

Correspondence received by the Concord Select Board Week Ending – December 22, 2025

1. Jeff Alls, 78 Nimrod Dr.
2. Brooks Read, Susannah Kay, 366 Estabrook Road

Please Note: The Select Board Correspondence policy has been updated as of January 27, 2025. The letters posted here reflect the views and opinions of the author as recorded in the body of their email. Neither the Select Board nor Town staff have verified or reviewed the contents. The Select Board and the Town do not necessarily agree, condone, support or advocate the ideas expressed in these letters and have not verified any factual statements made in the letters.

Monday, December 15, 2025

Subject: Redesign of the Intersection of Main Street, Baker Avenue

Dear Town Manager, Select Board, PWC and TAC,

I attended the most recent Transportation Advisory Committee meeting (Dec. 9, 2025). Alan Cathcart was invited to speak at the meeting, where he discussed the ongoing work with Stantec, and also specifically the redesign of the intersection of Main Street and Baker Avenue.

This meeting was both very informative and very frustrating. It highlighted how the work with Stantec may streamline and improve how town projects are organized and prioritized in the future. And it also showed how the current system in town is not working. I will use the Main / Baker intersection as an example. Alan noted how he recently met with concerned town residents who had seen the "proposed draft final" plan for the new intersection. I appreciate that Alan took the time to listen to their concerns (notably, safety concerns and a lack of any complete street design). But he also noted that these concerns were coming at the 11th hour, and it is very difficult to make changes at such a late phase of design (I am paraphrasing).

Herein lies the problem. The Public Works website states that CPW has been planning the redesign since 2023. Presumably a scope of work was written for the design project. The engineering firm has redesigned the intersection based on the scope of work given to them by the town. Since complete streets are an adopted policy for the town (<https://concordma.gov/2454/Complete-Streets-Program>), and since a safe connection between the town centers along Main Street has been a common public request, one would assume that these elements were included for any redesign project. But clearly this was never a part of the scope of work. We are now at the "proposed draft final" phase of design, and only now, at the 11th hour, is comment from the public and TAC possible. This design and review process is backwards. Where was the instruction and oversight from the beginning? Why wasn't there review and feedback at an early stage, and throughout the process?

This example illustrates my two points. First, how this was a missed opportunity for the town to properly establish how the redesign could be approached from the beginning. Second, how the town can pivot in a new direction for future projects. As it stands now, who in the town is responsible for ensuring that safer, complete streets are considered from the earliest stages of a project? It seems the answer is no one. We cannot simply assume that traffic engineers will redesign our streets in a safer manner, unless we

specifically ask them to do so. As Alan mentioned during the meeting, engineers must be concerned with lawsuits. As such, engineering firms will continue to design roads based on dated industry standards, to avoid liability. These standards are concerned with traffic flow and levels of service; they are not focused on safety, walkability, and connectivity within a community. Town leaders need to instruct and empower staff to design all future transportation projects as the safer, complete streets that the public has asked for many times (<https://www.concordma.gov/DocumentCenter/View/56412/Public-Forum-Summary-October-17-2023>).

I hope that the Comprehensive Transportation Strategy being developed by Stantec includes the establishment of safety and mobility protocols and standards that must be adhered to by town staff. I strongly urge the town to review new projects at an early stage, and throughout the design process, with a complete streets mentality. Someone like a Town Mobility Planner should be included and consulted at the earliest phase of projects such as these, to ensure that projects are given the correct design direction and scope.

I also strongly urge the town to properly reconsider the Main / Baker intersection redesign, and not to move forward until safety and complete streets principles are implemented. The current redesign proposal is not safe for the most vulnerable users, and allows cars to drive faster through this intersection. It also does not seem to consider future improvements (e.g. how does this intersection integrate with future complete streets design along Main St.; how is the future improvement of the bridge over the Assabet accounted for?). Concord needs to design wisely for the future. Any redesign for this intersection should be part of a larger, comprehensive plan for the overall improvement of Main Street and for a safer connection between our town centers. Please don't spend money on the construction of an intersection that doesn't include a plan for a future complete street.

Best regards,

Jeff Alls

Landscape and Urban Designer

78 Nimrod Drive, Concord MA 01742

December 20, 2025

Dear Select Board members,

We are writing to express our concern regarding the proposed addition of Mr. Jeffrey Young of 264 Bedford St., as an Associate Member of the Historic Districts Commission. Our concern arises from Mr. Young's behavior while a member of a previous committee.

Mr. Young was a member of the Dog Park Feasibility Study Committee, which was active from late 2017 through late 2018. Around this time Mr. Young formed "Concord Unleashed," which operated through online and social media presences (concordunleashed.org, <https://www.facebook.com/ConcordUnleashed>). Mr. Young used these platforms, along with the assistance of Select Board member Thomas McKean, to attack those who did not agree with his views.

The full extent of Mr. Young's efforts to harass and disparage those who would not submit to his worldview can be seen in a power point presentation which consists of emails, police voice recordings, and other documents obtained from public document requests, and screenshots from Mr. Young's and other social media platforms. Click the link below to see the presentation:

<https://docs.google.com/presentation/d/1Cv29kEWwPKKeiuD6jAaNCBh95jAqpfiOl-J9cuWou9lM/edit?usp=sharing>

Given Mr. Young's documented enthusiasm for harassing Concord citizens with the assistance of the Select Board, and given his demonstrated willingness to promote knowingly false narratives, we strongly urge the Select Board to not appoint him to the Historic Districts Commission.

Brooks Read

Susannah Kay, MD

366 Estabrook Road