

2023 ANNUAL TOWN MEETING

May 1, 2023

The Annual Town Meeting of 2023 was held in the Gymnasium and Auditorium of the Concord Carlisle Regional High School on April 30 and May 1, 2023, pursuant to a Warrant signed by the Select Board on January 26, 2023 with the signed return of service on January 26, 2023 as inspected by the Town Moderator. The Warrant was posted at the required locations at least seven days before the meeting.

Town Moderator Carmin Reiss called the meeting to order at 1:02 pm, having determined that the return of service on the Warrant was in order and a sufficient number of voters were present.

A total of 728 voters were in attendance on Sunday, April 30th. Ms. Reiss thanked Superintendent Hunter, Co-Principals Miller and Stahl and faculty of the High School for accommodating the meeting. The meeting was broadcast live over Minuteman Media Network and WIQH 88.3 FM radio.

Fire Chief Tom Judge reviewed evacuation procedures in the gymnasium and auditorium in the event of an emergency. Ms. Reiss thanked Chief Judge and Chief Mulcahy and the Officers of the Police Department present during the meeting.

Upon a motion made by Mr. Johnson and duly seconded, Ms. Flood was elected as Deputy Moderator who would carry out the duties of the Moderator if she was unable to serve. She was duly sworn in by the Moderator.

Ms. Reiss introduced Michael Lawson as the Town Meeting resource person.

Ms. Reiss appointed Mr. Fisher as Head Teller, Mr. Carr was appointed as Head Ballot Supervisor, and Mr. Sommer was appointed as Assistant Ballot Supervisor. Tellers and Ballot Counters were sworn in by the Moderator and thanked for their service. Ms. Reiss thanked Town Staff, Town Counsel, Minuteman Media Network, Thistle

Communications, Stephanie Farrell (Stenographer for closed captioning), and gave special thanks to Chris Carmody and Donna MacIntosh as Town Meeting Coordinators.

A customary moment of silence was held during which Ms. Reiss reminded Town Meeting attendees of their responsibilities as the Town's legislators and the importance of civility.

On a motion duly made by Mr. Johnson and seconded, it was voted that reading of the warrant and the return of service be omitted.

On a motion duly made by Mr. Johnson and seconded, it was voted that no new business be taken up after 5:30 pm and that when the meeting is adjourned, it be adjourned to Monday, May 1st at the Concord Carlisle High School beginning at 7:00pm.

ARTICLE	SUBJECT	ACTION TAKEN
1	Choose Town Officers	No action taken
2	Hear Reports	Passed unanimously
3	Meeting Procedure	Passed unanimously
4	Ratify Personnel Board Classification Actions	Passed unanimously
5	New Classification & Compensation Plan for Regular-Status Positions	Passed by a clear majority
6	Amended Classification & Compensation Plan for Regular-status Positions	No action taken
7	Use of Free Cash	Passed unanimously
8	FY2023 Town Budget Line-Item Adjustments	No action taken
9	FY24 Town Budget	Passed by a substantial majority
10	DEI Director – by petition	Passed by a substantial majority
11	Capital Improvement Plan	Passed by well more than 2/3 majority under the Consent Calendar
12	OPEB Trust Fund Appropriation	Passed unanimously
13	OPEB Trust Fund Expense	Passed unanimously
14	Community Preservation Act Appropriation Recommendation – Concord Municipal Affordable Housing Trust	Passed unanimously
15	Minuteman Regional Technical High School District Budget	Passed unanimously
16	Concord-Carlisle Regional High School Budget	Passed by a clear majority
17	Concord Public Schools Budget	Passed by a clear majority
18	Concord Public Schools Capital Projects	Passed unanimously

ARTICLE	SUBJECT	ACTION TAKEN
19	Concord Public Schools Capital Projects – Fields and Landscaping	No action taken
20	Appropriation to Middle School Stabilization Fund	Passed unanimously
21	Light Plant Solar Expansion – Middle School	Passed by well more than 2/3 majority under the Consent Calendar
22	Municipal In-Town Solar Generation Task Force – by Petition	Passed unanimously
23	Adopt Specialized Stretch Energy Code	Passed by a substantial majority
24	Light Plant Expenditures & Payment in Lieu of Taxes	Passed unanimously
25	Appropriation for 250th Anniversary Celebration	No motion made
26	Community Preservation Committee Appropriation Recommendations	Passed by well more than 2/3 majority under the Consent Calendar
27	Community Preservation Act – Rescind and Reappropriate Funds	Passed unanimously
28	Community Preservation Act Appropriation Recommendation – Concord Municipal Affordable Housing Trust	Passed unanimously
29	Transfer of Housing Funds	Passed unanimously
30	162 Plainfield Road Easement	Passed unanimously
31	Beede Swim & Fitness Center Enterprise Fund Expenditures	Passed unanimously
32	Demolition Review General Bylaw Amendment	Passed unanimously
33	Zoning Bylaw Amendment – Restaurant – Prohibited Uses – Parking	Passed by more than 2/3 majority and nearly unanimously
34	Zoning Bylaw Amendment: Mobile Food Establishment	Passed by more than 2/3 majority and nearly unanimously

ARTICLE	SUBJECT	ACTION TAKEN
35	Zoning Bylaw Amendment: Combined Business/Residence	No action taken
36	Update Concord Noise Bylaw – by petition	No action taken
37	Prohibition of Gas-powered Leaf Blowers – by petition	Passed by well more than 2/3 majority under the Consent Calendar
38	Solid Waste Disposal Fund Expenditures	Passed unanimously
39	Sewer System Expenditures	Passed unanimously
40	Sewer Improvement Fund Expenditures	Passed unanimously
41	Water System Expenditures	Passed unanimously
42	Authorize Expenditure from PEG Access & Cable-Related Fund	Passed unanimously
43	Annual Appropriation of Parking Meter Receipts	No action taken
44	Authorize Expenditure of Revolving Funds Under Mass. Gen. Laws C. 44, §53E1/2	Passed unanimously
45	Unpaid Bills	No action taken
46	Debt Rescession	No action taken

Article 2 HEAR REPORTS

Affirmative Action Recommended By: Select Board
Motion: That the Town accept the 2023 Annual Report.
Reason: Routine, non-controversial action.

Article 3 MEETING PROCEDURE

Affirmative Action Recommended By: Finance Committee, Select Board
Motion: That in order to assure compliance with the requirements of the Mass. Gen. Laws c. 59, § 21C, the Meeting adopt the following Rule of the Meeting:

RULE OF THE MEETING

1. Articles for appropriations supported from current taxation and/ or available funds. Any motion made under a warrant article or a motion to amend that would increase the appropriation amount over the amount recommended by the Finance Committee and designated by it as the “allocation at levy limit,” or that would provide for an appropriation where the Finance Committee is recommending NO ACTION, must specify the following:

- a. the original motion or a motion to amend shall specify the amount of increase over the appropriation recommended by the Finance Committee and the source of funding- whether from available funds, taxation within the levy limit, or contingent upon approval of an override ballot vote following the conclusion of Town Meeting if such ballot is voted by the Board of Selectmen in accordance with state law;
- b. if the proposed increased appropriation is proposed to be funded from taxation within the levy limit, the original motion or motion to amend shall specify the source of funding as:
 - a reduction in the appropriation amount already voted under a previous article or within the article currently being considered; or
 - a maximum amount that may be appropriated within the levy limit under a subsequent article in the warrant.

2. Articles for appropriations supported from borrowing. The Finance Committee shall report to the Meeting summarizing its recommendations for new tax-supported borrowing authority to be offered at this Meeting and for which the debt service is proposed to be funded within the levy limit.

Any motion made under a warrant article or a motion to amend that would increase the appropriation amount to be met by a borrowing authorization over the amount recommended by the Finance Committee or that would provide for an appropriation to be met by a borrowing authorization where the Finance Committee is recommending NO ACTION, must specify the following:

- a. The original motion or a motion to amend shall specify the amount of increase over the appropriation recommended by the Finance Committee and shall make the increase contingent upon approval of a debt exclusion or capital outlay exclusion ballot vote following the conclusion of Town Meeting if such ballot is voted by the Select Board in accordance with state law; or
- b. The original motion or motion to amend shall include a corresponding and offsetting

reduction in another borrowing authorization from among those listed by the Finance Committee, either by a reduction in the amount already voted under a previous article or by setting a maximum amount of debt that may be authorized within the levy limit under a subsequent article in the warrant.

3. Articles making appropriations to be kept open. Any Article making appropriations shall be kept open until the final adjournment of the Meeting.

Reason: Routine and non-controversial at hearing; the motion is identical to Meeting Procedure motions passed annually and unanimously for more than fifteen years.

Article 4 RATIFY PERSONNEL BOARD CLASSIFICATION ACTIONS

Affirmative Action Recommended By: Finance Committee, Select Board, Personnel Board

Motion: That the Town take affirmative action on Article 4 as printed in the Warrant, with the following additional actions for ratification:

- Add the title “Environmental Health & Safety Manager” to Grade MP-4 effective 02/08/2023
- Add the title “Administrative & Operations Supervisor” to Grade MP-2 effective 02/08/2023

Reason: Routine annual ratification action; non-controversial at hearing.

Article 7 USE OF FREE CASH

Affirmative Action Recommended by: Finance Committee, Select Board

Motion: That the Town authorize and direct the Assessors to transfer \$1,000,000 from the Certified Free Cash Balance as of June 30, 2023 to reduce the tax levy for the fiscal year ending June 30, 2024.

Reason: Routine transfer of surplus funds to reduce tax levy; non-controversial at hearing. Surplus results from revenue collection exceeding estimates and/or actual expenditures being less than appropriations.

Article 12 OPEB TRUST FUND APPROPRIATION

Affirmative Action Recommended by: Finance Committee, Select Board

Motion: That the Town raise and appropriate \$1,364,608; and transfer \$85,275 from the Light Fund; \$17,698 from the Broadband fund; for a total appropriation of \$1,467,851 to fund the Town’s FY24 contribution to the Other Post-Employment Benefits Liability Trust Fund (OPEB Trust) established under Mass. Gen. Laws c. 32B, §20.

Reason: Routine General Fund appropriation to meet the Town’s OPEB obligations. This appropriation was made in prior years as part of the Town’s Budget article, and is now being appropriated for all funds (General, Enterprise, and Other) in a stand-alone article consistent with best practice as recommended by the Town’s auditors and the Massachusetts Department of Revenue; non-controversial at hearing.

ARTICLE 5 - CLASSIFICATION & COMPENSATION PLAN FOR REGULAR-STATUS POSITION

CLASSIFICATION AND COMPENSATION PLAN

Effective July 1, 2023

Grade Number & Class Title		Minimum	Mid-Point	Maximum
18 Chief Financial Officer Chief Technology Officer Deputy Town Manager	Annual	\$138,174	\$165,807	\$193,440
17 Assistant Town Manager Director of Public Works Fire Chief Police Chief	Annual	\$129,126	\$154,950	\$180,773
16 Director of Community Development Director of Human Resources Director of Library Services	Annual	\$120,682	\$144,820	\$168,958
15 Assistant Fire Chief Building Commissioner Facilities Director Highway & Grounds Superintendent Recreation Director Police Captain Town Engineer Water/Sewer Superintendent	Annual	\$112,778	\$135,335	\$157,893
14 Public Health Director Special Projects Manager/Systems Manager Town Accountant Town Assessor	Annual	\$102,045	\$122,450	\$142,854
13 Assistant Town Engineer Assistant Water/Sewer Superintendent Beede Center General Manager IT Operations Manager Natural Resources Director Police Lieutenant Senior Services Director Town Planner	Annual	\$97,178	\$116,615	\$136,053

Grade Number & Class Title		Minimum	Mid-Point	Maximum
12	Annual	\$92,539	\$111,051	\$129,563
Assistant Director of Library Services				
Assistant Facilities Director				
Assistant Highway & Grounds Superintendent				
Customer Service Manager				
Financial Manager/Accountant				
Town Clerk				
11	Annual	\$88,150	\$105,778	\$123,406
Assistant Human Resources Director				
Assistant Recreation Director				
Budget & Purchasing Director				
Business Manager				
Deputy Treasurer/ Collector				
GIS Program Manager				
Operations Manager				
Sustainability Director				
10	Annual	\$85,259	\$102,305	\$119,350
Childcare Services Manager				
HVAC Technician/Master Plumber				
Media Manager				
Municipal Archivist/Records Manager				
Public Health Nurse				
Public Works Supervisor				
Senior Public Works Engineer				
9	Annual	\$80,434	\$96,522	\$112,611
Assistant Natural Resources Director				
Aquatics Manager				
Communications Manager				
Community Services Coordinator				
Customer Service Supervisor				
Economic Vitality Manager				
Energy Efficiency & Electrification Coordinator				
Environmental Health & Safety Manager				
Local Inspector				
Risk & Compliance Programs Manager				
Senior Environmental & Regulatory Coordinator				
Senior Public Health Inspector				
Senior Treatment Systems Operator				
Social Services Supervisor				
Tourism Manager				

Grade Number & Class Title		Minimum	Mid-Point	Maximum
8 Administrative & Operations Supervisor Assistant Assessor Assistant Town Accountant Assistant Town Clerk Assistant Treasurer Associate Financial Manager/Accountant Crew Leader Crew Leader/Electrician & Carpenter HVAC Technician Land Manager Management Analyst Public Works Engineer Senior Financial Analyst Senior Information Systems Technician Senior Master Mechanic Senior Planner Senior Utility Electrician	Annual	\$75,899	\$91,073	\$106,246
7 Business Systems Analyst Aquatics Supervisor Assistant to the Beede Center General Manager Facilities Custodial Supervisor GIS Analyst Production Manager Program Analyst Public Health Inspector Recreation Facilities Coordinator Recreation Supervisor Senior Facilities/Landscape Maintainer Treatment Systems Operator Utility Electrician	Annual	\$71,573	\$85,894	\$100,214
6 Energy Efficiency & Electrification Specialist Engineering Technician Executive Assistant to the Select Board Executive Assistant to the Town Manager Facilities Maintainer/Skilled Carpenter Human Resources Generalist Information Systems Technician Membership Coordinator Office Administrator Payroll & Finance Generalist Public Health Generalist	Annual	\$67,704	\$81,245	\$94,786

Grade Number & Class Title		Minimum	Mid-Point	Maximum
5 Environmental & Regulatory Coordinator Equipment/Line Operator Geriatric Health Nurse GIS Technician Maintenance & Warehouse Coordinator Office Accountant Office Coordinator Outreach Coordinator Project & Procurement Coordinator Senior Meter Technician Senior Producer Water/Sewer System Maintainer	Annual	\$64,459	\$77,355	\$90,251
4 Accounts Payable Specialist Associate Engineer Customer Services Specialist Education Coordinator Facilities/Landscape Maintainer Meter Technician Senior Administrative Specialist Senior Finance Specialist	Annual	\$61,402	\$73,684	\$85,966
3 Administrative Specialist Finance Specialist Fitness Trainer	Annual	\$58,490	\$70,190	\$81,890
2 Activity Coordinator Customer Support Specialist Senior Building Custodian Senior Crew Member Senior Van Driver	Annual	\$55,702	\$66,841	\$77,979
1 Building Custodian Crew Member Finance Assistant Office Assistant	Annual	\$53,040	\$63,648	\$74,256

MUNICIPAL LIGHT PLANT

Grade Number & Class Title		Minimum	Mid-Point	Maximum
LP-17 Director of Concord Municipal Light Plant	Annual	\$170,955	\$205,140	\$239,325
LP-16 <i>(No positions in grade)</i>	Annual	\$148,637	\$178,370	\$208,104
LP-15 Asst. Director of Concord Municipal Light Plant	Annual	\$129,251	\$155,106	\$180,960
LP-14 Broadband Manager Power Supply & Rates Administrator	Annual	\$121,763	\$146,120	\$170,477
LP-13 Lead Electrical Engineer Line Supervisor	Annual	\$113,797	\$136,552	\$159,307
LP-12 Lead Lineworker	Annual	\$106,371	\$127,639	\$148,907
LP-11 Electrical Engineer Senior Network Engineer	Annual	\$99,403	\$119,278	\$139,152
LP-10 Lineworker, Grade 1	Annual	\$96,595	\$115,918	\$135,242
LP-9 Network Engineer	Annual	\$89,877	\$107,848	\$125,819
LP-8 Lead Broadband Technician Meter Supervisor Senior Engineering Technician	Annual	\$83,595	\$100,318	\$117,042
LP-7 Lineworker, Grade 2 Senior Broadband Technician	Annual	\$77,771	\$93,319	\$108,867
LP-6 Broadband Technician	Annual	\$67,704	\$81,245	\$94,786
LP-5 Lineworker, Grade 3	Annual	\$64,459	\$77,355	\$90,251

MUNICIPAL LIGHT PLANT

Grade Number & Class Title		Minimum	Mid-Point	Maximum
LP-4 <i>(No positions in grade)</i>	Annual	\$61,402	\$73,684	\$85,966
LP-3 <i>(No positions in grade)</i>	Annual	\$58,490	\$70,190	\$81,890
LP-2 <i>(No positions in grade)</i>	Annual	\$55,702	\$66,841	\$77,979
LP-1 <i>(No positions in grade)</i>	Annual	\$53,040	\$63,648	\$74,256

Article 9 Handout: Article 9, FY2024 Town Budget

Motion: That the Town raise and appropriate the sum of \$50,489,830, transfer the following amounts:

- \$275,790 from the Cemetery Fund;
- \$277,656 from the Sewer Fund;
- \$771,342 from the Water Fund;
- \$621,402 from the Light Fund;
- \$142,547 from the Solid Waste Fund;
- \$35,956 from the Telecom Fund;
- \$1,552 from PEG Access Fund;
- \$1,650,000 from the Pension Reserve Fund;
- \$137,354 from the Recreation Fund;
- \$3,500 from the Transportation Network Fund;
- \$29,851 from the National Opioid Settlement Fund; and
- \$600,000 from Article 10 of the 2021 Annual Town Meeting (FY22 Budget)

For a total appropriation under Article 9 of \$55,036,779, as printed in the handout, as Fiscal 2024 Proposal, Items 1 – 16, for the necessary and expedient purposes of the Town for the Fiscal Year ending June 30, 2024, and that the same be expended only for such purposes under the direction of the Town Manager; and further, that the Town Manager is authorized to turn in or sell at public auction surplus equipment, the amount allowed or received therefore to be applied against the purchase of new equipment; and that the Town appropriate and transfer the sum of \$1,000 from the Dog Inoculation Fees Reserve Account for the cost of the Board of Health's Rabies Clinic; and further that the Town appropriate \$67,808 from the Title 5 Septic Loan Betterment Reserve Account to meet the loan payments to the Massachusetts Clean Water Trust due and payable during FY2024.

A MOTION was made by Mr. Schonbrun and duly seconded to table the vote under Article 9 until later in the meeting (after article 17) in order to address the component parts of the budget first. The Moderator explained that under the rule of the meeting, all article appropriations remain open until the dissolution of the meeting. The MOTION FAILED to meet the two-thirds required majority.

Article 10 DEI Director – by petition

Upon a MOTION made by Mr. Lee and duly seconded, it was VOTED by a substantial majority: That the Town urge the Select Board to prioritize collaboration with the DEI Commission towards hiring a full time DEI Director.

Article 11 Capital Improvement and Debt Plan

Upon a MOTION made by Mr. Johnson and duly seconded, it was VOTED unanimously: That the Town raise and appropriate the sum of \$1,725,000, and authorize the Town Treasurer with the approval of the Select board to borrow by the issuance of bonds or notes under the provisions of Mass. Gen. Laws c. 44, § 7 or § 8, or any other enabling authority, the sum of \$4,100,000 for a total appropriation of \$5,825,000, to fund the FY24 Capital Improvement and Debt Plan, as printed in the Warrant, such funds to be expended under the direction of the Town Manager.

Town Government Operating Budget						
Item No. Item No. Department			FY23 Appropriation	FY24 Appropriation (Original)	FY24 Appropriation (Revised)	Difference Original vs. Revised
General Government						
\$5,363,601 is 9.75% of Total						
1	A	Town Manager's Office	\$ 686,197	\$ 730,350	\$ 730,350	
	B	Human Resources	\$ 595,606	\$ 573,682	\$ 573,682	
	C	Information Systems	\$ 1,348,980	\$ 1,757,756	\$ 1,757,756	
	D	Town Meeting & Reports	\$ 117,919	\$ 95,400	\$ 95,400	
	E	Facilities Administration	\$ 1,026,590	\$ 1,930,088	\$ 1,930,088	
	F	Parks & Playgrounds	\$ 215,776	\$ 216,727	\$ 216,727	
	G	Resource Sustainability	\$ 165,203	\$ 125,000	\$ 125,000	
	H	Visitor's Center and Restrooms	\$ 37,970	\$ -	\$ -	
	I	Adjustment	\$ -	\$ -	\$ (515,402)	
		Sub-total:	\$ 4,194,241	\$ 5,429,003	\$ 4,913,601	\$ (515,402)
2	A	Legal Services	\$ 450,000	\$ 450,000	\$ 450,000	
		Department Sub-total:	\$ 4,644,241	\$ 5,879,003	\$ 5,363,601	\$ (515,402)

Finance			FY23 Appropriation	FY24 Appropriation (Original)	FY24 Appropriation (Revised)	Difference Original vs. Revised
\$2,473,813 is 4.49% of Total						
3	A	Finance Administration	\$ 555,491	\$ 647,927	\$ 647,927	
	B	Treasurer-Collector	\$ 505,631	\$ 466,957	\$ 466,957	
	C	Town Accountant	\$ 340,945	\$ 367,594	\$ 367,594	
	D	Assessors	\$ 444,387	\$ 434,957	\$ 434,957	
	E	Town Clerk	\$ 439,831	\$ 464,499	\$ 464,499	
	F	Elections	\$ 89,374	\$ 80,714	\$ 80,714	
	G	Registrars	\$ 10,452	\$ 11,165	\$ 11,165	
		Department Sub-total:	\$ 2,386,111	\$ 2,473,813	\$ 2,473,813	\$ -
Planning and Land Management						
\$2,505,856 is 4.55% of Total						
4	A	Planning Administration	\$ 583,522	\$ 661,933	\$ 661,933	
	B	Natural Resources	\$ 449,396	\$ 449,610	\$ 449,610	
	C	Inspections	\$ 479,288	\$ 593,097	\$ 593,097	
	D	Health	\$ 462,035	\$ 561,895	\$ 561,895	
	E	Economic Vitality & Tourism	\$ 190,735	\$ 235,721	\$ 235,721	
	F	141 Keyes Road	\$ 48,840	\$ 3,600	\$ 3,600	
		Department Sub-total:	\$ 2,213,816	\$ 2,505,856	\$ 2,505,856	\$ -

Human Services						
\$3,451,331 is 6.27% of Total						
5	A	Library	\$ 2,398,544	\$ 2,490,316	\$ 2,490,316	
	B	1. Senior Services	\$ 630,527	\$ 652,076	\$ 652,076	
		2. Harvey Wheeler Community Center	\$ 101,276	\$ 65,342	\$ 65,342	
	C	1. Recreation Services	\$ 114,569	\$ -	\$ -	
		2. Hunt Recreation Center	\$ 93,375	\$ -	\$ -	
	D	Human Services	\$ 74,286	\$ 93,350	\$ 93,350	
	E	Veterans Services	\$ 78,734	\$ 86,647	\$ 86,647	
	F	Ceremonies and Celebrations	\$ 44,960	\$ 63,600	\$ 63,600	
		Department Sub-total:	\$ 3,536,271	\$ 3,451,331	\$ 3,451,331	\$ -

Public Safety						
\$11,928,437 is 21.67% of Total						
6	A	Police Department	\$ 4,864,484	\$ 5,219,135	\$ 5,219,135	
	B	Animal Control Officer	\$ 28,500	\$ 29,260	\$ 29,260	
	C	Police-Fire Station	\$ 278,317	\$ 52,918	\$ 52,918	
	D	Fire Department	\$ 5,783,853	\$ 6,611,011	\$ 6,611,011	
	E	Emergency Management	\$ 16,000	\$ 14,550	\$ 14,550	
	F	West Concord Fire Station	\$ 21,309	\$ 1,563	\$ 1,563	
		Department Sub-total:	\$ 10,992,463	\$ 11,928,437	\$ 11,928,437	\$ -

Public Works				FY23	FY24	FY24	Difference
\$4,958,795 is 9.01% of Total				Appropriation	Appropriation	Appropriation	
					(Original)	(Revised)	Original vs.
							Revised
7	A	Public Works Administration	\$ 403,332	\$ 422,120	\$ 422,120		
	B	Engineering	\$ 506,999	\$ 701,634	\$ 701,634		
	C	Highway Maintenance	\$ 1,638,237	\$ 1,805,133	\$ 1,805,133		
	D	Winter Maintenance	\$ 650,000	\$ 655,500	\$ 655,500		
	E	Park and Trees	\$ 901,592	\$ 992,220	\$ 992,220		
	F	Cemetery	\$ 312,235	\$ 273,790	\$ 273,790		
	G	133/ 135 Keyes Road	\$ 183,580	\$ 68,088	\$ 68,088		
	H	Street Lighting	\$ 31,625	\$ 40,310	\$ 40,310		
		Department Sub-total:	\$ 4,627,600	\$ 4,958,795	\$ 4,958,795		\$ -
Unclassified \$1,030,000 is 1.87% of Total							
8	A	Unused Sick Leave	\$ 23,061	\$ 75,000	\$ 75,000		
	B	Public Safety Disability	\$ 887	\$ -	\$ -		
	C	Employee Assistance Program	\$ 2,661	\$ -	\$ -		
		Sub-total:	\$ 26,609	\$ 75,000	\$ 75,000		
9		Reserve Fund	\$ 225,000	\$ 200,000	\$ 200,000		
10		Salary Reserve	\$ 1,057,934	\$ 755,000	\$ 755,000		
11		Land Fund	\$ 25,000	\$ -	\$ -		
		Unclassified Sub-total:	\$ 1,334,544	\$ 1,030,000	\$ 1,030,000		\$ -

Town Government Sub-total; Accounts 1 - 10			\$ 29,735,046	\$ 32,227,235	\$ 31,711,833	\$ (515,402)
Joint Expenses (Town and CPS) \$23,324,946 is 42.38% of Total						
12	A	Group Insurance	\$ 7,468,322	\$ 8,140,471	\$ 8,140,471	
	B	OPEB	\$ -	\$ -	\$ -	
	C	Property/ Liability	\$ 378,000	\$ 406,350	\$ 406,350	
		Insurance Sub-total:	\$ 7,846,322	\$ 8,546,821	\$ 8,546,821	\$ -
13	A	Unemployment Compensation	\$ 120,000	\$ 138,000	\$ 138,000	
	B	Workers' Compensation	\$ 142,450	\$ 163,818	\$ 163,818	
		Sub-total:	\$ 262,450	\$ 301,818	\$ 301,818	\$ -
14	A	Retirement, General Fund	\$ 3,381,101	\$ 3,399,675	\$ 3,399,675	\$ -
	B	Pension Reserve	\$ 1,501,370	\$ 1,650,000	\$ 1,650,000	\$ -
15		Social Security and Medicare	\$ 942,064	\$ 989,168	\$ 989,168	\$ -
16	A	Principal & Interest: Town	\$ 3,423,349	\$ 3,698,148	\$ 3,698,148	
		Principal & Interest: CPS	\$ 741,752	\$ 829,552	\$ 829,552	
		Interest on Notes	\$ 70,000	\$ -	\$ -	
		Other Debt Expense	\$ -	\$ -	\$ -	
		Sub-total: Debt within Levy	\$ 4,235,101	\$ 4,527,700	\$ 4,527,700	\$ -
	B	Principal & Interest: Town	\$ 326,294	\$ 317,544	\$ 317,544	
		Principal & Interest: CPS	\$ 2,660,210	\$ 3,592,220	\$ 3,592,220	
		Sub-total: Excluded Debt	\$ 2,986,504	\$ 3,909,764	\$ 3,909,764	\$ -
		Total: Debt Service	\$ 7,221,605	\$ 8,437,464	\$ 8,437,464	\$ -
		Total: Joint Expenses (Town and CPS)	\$ 21,154,912	\$ 23,324,946	\$ 23,324,946	\$ -
		Total Appropriation	\$ 50,889,958	\$ 55,552,181	\$ 55,036,779	\$ (515,402)

CAPITAL IMPROVEMENT AND DEBT PLAN: ARTICLE 11

To determine whether the Town will vote to raise and appropriate, or transfer from available funds, or authorize the Town Treasurer with the approval of the Select Board to borrow by the issuance of bonds or notes under the provisions of Mass. Gen. Laws c. 44, § 7, the sums of money specified in the FY2024 Capital Improvement Plan, or any other sum, to be expended under the direction of the Town Manager, or take any other action relative thereto.

Capital Outlay (‘pay-go’)

Details by Town departments are as follows for the capital outlay (so-called ‘pay-go’ (or cash)) portion of the Capital Plan, summarized below in Table 1:

TABLE 1		
General Government		
1A Town Manager's office	Energy Sustainability	\$ 35,000
1C Technology	Computers & Equipment	\$ 120,000
1E Facilities	Building Improvements	\$ 335,000
1E Facilities	Equipment	\$ 20,000
Planning & Land Management		
4A Planning	Bridge repairs	\$ 10,000
4B Natural Resources	Tractor; land improvements	\$ 45,000
Human Services		
5A Library	Computer Equipment	\$ 15,000
Public Safety		
6A Police	Vehicles, equipment	\$ 195,000
6D Fire	Vehicles, equipment	\$ 155,000
Public Works		
7A Engineering	Road safety; culvert/bridge; MS4 compliance; landfill well replacement	\$ 285,000
7C Highway Maintenance	Equipment	\$ 450,000
7E Parks & Trees	Equipment & Shade Trees	\$ 60,000
Capital Outlay Total		\$ 1,725,000

Borrowed Funds (‘debt’)

Details by Town and School departments are as follows for the new debt (Tier II, inside tax levy) portion of the Capital Plan are shown in Table 2 below.

TABLE 2		
Public Safety		
6d Fire	refurbish 2016 Engine 8	\$ 210,000
Public Works		
7H Heavy Equipment	replace 2008 GVWR	\$ 300,000
7H Road Improvements	Parking Lot Rehabilitation	\$ 425,000
7H Road Improvements	Traffic Signals & Signage	\$ 515,000
7H Road Improvements	Pavement Management	\$ 2,650,000
Borrowed Funds Total		\$ 4,100,000

FY2024 Capital Outlay and Borrowed Funds Total **\$5,825,000**

Article 13 OPEB TRUST FUND EXPENSE

Affirmative Action Recommended by: Finance Committee, Select Board

Motion: That the Town appropriate from the OPEB Fund established under Mass. Gen. Laws c. 32B, § 20 – \$275,000 for OPEB Fund expenses.

Reason: Non-controversial at hearing; routine action to authorize payment of OPEB Fund expenses by direct payment from the Fund, instead of by deduction from earnings as was done in prior years, consistent with the recommendation of the Town's financial advisors.

Article 14 APPROPRIATION OF OPIOID SETTLEMENT FUNDS RECEIVED FROM STATE SETTLEMENT FUND

Affirmative Action Recommended By: Select Board, Finance Committee

Motion: That the Town take affirmative action on Article 14 as printed in the Warrant.

Reason: Necessary action to enable Town to use for permissible programs the sum of \$77,362.88 received from state opioid settlement fund; non-controversial at hearing.

Article 15 MINUTEMAN REGIONAL TECHNICAL HIGH SCHOOL DISTRICT BUDGET

Upon a MOTION made by Mr. Ledoux and duly seconded, it was VOTED unanimously:

That the Town appropriate the sum of \$1,641,695 as Concord's assessed share of the funds for the necessary and expedient purposes of the Minuteman Regional Technical High School District for the fiscal year ending June 30, 2024.

Article 16 CONCORD-CARLISLE REGIONAL HIGH SCHOOL BUDGET

Upon a MOTION made by Ms. Marano and duly seconded, it was VOTED by an overwhelming majority:

That the Town raise and appropriate the sum of \$25,357,846 as the Town's apportioned share of the Concord-Carlisle Regional School District for the fiscal year ending June 30, 2024, and that the same be expended only for such purposes and under the direction of the Concord-Carlisle Regional School Committee.

Article 17 CONCORD PUBLIC SCHOOLS BUDGET

Upon a MOTION made by Ms. Anderson and duly seconded, it was VOTED by an overwhelming majority:

That the Town raise and appropriate the sum of \$45,047,176 for the necessary and expedient purposes of the public schools of the Town for the fiscal year ending June 30, 2024; and that the same be expended only for such purposes and under the direction of the Concord School Committee.

The following MOTION was made by Ms. Briggs on behalf of the Finance Committee and duly seconded but FAILED by an overwhelming majority:

To reduce the sum to be raised and appropriated for the necessary and expedient purposes of the public schools of the Town for the fiscal year ending June 30, 2024 from \$45,197,176 to \$44,429,832, for a net increase of 3.30%, to be consistent with the Finance Committee Budget Guideline for the Concord Public Schools for Fiscal Year 2024 for Fiscal Year 2024.

Article 18 CONCORD PUBLIC SCHOOLS CAPITAL PROJECTS

Upon a MOTION made by Ms. Anderson and duly seconded, it was VOTED unanimously:

That the Town authorize the Town Treasurer with the approval of the Select Board to borrow by the issuance of bonds or notes under the provisions of Mass. Gen. Laws c. 44 or any other enabling authority the sum of four hundred ninety-five thousand dollars (\$495,000.00) to be expended under the direction of the School Committee for remodeling, construction, reconstructing or making extraordinary repairs, including original equipment and related work at various Concord Public School buildings.

Article 19 CONCORD PUBLIC SCHOOLS CAPITAL PROJECTS – FIELDS AND LANDSCAPING

No action taken.

Article 20 APPROPRIATION TO MIDDLE SCHOOL STABILIZATION FUND

Affirmative Action Recommended by: Finance Committee, Select Board, Concord Public Schools Committee

Motion: That the Town take affirmative action on Article 20 as printed in the Warrant.

Reason: Recurring action to distribute over time the impact on the tax levy from costs of the Middle School Building Project approved by a supermajority of voters at 2022 Special Town Meeting, supplemented by a supermajority at 2023 Special Town Meeting, and approved by a significant majority in subsequent votes at the polls on debt exclusion of expense for the project; non-controversial at hearing.

Article 21 LIGHT PLANT SOLAR EXPANSION – MIDDLE SCHOOL

Upon a MOTION made by Mr. Foulds and duly seconded, it was VOTED by a two-thirds majority:

That the Town the Town take affirmative action on Article 21 as printed in the handout pertaining to the article.

LIGHT PLANT SOLAR EXPANSION – MIDDLE SCHOOL

MOTION

Mr. Foulds moves that the Town take affirmative action on Article 21 to authorize the Town Treasurer with the approval of the Select Board to borrow by the issuance of bonds or notes under the provisions of Mass. Gen. Laws c. 44, § 7 or § 8, or any other enabling authority, the sum of \$7,500,000 for the design and construction of a solar system with battery storage at the Concord Middle School, the funds so borrowed to be expended for engineering design and legal services; hearings; permits and other approvals; material, construction, and installation specifications; bid preparation; materials purchase; construction and installation services; and distribution and expansions, upgrades and improvements, and all other costs incidental or related thereto, with the intention that, while such bonds or notes shall be general obligations of the Town, such amounts are to be repaid in the first instance from revenues of the Concord Municipal Light Plant.

A MOTION to was made by Mr. Gonatas and duly seconded to add the following words: The power supply system offsetting power consumption at the Middle School shall be a ground-mounted solar system. The motion FAILED for lack of majority.

Article 22 MUNICIPAL IN-TOWN SOLAR GENERATION TASK FORCE – BY PETITION

Upon a MOTION made by Mr. Banfield and duly seconded, it was VOTED unanimously:

That the Town take affirmative action on Article 22 as printed in the Handout.

ARTICLE 22: Citizen Petition: Municipal In-Town Solar Generation Task Force

Mr. Banfield moves that the Town urge the Select Board to establish a limited duration task force for the purpose of creating a Development Plan for Municipal In-Town Solar Generation, consistent with the goals of the 2020 Climate Action Plan.

The task force shall be five in number, with one member being the Light Plant Director or his assignee, one liaison member from the Climate Action Committee, chosen by that committee, and three at large citizen members, appointed by the Select Board.

The duration of the task force shall be at the discretion of the Select Board, but updates on progress shall be provided to the Climate Action Committee no less frequently than every 2 months. The task force shall present the final plan to the Select Board and to the Light Board. The Plan shall address the following areas:

- Reaffirmation of rationale for Municipal, In-Town Solar goals.
- Siting opportunities, consistent with 2022 Article 38 and its limits on tree removal
- Technical challenges to the local distribution network, and means to overcome them, including battery storage, if warranted
- Financial analysis of cash flows and assessment of the various business models for development and deployment
- Projected schedule to meet the 2030 solar capacity targets along with assessment of feasibility

Article 23 ADOPT SPECIALIZED STRETCH ENERGY CODE

Upon a MOTION made by Mr. Hubbard-Nelson and duly seconded, it was VOTED by a substantial majority:

That the Town take affirmative action on Article 23 as printed in the Handout.

ARTICLE 23: ADOPT SPECIALIZED STRETCH ENERGY CODE

MOTION:

Mr. Hubbard-Nelson moves that the Town take affirmative action on Article 22 to enact a Specialized Stretch Energy Code Bylaw pursuant to the entirety of 225 CMR 22 and 23, including Appendices RC and CC, and future editions, amendments or modifications in substantially the form below:

SPECIALIZED STRETCH ENERGY CODE

The purpose of the Specialized Energy Code at 225 CMR 22.00 and 23.00, including Appendices RC and CC, is to provide a more energy efficient and low greenhouse gas emissions alternative to the Stretch Energy Code or the baseline Massachusetts Energy Code, applicable to the relevant sections of the building code for both new construction and existing buildings.

Definitions

Effective Date – January 1, 2024.

International Energy Conservation Code (IECC) – The International Energy Conservation Code (IECC), a building energy code created by the International Code Council. The baseline energy conservation requirements of the MA State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards and published in state regulations as part of 780 CMR.

Specialized Energy Code – The energy code codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including the residential and commercial appendices added to the Massachusetts Stretch Energy Code, based on amendments to the respective net-zero appendices of the IECC to incorporate the energy efficiency of the Stretch Energy Code.

Stretch Energy Code – The energy code codified by the combination of 225 CMR 22 and 23 not including Appendices RC and CC,

Specialized Energy Code

A. The Specialized Energy Code is herein incorporated by reference and shall apply to residential and commercial buildings in the Town of Concord after the Effective Date.

B. Notwithstanding the foregoing, if the Town is accepted into the Department of Energy Resources Fossil Fuel-Free Demonstration Project, residential and commercial buildings in the Town shall, to the extent not otherwise exempt under any bylaws of the Town of Concord, be subject to the Specialized Energy Code modified as follows:

1. Low-rise Residential Code (225 CMR 22 Appendix RC): Sections RC102 and RC101 “Zero Energy Pathway” and “Mixed Fuel Pathway” shall not be permitted for use for new construction shall not install any new combustion equipment.
2. Commercial and All Other (225 CMR 23 Appendix CC): Sections CC103 and CC105 “Zero Energy Pathway” and “Mixed-Fuel Pathway” shall not be permitted for new construction shall not install any new combustion equipment.

C. The Specialized Code is enforceable by the Building Commissioner.

At 5:34 pm Town Meeting adjourned until 7:00pm on May 1, 2023.

ANNUAL TOWN MEETING, Adjourned Session

Concord Carlisle High School Gymnasium

May 1, 2023, 7:00pm

Town Moderator Carmin Reiss called the adjourned session of the Annual Town Meeting to order at 7:02pm, having determined that a sufficient number of voters were present. A total of 353 voters were in attendance on Monday, May 1st.

Ms. Reiss appointed Mr. Fisher as Head Teller, Mr. Carr was appointed as Head Ballot Supervisor, and Mr. Sommer was appointed as Assistant Ballot Supervisor. Tellers and Ballot Counters were sworn in by the Moderator and thanked for their service.

Ms. Reiss reminded voters: “Our Town seal bears our motto: Quam Firma Res Concordia. We now have middle school Latin scholars able to translate it, but I’ll do it for us tonight. It means How strong is harmony. Voices in harmony are not the same, but they find a way to work together. As we deliberate on tonight’s articles, let us make our own voices heard, recognize the value of voices other than our own, and find the voice of our community.”

Article 24 was taken up as the next order of business.

Article 24 LIGHT PLANT EXPENDITURES & PAYMENT IN LIEU OF TAXES

Affirmative Action Recommended by: Finance Committee, Select Board

Motion: That the Town authorize the income from sales of electricity and broadband and from servicing and jobbing during the fiscal year ending June 30, 2024, together with the balance of operating cash in the Light Plant Fund, to be expended under the direction and control of the Town Manager, without further appropriation, for the expenses of the Light Plant for the fiscal year, as defined in Mass. Gen. Laws c. 164, § 57, and/or for other plant extensions, enlargements, additions, renewals, and reconstruction; and further to authorize a transfer of \$459,000 from the Operating Fund of the Light Plant to be used by the Board of Assessors to reduce the tax levy for the fiscal year ending June 30, 2024.

Reason: Routine annual action; non-controversial at hearing. Authorizes the Light Plant to expend its income for operations and provides for the transfer of \$459,000 from the Operating Fund of the Light Plant to be used by the Board of Assessors to reduce the tax levy for the fiscal year ending June 30, 2024.

Article 25 APPROPRIATION FOR 250TH ANNIVERSARY CELEBRATION

No motion was made. Mr. Dane explained the reasons for the delay in requesting funds as provided in the statement below.

“At the moment of John Buttrick’s word of command ‘fire, fellow soldiers! for God’s sake, fire!’ American national life began. The order was given to British subjects, the order was obeyed by American citizens. Here was the dividing line.”

The 250th Anniversary of the beginning of the American Revolution, like those anniversaries each 50 years since 1825, is an occasion that has been the subject of special recognition and on which Concord has had the privilege of entertaining thousands of guests from all over the world. These visitors, invited and uninvited, including Presidents, Ambassadors, national leaders, dignitaries, and ordinary people motivated by their dedication to our democratic principles have joined us because of the universal impact the “shot heard round the world” has had on human aspirations.

The anniversary we will celebrate in 2025 will prove much the same, and the cost of informing, educating, entertaining, safely transporting, housing, feeding and managing these legions, most of whom will be here during a period of just a few days, is a project that will require a degree of management and expense that is beyond the typical expectations and resources of the Town, and it is important that we provide those who attend and ourselves with a rewarding and memorable experience worthy of the occasion.

We anticipate the total expense will approach \$2 million and, despite consultation with members of the Legislature and our representative on the State 250 Commission, we still do not know how much will be funded by the State or Federal governments. Current estimates suggest we can expect little from these sources. It has been suggested that much of the expense may be recouped by increased tax revenues from the business activity and contributions to the local economy made by our numerous guests and participants in the events planned for the celebration, but this remains to be seen.

The Committee is equally aware of the fiscal restraints under which the Town is currently operating, the importance of adhering to the guidelines of the Finance Committee, the need to

maintain free cash balances and the financial impact on residents and business owners of increased real estate taxes. As a result, we have worked diligently to finance the first installment of the Committee's anticipated expenses with \$200,000 already committed by the State and \$500,000 of unallocated ARPA funds received by the Town to replace lost revenue during the Pandemic. Therefore, the Committee will not be making a Motion under Article 25.

Since, there will be only one more opportunity after this Town Meeting to make appropriations before the major expenses are incurred in 2025, we may need to seek an appropriation for the balance of the necessary funds at the 2024 Annual Town Meeting when we will have a better idea of the major expenses and the amount available from other sources.

Henry J. Dane
Chair, 2025 Executive Committee

Article 26 Upon a MOTION made by Ms. Proctor and duly seconded, it was VOTED nearly unanimously: That the Town take affirmative action on Article 26 as printed in the Warrant.

ARTICLE 26. To determine whether the Town will vote to appropriate the sum of \$1,839,680, or any other sum, from the Concord Community Preservation Fund, of which up to \$1,839,680 shall be appropriated from projected Fiscal Year 2024 Fund Reserves, in accordance with Mass. Gen. Laws c. 44B, to be expended under the direction of the Town Manager as follows, or take any other action relative thereto:

Article 27 **COMMUNITY PRESERVATION ACT – RESCIND AND REAPPROPRIATE FUNDS**

Passed unanimously under the Consent Calendar.

Article 28 **COMMUNITY PRESERVATION ACT APPROPRIATION RECOMMENDATION – CONCORD MUNICIPAL AFFORDABLE HOUSING TRUST**

Affirmative Action Recommended By: Finance Committee, Select Board, Concord Municipal Affordable Housing Trust

Motion: That the Town take affirmative action on Article 28 as printed in the Warrant.

Reason: Non-controversial at hearing; action to transfer to CMAHT from the CPA Community Housing Reserve Fund the sum of \$1,044,255.76; prior appropriation of these funds to the now-canceled Junction Village project and was rescinded and transferred to the CPA Community Housing Reserve Fund by the 2023 Special Town Meeting; this action makes the funds available for future community housing projects identified by CMAHT in accordance with adopted policies.

Article 29 **TRANSFER OF HOUSING FUNDS**

Affirmative Action Recommended By: Finance Committee, Select Board, Concord Municipal Affordable Housing Trust

Motion: That the Town take affirmative action on Article 29 as printed in the Warrant.

Reason: Non-controversial at hearing; action transferring prior appropriation of \$1,000,000 by the 2017 Annual Town Meeting to the now-canceled Junction Village project to the Concord Municipal Affordable Housing Trust to be available for future community housing projects identified by CMAHT in accordance with adopted policies.

Item	Project/Description	Category	Prior Year Fund Balance	FY2024 CPA Fund Revenues	Total Amount Recommended
A	Town of Concord – Regional Housing Services Office	Community Housing		\$33,000	\$33,000
B	Concord Housing Development Corp. – Assabet River Bluff Housing Development	Community Housing		\$500,000	\$500,000
C	Town of Concord – Bruce Freeman Rail Trail	Open Space		\$25,000	\$50,000
		Recreation		\$25,000	
D	Town of Concord – Open Space and Recreation Plan Update	Open Space		\$47,725	\$95,450
		Recreation		\$47,725	
E	Town of Concord – Warner’s Pond Restoration Project	Open Space		\$275,000	\$550,000
		Recreation		\$275,000	
F	Town of Concord – Cemetery Restoration	Historic Preservation		\$340,000	\$340,000
G	Town of Concord – Civil War Soldier’s Monument	Historic Preservation		\$165,000	\$165,000
H	Town of Concord – Historic Preservation Plan	Historic Preservation		\$50,000	\$50,000
Item	Project/Description	Category	Prior Year Fund Balance	FY2024 CPA Fund Revenues	Total Amount Recommended
I	Town of Concord – Preservation of Historic Plans	Historic Preservation		\$16,230	\$16,230
J	Staff and Technical Support	Administration		\$40,000	\$40,000
				\$1,839,680	\$1,839,680

Article 30 162 PLAINFIELD ROAD EASEMENT

Upon a MOTION made by Mr. Nardi and duly seconded, it was VOTED by well more than a two-thirds majority:

That the Town authorize the Select Board and the Natural Resources Commission to grant fee title over 258 square feet of land owned by the Town abutting 162 Plainfield Road, shown as Parcel B on the plan of land prepared by Scott M. Cerrato dated November 14, 2022, on file with the Town Clerk, for nominal consideration, to James E. Nugent, owner of 162 Plainfield Road.

Article 31 BEEDE SWIM & FITNESS CENTER ENTERPRISE FUND EXPENDITURES

Upon a MOTION made by Mr. Griffiths and duly seconded, it was VOTED unanimously:

That the Town appropriate \$2,485,700 in Community Pool Enterprise receipts and transfer \$188,847 from Community Pool Enterprise Certified Retained Earnings as of June 30, 2022 for a total appropriation of \$2,674,547 for the Community Pool Enterprise Fund for the fiscal year ending June 30, 2024 for the operation of the Community Pool, in accordance with Mass. Gen. Laws c. 44, §53F ½ to be expended under the direction of the Town Manager.

Article 32 DEMOLITION REVIEW GENERAL BYLAW AMENDMENT

Affirmative Action Recommended By: Select Board, Historical Commission

Motion: That the Town take affirmative action on Article 32 as printed in the Warrant.

Reason: Non-controversial at hearing; increases from 45 to 60 days the time allowed to the Historical Commission to hold a hearing under the bylaw in order to align process with new legal notice publication deadlines established by the local newspaper.

Article 33 ZONING BYLAW AMENDMENT – RESTAURANT – PROHIBITED USES – PARKING

Upon a MOTION made by Mr. Bosdet and duly seconded, it was VOTED by well more than a two-thirds majority:

That Town Meeting take affirmative action on Article 33 as printed in the Warrant.

To determine whether the Town will vote to amend Zoning Bylaw Section 4.5.4, Restaurant, and Section 4.7.1, Prohibited Uses, to remove the prohibition on fast-food restaurants, and amend Table IV, Minimum Parking, to add a parking requirement for a fast-food restaurant that lacks seating, so that the Zoning Bylaw reads as follows (changes shown in bold italics and strikethrough for emphasis only); or take any other action relative thereto:

4.5.4. Restaurant: Restaurant, cafeteria, lunchroom or similar establishment whose principal business is the sale of prepared foods or beverages and whose principal method of operation includes either (1) service by a restaurant employee to a table or counter where the food or beverage is consumed, or (2) a cafeteria-type operation where foods and beverages are consumed within the restaurant building, or (3) a fast-food operation whose principal method of food service includes the sale of foods and beverages in paper or other disposable containers for consumption off-premises. Provided, however, in the West Concord Business District a restaurant shall not occupy more than 5,000 square feet of gross floor area; and, provided further, in the West Concord Village District a restaurant shall not occupy more than 4,000 square feet of gross floor area, unless a special permit is granted to allow a larger restaurant in the West Concord Village District by up to thirty percent (30%), in which case a maximum of 4,800 square feet may be located on the ground/first floor. A special permit shall be granted by the Planning

Board only upon a written determination as provided in Section 11.6 and that the larger restaurant serves a public purpose or has a public benefit.

4.7.1 Prohibited uses: Salvage yard, junk yard, and all open-air storage of junk, waste products and salvage materials (including non-operable automobiles) are expressly prohibited in all zoning districts of the Town as are trailer without a valid registration, trailer used for habitation on the property, mobile home, trailer camp, mobile home park, trailer and mobile home sales and service, billboard, outdoor movie theater, commercial dump, slaughterhouse, rendering plant, fertilizer plant, race track, commercial extraction of sand, gravel or minerals and all other uses which would be obnoxious, hazardous or injurious to the neighborhood or to property in the vicinity are expressly prohibited in all zoning districts in the Town as are all uses not specifically permitted by this Bylaw.

Drive-in or drive-through fast food restaurants are expressly prohibited. A drive-in or drive-through fast food restaurant is defined as any establishment whose principal business is the sale of foods or beverages in a ready-to-consume state, for consumption within the building or off-premises, and whose principal method of operation includes: (1) sale of foods and beverages in paper, plastic or other disposable containers; or (2) includes the service of food and beverages directly to a customer in a motor vehicle.

TABLE IV MINIMUM PARKING

Principal Use	Required Spaces
BUSINESS USES:	
Restaurant	One (1) space per three (3) seats rated capacity (excluding seasonal outdoor seating) <i>or one (1) space per three hundred (300) square feet of gross floor area, whichever is greater</i> , plus one (1) space per employee on the largest shift.

Article 34 ZONING BYLAW AMENDMENT: MOBILE FOOD ESTABLISHMENT

Upon a MOTION made by Ms. Miller and duly seconded, it was VOTED by a two-thirds majority counted vote with 228 in favor and 100 opposed:

That Town Meeting take affirmative action on Article 34 as printed in the Planning Board’s Report to Town Meeting dated April 25, 2023.

PLANNING BOARD REPORT FOR ARTICLE 34

Ms. Miller moves that Town Meeting take affirmative action on Article 34 as printed in the Planning Board’s Report to Town Meeting dated April 25, 2023.

Motion: Ms. Miller moves that the Town take affirmative action on Article with the following additions:

- (a) In Section 5.4.6(a): the phrase “for a private event for the property owner or tenant and their invitees” after the words “private property “
- (b) In Section 5.4.6(a): the phrase “or their designee” after the words “Select Board”; and
- (c) In Section 5.4.6(d): the phrase “or their designee” after the words “Select Board” so that the Zoning Bylaw reads as follows (bold italics language is being added to the existing Zoning

Bylaw, bold italics and underline language added to language in Warrant for reference only):

1) Add a new Section 1.3.16 as follows:

Section 1.3.16 Mobile food establishment: A food establishment permitted under the State's Retail Food Code, 105 CMR 590, that is operated from a movable or portable structure that can change location.

2) Add a new Section 5.4.6 as follows:

5.4.6 Mobile Food Establishment: In all districts, mobile food establishments are permitted on a temporary basis subject to the following requirements:

(a) A mobile food establishment may conduct business on private property for a private event for the property owner or tenant and their invitees, on municipal property when previously authorized by the Town Manager, or on public roadways when previously authorized by the Select Board or their designee.

(b) A mobile food establishment shall have all required permits and licenses from the Health Division and the Police Department, and any other permit or license required by law.

(c) A property may have mobile food establishments in operation thereon for a maximum of 52 days per calendar year.

(d) No more than two mobile food establishments shall be located on a property at the same time. The Board may permit additional mobile food establishments on a private property provided the Board finds that the desired relief may be granted without substantial detriment to the neighborhood and without jeopardizing public safety. The Select Board or their designee may permit additional mobile food establishments on municipal property.

(e) A mobile food establishment that is an accessory use to a restaurant and has a valid Base of Operation License from the Health Division shall be exempt from Section 5.4.6(c) and permitted to park on the property on which the restaurant is located.

(f) An ice cream mobile food establishment that only sells, displays, or offers ice cream or other pre-packaged frozen dessert products shall be exempt from Sections 5.4.6(a) and (c) and shall be permitted to travel public roads vending said products but shall not park for extended periods of time on a public road except to the extent otherwise permitted by law.

3) Amend Section 4.5.4 as follows:

4.5.4 Restaurant: Restaurant, cafeteria, lunchroom or similar establishment whose principal business is the sale of prepared foods or beverages and whose principal method of operation includes either (1) service by a restaurant employee to a table or counter where the food or beverage is consumed, or (2) a cafeteria-type operation where foods and beverages are consumed within the restaurant building. Provided, however, in the West Concord Business District a restaurant shall not occupy more than 5,000 square feet of gross floor area; and, provided further, in the West Concord Village District a restaurant shall not occupy more than 4,000 square feet of gross floor area, unless a special permit is granted to allow a larger restaurant in the West Concord Village District by up to thirty percent (30%), in which case a maximum of 4,800 square feet may be located on the ground/first floor. A special permit shall be granted by the Planning Board only upon a written determination as provided in Section 11.6 and that the larger restaurant serves a public purpose or has a public benefit. A mobile food establishment permitted pursuant to Section 5.4.6 shall be considered an accessory use to a restaurant.

A motion was made by Mr. Smith and duly seconded to add a new section 5.4.6(g) stating the following:

“Notwithstanding this Section 5.4.6., mobile food establishments shall not be permitted within the historic districts of the Town.”

The motion FAILED for lack of majority.

Article 35 ZONING BYLAW AMENDMENT: COMBINED BUSINESS/RESIDENCE

No action was taken.

Article 36 UPDATE CONCORD NOISE BYLAW – BY PETITION

No action was taken.

Article 37 PROHIBITION OF GAS-POWERED LEAF BLOWERS – BY PETITION

Upon a MOTION made by Mr. Weber and duly seconded, it was VOTED by a majority counted vote with 184 in favor and 133 opposed:

That the town take affirmative action on Article 37 to add the following Section to the Concord Noise Bylaw, with changes from the language as printed in the Warrant shown in bold italics and strike-thru:

Section [X]. Landscaping Equipment.

The use of gas-powered hand-held leaf blowers on residential property of less than 1.5 acres in size is only allowed in the periods of March 15 to May 31 and September 15 to December 30 and is prohibited all other times.

Effective March 15, 202528, the use of gas-powered hand-held leaf blowers by commercial landscapers shall be prohibited.

Effective March 15, 202630, the use of gas-powered hand-held leaf blowers by residents on their own property shall be prohibited.

Definition: hand-held leaf blower shall mean any fully portable blower device designed for landscaping with a handheld nozzle.

Article 38 SOLID WASTE DISPOSAL FUND EXPENDITURES

Affirmative Action Recommended by: Finance Committee, Select Board

Motion: That the Town take affirmative action on Article 38 as printed in the Warrant.

Reason: Routine annual authorization; non-controversial at hearing; authorizes the Town Manager to expend user fee revenue from the fiscal year ending June 30, 2024 and cash on hand in the Solid Waste Disposal Fund to operate the Town's curbside solid waste and recycling collection and disposal program.

Article 39 SEWER SYSTEM EXPENDITURES

Affirmative Action Recommended by: Finance Committee, Select Board

Motion: That the Town take affirmative action on Article 39 as printed in the Warrant.

Reason: Routine annual enterprise fund authorization; non-controversial at hearing; authorizes the Town Manager to expend user fee revenue for the fiscal year ending June 30, 2024 and cash on hand in the Sewer Fund for the operation, maintenance, and improvement of the Town's sewer system.

Article 40 SEWER IMPROVEMENT FUND EXPENDITURES

Affirmative Action Recommended by: Finance Committee, Select Board

Motion: That the Town take affirmative action on Article 40 as printed in the Warrant.

Reason: Routine annual action; non-controversial at hearing. The Sewer Improvement Fund is a sub-fund of the Sewer Fund consisting of fees paid by certain properties connecting to the sewer system; the Article authorizes expenditure from the Fund for construction and expansion of sewer lines and treatment facility capacity.

Article 41 WATER SYSTEM EXPENDITURES

Affirmative Action Recommended by: Finance Committee, Select Board

Motion: That the Town take affirmative action on Article 41 as printed in the Warrant.

Reason: Routine annual action; non-controversial at hearing; authorizes the Town Manager to expend user fee revenue for the fiscal year ending June 30, 2024 and cash on hand in the Water Fund for the operation, maintenance, and improvement of the Town's water system.

Article 42 AUTHORIZE EXPENDITURE FROM PEG ACCESS & CABLE-RELATED FUND

Affirmative Action Recommended by: Finance Committee, Select Board, PEG Access Committee

Motion: That the Town transfer from the PEG Access and Cable-Related Fund the amount of \$537,557 to be expended under the direction of the Town Manager for necessary and expedient cable-related purposes consistent with the Comcast licensing agreement during the fiscal year ending June 30, 2024.

Reason: Routine transfer; non-controversial at hearing.

Article 43 UPDATE CONCORD NOISE BYLAW – BY PETITION

No action was taken.

Article 44 AUTHORIZE EXPENDITURE OF REVOLVING FUNDS UNDER MASS. GEN. LAWS C. 44, § 53E1/2

Affirmative Action Recommended By: Finance Committee, Select Board

Motion: That the Town take affirmative action on Article 44 as printed in the Warrant.

Reason: Routine authorization of annual spending limits for Revolving Funds, expenditures made pursuant to the Town's Revolving Fund Bylaw with the approval of the Town Manager; non-controversial at hearing.

Article 45 UNPAID BILLS

No action was taken.

Article 46 DEBT RECESSION

No action was taken.

Meeting dissolved at 10:13pm having no further business to attend to.

2023 SPECIAL TOWN MEETING

January 19, 2023

Town Moderator Carmin Reiss called the Special Town Meeting to order at 7:00 pm on Thursday, January 19, 2023 at the Concord-Carlisle High School (CCHS). Ms. Reiss declared that she had inspected the Return of Service of the Warrant and found it to be in order. The Warrant was mailed to every household. There were 1,106 registered voters in attendance.

Ms. Reiss thanked Superintendent Hunter, Principal Mastrullo, the Regional School Committee and the faculty, students, and staff at the High School for accommodating space at CCHS and helping to prepare for the Meeting.

Ms. Flood served as Deputy Moderator who would step in for the Moderator if she was unable to perform her duties. Ms. Flood also assisted with moderating from the auditorium. Mr. Lawson was appointed as Assistant Moderator should additional meeting space be needed in the cafeteria.

She noted that Minuteman Media Network would be broadcasting the meeting on cable through channel 9 and online, and on WIQH Radio 88.3 FM.

Chief Judge reviewed procedures in the unlikely event of an emergency. Ms. Reiss thanked Chief Judge and Interim Chief Mulcahy along with their staff for all that they have done to prepare for this Special Town Meeting.

Elise Woodward was introduced as the Town Meeting resource person.

Abe Fisher was appointed Head Teller, Jim Carr served as Ballot Supervisor and Richard Wells served as Assistant Ballot Supervisor. The Tellers and Ballot Counters were sworn in by the Moderator. Ms. Reiss thanked the Tellers and Ballot Counters and noted that Concord Carlisle High School students were among those helping with this task that is so vital to Town Meeting.

A special thanks was expressed to the team of people who made town meeting possible, including our dedicated Town staff led by Chris Carmody and Donna McIntosh, Minuteman Media Network, Boston Sound & Light, Closed-Captioned Stenographer Stephaie Farrell.

The Select Board, Finance Committee, School Committees, and Middle School Building Committee were thanked for their hard work in bringing the articles before Town Meeting. Members of the Community Preservation Committee and Concord Affordable Housing Trust were also thanked for their ongoing work.

Meeting members then stood to observe a moment of silence followed by remarks by the Moderator: Tonight, we are Concord's Legislature. Because we are here not only as private citizens but also as legislators, we must bear in mind as we cast our votes, not only our personal interests but also those of our community as a whole. And as we deliberate, let each of us here tonight maintain an open mind and open heart; respect, and graciousness when we disagree; and a healthy sense of humor so that the debates of this meeting will not be a source of division among us when our business here is finished.

On a motion made by Mr. Johnson and duly seconded, it was VOTED unanimously to omit the reading of the warrant and return of service.

CONSENT CALENDAR

On a motion made by Ms. Briggs and duly seconded, it was VOTED nearly unanimously that the 2023 Special Town Meeting take action on Articles one and four without debate.

The votes appear in the minutes according to article number.

Article 1 FOSSIL FUEL INFRASTRUCTURE: CONFIRM AUTHORIZATION TO APPLY FOR PARTICIPATION IN FOSSIL FUEL-FREE DEMONSTRATION PROJECT

On a MOTION made by Ms. Briggs and duly seconded, the following was VOTED nearly unani-mously under the Consent Calendar.

That the Town take affirmative action on Article 1 as printed in the warrant.

WARRANT ARTICLE

To determine whether the Town will vote to confirm that the Select Board is authorized to apply to participate in the Massachusetts Department of Energy Resources’ municipal fossil fuel-free demonstration project as established in Section 84 of Chapter 179 of the Acts of 2022, and further that the Select Board apply to the demonstration project with the Bylaw previously approved by Town Meeting as Article 31 of the 2021 Annual Town Meeting on June 13, 2021, with technical corrections to the Bylaw passed thereunder in substantially the form below (struck-through text to be removed and underlined text to be added):

PROHIBITION ON THE EXPANSION OF FOSSIL FUEL INFRASTRUCTURE FOR NEW CONSTRUCTION

1. Purpose

This Bylaw is adopted by the Town of Concord to protect the health, safety and welfare of the inhabitants of the town from the effects of air pollution, including greenhouse gas emissions that are contributing to climate change, and from fuel leaks and explosions that threaten the Town and its inhabitants.

2. Definitions

For the purposes of this bylaw, the following definitions shall apply:

“Building” shall have the same meaning as set forth in Section 1.3.4 of the Concord Zoning By-law, provided that the pertinent structure is or will be furnished with a heating or hot water sys-tem.

“Effective Date” shall mean December 1, 2022, or six months following the date by which the Town is authorized by the Massachusetts General Court Department of Energy Resources to regulate fossil fuel infrastructure, whichever is later.

“New Building” shall mean any new construction that will require heating or cooling and that is associated with a valid building permit application on or after the effective date of this bylaw, including but not limited to, construction (a) on a vacant lot, (b) to replace a demolished build-ing, or (c) of a new accessory building constructed on an existing residential or commercial property.

“On-Site Fossil Fuel Infrastructure” shall mean piping for coal, fuel gas, fuel oil, natural gas or other fuel hydrocarbons, including synthetic equivalents, or other fossil fuels that is are in a building, in connection with a building, or otherwise within the property lines of a premises, ex-tending from a supply tank or from the point of delivery behind a gas meter (customer-side of a gas meter).

3. Applicability and Exemptions

3.1. On and after the Effective Date, no building permit shall be issued by the Town for the

construction of New Buildings or that include the installation of new On-Site Fossil Fuel Infra-structure subject to this Chapter.

3.2. The provisions of this bylaw shall not apply to (i) the development of new affordable housing, as defined in Mass. Gen. Laws c. 184, § 26; (ii) to cooking stoves and ovens used in restaurants or commercial kitchens; (iii) any fossil fuel infrastructure the exclusive purpose of which is to fuel backup electrical generators; (iv) public utilities, their operations, or installations other than in the Buildings constructed by others; or (v) research laboratories for scientific or medical research, or to hospitals or medical offices regulated by the department of public health as a health care facility.

3.3. The requirements of this article shall not apply to the piping required to produce potable or domestic hot water from centralized hot water systems in buildings with building floor areas of at least 10,000 square feet, provided that the Engineer of Record certifies that no commercial-ly available electric hot water heater exists that could meet the required hot water demand for less than 150% of installation or operational costs, compared to a conventional fossil-fuel hot water system.

4. Administration

4.1. Enforcement

The Building and Inspections Department is hereby authorized to enforce the provisions of this bylaw.

5.2 Appeal

Any applicant who is aggrieved by a denial of a building permit, in whole or part, in connection with this bylaw, may appeal to the board or committee designated by the Town Manager to hear and resolve such appeals within 20 days from the date of denial.

6. Severability

Each provision of this bylaw shall be construed as separate to the extent that if any section, sen-tence, clause or phrase is held to be invalid for any reason, the remainder of the by-law shall continue in full force and effect.

7. Reporting

The Town Manager, or the Town Manager's designee, shall provide data and other information on the impacts of this Bylaw on emissions, building costs, operating costs, the number of build-ing permits issued, and other information as required or requested by the Department of Energy Resources and the Secretary of Housing and Economic Development.

Article 2 REAUTHORIZE SPECIAL LEGISLATION PETITION – REAL ESTATE TRANSFER FEE FOR AFFORDABLE HOUSING

Upon a MOTION made by Mr. Bergman and duly seconded, the following was VOTED by an overwhelming majority that the Town take affirmative action on Article 2 as printed in the warrant.

WARRANT ARTICLE

To determine whether the Town will authorize the Select Board to petition the General Court for special legislation substantially in the form below, in lieu of the special legislation approved under Article 25 of the 2019 Concord Annual Town Meeting, that would impose a real estate transfer fee to be used by the Town for the purposes of acquiring, creating, preserving, rehabilitating, restoring and supporting affordable housing in the Town, or take any other action relative there-to (struck-through text to be removed and underlined text to be added):

“An act establishing a real estate transfer fee upon the transfer of property in the Town of Concord.”

SECTION 1. There is hereby imposed a real estate transfer fee, hereafter “the fee,” equal to 1 per cent of the portion of the purchase price exceeding \$1,0600,000 upon the transfer of (i) any real property interest in any residential property situated in the Town of Concord, or (ii) a controlling interest in a trust, limited liability company, or other entity that directly or indirectly holds an interest in any class of residential real property situated in the Town of Concord. The fee shall be the liability of the purchaser of such property interest, and any agreement between the purchaser and the seller or any other person with reference to the allocation of the liability for the fee shall not affect such liability of the purchaser to the Town. The Town may define by bylaw what constitutes a controlling interest and the calculation of the fee.

SECTION 2. The following transfers of real property interests shall be exempt from the fee established in Section 1:

- (i) transfers to the federal government, the Commonwealth, the Town, and any of their instrumentalities, agencies or subdivisions, including the Concord Housing Authority and the Concord Municipal Affordable Housing Trust;
- (ii) transfers to the Concord Housing Development Corporation;
- (iii) transfers of real property subject to an affordable housing restriction;
- (iv) transfers made without additional consideration to confirm, correct, modify or supplement a transfer previously made;
- (v) transfers with consideration under \$100.00;
- (vi) transfers to a charitable organization, as defined in clause Third of section 5 of chapter 59 of the General Laws, or a religious organization, provided, however, that the real property interests so transferred will be held solely for public charitable or religious purposes; and
- (vii) transfers between family members, including spouses, parents and children, grandparents and grandchildren, step parents and step children, siblings or step siblings.

SECTION 3. The fee shall be paid to the Town of Concord. The Town shall have such remedies to collect the fee as provided by law with respect to the collection of real property taxes. The Town may, by bylaw, adopt additional requirements, exemptions, and regulations to implement or enforce said fee, consistent with this act. The Town may not, by bylaw or otherwise, eliminate or reduce any exemption set forth in this act.

SECTION 4. All fees received pursuant to this act shall be deposited in the Concord Municipal Affordable Housing Trust Fund established pursuant to section 55C of chapter 44 of the General Laws and used for affordable housing purposes any purposes permitted thereunder.

SECTION 5. For the purposes of this act, “affordable housing” shall mean housing with an affordable housing restriction recorded with the Middlesex South Registrar of Deeds that requires the housing to be rented or owned by families and individuals whose income at initial

occupancy is no more than 150 per cent of the area mean income as determined by the federal department of housing and urban development guidelines and adjusted for family size and that thereafter such units shall be rented or sold, subject to such restrictions on appreciation as determined by the municipality to be reasonable and necessary to maintain long term affordability, to families or individuals at incomes of no more than 150 per cent of the area mean income.

SECTION 6. A copy of the deed or other instrument evidencing such transfer shall be provided to the Town and shall be accompanied by

(i) an affidavit signed under oath or under the pains and penalties of perjury by the purchaser and seller attesting to the purchase price;

(ii) the applicable fee owed or, if applicable, an affidavit of intent to seek one of the permissible exemptions, as described in Section 2, for that property by the purchaser; and (iii) the basis, if any, upon which the transfer is claimed to be exempt in whole or in part from said fee. Upon receipt of the transfer fee or satisfactory evidence of exemption, the Town or its designee shall promptly thereafter issue a certificate indicating that the fee has been paid or that the transfer is exempt from the fee. The Middlesex South Registrar of Deeds shall not record or register a deed unless the deed is accompanied by such certificate.

SECTION 67. The Town shall prepare and issue an annual report to that (i) identifies fee receipts; (ii) quantifies affordable housing programs funded, including type and purpose; and evaluates the impact of said affordable housing programs, including but not limited to, to the extent reasonably possible and permitted by applicable law, the number and demographics of individuals and families served as well as measures of housing stability and wealth generation in the community.

SECTION 78. Acceptance of this act by the Town of Concord shall be first by vote of approval at an annual or special Town Meeting, to be followed by an affirmative vote of a majority of the voters at any regular or special election at which the question of acceptance is placed on the ballot. Sections 1 to 67, inclusive shall take effect 30 days after such acceptance by the Town.

Article 3 REAUTHORIZE SPECIAL LEGISLATION PETITION – BUILDING PERMIT FEE SURCHARGE FOR AFFORDABLE HOUSING

Upon a MOTION made by Mr. Bergman and duly seconded, the following was VOTED by an overwhelming majority that the Town take affirmative action on Article 3 as printed in the warrant.

WARRANT ARTICLE

To determine whether the Town will authorize the Select Board to petition the General Court for special legislation substantially in the form below, in lieu of the special legislation approved under Article 26 of the 2019 Concord Annual Town Meeting, that permits the Town to enact a by-law charging a building permit surcharge to be used by the Town for the purposes of acquiring, creating, preserving, rehabilitating, restoring and supporting affordable housing in the Town, or take any other action relative thereto (struck-through text to be removed and underlined text to be added):

SECTION 1. The Town of Concord, hereafter referred to as “the Town,” may, by bylaw, require the payment of an affordable housing surcharge for any construction that (i) requires a building permit and (ii) exceeds a minimum construction value to be determined by the Select Board of the Town. The bylaw shall specify the amount of said affordable housing surcharge, the method by which the surcharge may be increased from time to time, and any types of construction or uses to which the affordable housing surcharge shall not apply.

SECTION 2. All fees received pursuant to this act shall be deposited into the Concord Municipal Affordable Housing Trust Fund established pursuant to section 55C of Chapter 44 of the General laws and used for affordable housing purposes any purposes permitted thereunder.

SECTION 3. For the purposes of this act, “affordable housing” shall mean housing with an affordable housing restriction recorded with the Middlesex South Registrar of Deeds that requires the housing to be rented or owned by families and individuals whose income at initial occupancy is no more than 150 per cent of the area mean income as determined by the Federal Department of Housing and Urban Development guidelines and adjusted for family size and that thereafter such units shall be rented or sold, subject to such restrictions on appreciation as determined by the municipality to be reasonable and necessary to maintain long term affordability, to families or individuals at incomes of no more than 150 per cent of the area mean income as defined under section 1 of chapter 60 of the General Laws.

SECTION 4. Acceptance of this act by the Town of Concord shall be first by vote of approval at an annual or special Town Meeting, to be followed by an affirmative vote of a majority of the voters at any regular or special election at which the question of acceptance is placed on the ballot. Sections 1 to 3, inclusive shall take effect 30 days after such acceptance by the Town.

Article 4 COMMUNITY PRESERVATION ACT COMMUNITY HOUSING RESERVE FUND

On a MOTION made by Ms. Briggs and duly seconded, it was VOTED nearly unanimously under the Consent Calendar that the Town take affirmative action on Article 4 as printed in the warrant.

WARRANT ARTICLE

To determine whether the Town will vote to rescind prior appropriations in the sum of \$1,044,255.76 from the Community Preservation Fund, appropriated at the 2015, 2017, 2018, and 2019 Annual Town Meetings for the Junction Village Assisted Living project, and to appropriate that amount to the Community Housing Reserve Fund, in accordance with Massachusetts General Laws Chapter 44B; to be appropriated for Community Housing projects; or take any other action relative thereto.

Article 5 CONCORD MIDDLE SCHOOL BUILDING PROJECT

On a MOTION made by Ms. Guarriello and duly seconded, the following was VOTED by well more than two-thirds majority that the meeting take affirmative action on Article 5 as printed in the warrant to appropriate the amount of \$7,200,000 for the purposes stated in Article 5 and authorize the Treasurer with the approval of the Select Board to raise such amount by borrowing, subject to an affirmative debt exclusion vote of the Town, all as set forth in Article 5.

WARRANT ARTICLE

To see if the Town will vote to appropriate a sum not to exceed \$7,200,000 (Seven Million Two Hundred Thousand Dollars), to be expended under the direction of the Town Manager, in consultation with the Concord Middle School Building Committee, for the additional costs to construct a new middle school to be located at 835 Old Marlboro Road, Concord, Massachusetts (present site of the Sanborn Middle School), which amount shall be expended in addition to the amount of \$102,816,000 appropriated under Article 1 of the January 20, 2022 Special Town Meeting, for a total appropriation for such project of \$110,016,000, including, without limitation, the costs of engineering, design, site preparation, construction, landscaping, paving, furnishing and equipping, demolishing the existing school, construction of recreational fields, driveways and parking lots, and all other costs incidental or related thereto; to determine whether this appropriation shall be raised by borrowing or otherwise; that to meet this appropriation the Treasurer, with the approval of the Select Board, is authorized to borrow \$7,200,000 under and pursuant to M.G.L. c. 44, §7(1), or pursuant to

any other enabling authority; provided, however, that this vote shall not take effect until the Town votes to exempt from the limitation on total taxes imposed by G.L. c.59, §21C (Proposition 21/2) amounts required to pay the principal of and interest on the borrowing authorized by this vote; or take any other action relative thereto.

Having no further business to take up, the Special Town Meeting of 2023 adjourned and dissolved at 8:38 pm.

Respectfully submitted,

Kaari Mai Tari
Town Clerk

TOWN OF CONCORD						
Special Town Election						
February 16, 2023						
OFFICIAL RESULTS						
QUESTION 1: Shall the Town of Concord be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds to be issued in order to pay for the additional costs to construct a new middle school, to be located at 835 Old Marlboro Road, Concord, Massachusetts (the present site of the Sanborn Middle School), including, without limitation, the costs of engineering, design, site preparation, construction, landscaping, paving, furnishing and equipping, demolishing the existing school, construction of recreational fields, driveways and parking lots, and all other costs incidental or related thereto?						
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	TOTAL
Blanks	0	0	0	0	0	0
Yes	411	498	582	472	375	2338
No	275	284	307	365	306	1537
TOTALS	686	782	889	837	681	3875

Total Registered Voters	2316	2804	2788	3060	2649	13617
Precinct Totals	686	782	889	837	681	3875
Total Voter Turnout	30%	28%	32%	27%	26%	28%

TOWN OF CONCORD**Annual Town Election**

March 28, 2023

OFFICIAL RESULTS**MODERATOR (Vote for One)**

	Precinct 1	Precinct 2	Precinct 3	Precinct 4
Blanks	49	45	42	39
Carmin C. Reiss, 52 Devens Street	270	376	365	323
Write-Ins	1	0	1	4
TOTALS	320	421	408	366

SELECT BOARD (Vote for One)

	Precinct 1	Precinct 2	Precinct 3	Precinct 4
Blanks	3	0	4	4
Mark L. Howell, 668 Annursnac Hill Road	202	245	253	237
Karlen J. Reed, 83 Whits End Road	114	175	150	125
Write-Ins	1	1	1	0
TOTALS	320	421	408	366

SCHOOL COMMITTEE (Vote for One)

	Precinct 1	Precinct 2	Precinct 3	Precinct 4
Blanks	50	49	61	41
Carrie James Rankin, 95 Upland Road	268	370	344	316
Write-Ins	2	2	3	9
TOTALS	320	421	408	366

Total Registered Voters	2316	2804	2788	3060
Precinct Totals	320	421	408	366
Total Voter Turnout	14%	15%	15%	12%