

COMMUNITY DEVELOPMENT

DEPARTMENT OF PLANNING AND LAND MANAGEMENT

Marcia Rasmussen, Director of Planning
and Land Management

Detailed reports on the regulatory activities of the various boards staffed by DPLM and additional information specific to the four Divisions are included elsewhere in this Annual Report.

BUILDING INSPECTIONS

Paul Creedon, Building Commissioner/
Zoning Enforcement Officer
Kevin Pickering, Local Building Inspector
Gary Smith, Local Building Inspector
Tracy LaPierre, Administrative Assistant
John Alesse, Electrical/Wiring Inspector
Wayne Caldwell, Plumbing/Gas Inspector

Building and Zoning Activity

The Building Inspections Division issued 950 build-ing permits in 2022, compared to 1103 last year. The overall construction value increased in the year 2022 to \$ 86.3 million compared to \$84.4 million in 2021. This is an increase in the value of construction by 2.2%. Of this total, \$71.1 million was for residential construc-tion with \$15.2 million in commercial work.

The value of “new residential dwelling units” built in Concord went from \$23.9 million last year to \$22.5 million in 2022. This new residential construction val-ue represents thirty-two new detached single-family homes, and two additional dwelling units (ADU), one commercial to residential unit for a total of 43 new housing units. Of these 32 new homes, twenty, or 60% were the result of “tear downs” (an act of demolishing a building, usually to build a new one on the same site)

In 2022, the issuance of Mechanical permits increased by 50.5%, the number of Electrical Permits increased by .3% and Plumbing/Gas per-mits decreased by 3%. Overall, 2970 permits were issued with a 4.3% decrease. The Building Inspections Division collected \$1,329,495 total in permit fees in 2022 versus \$1,148,245 col-lected in 2021. This is a 15.78% increase from last year.

Staffing/Operations

Our staff is com-posed of four full-time and two part-time personnel and is strongly committed to pursuing diligent Zoning and Sign Bylaw enforcement, as well as enforcement of the State Building code, which includes, but is not limited to handicap accessibility, structural integrity, fire safety, energy codes and many other regulations relative to

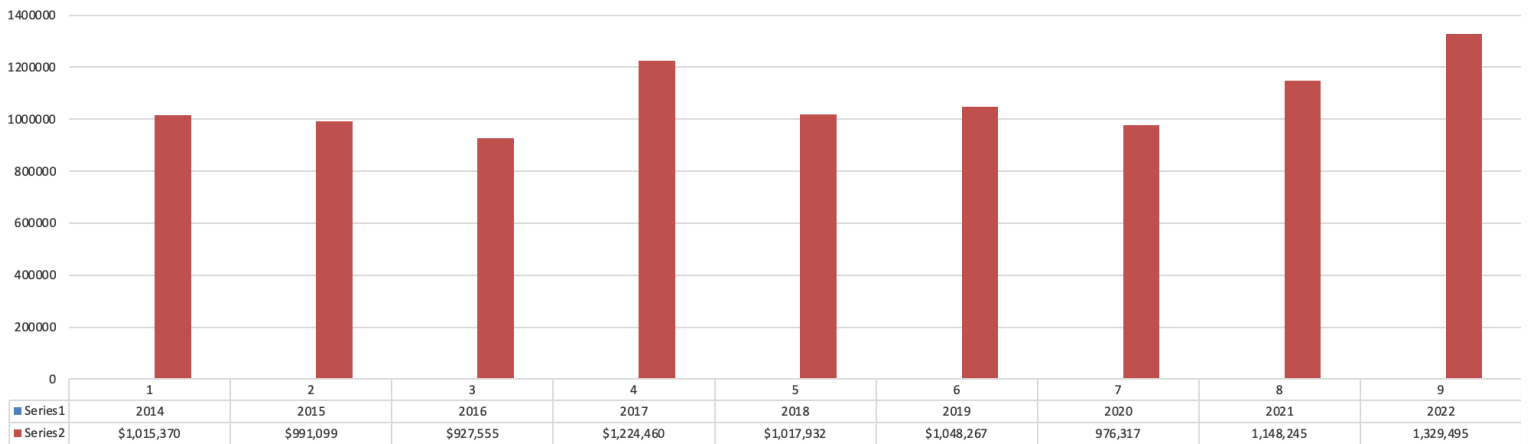
public safety. Our staff provides technical assistance to property owners, builders, real estate professionals, other Town departments and staff, as well as boards and committees in town. In addition to issuing building permits and conducting re-quired onsite inspections, the Building Inspections division staff spends an increasing amount of time reviewing sub-division proposals, special permits, site plans, variance requests, making zoning determinations and addressing zoning complaints. Staff also provides review and comment to the Select Board for annual license renewals, which include licensing for alcohol and beverage facilities and livery licenses.

Noteworthy projects completed and under construction this year include the following:

Completion of Chase Bank located at 1134 Main Street, Holy Family Parish at 70 Monument Square, Landmark Recovery of Concord at 785 Main Street, Millrun condominiums, and 240 Fairhaven Hill Road (the house had been destroyed by fire in 2020). Construction and completion of West Village Tavern at 13 Commonwealth Avenue. A new building permit was issued for Concord Children’s Center facility at 250 Old Bedford Road.

	2015	2016	2017	2018	2019	2020	2021	2022
New single family homes	51	43	39	44	20	26	34	32
Multi-family attached units	6	6	4	6	6	0	8	2
Additions/Alterations	866	760	719	748	710	749	945	808
Commercial	115	100	88	86	97	61	116	108
Total Building Permits:	1038	909	850	884	833	836	1103	950
Electrical	751	865	996	945	916	780	1010	1013
Mechanical	122	108	93	141	126	81	97	146
Plumbing	478	542	524	507	488	397	493	483
Gas	391	428	433	437	422	340	377	361
Signs	62	29	32	31	29	7	24	17
Total all Permits:	2824	2881	2928	2945	2814	2441	3104	2970
Value of Const. (millions)	80.7	84.7	96.7	72.2	70.9	74.8	84.4	86.3
Permit Fee Revenue	\$991,099	\$927,555		\$1,017,932	\$1,017,932	\$976,317	1148245	1329495

Permit revenue



ZONING BOARD OF APPEALS

Elizabeth Akehurst-Moore, Chair
 Theo Kindermans, Vice Chair
 James Smith, Clerk
 Ravi Faiia, Associate Member
 Thomas Swain, Associate Member

The Zoning Board of Appeals is authorized by Massachusetts General Laws Chapter 40A and is responsible for conducting public hearings and meetings for Special Permits and Variances as required pursuant to the Zoning Bylaw of the Town.

In June, Elizabeth Akehurst-Moore was elected as Chair and Theo Kindermans was elected as Vice Chair. The Board is currently in need of on additional associate member.

In 2022, the Board held 12 public hearings and

conducted 1 official site visit. The board heard applications for 2 Variances and 39 Special Permits which included 1 Planned Residential Development and 2 renewals for previously granted Special Permits. Of these applications, 30 Special Permits were granted, 2 applications were withdrawn without prejudice at the request of the applicant, and 9 applications are pending. Please note, some of these applications included multiple activities; therefore, the activity totals below may exceed the number of applications.

Zoning Board of Appeals Application Activities

Zoning Boundary	1
Private Recreation	1
Two Family	2
Additional Dwelling Unit	4
Educational	2
Philanthropic	1
Stables	1
Special Home Occupation	1
Fairs, Bazaars, antique shows, suppers and dances	2
Front Yard Setback	1
Height Waiver	3
Maximum Floor Area Ratio	4
Change, Alteration or Extension of a Non-Conforming Use and/or Structure	20
Increase Gross Floor Area by more than 50%	10
Work within the Groundwater Conservancy District	1
Parking Waiver	9
Planned Residential Development	1
Special Permit	39
Variance	2
Site Plan Review	5

BOARD OF HEALTH

Jill Block, MPH, Chair
Ray Considine, MSW
Deborah Greene, MD
Mark Haddad, Esq.
Alma Healey, RN

The year began with challenging conditions for the Board of Health, with the retirement of Health Director Susan Rask in December 2021 and surging rates of Covid infection due to the Omnicron variant. An emergency meeting of the Board of Health held at the very end of December reinstated mask mandates, which lasted through the end of February.

During the first quarter of the year, BOH Chairperson Jill Block attended weekly staff meetings to stay abreast of conditions and support staff as public frustration with the pandemic mounted. There was ongoing need to communicate about mask mandates, requests for masking waivers (or stronger restrictions), availability of vaccines (for children and others), and infection rates. As the pandemic evolved, so did our understanding of guidance on isolation and quarantine, and the Board or Department was being asked to weigh in on safety precautions for Town Meeting, preschoolers, local performers, and users of the Beede Center. The school department looked to the Board for direction on student masking specific to school vacation periods, as did local businesses.

In addition to new department leadership, the Board of Health underwent a number of personnel transitions this year. Alma Healy, RN, from the board in March, leaving one unexpected opening; Ray Considine, a public health leader, completed his second term in June; and Deborah Greene, MD completed her term in November. It has been the practice to have a variety of skills represented on the BOH, and these departures were a loss of both professional knowledge and working relationships that had developed over the previous 4 or 5 years. Volunteer information cards at the Town Office were reviewed to find candidates with the skills suited to board business – medicine, public health, and environmental engineering. In June, James Whalen, RN joined, and in December, Dr.

Ryan Kring and Kurt Herman were newly appointed and will attend their first meeting in January 2023. Dr. Kring will help us continue to have a strong linkage to Emerson Hospital, as works with Dr. Greene in the Emergency Department, providing us with insight to local health trends.

The BOH held a number of waiver hearings on septic plans, as per usual, but twice this year we were tasked with weighing in on the onsite wastewater system plans for the Concord Middle School. Other continuing business was an update on of the remediation work at 2229 Main Street, with presentations by De Maximus, Inc., the property clean-up contractor.

New requirements from the MA Executive Office of Energy and Environmental Affairs' of Environmental Protection required that towns Opt-out of mosquito spraying for protection against Eastern Equine Encephelitis (EEE) infection. The BOH held discussion of previous mosquito control efforts, reviewed historical surveillance and response data, and the MDPH 2022 projected Risk level for Middlesex County (and for adjacent counties). Given this data, the BOH recommended to the Select Board that Concord continue participation in the spraying program.

Though the variance hearings for the use of returnable containers at Debra's Next Door were held in 2021, the new business required an additional variance for their sushi service, more specifically for the use of acidification for bacterial control in sushi rice. Between these two issues, multiple meeting agendas included Debra's expansion. We are pleased that the business is fully operating and are proud of the signage in the store guiding the safe use of reusable containers. The unexpected death of business owner Debra Stark was sad news for the Board. Her passions for a sustainable and healthy world may have created work for us, but her intentions were aligned with our hopes for a healthy community.

HEALTH DIVISION

Susan Rask, MS, RS, Public Health Director (retired)
Stanley Sosnicki, CEHT, Assistant Public Health
Director (retired)
Casey Mellin, Assistant Public Health Director
(joined the staff in October 2021)
Gabrielle White, Public Health Inspector
Karen Byrne, Administrative Assistant

New opportunities, adaptation and refocus defined 2022 for the Health Division. The new year began with the search for a new Public Health Director. Long-term employees Senior Administrative Assistant Karen Byrne and Public Health Inspector Gabrielle White worked with Director Rasmussen and Board Chair Jill Block to keep the day-to-day operations of the Health Division afloat while the Public Health Director recruitment process was underway. Contact tracing ended for Covid-19 and the world began to open to a “new normal”. The Health Division was tasked with statutory environmental and public health nursing responsibilities while dealing with continued information and variant changes with the Covid-19 virus. In the early spring, the Health Division worked with the state to provide booster clinics to school-aged children. Melanie Dineen was hired as the Public Health Director at the end of April and shortly after, an opening for an Assistant Public Health Director occurred in May with a new employee search initiated. The summer was busy, with work extending into the fall on food, animal, summer camp, swimming pools, bathing beach and Title 5 inspections. Michael Funaiolo started working for the Town in November as an Environmental Health Inspector. Contract negotiations with Emerson Home Care in June for public health nursing services were challenging as the cost of services had significantly increased. Ultimately, Emerson Home Care requested to terminate its’ contract with the town, effective November 4, 2022. At that time, the Public Health Director and Senior Administrative Assistant worked to develop a new Public Health Nursing contract with the Great Meadows Regional Public Health Collaborative to extend nursing services for the Town which will greatly help to start off 2023.

10 Essential Services

The Concord Health Division seeks to provide, protect, and promote the health of all people in our community. Staff is assessing the needs of the community post pandemic and is looking to work with partners in the community to create, champion, and implement policies and actions to support and improve public health.

All stakeholders recognize the impact on mental health in our community resulting from the Pandemic and the need to move towards supporting the health and wellbeing of all residents. In more recent years, the Covid-19 pandemic exposed many challenges in Local Health Departments across Massachusetts, but limited staffing had been a challenge for local public health offices throughout the state for quite some time. Now, as the Health Division’s work to return to traditional services, shared services are available to provide that additional support to local health departments. Shared Services can provide pandemic response activities (such as case investigation and tracing) while also helping to bolster essential core public health services in our communities such as inspections, health promotion, and immunizations.

Concord is a member of the Great Meadows Public Health Collaborative, which consists of Carlisle, Concord, Bedford, Lincoln, Sudbury, Wayland and Weston. Founded in 2021 as part of a state-wide initiative to promote public health on a regional basis, this Collaborative is part of the Public Health Excellence Grant Program and a Contact Tracing Grant program. The Great Meadows Collaborative supports a Regional Inspector and 2 part-time public health nurses, one full time nurse and a regional epidemiologist and is looking to hire a health communications staff.
www.greatmeadowspublichealth.org

Environmental Health

Environmental Health responsibilities continued in 2022 with 114 septic permits for Concord and Lincoln and 160 Title 5 Building Review Applications (Septic/Sewer). The Health Division conducted inspections on 71 properties with Permits to Keep Farm Animals, 24 Semi-Public Swimming Pools and 8 Recreational Camps Sites for Children. There are 120 Food Establishments in Concord with

routine inspections being conducted by both an outside contractor and the Public Health Inspector. The Health Division contracts with an outside laboratory to monitor water quality analysis for the 4 Semi-Public Bathing Beaches from Memorial Day through Labor Day each year. The program is managed by the Administrative Staff in the Health Division. Health Division staff works closely with the Northeast Mosquito Control Program to treat catch basins, monitor the mosquito species, viruses present, and report back to the Town of any imminent public health threats. The Senior Administrative Assistant and the Finance Department continue to oversee the contract for weights and measures with the Commonwealth of Massachusetts Division of Standards. In 2022, 92 scales were calibrated, 155 gas pumps/octane meters were inspected, 8 scanners, and 17 Delivery Vehicles. The Health Division is also responsible for overseeing the Tobacco Control Program in collaboration with the towns of Bedford and Wilmington for compliance with local and state regulations.

White Pond Cyanobacteria Monitoring and Collection Project.

In response to an ongoing cyanobacteria bloom in 2021 with potential impact on animal, human and overall water quality at White Pond, Consultant Nancy Leland was hired in 2022 to execute a comprehensive monitoring program. This program was developed to provide information related to the seasonal ecology of cyanobacteria populations in White Pond. The addition of a collection device, called APOD technology, was deployed to reduce bloom-forming bacteria. This project was funded by the Town and managed in collaboration with the Natural Resource Division. Weekly reports were reviewed by the Health Division and details provided to interested parties and posted online. In summary, the 2022 Summer Beach Season was successful with minimal closures.

Public Health Nursing FY23

The Public Health Nursing focus is to prevent disease and decrease the development and transmission of health conditions that impact our residents, while assisting with the management of the overall health of our community. In conjunction with the Town of Concord four vaccine clinics were

offered by West Concord Pharmacy, two through the Council on Aging and two for Town employees. The Great Meadows Public Health Collaborative also offered a Regional Influenza and Covid-19 clinic for the Town of Concord, and for the Town of Lincoln.

In November of 2022, a second contract was initiated with the Great Meadows Public Health Collaborative (GMPHC) for an additional 5 hours per week specifically geared to augment public health nursing services that were vacated with the termination of the Town’s relationship with Emerson Hospital Home Care. The GMPHC and will continue to provide services covered by the grant, such as Covid-19 case management and support to residents, other nursing options are currently being investigated by the Public Health Director for FY24.

Public Health Nursing Services have always included monitoring and reporting cases of communicable diseases which are reported to the Health Division for inclusion in statistical reports prepared by the Massachusetts Department of Public Health for epidemiological purposes. This confidential information is maintained by the Public Health Nurse and Administrative Assistant and routed to MDPH for appropriate follow-up action through the MAVEN (Massachusetts Virtual Epidemiologic Network).

LBOH Count - Events Per Disease and Classification in Jurisdiction
Classification: confirmed
Event Dates from 01/01/2022 to 12/31/2022

Disease	Num of Cases
Babesiosis	2
Campylobacteriosis	4
Cryptosporidiosis	4
Giardiasis	2
Group A streptococcus	1
Group B streptococcus	2
Hepatitis C	2
Human Granulocytic Anaplasmosis	4
Influenza	57
Malaria	1
Novel Coronavirus (SARS, MERS, etc.)	1702
Salmonellosis	1
Streptococcus pneumoniae	1
Tuberculosis	6
West Nile Infection	1

NATURAL RESOURCES COMMISSION

Edward Nardi, Chair
Sarah Grimwood
William Kemeza
Gary Kleiman
Nicholas Pappas

The Natural Resources Commission (NRC) and staff are responsible for the overall stewardship of the natural resources of the Town, and the establishment of Town environmental policy in conjunction with the Select Board and Town Meeting. The NRC administers the state Wetlands Protection Act (MGL Chapter 131, Section 40), the Rivers Protection Act (MGL Chapter 258 of the Acts of 1996) and accompanying regulations (310 CMR 10.00), and the Concord Wetlands Bylaw and Regulations. The NRC also plays an important role in open space planning and protection pursuant to its authority under the Conservation Commission Act (MGL Chapter 40 Section 8c).

Wetlands Protection Act: The majority of Commission time is dedicated to administering and enforcing state and local wetland regulations. The NRC held 23 public meetings, which included review of 34 Notices of Intent, one Amended NOI, four Abbreviated Notice of Resource Area Delineation, and 20 Requests for Determinations of Applicability, for a total of 59 applications. The NRC closed out many completed projects, issuing 30 Certificates of Compliance and four Partial Certificates of Compliance. Division staff reviewed 15 Administrative Approvals for very minor projects including limited tree and invasive species removal. Two Emergency Certificates were issued for beaver related flooding. The decision expected from DEP on the MBTA appeal filed in 2020 was not issued.

Projects of interest reviewed by the NRC this year included the limited dredging project at Warner's Pond, the Sawmill Brook culvert repair work on Monument Street, an ADA compliant trail and stormwater management improvements project at White Pond Beach, and construction of three new hangars at Massport.

NATURAL RESOURCES DIVISION

Delia R. J. Kaye, Natural Resources Director
Colleen M. Puzas, Natural Resources
Assistant Director
William J. Holden, Land Manager
Karen T. Bockoven, Administrative Assistant

NATURAL RESOURCES MANAGEMENT

In addition to providing technical and administrative support to the Natural Resources Commission, Division staff are responsible for the stewardship of more than 1,500 acres of Town conservation and other town-owned land (such as White Pond Reservation), maintaining over 37 miles of trails, and mowing 84 acres to maintain trails and open meadows. The Emerson-Thoreau Amble received a significant trail infrastructure improvement through the installation of new rot-resistant bog bridges near Hugh Cargill Ditch. Planning and project implementation was done in collaboration with the Appalachian Mountain Club staff, AmeriCorps service members, and volunteers. Heywood Meadow also received primary focus for the 2022 season. Continuing efforts from 2021, over an acre of targeted invasive vegetation removal along Mill Brook was conducted by multiple volunteer groups and a local contractor, the Backyard Invasives Project. Volunteer capacity was expanded through planning and carrying out the annual Garlic Mustard Pull, together with the Concord Land Conservation Trust, and Concord Cleanup, along with smaller projects including an Eagle Scout project to construct and install eight wood routed property and rules signs at White Pond, and several invasive vegetation removal projects on conservation lands. Additionally, we maintained relationships and worked with our dedicated trail stewards to handle downed trees across trails, trail map and mutt mitt refilling at kiosks, trail vegetation trimming, and general monitoring and reporting on conservation lands.

Natural resources management also includes staff support to three NRC subcommittees, as well as coordinating with other local and regional stewardship initiatives.

Warner's Pond: Federal, state, and local permits were obtained this year for limited dredging at War-

ner's Pond to improve the ecological health and recreational values of the pond. Once permits were in hand, the Division issued an Invitation to Bid for the dredging. Only one bid was received, and was more than three times the allocated funding and 2002 cost estimates. Given the high costs (attributed to sediment dewatering and removal, inflation, and labor shortages) the Division began to evaluate two additional potential alternatives: dam removal and modified dredging to deepen some areas of the pond and relocate sediments to others.

White Pond: Working closely with the Health Division, the Division oversaw the contract for the innovative A-Pod technology to collect and remove harmful aquatic blooms (HABs) from White Pond. Division staff were also trained on water quality monitoring efforts.

Pollinator Meadows: The Division worked with community members on several recently established pollinator meadows at Barrett's Mill Farm, Cousins Field, Heywood Meadow, West Concord Park, Baker Avenue, and Harrington Park. Staff and volunteers installed 500 pollinator plants of nine different species along the Walden Street side of Heywood Meadow, and also worked with the Willard Elementary School 5th graders to clear areas to install 150 pollinator plants of three species along the serpentine access trail to the Bruce Freeman Rail Trail.

Old Calf Pasture Restoration: Division staff continued invasive species control oversight at Old Calf Pasture. Spot treatments of previously managed areas were again treated by Native Plant Trust, expanding areas of improved habitat for native flora and fauna, including the rare Britton's violet.

Grant Applications: The Division submitted and was granted a \$500,000 Land & Water Conservation Fund grant towards the 6 acre Assabet River Bluff conservation land acquisition. The Division also submitted two Community Preservation Act grants; the first for a consultant to assist with the Open Space and Recreation Plan update, and the second to secure additional funds for restoration opportunities at Warner's Pond, both of which were favorably recommended by the CPC for 2023 Town Meeting approval.

Conservation Crew and Rangers: Rangers DeAnna Collins and Vanessa Vallee educated multiple visitors to Estabrook Trail, White Pond, Punkatasset, Town Forest, and other lands for compliance with posted rules and regulations. Shelby Guinard and Kaelyn Gormley joined the Division as the Conservation Crew for the 2022 summer season. Their primary duties consisted of mowing, trail maintenance, invasive vegetation removal, and general maintenance on conservation lands throughout Town. The Crew continued monitoring and hand pulling efforts to remove water chestnut from Macone Pond, Warner's Pond, and Hutchins Pond, and continued the cooperative effort with the Conservation Land Conservation Trust, Town of Lincoln, and OARS to remove water chestnut from Fairhaven Bay and the Sudbury River. Nearly six miles of trails were maintained through crew mowing, providing public access that otherwise would be difficult to navigate through brush, tall grass, and poison ivy. Twelve new wood routed signs were created this year by the crew and are now posted around Sachem's Cove at White Pond to indicate sensitive restoration areas.

Cooperative Invasive Species Management Area (CISMA): Division staff continued working with other towns, organizations, and individuals in the Sudbury, Assabet, and Concord Rivers (SuAsCo) watershed to develop strategic regional plans for invasive species management in the watershed, and to promote collaborative approaches to achieve these priorities.

Conservation Restriction Stewardship Committee: The Conservation Restriction Stewardship Committee continued to assist the Division of Natural Resources with its land management responsibilities of more than 85 parcels with Conservation Restrictions. This year committee members completed eight monitoring reports and one Baseline Documentation Report. Members of the CRSC are Mary Ann Lippert (chair), Annemarie Altman, Richard Higgins, Neil Ryder, Arthur Schwope (secretary), Jane Wells, and Michelle Wiggins.

Heywood Meadow Stewardship Committee: The Heywood Meadow Stewardship Committee continued reworking its primary document, the 2005 Landscape Preservation plan for Heywood Meadow, and how best to evoke and preserve the Meadow's historic and

agrarian past, while also protecting and improving the ecological health of its diverse ecosystems. The Committee also focused attention on the neglected parcel between Walden Street and the Mill Brook, with extensive invasive removal and over 500 plugs of desirable native wildflowers planted. Two sugar maples were planted on the gun-house side of the Meadow to replace dead trees. A small group inventoried herbaceous plants on all parcels, identifying 267 species; an outside expert did early and late surveys of grasses, sedges, and rushes. The Committee consists of nine members: co- chairs Susan Clark and Joanne Gibson, Clerk Sandy Smith, and members Lola Chaisson, Mary Clarke, Peter Lee, Stan Lucks, Murray Nicolson, and Cris Van Dyke.

Trails Committee: The Trails Committee concentrated on its core mission of overseeing the maintenance and improvement of conservation trails, keeping them in good condition for walker's enjoyment. The attention given to the Reformatory Branch Trail through 2022 Town Meeting Warrant Articles 46 and 47 culminated in rejection of its development as a bicycle path, but did point out the need for improvements in its natural state. Future study and planning are recommended to achieve these goals. The Baker Avenue area received much attention with relayering stone over the parking area, development of pollinator habitat gardens, and removal of invasive growth. Trail entrances at West Concord Park and Barrett's Mill both benefited from volunteer projects that removed invasive growth, and replaced it with native perennials. Being vigilant of trail needs and correcting obstructions to assure walkers' safe access is a never-ending task handled by dedicated Stewards and Trail Committee members, as well as Division staff. Committee members include Spencer Borden, David Clarke, Carlene Hempel, Bill Kemeza, Jonathan Keyes, Ken Miller and Bob White (Chair).

Conservation Land Use Permits: A total of 20 permits were issued to various groups using Town conservation land for research projects, nature programs, and art installations.

FARMING AND COMMUNITY GARDENS

Agricultural Farming Agreements: The Division continues to work with local farmers to retain land

in agriculture, overseeing 19 agreements over more than 220 acres of actively farmed land.

Marshall Farms: A new larger greenhouse was completed with a life expectancy of four years. Tomatoes had less loss as the weather was more conducive to the crop as well as using cedar bark mulch instead of plastic between the rows. We harvested half of Rogers field for its first substantial crop of butternut squash and used the other half of the field for rotational grazing of egg birds, this rotational grazing of the chickens to various locations in the fields is vital to the soil nutrient levels. Our previous older flock of egg laying hens were replaced with new birds of different breeds to facilitate harvesting of different colored eggs, and we added ten new brood bays to raise the new chickens in and updated the mobile chicken tractors. Two acres of land was strictly allocated for fresh cut flowers which were in high demand. Our raspberry crop ramped up toward the end of the summer allowing us to sell a substantial amount from our farm and markets. We also painted two buildings on the farm. Our watermelon and melon crop was a total loss due to deer and coyote breaking them open for water due to the drought. Overall 2022 was a big maintenance, replenishment with some needed improvements for Marshall farm.

McGrath Farmstead: Barrett's Mill Farm completed their ninth year on the McGrath Farmstead and the seventh season on the parcel at 41A Barrett's Mill Rd. All crops grown on the farm were certified organic including vegetables, fruit, and flowers grown in the fields and high tunnels.

Barrett's Mill Farm continued to operate a farm stand open to the public 5 days a week and had 259 CSA members. Vegetables were sold from April until December. Barrett's Mill Farm continued to donate vegetables weekly to the Boston Area Gleaners. In addition, seven local families with SNAP benefits received deeply discounted CSA memberships. Two CSA memberships were donated to the non-profit Dignity in Asylum and one was donated to Minute Man ARC. In 2022, Barrett's Mill Farm employed twelve people, eight of whom were returning crew members. 2022 was notable for its hot weather and sustained drought that made growing difficult. Fortunately, irrigation was possible

on both parcels. Water for irrigation on the McGrath Farmstead was provided by a bedrock well installed in 2017 using a MA Department of Agriculture grant and supplemented by Town funding. The Assabet River was used to irrigate the 41A parcel due to its size and distance from the main farmstead. Highlights of the season included a bumper crop of sweet potatoes, beautiful fall beets, and continued success with growing cucumbers and tomatoes in high tunnels for early and high-quality harvests.

Thoreau Birthplace: Gaining Ground, a non-profit farm that grows food for hunger relief with the help of community volunteers, cultivates land at the Thoreau Birthplace and adjacent Massport land. In 2022, its 28th growing season, the farm donated 115,000 pounds of organic produce and over 1,500 cut flower bouquets to 15 food pantries, shelters, emergency meal programs and schools in Concord, Lowell, Boston, and throughout the MetroWest. Gaining Ground supports 1,200 food-insecure households each week during the growing season. As of 2022, there are five hoop houses, ten caterpillar tunnels, and 14 hedgerows on the property in addition to our timber frame barn. Gaining Ground continues to take part in the New England tradition of maple sugaring in February and March, this year harvesting 175 buckets of sap and finishing 50 gallons of syrup to be donated. Typically farm staff work alongside 2,500 volunteers throughout the growing season, educating schools, corporate, religious and community groups, as well as individuals and families, about its hunger relief mission and organic, no-till farming methods.

Community Gardens:

The long standing tradition of the organic community gardens continues to thrive under the helpful guidance of volunteer coordinators Terry Marzucco, Rebecca Sheehan Purcell, and Michelle Wiggins at the Hugh Cargill Community Garden, Dale and Sally Clutter, and India Rose at the East Quarter Farm Community Garden, Sabrina Haber at Cousins Community Garden, and Carol Aronson and Mark Del Guidice at Rogers Community Garden. Coordinators assign garden plots, coordinate annual meetings and cleanups, and offer guidance to gardeners to produce beautiful and bountiful harvests. New gardeners are always welcome!

Cousins Field: This year was another successful year for Cousins Community Gardens. Our 35 gardeners grew an astounding variety of vegetables and flowers, which attracted a variety of insect, bird, and animal life to the gardens all summer long. For the third year in a row a snapping turtle came up from the river to lay her eggs in one of our aisles! Local farmer Ricky Marshall again helped us with the spring plowing so we could be working in our gardens by late April. Next year we will have four gardeners (up from one) trying out no-till gardening. Our greatest challenge was from the relentless drought and accompanying heat. It took a toll on all the crops, but especially those that love and demand water and cooler weather. Keeping the community crops alive this summer really did take everyone's help. Our raspberry crop was smaller this year, but still delicious. The new pollinator garden that was started last summer grew and thrived. The rhubarb continued to grow and our second year of garlic was a great success. The back compost area is over-grown with invasives, and efforts to smother them with cardboard have had mixed results.

East Quarter Farm: East Quarter Farm Community Garden (EQF) experienced a successful summer season. Our gardener population remains steady at around twenty-eight with families or individuals working various plots including annual, perennial, and no-till. This summer because of drought conditions we encouraged aggressive water conservation, weed barrier application and heavy mulching. Added to this maintenance, many gardeners put up fencing in various arrangements to prevent deer from entering their plot. Some gardeners protected individual plants or sections of their plots isolating the plants deer love most. With the help of the Land Manager, we worked in the spring and in the fall to repair the boardwalk into the garden area which had deteriorated considerably during last season's flooding. We were particularly grateful for the dedication of all the gardeners to keep EQF and their individual plots healthy and vigorous in spite of challenging conditions. Everyone enjoyed a plentiful harvest.

Hugh Cargill Community Garden: This year offered a dry growing season, in sharp contrast to last year's heavy rains. Fortunately, our high water table allows for the installation of hand pumps. Gardeners get a workout at the pumps to fill buckets

to water their vegetables, fruits, flowers, and herbs. This year saw very few invasive jumping worms, most likely due to the dry conditions. New this year, gardeners were able to put up temporary fencing around their plots or individual crops to protect against the increasing deer population. We welcomed nine new gardeners and had several empty plots which we cover cropped to improve the soil. Gardeners did a great job of keeping the garden tidy with regular mowing of the garden paths and edges. Young volunteers from First Parish pitched in to help us with our fall cleanup.

Roger Community Garden: 2022 was our 7th season and all plots were occupied. We actively worked to manage our compost pile instead of treating it as a refuse pile. Gardeners included 25 individuals or families and despite a season of drought the garden was well tended and productive.

Environmental and Educational Activities

The Division continues to sponsor the longstanding tradition of early morning Conservation Coffees on the first Tuesday morning of most months at 7:30 a.m. These lively and stimulating gatherings of citizens, conservation organization representatives, and federal, state, and local officials provide an interesting and effective forum to exchange information, ideas, and concerns about conservation and the environment.

The NRC continues to support Dr. Bryan Windmiller's research and head-starting efforts on the Blanding's turtle, a threatened species with a population at Great Meadows which he has studied in depth since 2003.

PLANNING BOARD

Burton Flint, Chair
Nathan Bosdet, Vice Chair
Kate McEneaney, Clerk
Kristen Ferguson
Linda Miller
Haley Orvedal
Andrew Boardman

Elizabeth Hughes, Town Planner
Nancy Hausherr, Administrative Assistant

The Planning Board's authority is contained in MGL Ch. 41 "Improved Methods of Municipal Planning" and MGL Ch. 40A "The Zoning Act". The Board is responsible for making rules and regulations relating to subdivision control, initiating Zoning Bylaws, holding public hearings on all Zoning Bylaws submitted to the Select Board, evaluating various developments through Site Plan Review, revising and updating the Comprehensive Long Range Plan, and from time to time making studies of the resources and needs of the Town.

Additional responsibilities are in the Town Bylaws and the Town Charter.

The Board met twenty-three times in 2022. Six of the meetings were hybrid (in-person and virtually), the rest were virtually. Meetings were recorded for broadcast on Minuteman Media Network's YouTube channel. In addition to their regular meetings, a public hearing was held in March for Zoning Bylaw amendments considered at Annual Town Meeting.

Kristen Ferguson and Burton Flint's terms ended, and Kate McEneaney left the Board prior to her term ending. The Board thanks them for their years of dedication and welcomed new members, Susan Felshin and Mark Giddings and one vacancy remained at the end of 2022.

Residential development

Nine "Approval Not Required" (ANR) plans were submitted to the Board for endorsement. Six plans approved changes of lot lines that did not create additional lots. Three endorsed plans created a total of three new lots.

The Board granted approval of the Definitive

Subdivision Plan submitted by AWMW, LLC for the improvement of Sunnyside Lane which will allow for the creation of four new lots. Review of the Definitive Subdivision Plan submitted by Quarry North Road LLC to create a one-lot subdivision with access from the Town of Sudbury for the Concord portion of the tract at 48Y Fitchburg Turnpike was still ongoing at the end of year.

Commercial, institutional, and other development

The Board received an application for Site Plan Review at 191 Sudbury Road which was later withdrawn after it was determined that the water and sewer improvements were too extensive and costly to make this a viable location for the proposed business. The Board granted site plan approval for two modular buildings, each containing two 3-bedroom units, for faculty housing at 1400 Lowell Road, Middlesex School.

The Board made affirmative recommendations to the Zoning Board of Appeals for Special Permits to: construct a 6-unit Planned Residential Development at 48Y Fitchburg Turnpike; to extend the dimensional requirements of the Residence C Zoning District 30 feet into the Residence B District at 23-25 Lang Street; to construct a Centennial Arts Center, relocate and rehabilitate two existing dwellings, convert an existing attached garage into a dwelling unit, and other associated site improvements at Concord Academy (166 Main Street); to demolish the existing Sanborn Middle School and construct a new Middle School which includes a height waiver, relief from parking, and allow impervious coverage greater than 15% in the Groundwater Conservancy District at 835 Old Marlboro Road and; to construct a retaining wall and perform landscaping improvements within the Flood Plain Conservancy District at 286 Barrett's Mill Road.

Zoning amendments and Town Meeting actions

The Board reviewed draft language for potential Zoning Bylaw amendments at several meetings throughout the year for the 2022 and 2023 Annual Town Meetings. The Board submitted three Zoning Bylaw Amendment warrant articles for 2022. The motions for Article 31 (Additional Dwelling Unit) and Article 32 (Formula Business) passed and the motion for Article 33 (Zoning Map & Thoreau

Depot Business District) failed. The Board co-sponsored with the Historical Commission a warrant article for the adoption of a Scenic Roads Bylaw, which was passed by Town Meeting.

Other Actions throughout the year, the Board:

- Developed goals and objectives for 2022-2023
- Elected officers and assigned liaisons for various Boards and Committees
- Recommended to the Select Board that the Town not exercise the right of first refusal under M.G.L. Ch. 61A for the Hutchins Farm parcel at 754 Monument Street.
- Recommended that Town Meeting take affirmative action on 2022 Annual Town Meeting Articles 24 and 25.
- Discussed the Potential for an Architectural Review Board
- Recommended that the Select Board support additional funding for the Christopher Heights Assisted Living project.
- Discussed MBTA Communities Zoning Requirement Guidelines
- Unanimously voted to adopt the 2022 Housing Production Plan
- Authorized the release of Lot 2 and 3 (38 and 41 McCallar Lane)
- Began drafting Site Plan Rules & Regulations and Scenic Road Bylaw Rules & Regulations

In addition, the Board recommends members to the West Concord Advisory Committee for nomination by the Select Board and nominates a member for the Community Preservation Committee and the Historic Districts Commission. Members of the Planning Board serve on the following regional committees: MAGIC (Minuteman Advisory Group on Interlocal Coordination) and HATS (Hanscom Area Towns) and participate on other Town Committees by providing liaisons to the Comprehensive Sustainable Energy Committee, West Concord Advisory Committee, Community Preservation Committee, and Climate Action Advisory Board.

WEST CONCORD ADVISORY COMMITTEE (WCAC)

John Cooley, Chair
Susan Mlodozeniec
Barbara Morse
Laura Payne
Ann Sussman

Vacant: 2 full members and 2 Associate members

The West Concord Advisory Committee (WCAC), is a subcommittee of the Planning Board (PB), comprised of seven regular and two associate members appointed by the Select Board. It serves as a resource for the PB by providing input to developers, property owners and the PB itself when development or renovation plans are proposed for West Concord. Village business owners and residents use the WCAC to discuss ideas, communicate to Town administration, and pose questions. All members of the WCAC also have liaison responsibilities with other Town boards and committees and report back about issues related to the Village and its surrounding neighborhoods. This year, with the approval of the Select Board and assistance from Concord Public Works, WCAC installed four signs identifying the West Concord Junction Cultural District at entry points to the District. Additional signs for the District are planned on the Bruce Freeman Rail Trail. We discussed the scope of Complete Streets improvements on Commonwealth Ave. and our vision for an improved pedestrian and bicycle experience in West Concord with Concord Public Works. We liaised with concerned residents about changes to Rideout Park that were suggested by a town baseball league and ultimately established better communication with the Recreation Commission. We tracked the progress on the pedestrian bridge over Rt. 2 for the Bruce Freeman Rail trail, construction on Gerow Park, and planning for a future Assabet River Bridge from the Baker Ave. business park to the Junction.

PLANNING DIVISION

Marcia Rasmussen, Director of Planning
& Land Management
Elizabeth Hughes, Town Planner
Heather Gill, Senior Planner
Nancy Hausherr, Administrative Assistant
Heather Carey, Administrative Assistant

The Planning Division provides professional and administrative staff support to multiple standing boards and committees including: the Zoning Board of Appeals (ZBA), Planning Board, Historic Districts Commission (HDC), Historical Commission and Community Preservation Committee (CPC). Planning Division staff coordinated the town staff review of all development proposals submitted for regulatory approval to the HDC, ZBA and the Planning Board. Planning Division staff assisted the Community Preservation Committee with the required Community Preservation Act (CPA) Plan update and the CPA application and funding distribution processes. This year the Division continued to provide staff support to the Bruce Freeman Rail Trail Advisory Committee (BFRTAC), the West Concord Advisory Committee (WCAC), a subcommittee of the Planning Board, as well as the Concord Center Cultural District Committee and West Concord Junction Cultural District Committee, as well as supporting the Transportation Advisory Committee. Planning staff participated in the Battle Road Scenic Byway Task Force and provided support to the HOME Consortium and Regional Housing Services Office (RHSO). The Division's agenda includes initiatives in open space protection, affordable housing production, traffic and transportation planning, economic development guidance, historic resources protection, public facilities planning, development regulation creation and sustainable practices.

Director Marcia Rasmussen continued to serve as Concord's project manager for construction of the Bruce Freeman Rail Trail Phase 2B, the bridge over Route 2, which will connect the community to the currently completed portion of the trail, as well as working with the engineering consultant to finalize the design of the last ½ mile in Concord (from Powder Mill Road south to the Sudbury town line) that is now under construction as part of the Sud-

bury extension of the trail. She also attended meetings of the Economic Vitality Committee and the Junction Village Open Space Task Force. Ms. Rasmussen provided oversight of the Housing Production Plan, working with the RHSO staff and housing consultant, JM Goldson, LLC, as well as the Housing Plan Steering committee to prepare the Plan for Concord, which was approved by the Planning Board and Select Board prior to submittal to the State in December. Working with CPW Highway and Grounds crews, Ms. Rasmussen completed a project funded by a MDOT Community Connections grant to install 3 bicycle shelters and racks adjacent to the BFRT in West Concord. Ms. Rasmussen also worked with the BFRTAC, Commission on Disability and the West Concord Green Thumbs to design an implementation program for short-term safety improvements to Junction Park and the BFRT.

Town Planner Elizabeth Hughes provided professional support to the Planning Board and the ZBA in addition to shepherding the plan review process for all development proposals submitted to these boards. Ms. Hughes worked closely with the Planning Board on the presentation of Zoning Bylaw amendments at the 2022 Annual Town Meeting (ATM) and the development of three warrant articles for the 2023 ATM. Ms. Hughes continued her role as project manager, working with a consultant from the UMass Edward J. Collins, Jr. Center for Public Management, multiple Town departments and the selected vendor on the implementation of on-line permitting software, which was implemented by various Town departments throughout 2022 and will continue in 2023. She also continued to oversee the progress on the engineering and design of the Assabet River Bridge and Trail in West Concord. Ms. Hughes worked with the Historical Commission and the Planning Board on the development of a warrant article for the adoption of a Scenic Roads Bylaw that was passed at the 2022 ATM.

In May, the Planning Division said good-bye to Senior Planner Heather Gill, who left to take care of her growing family. Before her departure, Ms. Gill worked with the Historical Commission to submit additional amendments to the Demolition Review Bylaw for the 2022 Annual Town Meeting and

supported the Community Preservation Committee on the preparation and presentation of the annual CPA funding warrant article for the 2022 ATM.

In June, the office welcomed a new Senior Planner Ann Clifford who provides professional support to the Historical Commission, Historic Districts Commission and Community Preservation Committee. In her first six months, Ms. Clifford has prepared and submitted a grant application to fund a Historic Preservation Plan, last updated in 2001, assisted the Historical Commission on the submission of a warrant article for the 2023 ATM to extend the review deadline under the Demolition Review Bylaw, worked with the CPC on the creation of a separate Procedures Manual document to improve and clarify the Community Preservation Act (CPA) funding application process, coordinated the acceptance and review of 11 applications to the CPC for CPA funding created a spreadsheet to improve tracking of all CPA projects on a running basis, and assisted the CPC in the development of four warrant articles for the 2023 ATM and Special Town Meeting.

In July, the new Senior Planner for Transportation & Mobility Erin Stevens started. Ms. Stevens transitioned over from the Town Manager's Office as the Public Information and Communications Manager to staff this newly created position. In her first five months, she has provided support to the Transportation Advisory Committee, including maintaining the TAC webpage, worked with the CPW Engineering Division on a successful Shared Streets Grant for increasing pedestrian safety at the intersection of Main and Walden and provided the operational oversight for the implementation of a successful shuttle pilot project, The Concord Trolley. Additionally, Ms. Stevens has begun the process of hiring a consultant to work with the Town to complete a comprehensive transportation & mobility plan for Concord and working on safer crossings for Route 2 with the help of the State's Transportation Staff.

At the end of March, the Planning Division also said good-bye to Administrative Assistant Nancy Hausherr, who retired after 15 years with the Town and in June said welcome to new Administrative Assistant Hayleigh Walker. Ms. Walker took over the

administrative duties supporting the HDC, Historical Commission, Board of Appeals, and the Senior Planner.

This year of staff transition was held together due to the work and dedication of Administrative Assistant Heather Carey, who for three months did the work of both Administrative Assistant positions before transitioning to just supporting the Division, the Planning Board, the Town Planner and the DPLM Director. Besides taking care of all the Planning Division administrative functions, Ms. Carey provides support to the Regional Housing Services Office.

Ms. Carey and Ms. Walker continued to post as much information as possible on current applications before the Planning Board, ZBA, Historical Commission and HDC and update the information and materials on the five other board and committees supported by the Planning Division.

COMMUNITY PRESERVATION COMMITTEE

2021/2022 Town Meeting Funding Cycle – CPC Members

Diane Proctor, Chair [Select Board Appointee]
Peter Ward, Vice Chair [Select Board Appointee]
Burton Flint, Secretary [Planning Board Appointee]
Nancy Nelson, Treasurer [Historical Commission Appointee]
Sarah Grimwood [Natural Resources Commission Appointee]
Charles Phillips [Concord Housing Authority Appointee]
Paul Boehm [Recreation Commission Appointee]
Tom Kearns [Select Board Appointee]
John Cratsley [Select Board Appointee]

Established under MGL c 44B, the Community Preservation Act (CPA) helps Massachusetts communities preserve open space and historic resources, create affordable housing, and develop outdoor recreational facilities to benefit the public. One of 189 Massachusetts communities that has adopted the CPA, Concord typically distributes grants for CPA-eligible projects from the Concord Community Preservation Fund once per year. The Community Preservation Committee (CPC) makes recommendations to the Select Board for appropriations from Concord Community Preservation Fund and accepts applications for projects in September for distribution the following July. Under extraordinary special circumstances, like those that occurred in 2022, the CPC considers “out of cycle” funding.

2022 Annual Town Meeting – Recommendations Approved

In the fall of 2021, the Committee received thirteen (13) new applications, eleven (11) of which were eligible for CPC funding. There was a significant increase of \$383,850 in available funding over the prior year, allowing the Committee to meet most eligible requests. However, the nearly \$2.19 million in CPA funds requested still exceeded the projected available funding of \$2,153,741.

On January 18, 2022, the CPC voted to recommend an allocation of \$2,153,741 in CPA funds to eleven

(11) projects, which were included in a warrant article for the 2022 Annual Town Meeting. These funding recommendations were approved at the Town Meeting without alteration, as noted below. Grant Agreements and Memoranda of Understanding are in place for the following projects:

Community Housing Projects:

Town of Concord - Regional Housing Services Program - \$28,000 for the Town’s participation in the Regional Housing Services Program.

Historic Preservation Projects:

Concord Home for the Aged - 110 Walden Street Preservation Project Phase IV - \$135,000 for the exterior and structural preservation of 110 Walden Street, as recommended in the Historic Structures Report.

The Trustees of Reservations - The Old Manse Exterior Preservation - \$38,500 for the exterior preservation of the Old Manse, including carpentry work and painting of the entire structure.

Wright Tavern Legacy Trust and Trustees of Parish Donations First Parish Church - Wright Tavern Structural Repairs - \$234,400 for consultation and design services; the installation of moisture barriers in crawl space; updating wiring; installing new subfloor and plaster in attic; supporting ridge beams in annex; removal of spalling brick in the basement; and repointing the foundation of Wright Tavern.

Concord Free Public Library - Concord Oral History Preservation and Access Project - \$22,841 for the digitization and transcription of a collection of almost 500 recordings of Concord Oral Histories.

Open Space and Community Housing Projects:

Town of Concord - Assabet River Bluff Preservation & Housing – Land Acquisition. \$1,000,000 for the acquisition of a parcel of land for both open space and community housing purposes.

Open Space and Recreation Projects:

Town of Concord - Junction Village Open Space - \$250,000 for the creation of passive open space on 6.5 acres of land along the Assabet River over multiple years, beginning with general design and

invasive plant removal and evolving to a developed parkland with interpretive signage, a pollinator meadow, gathering spaces, and public art.

Town of Concord - Bruce Freeman Rail Trail, \$30,000 for enhancements to the Trail including a connection to the prison cemetery, additional landscaping, screening, benches, signage and other amenities to enrich and enhance the visitor experience.

Town of Concord - Assabet River Pedestrian Bridge - \$300,000 for the development of drawings, specifications, estimates and final permitting needed for the construction of the Assabet River Pedestrian Bridge, as per Mass DOT requirements.

Recreation Projects

Town of Concord - Recreation Facilities Strategic Plan - \$75,000 to hire a consulting firm to update the Town Recreation Facilities Strategic Plan in conjunction with Town and community stakeholders through a collaborative public participation process.

Administration

Town of Concord - Staff and Technical Support, \$40,000 for administration of the CPA. Funding provides staff support, legal and consulting services, public notices, copying and other administrative expenses.

Ongoing Projects

At year end, there are 39 ongoing projects from previous years in addition to the eleven (11) new appropriations in 2022. Eleven (11) projects were completed and closed out in 2022.

Community Preservation Plan and Procedures Manual

The updated Community Preservation Plan was adopted on November 29, 2022 and a new Procedures Manual was adopted on January 3, 2023.

Warrant Articles relating to Junction Village, Special Town Meeting (January 2023) and Annual Town Meeting (May 2023)

Since the Junction Village/Christopher Heights community housing project is not moving forward, the CPC submitted a warrant article for the

Special Town Meeting in January 2023 to rescind prior appropriations for that project in the sum of \$1,044,255.76 and to appropriate that amount to the CPC Community Housing Reserve Fund. On January 3, 2023, the CPC voted to submit two related warrant articles for the Annual Town Meeting in May. One would appropriate \$1,044,255.76 for the development of affordable community housing to be expended under the direction of the Concord Municipal Affordable Housing Trust. The second would rescind prior appropriations for the Junction Village/ Open Space project in the sum of \$250,000 and to appropriate that amount to the CPC Open Space Reserve Fund.

2023 Annual Town Meeting Recommendations – Pending

The CPC held informational meetings in June and August for potential applicants. In September, the Committee received eleven (11) new applications, ten (10) of which were eligible for 2023 Annual Town Meeting funding. One of the eleven applications was withdrawn. Another applicant significantly revised its request to address the unexpected and urgent need for affordable housing in Concord, in accordance with the Special Circumstances clause of the Concord Community Preservation Plan.

Atypically, the funding projection of \$1.850 million exceeded the \$1.847 million in CPA funds requested by applicants. The Committee met eleven (11) times between September and January 2022 to interview applicants and evaluate projects. On January 3, 2023, the CPC voted to recommend that \$1,847,153 in CPA funds be appropriated for 10 applications as a warrant article for the upcoming 2023 Annual Town Meeting.

HISTORIC DISTRICTS COMMISSION

Commission Members:
Luis D. Berrizbeitia, Chair
Peter Nobile, Vice Chair
Abigail Flanagan, Secretary
Melinda Shumway
Paul Ware

Associate Commission Members:
Kate Chartener
Dennis Fiori
Katharine Mast
Henry Moss

As an early leader in the preservation movement in this state so rich with history, the Concord Historic Districts Commission (HDC) was established by the Massachusetts Legislature in May 1960 by a Special Act and charged with promoting “the educational, cultural, economic and general welfare of the public through the preservation and protection of buildings, places and districts of historic or literary significance...” within the districts. The HDC strives to preserve, maintain, and create physical structures and spaces that enhance Concord’s reputation as one of the most historically significant towns in the United States. Its six historic districts—the American Mile, Barrett Farm, Church Street, Hubbardville, Main Street, and Monument Square/North Bridge--deserve special attention because they contribute to our shared understanding of American history and quality of life.

The HDC is unusual in that it is a local community resource responsible for assets with national significance. It works cooperatively with applicants to discover, unveil, and apply design elements that preserve the unique historical and architectural character of the districts. This process is assisted by frequent consultations with the Concord Historical Commission such that actual historic references are considered. The Senior Planner assigned to the HDC provides insights into historic sites and structures, and the implications of the proposed changes from the perspective of Local, State, and Federal guidelines and regulations. The HDC also works constructively with prospective applicants from the public, private and non-profit sectors who bring preliminary designs for informal

discussions with HDC Commissioners. These conversations assist the applicant in understanding the opportunities and constraints relevant to the historic site, and the considerations that make an application successful. HDC meetings are always open to the public who are encouraged to comment on the applications.

The HDC follows objective standards from the Concord Historic Districts Act, Design Guidelines, Rules and Regulations, and Guidelines for Administration, as well as national guidelines for the treatment of historic properties. All these are public documents available on the HDC web site. Its volunteer members are appointed by the Select Board from nominees forwarded by the Select Board itself, the Planning Board, the Commission of Natural Resources, the Concord Free Public Library, and the Concord Museum. This process allows the HDC to represent a broad spectrum of the Concord community and to reflect its values and its aspirations for the historic present and the historic future of Concord.

As part of its mandate under the Historic Districts Act, the HDC regularly reviews applications for changes to exterior features which are visible from a public street, way or place, and issues Certificates of Appropriateness. In 2022, the HDC held 22 regularly scheduled public meetings at which 72 applications for Certificates of Appropriateness were reviewed. The Commission approved 57 Certificates, four of which were for extensions of existing Certificates. Three applications were denied and twelve were amendments to previous approvals. The Commission also conducted nine official (and many informal) site visits during the year.

During 2022, commission Member Luis D. Berrizbeitia served as Chair, Peter Nobile as Vice-Chair, and Abigail Flanagan as Secretary. Ann Clifford joined the Town of Concord as Senior Planner to the HDC. At the end of the year the Commission bid farewell to Peter Nobile, and Abigail Flanagan, whose years of commitment, hard work, expertise, and contributions to the HDC are recognized and appreciated.

HISTORICAL COMMISSION

Members:

Melissa Saalfield, Chair

Alan Bogosian

Michael Capizzi

Robert Gross (expired - May 2022)

Ryan Hanley (appointed - Dec 2022)

Rebecca Lemaitre

Nancy Nelson

Associate Members:

Francesca Cataldo

Ryan Hanley (associate member - June 2022, full member - Dec 2022)

Demolition Review Permits

The Concord Historical Commission (Commission/CHC) received 18 applications for Demolition Review in 2022. 4 of these structures were found to be “historically significant” and required a public hearing. One application was withdrawn, and the other 3 structures were determined to be “preferably preserved,” with a one-year delay imposed from the date of their public hearing. Properties currently under a one-year delay are 38 Davis Court, 1053 Davis, 653 Main Street, 86 Prairie Street and 87 Prairie Street.

Demolition Review Bylaw Amendments

The Commission proposed an amendment to the existing Demolition Review Bylaw, Sections 3.4 and 3.6 for the 2023 Annual Town Meeting. This change under Section 3.4 will extend the length of time from 45 days to 60 days between receipt of a Demolition Review application and the public hearing. Under Section 3.6, the Building Commissioner may grant a demolition permit should the CHC fail to make any determination within 60 days rather than the current 45-day limit. The longer time frame is necessary in part because the Commission meets only once a month, and the new paper of record has an earlier deadline for posting legal ads.

Historic Preservation Plan

The Commission applied to the Community Preservation Committee for funds to create an historic preservation plan for Concord that supports integrated, cross-disciplinary goals set forth in

Envision Concord – Bridge to 2030 long-range plan (e.g., better collaboration among town groups and business, promotion of education and awareness, review of effectiveness of regulatory tools, identification of historic resources, etc.) and reflect national preservation priorities. This grant request will be decided at the 2023 Annual Town Meeting.

Scenic Roads Bylaw

After nearly 40 years of effort by past Historical Commissions and private citizens, a Scenic Roads Bylaw was successfully adopted at the 2022 Annual Town Meeting. The intent of the new bylaw is to help the town maintain its rural, historic character by ensuring that the removal of trees and stone walls in the road right-of-way of designated “scenic roads” is determined through a public process. Included in the passage of the bylaw were nine designated scenic roads: Balls Hill Road, Barrett’s Mill Road, Garfield Road, Liberty Street, Monument Street, Old Road to Nine Acre Corner (ORNAC), Strawberry Hill Road, Sudbury Road, and Westford Road. At year’s end, the Commission along with Concord Public Works were developing the rules and regulations that will govern the implementation of the new bylaw. Deliberations will continue into 2023.

Section 106 Review– Route 2A/The Battle Road

The Commission continued its review of the Mass DOT and Federal Highway Administration (FHWA) plans to provide traffic calming measures and pedestrian accommodations as part of the resurfacing of Route 2A/The Battle Road. The CHC submitted multiple letters to local, state, and national officials seeking to minimize changes that could compromise the structures and landscapes associated with Minute Man National Historical Park and archaeological sites yet to be excavated. Despite reductions in scope by MassDOT and FHWA, at year’s end the Commission continued to challenge the modified plans.

Squaw Sachem Trail

Residents of this private road and other concerned citizens discussed with the Commission efforts to rename it. In late 2021, the U.S. Secretary of the Interior formally declared the term “squaw” as derogatory, and no longer acceptable. The trail derives its name from the very powerful female

leader of native tribes who negotiated the terms of the 1635 land transfer with Concord founders, Peter Bulkeley and Simon Willard. The Commission has reached out to area historians and native scholars to help identify the proper name of this important woman and to work with residents of the street to determine a more appropriate name.

Wright Tavern - Preservation Restriction

On behalf of the town, the Commission oversees preservation restrictions for several historic properties in Concord: Thoreau Farm, Our Ladies Church/Concord Youth Theater, 309 Garfield Road, and the West Concord Depot. New in 2022 was the addition of the Wright Tavern which is undergoing repairs to stabilize and rehabilitate the structure. The Commission held several meetings with Wright Tavern representatives to finalize the terms of the agreement and ensure public access to its historic interior. Discussion will continue into 2023.

BRUCE FREEMAN RAIL TRAIL ADVISORY COMMITTEE

Richard Fahlander, Co-Chair
Nat Welch, Co-Chair
Deborah Adleman
Marybeth Barker
Adrienne Boardman
Tracy Hansen
Dorcas Miller
John Soden
Sam Stearns

The Bruce Freeman Rail Trail Advisory Committee advises the Select Board and Town Manager on the design, development, and long-term maintenance of the rail trail in Concord. The Committee works with other town committees and community organizations to ensure safe access for all users. Since its opening in September 2019, the rail trail has become a valued community asset. Users of all ages and abilities experience the natural beauty and historic nature of the West Concord route. Where trains once huffed and puffed, people now pedal, jog, walk, and wheel.

Highlights from the trail construction and the Committee's work in 2022 include

- The Route 2 bridge has been almost fully completed except for some landscaping and a final asphalt coat. The official opening of the trail was pushed from July 2022 to sometime in 2023 at which time the Committee plans to acknowledge this milestone with a community celebration.
- Phase 2D of the BFRT construction took a major step forward with the awarding of a contract by MassDoT. Phase 2D includes the completion of the trail in Concord ("the last half mile") and the extension of the trail 4 miles through Sudbury to Rt 20, where the BFRT will connect with the Mass Central Rail Trail. Phase 2D should be completed by 2025
- In June, the Committee delivered a set of recommendations to the Select Board that included short-term and long-term recommendations that ensure safety while maintaining the park's character. The Committee invested a significant amount of time and effort in at the end of 2021 and the first 6 months of

2022 to carry out the request of the Select Board. The work included holding over 20 hours of public meetings, taking a survey that included responses from 600 residents, facilitating site visits in the Park, receiving, reviewing and discussing ideas submitted by residents, holding meetings with the MBTA. The short-term recommendations were modified and the Select Board has asked town staff to carry out the recommendations, which will happen in 2023.

- The Committee worked with abutters and residents near White Pond to finalize the plans for fencing, landscaping, and access in the “last half mile” (Phase 2C) of the BFRT between Powder Mill Rd. and the Sudbury town line.
- The Town completed installing bike shelters and bike racks along the trail near the commuter rail station in West Concord.
- Work continued throughout 2022 on the design for a viewing area of the Prison Cemetery near MCI Concord including interpretive signs and plantings.
- Work is continuing on Gerow Park between the trail and Warner’s Pond. This will be a great destination for trail users and the park is connected to the trail facilitating access.

Sudbury. Construction expected to begin in spring 2023 and completed by 2025.
-Phase 3 - Sudbury finalized the purchase of 1.4 miles of CSX rail corridor from just north of Route 20 to the Framingham line. Framingham completed the purchase of the remaining 3.2 miles of the CSX corridor at the end of 2022.

Trail Construction History/Timetable

The Bruce Freeman Rail Trail is expected to become a 25-mile-long rail trail through the communities of Lowell, Chelmsford, Westford, Carlisle, Acton, Concord, Sudbury, and Framingham. The accessible trail is open to non-motorized uses such as cycling, jogging, walking, rollerblading, and skiing. The trail honors the memory of Bruce N. Freeman, a State Representative from Chelmsford and early advocate for the development of the rail trail.

-Phase 1 - Lowell, Chelmsford, Westford - 6.9 miles. Opened in 2009.

-Phase 2A – Westford, Carlisle, Acton - 4.9 miles. Opened in April 2018.

-Phase 2B – Route 2 Bridge. Construction began June 2020 and is expected to be officially completed in 2023

-Phase 2C – Concord (Commonwealth Avenue to Powdermill Road) – 2.5 miles and formally opened on September 27, 2019.

-Phase 2D - Powder Mill Road to Route 20 in Sudbury - 0.5 mile in Concord/4.4 miles in

CONCORD LAND CONSERVATION TRUST

Concord Land Conservation Trust Trustees:

Polly Reeve, Chair
John M. Stevens, Jr.
Jeff Wieand, Treasurer
Joan D. Ferguson
Lynn G. Huggins, Secretary
Frederic H. Mulligan
Jonathan M. Keyes
Gordon H. Shaw, Trustee Emeritus

Concord Open Land Foundation Directors:

Thomas C. Tremblay, President
F. Robert Parker, Treasurer
Lynn G. Huggins, Secretary
John G. Bemis

The Concord Land Conservation Trust (P.O. Box 141, Concord, MA) is a tax exempt, 501(c)(3) charitable organization established in 1959. Membership is open to all. The Land Trust's mission is to conserve the natural resources of Concord and the town's traditional landscape of woods, meadows and fields. Its programs complement other conservation efforts of the town, state and national governments as well as other nonprofit organizations. The Land Trust works closely with its affiliate, the Concord Open Land Foundation.

A major accomplishment of 2022 was the preservation of Assabet River Bluff, a lovely riverfront woodland in West Concord, for conservation in addition to affordable housing. Bounded by the Assabet River and the Bruce Freeman Rail Trail with frontage on Old Marlboro and Upland Roads, this land has been among the Land Trust's highest priorities for decades because of its value to the West Concord community and its ecological significance as part of the river corridor. Neighbors, land conservationists, affordable housing proponents, and the Town of Concord worked collaboratively to structure an acquisition that advances two community priorities: conserving natural lands and providing affordable housing. The six-acre Bluff is now owned by the Town and will be additionally protected with a conservation restriction held by the Land Trust and Sudbury Valley Trustees (under review by the State at the

time of publication). Funding for this acquisition came from the Town, a federal grant, and generous contributions from hundreds of Land Trust members, neighbors, and donors.

During 2022, the Land Trust also continued its active stewardship of more than 1,000 acres of protected land and 25 miles of trails. Volunteer Trail Stewards helped maintain trail systems by installing bog board bridges over wet areas, clearing downed trees and limbs, and updating signage. A major trail reroute was undertaken along the "red" trail in Wright Woods by a professional trail crew from the Appalachian Mountain Club with the aid of Land Trust volunteers. Invasive plant removal, including glossy buckthorn, Asian bittersweet, porcelain berry, and water chestnut, continued by licensed contractors and volunteers in areas under ecological threat. Trustees and staff conducted annual monitoring of conservation restrictions, which protect natural resources such as forests, agricultural fields, meadows, and wildlife.

Hundreds of people participated throughout the year in Land Trust walks, workshops, and volunteer programs. With grant funding from the Cooperative Invasive Species Management Area (CISMA), the Land Trust partnered with Parterre Ecological to present a workshop at Brooks-Hudson Meadow on invasives management and native plant restoration. A new pilot River Stewardship program removed 550 bushels of water chestnut from the Sudbury River thanks to generous equipment donations and dedicated volunteer support. The Land Trust joined the SuAsCo CISMA Weed Warrior program to train volunteers to become certified in identifying and removing invasive plants, and joined the New England Beecology Project to study plant-bumblebee interactions on several Land Trust properties to document species diversity. Plant ID volunteers helped by recording flora found at Brooks-Hudson Meadow and Newbury Field, building on data previously collected.

Special projects included a new publication titled, "Deciphering Concord's Old Stone Walls and What They Indicate: A Field Guide" researched and written by retired Harvard professor and eminent landscape ecologist Richard T.T. Forman. Lucas Herrero, a local high school student and Boy Scout,

worked with the Land Trust to install four bat houses at Corey Meadow. His project helped earn him the rank of Eagle Scout.

The Land Trust is governed by a volunteer board and our operations are supported almost exclusively by annual membership donations. The Land Trust is grateful for the many residents of Concord who have been so generous in donating land, conservation restrictions on land, and the funds necessary to acquire and maintain conservation land. As one of the oldest local land trusts in the country, we are proud and grateful that Concord has long placed a high value on maintaining a balance of land uses characteristic of the traditions of a New England town. The Land Trust is committed to continuing this tradition by protecting and stewarding these special places, for Concord residents and all to enjoy in perpetuity.



View from Assabet River Bluff, West Concord

Concord Land Conservation Trust
Statements of Financial Position
September 30, 2022 and 2021

	2022	2021
Assets		
Current assets		
Cash and cash equivalents	\$ 418,078	\$ 98,512
Investments	3,263,851	3,823,890
Promises to give - net - current	1,142	-
Prepaid expenses	4,134	4,134
Total current assets	3,687,205	3,226,536
Non-current assets		
Land - held as open space	31,298,275	30,644,903
Website costs	-	7,778
Deposits	600	600
Total non-current assets	31,298,875	30,653,281
Total assets	\$ 34,986,080	\$ 34,579,817
Liabilities and Net Assets		
Current liabilities		
Accrued expenses	\$ 21,219	\$ 33,116
Accrued payroll	-	1,207
Total current liabilities	21,219	34,323
Net assets		
Without donor restrictions		
Undesignated net assets	3,734,626	3,315,162
Board-designated net assets	10,000	10,000
Total net assets without donor restrictions	3,744,626	3,325,162
With donor restrictions	31,220,235	31,220,332
Total net assets	34,964,861	34,545,494
Total liabilities and net assets	\$ 34,986,080	\$ 34,579,817

Concord Land Conservation Trust
Statements of Activities
For the Years Ended September 30, 2022 and 2021

	<u>2022</u>	<u>2021</u>
Revenue and Support		
Cash contributions	\$ 1,033,519	127,207
Land contributions	-	\$1,257,000
Investment income	(558,968)	572,498
Membership dues	173,556	171,878
Rental income	10,077	10,061
Trail guide fees	20	-
Total revenue and support	<u>658,204</u>	<u>2,138,644</u>
Expenses		
Program Services		
Salaries and wages	27,764	21,366
Property maintenance	58,013	59,078
Office rent and utilities	2,655	2,595
Insurance	-	6,245
Printing and postage	6,085	8,732
Office supplies and services	3,297	649
Payroll taxes	2,458	1,812
Professional fees	3,200	9,995
Donations	27,500	-
Education studies	3,900	1,000
State filing fees, permits and other taxes	-	515
Organizational dues	600	600
Annual meeting and events	42	-
Conference fees and training	1,680	375
Supporting Services		
Salaries and wages	20,764	16,395
Property maintenance	50	-
Accounting and payroll services	9,204	16,756
Office rent and utilities	5,310	5,190
Amortization	7,778	9,333
Real estate taxes and other taxes	10,178	8,723
Insurance	7,667	803
Printing and postage	796	370
Office supplies and services	3,455	2,368
Payroll taxes	1,646	1,391
Telephone	2,168	2,270

State filing fees, permits and other taxes	50	250
Bank and credit card interest and fees	736	761
Annual meeting and events	222	150
Fundraising		
Salaries and wages	20,764	8,775
Office rent and utilities	2,655	2,595
Printing and postage	3,794	4,827
Office supplies and services	2,585	1,647
Payroll taxes	1,630	748
Professional fees	-	413
Bank and credit card interest and fees	191	101
Total expenses	238,837	196,828
Change in net assets	419,367	1,941,816
Net assets at beginning of year	34,545,494	32,603,678
Net assets at end of year	\$ 34,964,861	\$ 34,545,494

AGRICULTURE COMMITTEE

Liza Bemis, Co-Chair
Melissa Maxwell, Co-Chair
Member, Treasurer
Member, Vice-Chair
Member, Member

The Agriculture (Ag) Committee provides a forum for matters of interest to farmers in Concord and reports to the Select Board on how best to support farming in Concord. The Ag Committee is comprised of 5 members, 3 of whom are actively engaged in the business of farming and 2 community members who have an active interest in farming referred to as “friends of farming”. The committee also has 2 associate members. Liza Bemis and Melissa Maxwell co-chaired the committee in 2022.

The severe drought in 2022 provided a challenge for Concord farmers. Access to enough water for irrigation, as well as the time needed to execute all of the irrigating necessary made it a difficult season. However, when water was applied, yields and quality of produce were good as dry weather means less disease pressure.

2022 was a year of dramatically rising costs in many sectors and this included agriculture. Many of the inputs farmers rely on such as potting soil, fertilizer, fuel, machine parts and seeds went up in price significantly. Additionally, the cost of living for farmers and farm crew members also increased, necessitating higher hourly wages to be paid to farm workers and increased pressure on farm budgets.

The Ag Committee hosted a Spring Forum “Farm Movie Night” under the tent at Verrill Farm. Short films made by Minuteman Media over the course of the previous year were shown to showcase Concord farms during different seasons. The event was held outdoors under the tent with heaters, blankets, and thanks to Verrill Farm- freshly popped popcorn! The video project is ongoing and recently a film featuring Saltbox Farm was completed and is now available on YouTube.

The 17th annual Ag Day Farmer’s Market was hosted by the Ag Committee in September of 2022. Ten farms participated as well as fourteen Concord non-profits. The event was very well attended and operated smoothly thanks to the Concord Police and Town offices coordination. With the help of volunteers from the community as well as horticulture students from Minuteman High School,



A busy veggie car decorating and racing station at the Agriculture Committee's annual Ag Day Farmers' Market.

the expanded veggie race track and veggie decorating activities were able to be enjoyed by more families than ever before. In addition to the festivities on Main Street, the Concord Free Public Library partnered with the Concord Conservatory of Music to host a free outdoor concert on the library lawn in celebration of Ag Day.

CONCORD HOUSING AUTHORITY

Board of Commissioners
 Stephanie Chrobak, Chair
 Stephan Bader, Vice-Chair
 Edward Larner, Treasurer
 Richard Eifler, Vice-Treasurer
 Charles Phillips, Member

The primary mission of the Concord Housing Authority (CHA) is to develop and administer an adequate supply of rental housing for the elderly, disabled, and families of low and moderate income in Concord. Our goal is to provide decent, safe and sanitary housing opportunities to improve the quality of life for these individuals and families as well as promote economic self-sufficiency and long-term stability. The goals of the CHA are consistent with the Town's historical commitment to foster a heterogenous and integrated community.

The Concord Housing Authority (CHA) was established in 1961 under M.G.L. Section 121.B as a local municipal agency for providing low-income housing and is subject to state, federal and local regulations. The CHA is governed by a Board of

Commissioners, four of whom are locally elected and one of whom is a state Appointee. This year, a waiver was granted for one of our elected members to be considered the "Tenant Board Member". All programs are dependent on state, federal, and vital local sources of funding and support.

The CHA operates 221 subsidized units in both Public Housing and Section 8 programs and currently serves more than 375 people. Our family and elderly units are scattered throughout the Town in over 20 locations. Tenant turnover rates for CHA units remain low and waiting lists for available units remains high, translating into lengthy times for the next unit availability.

Repositioning

In May 2022, the CHA converted its 18 federally subsidized family units to a Section 8 Project-Based Voucher Program providing more financial stability for future operational and maintenance costs. This repositioning of CHA's ownership of the units was accomplished by establishing a new non-profit limited liability company (LLC) that will own the units and lease them back to the CHA. The housing authority, as the sole member of the LLC, will continue to have full control over the 18 units. The conversion was approved by the U.S. Department of Housing and Urban Development (HUD). The CHA is one of just three local housing authorities in Massachusetts that have adopted this unique arrangement under HUD's Section 18 Demolition/Disposal Program, available to agencies with fewer than 50 federal units. Under this repositioning, instead of direct federal operating subsidies, HUD is making Housing Assistance Payments (totaling \$422,762 for fiscal 2022) to the LLC as part of HUD's Section 8 voucher program. Tenants will pay rent to the LLC, with the Concord Housing Authority as its sole managing member. Completion of the financial and legal restricting transaction was a two-year process and cost the CHA approximately \$42,000 for consulting and legal fees as well as closing costs

Commonwealth Avenue

Rapidly increasing construction costs through 2021 required the CHA to change its Commonwealth Avenue development strategy. Rather than building the project with public funds, the CHA

issued an RFP to transfer the development rights for the proposed 2-bedroom affordable house to a private non-profit. The project was awarded to Habitat for Humanity of Greater Lowell in April. We were extremely excited that Habitat broke ground on November 30th, and we are looking forward to the completion of a new home for a deserving family in 2023.

Capital Improvements 2022

- Bathroom Renovation at Everett Gardens Expansion
- Carpeting and hallways at Everett Gardens
- Stairs at Peter Bulkeley Terrace
- Boilers at Powder Mill Rd.

Upcoming Funded Projects

- 3 units to be rehabbed at Bedford St.
- Handicap Unit to be rehabbed at Thoreau St.

Staff

The CHA welcomed two maintenance staff this year – Ken Hatfield, Maintenance Laborer/Mechanic and Matthew Boleski – Maintenance Laborer/Groundskeeper. We are also contracting for services for a Resident Service Coordinator with Minuteman Services in early 2023.



*Habitat for Humanity ground breaking:
November 30, 2022*

CONCORD HOUSING DEVELOPMENT CORPORATION

Lee Smith, President
Peter Lowitt, Treasurer
Douglas Bacon
Dan Drazen

The Concord Housing Development Corporation (CHDC) is a non-profit corporation established by a special act of the Massachusetts Legislature in August, 2006, as a successor entity to the Concord Housing Trust, and the Concord Affordable Housing Committee before that.

All Board members are appointed by the Select Board, and are volunteers and Concord residents. The CHDC works under the charge developed by the Concord Select Board to investigate and implement alternatives for the provision of affordable housing for persons of low, moderate and middle income and others whose needs may be identified from time to time in the Town. The corporation works closely with all Town boards, Committees and Departments to support the Town's goal of housing diversity.

Over the last 16 years, the CHDC has made great strides in the pursuit of its mission. The CHDC has constructed and sold eight income-restricted units in the Lalli Woods mixed income housing development, contributed funds to create a lower level of affordability for several new housing units, allowing them to be counted on the town's subsidized housing inventory (SHI), and preserved the affordable housing restrictions on several units at Emerson Annex by purchasing, renovating and reselling the units. Most recently, the CHDC, in partnership with the Town and Concord Housing Foundation, purchased a single family home in Concord for conversion to a duplex of affordable housing as a Habitat for Humanity project – each home purchased by an eligible family in 2022.

The CHDC acquired a 1-acre property in 2022 as part of the Assabet River Bluff initiative, partnering with the Town and the open space organizations of Sudbury Valley Trustees and the Concord Land Conservation Trust. The property is adjacent to the Bruce Freeman Rail Trail and demonstrates a rare

opportunity to purchase the land for both housing and open space purposes. The housing project was funded by the Concord Housing Foundation, the Concord Municipal Affordable Housing Trust and the CPA funding received enthusiastic funding support at town meeting. The project plans to create 5 units of affordable housing - 3 new units and an improvement of an existing 2 family house This project demonstrates how property can successfully be acquired and used for both housing and protection of valuable open space in cooperation between stakeholders and the residents.

After many years of effort, unfortunately the Christopher Heights of Concord at Junction Village terminated in 2022 due to financial and political constraints. The CHDC continues to own the property, and is now turning to moving forward towards new proposals. By way of background, the Commonwealth gave the property to the CHDC specifically for affordable housing and open space purposes.

The CHDC has also continued its Small Grants Program in 2022, which helps low to moderate-income residents of Concord make repairs to their homes to improve health and safety. The Small Grant Program has two grant cycles annually, with a maximum grant amount of \$4,000. The grants are awarded based on the health and safety justifications of the requests, subject to availability of funds which has become an increasing challenge. Over the life of the program, the CHDC has awarded 63 grants for \$196,746, half to senior residents. Further information regarding the CHDC Small Grant Program is available on the Town website or from the Town Planning Office. The Small Grant Program has no current funding source, and is in jeopardy of having to pause until additional funds become available to CHDC.

The CHDC is an important part of Concord's housing "family", collaborating with the Concord Housing Authority, the Concord Housing Foundation and the newly constituted Concord Municipal Affordable Housing Trust to promote affordable housing in Concord and increase housing diversity. Concord remains an increasingly expensive town in which to live, and the need for

affordable housing remains constant. We will continue to seek out and support responsible additions to the Town's affordable housing inventory to help maintain and increase our housing choice diversity.

The CHDC is well positioned to advance Concord's housing agenda, and looks forward to new initiatives and activities.

The Board typically meets monthly with meeting agendas and minutes posted on the Town's website. Interested residents are welcome to attend meetings and get a sense of how the Board operates. The Board is also currently seeking new members.

2229 MAIN STREET OVERSIGHT COMMITTEE

Ray Bruttomesso
Board of Health representative Deborah Farnsworth
NRC representative Nick Pappas
Len Rappoli
Pam Rockwell
Fred Seward

Introduction

The 2229 Main Street Oversight Committee (committee) was formed to monitor the cleanup at the site previously occupied by defense contractor Starmet, formerly Nuclear Metals, Inc. (NMI). The site was placed on the Environmental Protection Agency (USEPA) National Priorities List in 2001 and is now a Superfund site. The consulting firm de maximis has been retained by the responsible parties to manage the cleanup of the NMI site. In 2019 USEPA lodged a Consent Decree for the NMI site. The Consent Decree and associated Statement of Work (SOW) describes the Remedial Design/ Remedial Action projects to be implemented at the NMI site.

Planned Remedial Projects

The planned remedial activities consist of the following five projects to be completed over the next several years.

- 1) Site-wide sediments and soils (SSS). Excavation and off-site disposal of contaminated sediments, underground drain lines and debris, and non-Holding Basin soil,
- 2) In-situ stabilization (ISS). Stabilization of depleted uranium (DU) in Holding Basin soil, and DU and natural uranium in overburden and bedrock groundwater,
- 3) Holding Basin containment. Containment of soil within the Holding Basin with a low permeability vertical wall and horizontal sub-grade cover,
- 4) Hydraulic containment and ex-situ treatment of volatile organic compounds (VOCs) and 1,4-dioxane in overburden groundwater, and
- 5) Hydraulic containment and ex-situ treatment of VOCs and 1,4-dioxane in bedrock groundwater.

In order to effectively design remediation and address data gaps, the SOW provides for the completion of a series of pre-design investigations (PDI) by de maximis for the above-referenced remedial projects.

Committee Activities

During 2022, the committee engaged in the following activities: reviewing PDI reports prepared by de maximis and their subcontractors, and attending virtual and in-person meetings with de maximis and other stakeholders. Additionally, committee chair Pam Rockwell prepared a letter to the Select Board reviewing hazards and risks connected with present and future remedies at the NMI site. The letter will serve as background and reference as the Town considers whether or not to assume ownership of the NMI site. The committee favors the Town taking ownership of the property and redeveloping it. The committee believes that Town ownership is the best way to ensure that the most complete cleanup is implemented and maintained.

On March 16, 2022, de maximis hosted a meeting at the NMI site to discuss the SSS PDI report. Several committee members were in attendance. This report describes methodology and results for areas of surface and near-surface contamination across the NMI site including the old landfill, drain outfalls, and sweepings pile. After the meeting, attendees were invited on a NMI site walk with de maximis. During the meeting and site walk, committee members posed questions to de maximis regarding the old landfill, further sampling under building E, containing storm water runoff during remediation, protecting the sphagnum bog, and the proposed groundwater treatment plant.

Several committee members were present at virtual meetings sponsored by de maximis on July 13 and August 3, 2022, to further discuss the SSS PDI, Holding Basin PDI, and ISS Treatability reports. The Holding Basin PDI was performed to collect geotechnical, seismic, and hydrogeologic data necessary to design a containment wall that prevents DU from migrating downgradient. The ISS Treatability report presents methodology and results to identify products and doses to treat DU impacted soils in the Holding Basin and DU impacted groundwater downgradient of the Holding Basin.

What Happens Next

According to a USEPA NMI site update prepared in November 2022, off-site soil removal began in mid-November and will continue for about eight

weeks. Air monitoring and as needed dust suppression will be performed for worker protection and public health. USEPA estimates approximately 250 truck trips or about 10 trucks per day leaving the site by the predetermined safest truck route.

More information about the 2229 Main Street cleanup can be found at the following websites. The committee does not have control over the content of these sites.

www.nmisite.org is the website created by de maximis. It includes a list of current activities at the site, including data and maps from the sampling that has been completed and pictures of the building removal. There are also links to the USEPA Record of Decision and feasibility study.

More information from USEPA about the 2229 Main Street Superfund site can be found online at <http://www.epa.gov/superfund/nmi>.

ECONOMIC VITALITY AND TOURISM

Beth Williams, Economic Vitality &
Tourism Manager

Overall staffing numbers at the Visitor Center grew to 17 with the addition of 2 new tour guides and 1 new part-time clerk. Staff serve in several different capacities as attendant, tour guide, clerk and Ambassador at the Minute Man National Historical Park (MMNHP). New staff members include Joe Palumbo and Mary Bierman as tour guides and Cindy Keene as clerk.

2022 sales and attendance matched the Visitor Center's 2021 numbers with attendance over 14,000 and revenue at \$43,000, far exceeding the \$18,000 from 2020. Daily tours ran over 90% of the time and both bus and private tours were very popular exceeding past years' bookings. We hosted 12 bus tours and 55 private tours, more than in any past year.

In July 2022, we migrated tour sales from Myrec to FareHarbor, a free, accessible, and easy to use program that allows for online sales 24/7. Since launch in July, over \$5,000 was processed in online sales. Prior year online advanced sales were zero as we did not have this functionality.

Advance sales for 2023 are the strongest yet, including a new contract for 20 bus tours with Collette Tours, 20 educational tours with Worldstrides and a new series of 6 bus tours/literary retreat. The EVT Division is working with bus companies to spread out tour dates so that all have a great experience with dining and shopping in Concord. There is a monthly newsletter going out to all Concord businesses with the bus arrivals that we have scheduled so that they can plan staffing as many hospitality vendors continue to struggle with this aspect of their businesses.

In spring 2022 the Economic Vitality and Tourism (EVT) launched a new bike share program with a new vendor, Tandem. Able to reuse the old racks from a former company, Tandem provided a turnkey service with maintenance included. Over 500 riders rode over 600 miles between April and November! The highlight of the year was the addition of 2 adaptive bikes, to make bike riding more

accessible for persons with disabilities. These bikes were funded by a Mass DOT Shared Streets grant and are owned by the Town. Funding for 2023 is through a prior donation from Concord Rotary with the balance from the EVT revolving account.

In collaboration with the towns of Lexington and Arlington, Concord applied, received, and completed a Technical Assistance Grant (TAP) from the Metropolitan Area Planning Council (MAPC) to determine the economic impacts of tourism to our region.

The Economic Vitality and Tourism division was thrilled to extend tour offerings with new topics and more partners in 2022.

Three Visitor Center staff continued to serve as Ambassadors at the MMNHP North Bridge Visitor Center. This partnership has provided benefits to the Town in the opportunity to talk to the many visitors at the North Bridge Visitor Center. Our staff can provide information which directs them to explore more of Concord, recommending shopping, dining and other attractions' offerings.

The monthly tourism huddle has grown to include an average of 15 participants across all sectors with the most noted reason for attending is "partnerships with other organizations"! By increasing opportunities for sharing and dialog, we can pair up for more successful events and promotions such as partnering between Concord Academy and the Umbrella Arts Center or between the Concord Museum and the Old Manse.

In the spring of 2022 a new tour, "Women of Art in Concord" was launched around the 100th anniversary of the Concord Art Association. The tour began at Concord Art and continued to Main Street, visiting the Albright Art Supply, Lucy Lacoste Gallery, Three Stones Gallery and ending at Barrow Bookshop.

In the fall, our "Three Cemeteries Tour" was reimagined and renamed, "Memories, Monuments and Mortality" and focused on the links and stories of those that once walked Concord's hallowed roads. A new partnership was formed with Dee Funeral Home so tour groups were able to view the carriage that carried the bodies of Hawthorne Family members to their final resting spot.

TAP is supported by the District Local Technical Assistance (DLTA) program which is funded through appropriations by the State Legislature and Governor in the annual state budget, the annual assessment paid by member cities and towns, and private foundation funds. TAP grants allow municipalities to work with MAPC on a diverse range of projects to advance shared local, regional, and state goals

Based on the input-output model analysis (RIMS II), we estimate that direct tourism output (visitor

spending on tourism commodities) in Arlington accounts for 11.3% or \$18.5 million of its total annual sales of commodities of tourism and allied sectors. For Concord and Lexington, it accounts for 33.1% or \$72.3 million and 26.9% or \$58.6 million respectively. These percentages increase to 18.9%, 53.1%, and 43.4% for Arlington, Concord and Lexington respectively, for total tourism output which includes indirect and induced impacts in addition to the direct impacts.

MINUTEMAN ADVISORY GROUP ON INTERLOCAL COORDINATION (MAGIC)

The Minuteman Advisory Group on Interlocal Coordination (MAGIC) includes the towns of Acton, Bedford, Bolton, Boxborough, Carlisle, Concord, Hudson, Lexington, Lincoln, Littleton, Maynard, Stow, and Sudbury. MAGIC was established as a growth management committee in 1984 and has become a respected voice in regional decision-making, focusing on transportation, the environment, energy, open space, affordable housing, economic and community development, and legislative issues.

MAGIC Highlights

MAGIC held annual elections at its September 13th meeting. MAGIC's three leadership positions are one Chair and two Vice Chair positions. Together, they work with the MAGIC Coordinator to steer the ship and ensure MAGIC encourages regional collaboration and discussion of issues of regional interest and concern. Congratulations and thanks to Bill Nemser, Maynard Planning Director, who will serve as Chair; Jennifer Glass, Chair of the Lincoln Select Board, who will be a Vice Chair; and to Franny Osman, the Planning Board Representative for the Town of Acton who will be a Vice Chair. Each of these officers has been re-elected to their second term in leadership.

We also welcomed new MAGIC members and participants this year: Himaja Najireddy, Select Board member for the Town of Acton, Todd Miller, Town Planner for the Town of Bolton, Valerie Oorthuyz, Town Planner for the Town of Stow (and previously a MAGIC representative for the Town of Bolton), and Ingeborg Hegemann Clark, Select Board member for the Town of Stow.

MAPC staff member Julie Curti served as the Subregional Coordinator to MAGIC through December 2022 and Georgia Barlow and Sasha Parodi became the new Subregional Coordinators in January 2023.

MAGIC Meetings

MAGIC held 8 regular business meetings virtually in 2022. Highlight meeting topics included the following:

- January 11, 2022: Electric Vehicle (EV) Charging

- Station Procurement, Legislative Updates: Budget Process and ARPA, MAPC Technical Assistance Program (TAP) Funding Overview
- March 1, 2022: Downtown Business District Revitalization presentation from the Town of Hudson and Hybrid Meetings Presentation and Discussion
- May 3, 2022: Climate Roadmap Bill Implementation Updates, Stow Acres Project Share, and Nashoba Regional Greenways (NRG) Coalition Overview
- June 21, 2022: Fiscal Year (FY)2023 Work Planning Discussion
- September 13, 2022: FY23 Work Plan Review, Metropolitan Planning Organization (MPO) election updates, and Community Exchange
- October 4, 2022: MPO Presentation and Discussion, Transportation Electrification Projects and Opportunities, and Community Exchange
- November 15, 2022: Making the Connections, Legislative Priorities Discussion, and Hybrid Meetings Best Practices
- December 6, 2022: MA Municipal Diversity, Equity and Inclusion (DEI) Coalition and Racial Equity Municipal Action Plan (REMAP) Presentation from the Town of Bedford

Regional Projects

MAGIC communities make a voluntary annual contribution to a Special Assessment Fund, to increase the region's capacity to pursue projects of regional interest. FY2021 and FY2022 MAGIC Special Assessment allocations to regional projects are as follow:

Fiscal Year 2022 (\$25,643.26)

- Racial Justice and Municipal Governance Trainings for MAGIC
- EV Charging Infrastructure: Collective Procurement Models (ongoing into FY23)
- MAGIC Legislative Breakfast
- Hybrid Meeting Models Research and Best Practices
- MAGIC Stakeholder Assessment (ongoing into FY23)

Fiscal Year 2023 (\$25,656.14)

- Equitable Main Streets
- MBTA Communities Communications Technical Assistance

- Diversity, Equity, and Inclusion Support for MAGIC Communities
- MAGIC Legislative Breakfast
- Net Zero Stretch and Specialized Code Implementation and Communications

Special Events

MAGIC held the following special events in 2022: 2022 MAGIC Legislative Breakfast: Over 50 local officials, municipal staff, and other members of the MAGIC gathered on June 3 at The Sanctuary in Maynard to hear from and ask questions of their state representatives. The breakfast included a robust panel discussion with Senator Eldridge and Representatives Hogan, Gentile, Ciccolo, and Sena, and was facilitated by MAPC's Deputy Executive Director Lizzi Weyant. The legislators shared their perspective and legislative work on equitable economic development, climate change, and transportation.

MBTA Communities Presentation and Q&A with DHCD: On November 8, MAGIC and MetroWest members gathered virtually with Chris Kluchman, the Deputy Director of DHCD's Community Services Division to hear a presentation on the finalized MBTA Communities 3A Guidance and have an opportunity to ask questions related to compliance, technical assistance and community engagement.

FIBER BROADBAND COMPLETION TASK FORCE

- Gordon Brockway - Light Board Rep
- Scott Hopkinson - PEG Access Advisory Committee Rep
- David Hesel - HOA (Home Owners Association) Rep
- Gail Hire – Citizen at large Rep
- Mark Howell – Citizen at large Rep, Task Force Chair

The Fiber Broadband Completion Task Force (FBCTF) was created due to the passage of Article 41 at the 2021 Annual Town Meeting. The article required that the Select Board appoint a citizen committee to conduct a targeted, focused effort to study and recommend possible solutions and funding sources for expediting completion of the Town's fiber optic communications network. The

task force is required to prepare a report in time for the 2022 Annual Town Meeting.

The Select Board approved a charge and appointed the members of the Task Force in August 2021. The Task Force met almost every week from September through April of 2022. A public forum occurred on April 14, 2022 to receive input on the draft report. The final report was published on June 3, 2022 and presented to the Select Board at the June 13, 2022 meeting. The Select Board dissolved the Task Force in July as the work was completed. The report and recommendations are available on the Town Web site on the Fiber Completion Task Force committee page. Implementation of the recommendation has gone primarily to the Light Board and CMLP Broadband staff.

COMPREHENSIVE SUSTAINABILITY & ENERGY COMMITTEE

- Sharon Jones (Chair)
- Karen Gibson (Clerk)
- Jerry Frenkil
- Mike McDonald
- Janet Miller
- Douglas Sharpe
- Hany Teylouni

The Comprehensive Sustainability Committee (CSEC) consists of up to nine members appointed by the Town Manager with the approval of the Select Board. The Committee assists the Town by identifying, designing, and implementing programs and projects to foster energy conservation, energy efficiency, and renewable energy generation, and to track and report on the financial and environmental impacts of such programs.

CSEC's role is complementary to that of the Climate Action Advisory Board, whose role is to develop new sustainability policies, whereas CSEC engages citizens and helps put these policies into action. CSEC's efforts make residents of Concord more aware of the role that we all must play in reducing greenhouse gas emissions and to act accordingly. The Committee works closely with Concord's Sustainability Director.

CSEC's major focus in 2022 was the development and production of the Cooler Concord Sustainability Series, a program directed at encouraging Concord residents to take action to reduce their carbon footprints. The program, consisting of a series of events on a range of sustainability topics, kicked off with a Keynote Address, cohosted with the CCHS Sunrise Hub. MIT Professor Kerry Emanuel gave an inspiring presentation on Climate Change Risks and Opportunities. Subsequent events included an Arbor Day and tree planting celebration cohosted with the Garden Club of Concord, a forum on using heat pumps for heating and cooling, an EV Open House co-hosted with CMLP, a workshop on making your home sustainable now, and a Cooler Concord Climate Festival co-hosted with the Concord Free Public Library and Mothers Out Front. Overall, the series of events attracted 175 residents.

CSEC was also involved with a number of other sustainability efforts in Concord. CSEC worked to develop relationships with key organizations in town including the Concord Free Public Library, the Concord Business Partnership, and Newbury Court assisted living. These efforts focused on reaching particular segments of the Concord community to educate and open dialogs on how their organizations can begin to reduce their carbon footprint.

CSEC also became involved with the Concord Public Schools in addressing the replacement of the Alcott school boiler. CPS's proposed budget included the replacement of the original gas-fired boiler, as it neared its nominal end of life, with another gas fired boiler. CSEC invited CPS administration to report to CSEC the issues and considerations about the replacement plans as installing another gas-fired boiler would effectively lock-in gas heating at Alcott for another 25 years or more. Superintendent Laurie Hunter briefed CSEC on the details and, partially as a result of the CSEC's expressed concerns, reported that the CPS administration had altered plans in order to first conduct a feasibility study of less carbon intensive options before proceeding with the actual replacement.

The Alcott situation highlighted that heating system end of life considerations will be major concerns

as Concord strives to meet the town goal of 80% overall reduction in Green House Gas emissions by 2050. The Thoreau and Willard schools, as well as other municipal buildings, will face similar issues in the next few years.

CSEC also considered Town Meeting Warrant Article 38 to urge CMLP to develop an action plan and schedule for the achievement of the Town's 2030 solar capacity targets focused on development of new power generation on Town-owned properties. After discussion, CSEC members unanimously voted to support the Article which subsequently passed by a large margin at Town Meeting.

These CSEC efforts, and many others, were undertaken with support from Concord's Sustainability Director, Amanda Kohn, who resigned from this position during the summer. CSEC assisted the Town Manager's office in the search process to find her replacement and in late 2022 welcomed Eric Simms as the Concord's new Sustainability Director.