db-4465-b1ac-22b4a326b8ab

Total Amount Paid: \$204.70

Billing Information

Credit / Debit Card Information

First Name Henry
Last Name Dane
Address 1 [REDACTED]
City [REDACTED]
State/Territory [REDACTED]
Zip [REDACTED]
Email [REDACTED]

Card Type [REDACTED]
Card Number [REDACTED]

IMPORTANT INFORMATION >>

Please verify the information shown above. Your payment has been submitted to the location listed above.



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

APPLICATION FOR MULTIPLE AMENDMENTS

Please select all of the amendments you are applying for:

CHANGE OF CATEGORY

\$200 fee via [ABCC website](#) and Payment Receipt
Monetary Transmittal Form
DOR Certificate of Good Standing
DUA Certificate of Compliance
Change of Category Application
Vote of the Entity Board
Advertisement*
Abutter's Notification*

CHANGE OF LICENSE TYPE

\$200 fee via [ABCC website](#) and Payment Receipt
Monetary Transmittal Form
Change of License Type Application
Vote of the Entity Board
Advertisement*

CHANGE OF CORPORATE STRUCTURE



\$200 fee via [ABCC website](#) and Payment Receipt
Monetary Transmittal Form
DOR Certificate of Good Standing
DUA Certificate of Compliance
Change of Corporate Structure Application
Vote of the Entity Board
Business Structure Documents
If Sole Proprietor, **Business Certificate**
If partnership, **Partnership Agreement**
If corporation or LLC, **Articles of Organization** from the Secretary of the Commonwealth

CHANGE OF CLASSIFICATION



\$200 fee via [ABCC website](#) and Payment Receipt
Monetary Transmittal Form
DOR Certificate of Good Standing
DUA Certificate of Compliance
Change of Classification Application
Vote of the Entity Board
Abutter's Notification*
Advertisement*



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Alcoholic Beverages Control Commission
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www.mass.gov/abcc

APPLICATION FOR MULTIPLE AMENDMENTS

Please select all of the amendments you are applying for(continued):

CHANGE OF OFFICERS/DIRECTORS/LLC MANAGERS

\$200 fee via ABCC website and Payment Receipt

Monetary Transmittal Form

DOR Certificate of Good Standing

DUA Certificate of Compliance

Change of Officers/Directors Application

Vote of the Entity Board

CORI Authorization Complete one for the proposed manager of record. This form **must** be *notarized with a stamp or raised seal*.

Business Structure Documents

If Sole Proprietor, Business Certificate

If partnership, Partnership Agreement

If corporation or LLC, Articles of Organization from the Secretary of the Commonwealth

CHANGE OF OWNERSHIP INTEREST (e.g. LLC Members, LLP Partners, Trustees etc.)

\$200 fee via ABCC website and Payment Receipt

Monetary Transmittal Form

DOR Certificate of Good Standing

DUA Certificate of Compliance

Change of Officers/Directors Application

Financial Statement

Vote of the Entity Board

CORI Authorization Complete one for the proposed manager of record. This form **must** be *notarized with a stamp or raised seal*.

Business Structure Documents

If Sole Proprietor, Business Certificate

If partnership, Partnership Agreement

If corporation or LLC, Articles of Organization from the Secretary of the Commonwealth

Purchase and Sale Agreement

Supporting Financial Records

Advertisement*

CHANGE OF STOCK INTEREST (e.g. New Stockholders or Transfer or Issuance of Stock)

\$200 fee via ABCC website and Payment Receipt

Monetary Transmittal Form

DOR Certificate of Good Standing

DUA Certificate of Compliance

Change of Officers/Directors Application

Financial Statement

Vote of the Entity Board

CORI Authorization Complete one for the proposed manager of record. This form **must** be *notarized with a stamp or raised seal*.

Business Structure Documents

If Sole Proprietor, Business Certificate

If partnership, Partnership Agreement

If corporation or LLC, Articles of Organization from the Secretary of the Commonwealth

Purchase and Sale Agreement

Supporting Financial Records

Advertisement*

**If abutter notification and advertisement are required for transaction, please see the local licensing authority.*



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

APPLICATION FOR MULTIPLE AMENDMENTS

Please select all of the amendments you are applying for(continued):

CHANGE OF CORPORATE NAME OR DBA

\$200 fee via ABCC website and Payment Receipt (Corporate Name Only)
Monetary Transmittal Form
DOR Certificate of Good Standing (Corporate Name Only)
DUA Certificate of Compliance (Corporate Name Only)
Change of Corporate Name/DBA Application
Vote of the Entity Board
Business Structure Documents
If Sole Proprietor, **Business Certificate**
If partnership, **Partnership Agreement**
If corporation or LLC, **Articles of Organization** from the Secretary of the Commonwealth

CHANGE OF PLEDGE OF LICENSE, STOCK OR INVENTORY

\$200 fee via ABCC website and Payment Receipt
Monetary Transmittal Form
DOR Certificate of Good Standing
DUA Certificate of Compliance
Change of Pledge of License, Stock or Inventory Application
Vote of the Entity Board
Pledge documentation
Promissory note

CHANGE OF MANAGER

\$200 fee via ABCC website and Payment Receipt
Monetary Transmittal Form
Change of Manager Application
Vote of the Entity Board
CORI Authorization Complete one for the proposed manager of record. This form **must** be *notarized with a stamp or raised seal*.
Proof of Citizenship. Passport, birth certificate, voter registration, or naturalization papers will be accepted.



*The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc*

APPLICATION FOR MULTIPLE AMENDMENTS

Please select all of the amendments you are applying for(continued):

CHANGE OF LOCATION

\$200 fee via [ABCC website](#) and Payment Receipt
Monetary Transmittal Form
Alteration of Premises/Change of Location Application
Vote of the Entity Board
Supporting financial records
Legal Right to Occupy
Floor Plan
Abutter's Notification*
Advertisement*

ALTERATION OF PREMISES

\$200 fee via [ABCC website](#) and Payment Receipt
Monetary Transmittal Form
Alteration of Premises/Change of Location Application
Vote of the Entity Board
Supporting financial records
Legal Right to Occupy
Floor Plan
Abutter's Notification*
Advertisement*

MANAGEMENT AGREEMENT

\$200 fee via [ABCC website](#) and Payment Receipt
Monetary Transmittal Form
Management Agreement Application
Management Agreement
Vote of the Entity Board
CORI Forms for all listed in Section 8A and attachments

IMPORTANT NOTE: A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does not pertain to a liquor license manager that is employed directly by the entity.*



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Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

APPLICATION FOR MULTIPLE AMENDMENTS

Please select all of the amendments you are applying for(continued):

Non-Profit Club's ONLY

e.g. Veteran's Club

Non-Profit Club CHANGE OF OFFICERS/DIRECTORS

DOR Certificate of Good Standing

DUA Certificate of Compliance

Change of Officers/Directors Application

Vote of the club signed by an approved officer

Business Structure Documents-Articles of Organization from the Secretary of the Commonwealth

CORI Authorization Form This form **must** be *notarized with a stamp or raised seal*.

Monetary Transmittal Form

\$200 fee via ABCC website and Payment Receipt

Non-Profit Club CHANGE OF MANAGER

\$200 fee via ABCC website and Payment Receipt

Monetary Transmittal Form

Change of Manager Application

Vote of the club signed by an approved officer

CORI Authorization Complete one for the proposed manager of record. This form **must** be *notarized with a stamp or raised seal*.

Updated Officers and Directors*

*Please ensure to update your officers and directors *simultaneously* or PRIOR to applying for a change of manager. It will be returned with no action taken if the officers and directors do not match ABCC records.

Proof of Citizenship. Passport, birth certificate, voter registration, or naturalization papers will be accepted.



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

APPLICATION FOR MULTIPLE AMENDMENTS

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
FIORELLAMORE LLC	CONCORD	03577-RS-0244

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

Change of Manager under the License

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
JOHN G. GALLAGHER	GENERAL MANAGER	[REDACTED]	[REDACTED]

2. AMENDMENT-Change of License Classification

<input type="checkbox"/> Change of License Category	Last-Approved License Category	[Dropdown]
All Alcohol, Wine and Malt, Wine Malt and Cordials	Requested New License Category	[Dropdown]
<input type="checkbox"/> Change of License Class	Last-Approved License Class	[Dropdown]
Seasonal or Annual	Requested New License Class	[Dropdown]
<input type="checkbox"/> Change of License Type*	Last-Approved License Type	[Dropdown]
i.e. Restaurant to Club *Certain License Types CANNOT change once issued*	Requested New License Type	[Dropdown]

3. AMENDMENT-Change of Business Entity Information

<input type="checkbox"/> Change of Corporate Name	Last-Approved Corporate Name:	[Text Box]
	Requested New Corporate Name:	[Text Box]
<input type="checkbox"/> Change of DBA	Last-Approved DBA:	[Text Box]
	Requested New DBA:	[Text Box]
<input type="checkbox"/> Change of Corporate Structure	Last-Approved Corporate Structure	[Dropdown]
LLC, Corporation, Sole Proprietor, etc	Requested New Corporate Structure	[Dropdown]

4. AMENDMENT-Pledge Information

<input type="checkbox"/> Pledge of License	To whom is the pledge being made:	[Text Box]
<input type="checkbox"/> Pledge of Inventory		
<input type="checkbox"/> Pledge of Stock		

5. AMENDMENT-Change of Manager

Change of License Manager

A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name

Date of Birth

SSN

Residential Address

Email

Phone

Please indicate how many hours per week you intend to be on the licensed premises

Last-Approved License Manager

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen?*

Yes No *Manager must be a U.S. Citizen

If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime?

Yes No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition
N/A			

C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
SEPT. '17	PRESENT	GENERAL MANAGER	FIORELLAMORE, LLC	JOHN G. GALLAGHER
AUG. '10	AUG. '17	SERVER/BARTENDER/MGR.	VINCENZO'S	VINCENT CICHERCHIA

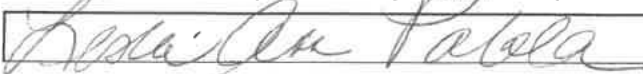
D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? Yes No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation
N/A				

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature



Date

6. AMENDMENT-Change of Officers, Stock or Ownership Interest

- Change of Officers/Directors**
 Change of Ownership Interest (LLC Managers/LLP Partners, Trustees)
 Change of Stock (E.g. New Stockholder/ Transfer or Issuance of Stock)

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
 - On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers** - At least 50% must be US citizens;
 - Off Premises (Liquor Store) Directors or LLC Managers** - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
MA Resident			
<input type="radio"/> Yes <input type="radio"/> No			

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
MA Resident			
<input type="radio"/> Yes <input type="radio"/> No			

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
MA Resident			
<input type="radio"/> Yes <input type="radio"/> No			

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
MA Resident			
<input type="radio"/> Yes <input type="radio"/> No			

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
MA Resident			
<input type="radio"/> Yes <input type="radio"/> No			

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
MA Resident			
<input type="radio"/> Yes <input type="radio"/> No			

Additional pages attached? Yes No

CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

Yes No

MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement? Please provide a copy of the management agreement.

Yes No

6. AMENDMENT-Change of Officers, Stock or Ownership Interest

6B. CURRENT OFFICERS, STOCK OR OWNERSHIP INTEREST

List the individuals and entities of the current ownership. Attach additional pages if necessary utilizing the format below.

Name of Principal	Title/Position	Percentage of Ownership
<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of Principal	Title/Position	Percentage of Ownership
<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of Principal	Title/Position	Percentage of Ownership
<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of Principal	Title/Position	Percentage of Ownership
<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of Principal	Title/Position	Percentage of Ownership
<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of Principal	Title/Position	Percentage of Ownership
<input type="text"/>	<input type="text"/>	<input type="text"/>

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

7. AMENDMENT-Change of Premises Information

Alteration of Premises: (must fill out attached financial information form)

7A. ALTERATION OF PREMISES

Please summarize the details of the alterations and highlight any specific changes from the last-approved premises.

PROPOSED DESCRIPTION OF PREMISES

Please provide a complete description of the proposed premises, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Total Sq. Footage	<input type="text"/>	Seating Capacity	<input type="text"/>	Occupancy Number	<input type="text"/>
Number of Entrances	<input type="text"/>	Number of Exits	<input type="text"/>	Number of Floors	<input type="text"/>

Change of Location: (must fill out attached financial information form)

7B. CHANGE OF LOCATION

Last-Approved Street Address

Proposed Street Address

DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Total Sq. Footage	<input type="text"/>	Seating Capacity	<input type="text"/>	Occupancy Number	<input type="text"/>
Number of Entrances	<input type="text"/>	Number of Exits	<input type="text"/>	Number of Floors	<input type="text"/>

OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises. (E.g. Deed, lease, letter of intent)

Please indicate by what means the applicant has to occupy the premises

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

Will the Landlord receive revenue based on percentage of alcohol sales?

Yes No

8. AMENDMENT-Management Agreement

Management Agreement: (must fill out all pages in section 8)

Are you requesting approval to utilize a management company through a management agreement?
If yes, please fill out section 8.

Yes No

Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.

IMPORTANT NOTE: A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does not pertain to a liquor license manager that is employed directly by the entity.*

8A. MANAGEMENT ENTITY

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in the management Entity (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Address	Phone
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>

Name of Principal	Residential Address	SSN	DOB
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

Yes No

8B. EXISTING MANAGEMENT AGREEMENTS AND INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 8A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

8. AMENDMENT-Management Agreement

8C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 8A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

8D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

Has any individual or entity identified in question 8A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Licensee Name	License Type	Municipality	Date(s) of Agreement

8E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 8B, 8C or 8D ever been suspended, revoked or cancelled?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

8F. TERMS OF AGREEMENT

a. Does the agreement provide for termination by the licensee? Yes No

b. Will the licensee retain control of the business finances? Yes No

c. Does the management entity handle the payroll for the business? Yes No

d. Management Term Begin Date e. Management Term End Date

f. How will the management company be compensated by the licensee? (check all that apply)

\$ per month/year (indicate amount)

% of alcohol sales (indicate percentage)

% of overall sales (indicate percentage)

other (please explain)

ABCC Licensee Officer/LLC Manager

Management Agreement Entity Officer/LLC Manager

Signature:

Signature:

Title:

Title:

Date:

Date:

9. FINANCIAL DISCLOSURE

Required for the following transactions:

- Change of Officers, Stock or Ownership Interest (E.g. New Stockholder/Transfer or Issuance of Stock)
- Change of Premises Information
- Pledge of License, Inventory or Stock

Purchase Price(s):

--

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
Total:	

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

--

APPLICANT'S STATEMENT


I, GENEVIEVE F. KARIAN the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory

of FIORELLAMORE LLC
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature: 

Date: 11/10/22

Title: MANAGER

ADDITIONAL INFORMATION

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.



Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street, First Floor
Boston, MA 02114

DEBORAH B. GOLDBERG
TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

JEAN M. LORIZIO, ESQ.
CHAIRMAN

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: (IF EXISTING LICENSEE)	35770244	LICENSEE NAME:	FIORELLAMORE LLC	CITY/TOWN:	CONCORD
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APPLICANT INFORMATION


LAST NAME:	PALOLA	FIRST NAME:	LESLIE	MIDDLE NAME:	ANN
MAIDEN NAME OR ALIAS (IF APPLICABLE):	[REDACTED]	PLACE OF BIRTH:	[REDACTED]		
DATE OF BIRTH:	[REDACTED]	SSN:	[REDACTED]	ID THEFT INDEX PIN (IF APPLICABLE):	
MOTHER'S MAIDEN NAME:	[REDACTED]	DRIVER'S LICENSE #:	[REDACTED]	STATE LIC. ISSUED:	Massachusetts
GENDER:	FEMALE	HEIGHT:	[REDACTED]	WEIGHT:	[REDACTED]
EYE COLOR:	[REDACTED]				
CURRENT ADDRESS:	[REDACTED]				
CITY/TOWN:	[REDACTED]	STATE:	[REDACTED]	ZIP:	[REDACTED]
FORMER ADDRESS:	[REDACTED]				
CITY/TOWN:	[REDACTED]	STATE:	[REDACTED]	ZIP:	[REDACTED]

PRINT AND SIGN

PRINTED NAME:	LESLIE ANN PALOLA	APPLICANT/EMPLOYEE SIGNATURE:	<i>Leslie Ann Palola</i>
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NOTARY INFORMATION

On this 2nd Day / Nov before me, the undersigned notary public, personally appeared LESLIE ANN PALOLA
(name of document signer), proved to me through satisfactory evidence of identification, which were MASS DRIVERS LICENSE
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.


 NOTARY



DIVISION USE ONLY

REQUESTED BY:	[REDACTED]
<small>SIGNATURE OF CORI-AUTHORIZED EMPLOYEE</small>	

The DCI Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identify Theft PIN Number by the DCI. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCI via mail or by fax to (617) 860-4614.

**Town of Concord
White Pond Task Force
Charge**

Background

White Pond is an approximately 40-acre Great Pond on the southerly border of Concord near the Sudbury town line. The Town of Concord owns 34% of the frontage on the pond; the Commonwealth of Mass. holds fishing rights via a driveway adjacent to the town beach; the rest is privately owned. The town-owned land is used for recreation (town beach) and open space (Sachem's Cove). The town beach is open year-round. **Swimming at the beach is available through memberships; day passes are also available for non-members.** Many of the homes built on the pond predate regulations regarding adequate wastewater and stormwater management. The White Pond Advisory Committee (WPAC) was established in April 1973 to preserve and protect the watershed; the charge was amended in January 2018.

Current Situation

Recent changes to the White Pond watershed necessitate a change to the work of the WPAC. These changes include:

- The town's acquisition of the town beach and its active management by the town's Recreation Department.
- The town's capital investment in the restoration of the woodland behind the beach and construction of ADA compliant pathways.
- The town's capital investment in the construction of a stormwater management system at the boat launch adjacent to the beach.
- The continuation of the Bruce Freeman Rail Trail (BFRT) from Powder Mill Rd. into Sudbury. Work is scheduled to begin in fall 2022 with completion within two years.
- The construction of 274 housing units at Cold Brook Crossing across the Sudbury line and development of 48Y Fitchburg Turnpike in Concord.
- Climate Change

Purpose

Recent, substantial changes to the White Pond watershed call for a focused, short-term, practical approach toward the protection of the watershed.

The purpose of the task force is:

- To recommend a prioritized list of activities to undertake to protect the pond and the watershed,
- To determine roles and responsibilities of interested parties relative to these priorities, and
- To recommend the future role of the White Pond Advisory Committee.

Responsibilities of the Task Force

- Solicit input from residents both within and beyond the White Pond watershed via the use of surveys, hearings, forums, etc. to gauge the priorities of town residents regarding the protection of White Pond.
- Consult with town staff to understand what is involved to accomplish a given priority and how it fits within the scope of other town projects and priorities of town departments.
- Solicit input from boards and committees that have responsibility for town-owned land and resources in the White Pond watershed.
- Focus on areas outlined in the *White Pond Vision 2021* document (people management, stormwater management and wastewater management) and those discovered during input sessions.
- Develop a prioritized list of activities with estimated timetables.
- Define roles and responsibilities among the Town of Concord, the Commonwealth of Mass., abutters and residents of the White Pond neighborhoods as they relate to protection of the pond and the watershed.
- Identify overlaps of responsibilities, gaps in responsibility and explore how other entities, e.g., Homeowners' Association, could potentially fill these gaps.
- Consult sources of information such as town bylaws, administrative policies and procedures, state statutes, precedents and cases pending in the courts.
- Look for and evaluate potential funding sources.

Deliverables

Submit a written report to the Select Board no later than December, 2023 that recommends a prioritized list of activities for the protection of the watershed,

articulates and delineates roles and responsibilities among interested parties and makes recommendations regarding the future role of the WPAC.

Membership

The task force will be composed of seven Concord residents to be appointed by the Select Board. Each member will serve until the task force completes its work and submits a written report to the Select Board. When staffing the task force, preference will be given to people with legal (environmental) skills, aquatic biologist and others with expertise in the protection of inland bodies of water. At least two members of the task force should reside outside the White Pond watershed. The task force will determine frequency of meeting and will be led by a chair elected by the members.

Other Considerations

The task force will conduct its business in full conformance with the Open Meeting Law, Public Records Law, Conflict of Interest Law and other state and local rules encouraging openness and transparency in governance. The task force chair will consult with the Town Manager to discuss the need for staff or financial support for task force activities.

Correspondence

Date:

1. 11/17/2022
2. 11/14/2022
3. 11/19/2022
4. 11/21/2022
5. 11/21/2022
6. 11/21/2022
7. 11/21/2022
8. 11/21/2022

From:

Tanya and Mark Gailus
Louise Dutka
Susan Felshin
Julia Hurley
Kim Frederick
Jessica Reed
Amy Robinson
Loren Winters

Subject:

Housing Production Plan
Middle School Building Project
Special Town Meeting Warrant Articles
Special Election Date
Special Election Date
Special Election Date
Special Election Date
Special Election Date

From: tbarveyan <tbarveyan@yahoo.com>

Sent: Thursday, November 17, 2022 9:47 AM

To: Matthew Johnson <mjohnson@concordma.gov>; Terri Ackerman <tackerman@concordma.gov>; Linda Escobedo <lescobedo@concordma.gov>; Henry Dane <hdane@concordma.gov>; Mary Hartman <mhartman@concordma.gov>; Kerry Lafleur <klafleur@concordma.gov>

Cc: Shannon McAndrew <smcandrew@concordma.gov>; Donna McIntosh <dmcintosh@concordma.gov>; Mark Gailus <mark_gailus@yahoo.com>

Subject: Housing Production Plan

Dear Members of the Select Board and Town Manager Ms. Lafleur,

We are glad that a Housing Production Plan is being formulated. We attended the November 15th Public Forum.

The draft document:

<https://concordma.gov/DocumentCenter/View/39683/Concord-HPP---version-11722>

Website: <https://concordma.gov/3152/Housing-Production-Plan>

Near the end of the November 15 forum, Director of Planning and Land Management, Ms. Marcia Rasmussen, suggested adding a list of private properties as potential 40B development sites. Please see the attached the slide that showed the list of these properties.

Ms. Rasmussen stated that if there were objections, this list need not be added to the final plan.

We have concerns on three accounts:

- 1) Should private properties be specifically included - and which properties- , especially for any that may have not been vetted with the owners?
- 2) It is very last minute to discuss such an addition. The list is not in the draft and the public comment period ends very soon. (December 5)

3) Two of the properties - the Rotondo Farm and the Scimone Farm - are precious and cherished farmland. The town should make every effort to preserve these properties as agricultural resources.

Thank you for your consideration.

Let's please postpone discussion of private 40B options to less hurried times.

Tanya and Mark Gailus
62 Prescott Road

37 Florio Drive
Concord, MA 01742
November 14, 2022

Select Board
22 Monument Square
PO Box 535
Concord, MA 01742

Re; Proposed Tax Increases for Middle School Construction

To the Select Board:
(Please distribute to all members)

An Alternative View of the Financing of the Middle School

I am writing to you to express my outrage over your consideration of raising **yet additional** property taxes due to the poor management of the construction of a new middle school. May I point out a few things:

- Contrary to the opinion of the chair of the Middle School Project, those who attend Town Meeting are **not** representative of the Town as a whole. People who attend have a vested interest in the project.
- Why wasn't renovation of the existing Middle School seriously considered? It would cost significantly less, but, then again, Concord only values "new".
- Why was the budget managed so poorly that these overages were allowed? "Value engineering" means cutting back on areas of the project that are not truly necessary. I challenge those responsible who may claim that all areas of the project were "absolutely essential".
- We do *not* need a Middle School that would rival NASA in both its capabilities and equipment. Concord appears incapable of building anything but the "maximum".
- A small percentage of Concord residents have children who are in the middle school age group. That also includes those with children in the elementary schools. To ask the entire town to add thousands of dollars to their already ridiculously high property tax bill is offensive.

Further, the tax burden is already so high that many people I know are seriously considering leaving Concord either 1) once their children leave the school system or 2) when they retire. You speak of a desire for an "inclusionary" resident base. Doesn't that include people of all age groups and stages of life?

For example: I have recently retired, after 30 years of being a Corporate Executive. I happen to live in a house that is valued well above the median of \$971,200, as does everyone I know. My tax bill in FY2022 was \$22,886.06. I receive very few town services compared with those with children in the public schools. My tax bill is completely lopsided as it is, yet you will be asking me to pay at least \$3,000 more per year, based on your current calculations.

If you do so, I will join my friends who are currently looking at real estate outside of Concord. Your so-called desire for diversity is an absolute sham.

A copy of this letter will go to the Boston Globe, as well as to the Governor's Office, the State Attorney General's office, the State Department of Education, and other state offices.

I hope that you will take my arguments seriously. You will be losing a desirable population of residents who wish to continue living in Concord, who have the means to do so, but feel that they are being bilked.

Sincerely,



Louise Dutka

Cc: Charlie Baker's Office
William Galvin's Office
State Department of Education

Shannon McAndrew

From: Sue Felshin <sfelshin@csail.mit.edu>
Sent: Saturday, November 19, 2022 12:24 PM
To: Shannon McAndrew
Subject: edits and comments re STM warrant articles 1-3

Dear Ms. McAndrew,

Please direct my submission below to the Select Board. Thank you.

Dear Select Board,

That's clever of you to use the language "substantially in the form below" in Articles 1, 2, and 3 (although oddly, Article 1 switches the order of the first two words). But if you agree with my edits for Article 2, you may need a new motion anyway.

=====

Article 1:

The article can be moved as written since any changes can be covered under "in substantially the form below". Suggested changes:

Under 3.2, item (iv) is unclear about whose installations are covered, item (iv) contains an extraneous word. I think you mean to say:

(iv) public utilities, their operations, or their installations other than in the Buildings constructed by others; or (v) research laboratories for scientific or medical research, or hospitals or medical offices regulated by the department of public health as a health care facility.

In fact, I think these items would read better with slight additional changes:

(iv) public utilities, their operations, or their installations other than in Buildings constructed by others; or (v) research laboratories for scientific or medical research, or hospitals or medical offices regulated by the department of public health as health care facilities.

Under Section 6, "by-law" is hyphenated. Change to "bylaw".

Under Section 7, I see that you capitalize "Bylaw". But in several earlier places, you write "bylaw". Capitalize this word consistently throughout, or don't capitalize it, in whatever way is most consistent with Concord's other bylaws and/or applicable State law or practice. This goes for the "explanatory box", too.

=====

Article 2:

Most of these suggested changes can be covered under "in substantially the form below", but as noted below, a couple of them may require a new motion, depending on the rules for Town Meeting. Suggested changes:

Throughout article (or final bylaw): This article sometimes says "Town of Concord" and sometimes "Town". Compare Article 3, which says at the beginning of Section 1, The Town of Concord, hereafter referred to as "the Town," and thereafter only says "Town". Consider using this same convention here.

Under Section 2, regularize the indentation of all the Roman-numbered items. In item (viii), remove the extraneous space from "step- siblings". (I suppose these comments should be directed to the Town Clerk, in the event that the article passes.)

Under Section 5, capitalize "federal department of housing and urban development" (compare Article 3). Also, fix incorrect word "reasonably", which should be "reasonable".

Under Section 6, the motion underlines "Section 6" as an addition, and the previous section also underlines "Section 5" as an addition. What happened to the old Section 5, which has been neither left in place nor struck? Either "Section 5." in the previous section shouldn't be underlined, or Section 6 should have "Section" in plain text, "5" in ~~strikeout~~, and "6" underlined as an addition. This change may require a new motion.

Under Section 7, the first sentence begins "The Town shall prepare and issue an annual report to that". Shall issue the report to whom? Either insert the name of the body to whom the report must be issued, or strike the word "to".

Under Section 8, the word "first" should be in ~~strikeout~~. Compare Article 3. This change may require a new motion. Add missing comma after "inclusively" in the last sentence.

Under the explanatory box, the text says "It is accepted practice for towns to re-authorize special legislation petitions...". That may be the case, but is it accepted practice to re-authorize special legislation petitions to eliminate the requirement for a vote at the polls, particularly through a special town meeting? The explanatory box should say why this language has been struck from Section 8. Did we already vote in favor at the polls after the 2019 Town Meeting? If so, say so in the box, or if you don't have to change the motion, then say so on the floor of Town Meeting.

=====

Article 3:

Under Section 4: Add missing comma after "inclusive" in the last sentence.

Under the explanatory box, see my comment on Article 2.

Regards,
Sue Felshin
19 Sunnyside Lane

P.S. I am a member of the Planning Board but I am speaking for myself.

Shannon McAndrew

From: Matthew Johnson
Sent: Monday, November 21, 2022 4:51 PM
To: Shannon McAndrew
Subject: Fw: Meeting date

Matt Johnson
Select Board, Town of Concord
(508) 878-4117

From: Julia Hurley <juliah107@gmail.com>
Sent: Saturday, November 19, 2022 8:16 AM
To: Matthew Johnson <mjohnson@concordma.gov>; Terri Ackerman <tackerman@concordma.gov>; Linda Escobedo <lescobedo@concordma.gov>; Henry Dane <hdane@concordma.gov>; Mary Hartman <mhartman@concordma.gov>
Cc: finance mail <finance@concordma.gov>; msbc@concordps.org <msbc@concordps.org>
Subject: Meeting date

Good Morning -

It has come to the attention of residents that the meeting to discuss the middle school building costs was scheduled during February vacation week.

I hope this was simply an oversight, but many believe this was done purposely in order to deter people, especially parents, to attend.

Now that you are aware of the timing conflict, we look forward to the meeting being rescheduled for a time when all Concord residents are able to attend.

Thank you,
Julia Hurley

Sent from my iPhone

Shannon McAndrew

From: Matthew Johnson
Sent: Monday, November 21, 2022 4:52 PM
To: Shannon McAndrew
Subject: Fw: Middle School vote

Matt Johnson
Select Board, Town of Concord
(508) 878-4117

From: Kimberly Frederick <Kimberly_Frederick@concordacademy.org>
Sent: Friday, November 18, 2022 2:48 PM
To: Matthew Johnson <mjohnson@concordma.gov>; Terri Ackerman <tackerman@concordma.gov>; Linda Escobedo <lescobedo@concordma.gov>; Henry Dane <hdane@concordma.gov>; Mary Hartman <mhartman@concordma.gov>; msbc@concordps.org <msbc@concordps.org>
Subject: Middle School vote

Dear Select Board,

I read that there was a vote about the Middle School that was going to be scheduled for 24 February, which is during School Vacation week. Seeing as the majority of parents of small children who would be the most likely contingent of Concord voters with a vested interest in seeing that the Middle School is built as voters decided last February are, at best, likely to be distracted with child care and, at worst, likely to be out of town with their children, it seems most reasonable to move the vote to another time. Please move it to a non-school vacation week so that those most interested in what happens with the school building will be available to make their voices heard. Doing otherwise is like waiting until the cat is away to decide what should be done with the fish money.

Thanks!
Kim Frederick
Concord Resident, Parent of 3 Concord students

Shannon McAndrew

From: Matthew Johnson
Sent: Monday, November 21, 2022 4:54 PM
To: Shannon McAndrew
Subject: Fw: February Ballot Date Change

Matt Johnson
Select Board, Town of Concord
(508) 878-4117

From: Jessica L. Reed <jreed@altaequitypartners.com>
Sent: Friday, November 18, 2022 9:11 AM
To: Matthew Johnson <mjohnson@concordma.gov>; Terri Ackerman <tackerman@concordma.gov>; Linda Escobedo <lescobedo@concordma.gov>; Henry Dane <hdane@concordma.gov>; Mary Hartman <mhartman@concordma.gov>; finance mail <finance@concordma.gov>; msbc@concordps.org <msbc@concordps.org>
Cc: Laurie Hunter <lhunter@concordps.org>; tmarano@concordps.org <tmarano@concordps.org>
Subject: February Ballot Date Change

Morning Select Board Members,

I am writing to request that the ballot date of February 24th for the Middle School Budget vote either be changed to a different date or that the town allow for early voting. If the later isn't an option, then the date needs to be changed. As you are aware, this date is in the midst of school vacation week. As such, the date is disadvantageous to a large group of interested citizens in the town that want to exercise their right to vote in this matter. I have reached out to Attorney General Healey's office and the Division of Open Government to inquire whether choosing this date is against election or voting laws. While I suspect the response may indicate you choosing that date is not illegal, it is certainly unjust. In a town that was part of the history of our country's democracy, I believe we owe it to the citizens to do the right thing. I ask that you make a change to accommodate the citizens of your town who voted for you to represent them.

Select Board Chair, Ms. Ackerman – In your statement on the Concordma.gov website, you state that “Concord prides itself on civil discourse.” I believe civil discourse also embodies allowing for all citizens to have access to vote. While this is being tested across our country right now, the least we can do in Concord amongst our own population is select a date that is fair for all or most of our citizens or certainly NOT select a date that we know is unfair.

I appreciate your consideration of this matter and hope the Select Board will do the right thing to see this through to the end.

Best,
Jessica Reed

Jessica Reed
Alta Equity Partners
30 Monument Square
Suite 302
Concord, MA 01742
Direct: (617) 956-1336
Email: jreed@altaequitypartners.com
www.altaequitypartners.com

Shannon McAndrew

From: Matthew Johnson
Sent: Monday, November 21, 2022 4:54 PM
To: Shannon McAndrew
Subject: Fw: Town ballot vote date

Matt Johnson
Select Board, Town of Concord
(508) 878-4117

From: Amy Robinson <amy.shellhammer@gmail.com>
Sent: Thursday, November 17, 2022 8:14 PM
To: Matthew Johnson <mjohnson@concordma.gov>; Terri Ackerman <tackerman@concordma.gov>; Linda Escobedo <lescobedo@concordma.gov>; Henry Dane <hdane@concordma.gov>; Mary Hartman <mhartman@concordma.gov>
Cc: finance mail <finance@concordma.gov>; msbc@concordps.org <msbc@concordps.org>
Subject: Town ballot vote date

Members of the Select Board,

I am writing to urge you to reschedule the town ballot vote that will follow the Special Town Meeting concerning the budget for the new middle school. Scheduling the vote for a weekday during school vacation week risks disenfranchising town residents with strong interests in the issue that is the subject of the vote: parents of school-aged children who are more likely than other residents to have travel plans during that week. This disproportionately impacts a substantial coalition of people who overwhelmingly support the project as it was originally envisioned. Proceeding with a critical vote on this issue at a time when long-planned travel will inevitably prevent a critical mass of parents from participating would almost suggest an intentional effort to steer the result of the vote toward a position favored by a minority of residents (and apparently some of you), notwithstanding the resounding majority of residents who have voiced a consensus in support of this important project on every prior occasion when public votes or meetings concerning it have occurred. Please do the right thing and reconsider the ballot vote date. Now is not the time, and Concord is not the place, to pursue a course that risks undermining the democratic process or citizens' faith in it.

Thank you for your consideration,

Amy Robinson
19 Loring Road

Shannon McAndrew

From: Matthew Johnson
Sent: Monday, November 21, 2022 4:57 PM
To: Shannon McAndrew
Subject: Fw: Town Ballot Vote

Here's the last one

Matt Johnson
Select Board, Town of Concord
(508) 878-4117

From: Loren Winters <lorowin@gmail.com>
Sent: Thursday, November 17, 2022 2:27 PM
To: Matthew Johnson <mjohnson@concordma.gov>; Terri Ackerman <tackerman@concordma.gov>; Linda Escobedo <lescobedo@concordma.gov>; Henry Dane <hdane@concordma.gov>; Mary Hartman <mhartman@concordma.gov>; msbc@concordps.org <msbc@concordps.org>
Subject: Town Ballot Vote

It has come to my attention that the town ballot vote involving funding for the concord middle school project is occurring on Feb 24th which is also during school vacation week. This meeting date is poorly planned as many parents of school age children may be traveling that week.

I urge you to consider scheduling this vote the following or previous week so that ALL interested in this issue can attend and VOTE.

Thank you, Loren parent to elementary and middle school kids in Concord

--
Loren N. Winters

Today is a gift. That is why they call it the present.. Alice Morse Earle

Town of Concord
Finance Department
memorandum

TO: Kerry A. Lafleur, Town Manager
FROM: Gail S. Dowd, Chief Financial Officer
SUBJ: West Concord Mural Project Gift
DATE: November 17, 2022

Please place on the Select Board's agenda the following gift to the West Concord Mural Project, made to create an educational exhibit and information about the industrial businesses that helped West Concord grow and thrive.

Trashology 277 Baker Ave Concord, MA 01742	\$2,500.00
--	------------

Account:
0023-180-171-1163-4850-0

Accepted: _____
Clerk

Date: _____



TOWN OF CONCORD
Department of Planning & Land Management
141 Keyes Road, Concord, MA 01742
(978) 318-3290

To: Kerry Lafleur, Town Manager
Gail Dowd, Finance Director

From: Marcia Rasmussen, DPLM Director

Re: Donation for WCJCD Mural from Trashology

Date: September 22, 2022

The West Concord Junction Cultural District Committee has received a grant from the Massachusetts Cultural Council (\$7,500) for creation of an Industrial Mural that will be located on the building at 30 Beharrell Street in September. Thanks to a gift from Trashology, additional funding in the amount of \$2,500 is being provided to create an educational exhibit and information that will be available for groups to learn more about the industrial businesses that helped West Concord grow and thrive.

In accordance with MGL Chapter 44, Section 53A and APP #19, I am submitting the check from Trashology for deposit and respectfully request that this be placed on the next available Select Board agenda for acceptance of the gift.

These funds can be added to the existing gift account 0023-180-171-1163-4850-0000.

Please let me know if additional information would be helpful to expedite this request.



Town of Concord
Finance Department
22 Monument Square
P.O. Box 535
Concord, Massachusetts 01742

Trashology
277 Baker Avenue
Concord, MA 01742

November 17, 2022

Re: West Concord Mural Project Gift

This will acknowledge your gift of \$2,500.00 made to create an educational exhibit and information about the industrial businesses that helped West Concord grow and thrive. Thank you for your generous contribution.

Sincerely,

Gail S. Dowd
Chief Financial Officer

cc: Town Manager
cc: DPLM Director

This gift is deductible for federal income tax purposes to the extent allowed by law. No goods or services were provided in return for this gift. The Town's Tax Exempt ID number is 04-6001121. Gifts made to the Town are deductible in accordance with IRC section 170(c)(1).

Shannon McAndrew

From: noreply@civicplus.com
Sent: Wednesday, November 16, 2022 1:26 PM
To: licensing board; Town Manager's Office; Jeremy Romanul
Subject: Online Form Submittal: One Day Special Liquor Licenses

One Day Special Liquor Licenses

Company or Organization	The Umbrella Arts Center
Applicant Name	Katie Cimet
Email Address	katie@theumbrellaarts.org
Applicant Address	40 Stow Street
City	Concord
State	Massachusetts
Zip Code	01742
Phone Number	[REDACTED]
Name of Event	Annual Meeting
Activity Is	Non-Profit
Event Type	Event in Town-Owned Facility
Event Date & Start Time	12/6/2022 6:30 PM
End Time	9:00 PM
Premises to be Licensed	Emerson Umbrella, Inc.
City	Concord
State	Massachusetts
Zip Code	01742
License is for the Sale of:	Wines & Malt Beverages Only
Bartenders TIPS trained?	Yes
Under 21 Attendees?	No

1st one-day license for Organization? No

If NO, number of years licensed? 10+

More than 100 in attendance? No

By exercising the privileges of this license in serving persons with alcoholic beverages, the licensee is potentially exposed to significant liability for injuries and damages to the persons served or to others who are injured or damaged by the persons served. Your acceptance and exercise of this license will be deemed to be acknowledgement that you are aware of this potential liability. You are encouraged to discuss the risks associated with exercising your privileges of the license and the precautions appropriate to avoid injuries, damage and liability to others with your legal advisor. The Town of Concord, and the Select Board, acting as the Local Licensing Authority, shall not be liable to the licensee or others if injury or damage shall result from the exercise of the license.

I acknowledge and accept the above statement of liability Katie Cimet

APPLICATION FEE \$75.00

*Please forward to: Town Manager's Office PO Box 535 Concord, MA 01742
Applications cannot be processed until payment is received.*

Acknowledgements I attest the information contained in this form is true and accurate., I acknowledge that I must pay an application fee of \$75 and will mail my payment., I acknowledge that no action will be taken, or scheduled, regarding my application until payment is received.

IMPORTANT NOTICE

Board & Committee Meeting Calendar

(Section Break)

TIPS TRAINING

The Select Board require that for any event which they issue a special permit, the alcohol provided must be served by a TIPS trained (or equivalent) bartender. TIPS training cards, or their equivalent, must accompany this application. Additionally, each certification must show a photo and name of the bartender(s) and must be current. If a photo is not on the TIPS training cards, a copy of a valid driver's license with a photo should be included. Proof of TIPS credentials must be provided before any application may be voted on by the Select Board.

I acknowledge and agree to the Town of Concord's TIPS Training Policy as outlined above. Copies of card(s) will be mailed separately to the Town Manager's Office

(Section Break)

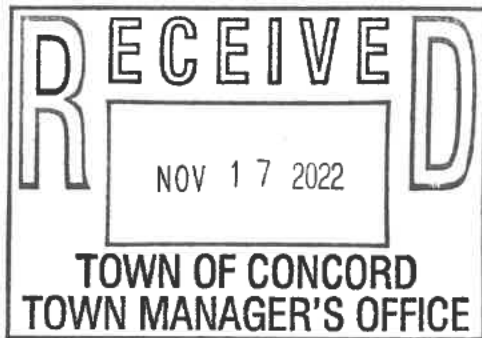
UNDER 21 POLICY

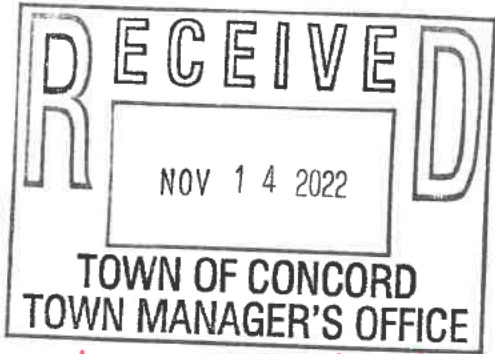
The Town of Concord Select Board assumes that there may be guests or attendees under 21 years of age at any event. therefore, this policy must be adhered to for all events. Applicants agree to check the ages of all guests at the door. If a persons under the age of 21 are present, his or her hand shall be stamped to indicate the he/she is underage for the bartender.

I certify that Concord's Under 21 Policy, as outlined above, will be followed.

A legal adult, over 21 years of age, shall check the ages of all guests to ensure compliance., All bartenders shall be made aware of the Under 21 Policy terms before the event's commencement.

Email not displaying correctly? [View it in your browser.](#)





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One Day Special Liquor Licenses

Save Progress

Company or Organization*

Concord Youth Theatre, Inc

Applicant Name*

Corinne Kinsman

Email Address*

[Redacted]

Applicant's Email Address

Applicant Address*

[Redacted]

City*

State*

Zip Code*

[Redacted]

Phone Number*

[Redacted]

Number applicant may be reached at.

Name of Event*

Annual Cabaret

If event is unnamed, please give short description such as 'wedding' or 'bar mitzvah'

Activity Is*

-- Select One --

fundraiser

Event Type*

-- Select One --

singers + dancers

Event Date & Start Time*

mm/dd/yyyy 1/7/23

hh:mm am/pm 7-11 PM

End Time*

hh:mm am/pm 11 PM

Premises to be Licensed*

53 Church St

Legal Name of Venue

City*

Concord

Venue Address

State

MA

Zip Code

01742

License is for the Sale of:*

- All Alcoholic Beverages
- Wines & Malt Beverages Only
- Wines Only
- Malt Beverages Only

Bartenders TIPS trained?*

- Yes
- No

Under 21 Attendees?*

- Yes *handful*
- No

1st one-day license for Organization?*

- Yes
- No

If NO, number of years licensed?

20

More than 100 in attendance?*

If YES, applicant must contact the Police Dept. to determine whether traffic control coverage is necessary. The traffic control coverage is provided at the expense of the applicant.

- Yes
- No

By exercising the privileges of this license in serving persons with alcoholic beverages, the licensee is potentially exposed to significant liability for injuries and damages to the persons served or to others who are injured or damaged by the persons served. Your acceptance and exercise of this license will be deemed to be acknowledgement that you are aware of this potential liability. You are encouraged to discuss the risks associated with exercising your privileges of the license and the precautions appropriate to avoid injuries, damage and liability to others with your legal advisor. The Town of Concord, and the Select Board, acting as the Local Licensing Authority, shall not be liable to the licensee or others if injury or damage shall result from the exercise of the license.

I acknowledge and accept the above statement of liability*

Cornie Kerevan for Concord Youth Theatre Inc

E-signature, legally binding.

APPLICATION FEE \$75.00

Please forward to: Town Manager's Office PO Box 535 Concord, MA 01742 Applications cannot be processed until payment is received.

Acknowledgements *

- I attest the information contained in this form is true and accurate.
- I acknowledge that I must pay an application fee of \$75 and will mail my payment.
- I acknowledge that no action will be taken, or scheduled, regarding my application until payment is received.

IMPORTANT NOTICE

Board & Committee Meeting Calendar

Applications for licenses are due no later than fourteen (14) calendar days before the next Select Board Meeting.

TIPS TRAINING

The Select Board require that for any event which they issue a special permit, the alcohol provided must be served by a TIPS trained (or equivalent) bartender. TIPS training cards, or their equivalent, must accompany this application. Additionally, each certification must show a photo and name of the bartender(s) and must be current. If a photo is not on the TIPS training cards, a copy of a valid driver's license with a photo should be included. Proof of TIPS credentials must be provided before any application may be voted on by the Select Board.

I acknowledge and agree to the Town of Concord's TIPS Training Policy as outlined above.*

- Copies of cards have been included with this application
- Copies of card(s) will be mailed separately to the Town Manager's Office

Applicant, in choosing an option above, indicates the applicant's acceptance of TIPS terms.

UNDER 21 POLICY

The Town of Concord Select Board assumes that there may be guests or attended under 21 years of age at any event. therefore, this policy must be adhered to for all events. Applicants agree to check the ages of all guests at the door. If a persons under the age of 21 are present, his or her hand shall be stamped to indicate the he/she is underage for the bartender.

I certify that Concord's Under 21 Policy, as outlined above, will be followed.

- A legal adult, over 21 years of age, shall check the ages of all guests to ensure compliance.
- All bartenders shall be made aware of the Under 21 Policy terms before the event's commencement.

Applicant, in checking the boxes above, indicates acceptance of the Under 21 Policy terms as outlined.

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