

# **CONCORD COMMUNITY PRESERVATION COMMITTEE**

11/25/2025

## **Minutes**

Pursuant to notice duly filed with the Town Clerk's Office, Concord's [Community Preservation Committee](#) held a virtual public meeting on Tuesday, November 25, 2025, at 7:00 p.m. using the ZOOM meeting platform.

### **CALL TO ORDER**

Chair Isenberg called the meeting to order at 7:00 p.m.

#### **Committee members present:**

- Eve Isenberg, Chair, Select Board Appointee
- Diane Proctor, Vice Chair, Select Board Appointee
- Burton Flint, Select Board Appointee
- Ed Larner, Housing Authority Appointee
- Nancy Nelson, Historical Commission Appointee
- Bill Kemeza, Natural Resources Commission Appointee
- Andrew Boardman, Planning Board Appointee
- Jeff Collins, Select Board Appointee
- Matt Boger, Recreation Commission Appointee

**Others Present:** Ann Clifford, Senior Planner

**Public:** Paul Boehm; Christine Dinaro; Mary Hartman; Linda Escobedo

### **OTHER BUSINESS: MINUTES FROM 10/14/25, 10/28/25, and 11/4/25**

Chair Isenberg noted that minutes for the October 14, October 28, and November 4, 2025, meetings had been distributed shortly before the meeting. Vice Chair Proctor requested additional time to review.

By consensus, the Committee tabled approval of the minutes to the next meeting (12/2/2025).

### **CONTINUED CPC MEMBER DISCUSSION OF POTENTIAL RECOMMENDATIONS**

The Committee discussed FY26 CPA budget estimates just received from the Finance Division, including new projected revenues and prior-year reserves. They also discussed potential returns from prior project awards that could affect the total budget amount available. Ms. Proctor stated she remained confused about the “various pockets of money,” particularly regarding NRC-related funds and how returned or unspent funds are tracked. Mr. Kemeza stated he had been tracking several prior awards and cited the Warner’s Pond boat launch prior award as an example. Chair Eisenberg acknowledged the concern and stated staff would assist in reconciling totals and clarifying categories, so the Committee is working from shared, accurate information.

### **Extension Request – 6-19 Warners Pond Boat Launch Improvements**

Chair Isenberg reopened discussion of the Warners Pond Boat Launch Improvements extension request and summarized the Committee’s need to confirm the remaining balances and the request amount and scope.

Ms. Clifford clarified that the item before the Committee was the extension request for the boat-launch-improvement component of a larger project that also included dredging. No dredging-related extension request was received.

Members discussed the figures associated with the request. Chair Isenberg and members referenced the boat launch request as \$220,000, plus 20% contingency (\$44,000), for a total of \$264,000.

Ms. Christine Dinaro spoke in support of the Commonwealth Avenue boat launch improvements. Ms. Dinaro stated the Commonwealth Avenue location is the primary area for launching boats at Warner’s Pond and described the need for improvements, including accessibility considerations.

Mr. Flint noted separate CPA-funded Warner’s Pond-related efforts, such as boat access at Gerow Park, reinforcing the importance of keeping scopes distinct.

Mr. Boehm (speaking as a member of the public and Acting Select Board Liaison) offered context about ongoing Town work at Warner’s Pond. Mr. Boehm referenced the CPA-funded Gerow Park feasibility study as a separate effort and stated he did not view the boat launch improvements as being in competition with other concepts.

The Committee identified a need for continued deliberation pending additional information.

### **TH26-04 Conservation Fund**

Chair Isenberg opened the Committee’s continued discussion of the *TH26-04 Conservation Fund proposal*, that would provide a means of responding to time-sensitive opportunities for conservation land acquisition.

Mr. Boardman described his understanding of the proposal as a long-term banking mechanism intended to allow the Town to respond quickly when an unidentified, time-sensitive conservation or land acquisition opportunity arises.

Mr. Larner spoke about conservation acquisition generally and referenced information he had received regarding a current land protection fundraising effort, stating that the information underscored the importance of having funds available quickly when opportunities emerge.

Ms. Proctor stated she supported the concept but suggested that the Committee seek greater clarity on formal oversight and structure, similar to the Municipal Affordable

Housing Trust model, so the CPC understands governance, accountability, and eligible uses.

Mr. Collins expressed strong support for the request and described Conservation Funds as mechanisms defined in state law that can help address timing challenges associated with land acquisition opportunities. Priorities for land acquisitions are clearly defined in municipal Open Space and Recreation Plans across the state. Mr. Collins discussed the importance of being able to act quickly and suggested the CPC may also consider establishing caps or targets for both the Conservation Fund and the Municipal Affordable Housing Fund so that they do not accumulate beyond a defined amount.

Mr. Flint stated he was cautious about delegating CPC authority and emphasized the need for clarifying governance. Mr. Flint questioned whether the application restricted use to land acquisition and stated the Committee should understand how fund use would be controlled and aligned with CPC review and CPA eligibility.

Members agreed to request additional information regarding governance/oversight and eligible uses before determining whether to recommend the item.

#### **TM26-05 Assabet River Bridge**

The Committee continued discussion of *TM26-05 Assabet River Bridge*. Members reviewed the proposed improvements and anticipated public benefits, including pedestrian safety, accessibility, and community connectivity. Members also discussed opportunities to leverage significant funding from other sources and whether CPC support would strengthen the Town's overall financing strategy for the project.

Several members expressed strong support and noted that the project addresses longstanding safety and accessibility concerns. The Committee continued to treat the project as a high priority within the recommended FY26 funding package, subject to final balancing against available CPA resources and other competing requests.

#### **TM26-07 Rideout Park-Court Renovations**

The Committee reviewed *TM26-07 Rideout Park-Court Renovations*, including proposed resurfacing and court improvements intended to extend the useful life of the courts and improve usability across multiple user groups.

Members discussed public input received (including multiple letters) and reviewed questions regarding the final scope. Members also discussed cost drivers referenced in the application, including material and construction cost escalation, and considered whether certain scope elements (including lighting and other features) are clearly within CPA eligibility and aligned with the project as presented.

The Committee agreed that additional clarification is needed to ensure its recommendation accurately reflects the final scope, budget, and CPA eligibility considerations. The item remained under continued discussion pending additional information.

### **TM26-08 Thoreau Farm Trail**

The Committee discussed *TM26-08 Thoreau Farm Trail*, including anticipated benefits to public access, trail connectivity, and educational and recreational use. Chair Isenberg noted that the concept includes trail improvements and connections across multiple parcels and easements, with portions requiring sensitive design in wetland areas.

Ms. Nelson raised concerns about wetland impacts and emphasized the need for supporting documentation, noting that feasibility and environmental materials were referenced but not included in the packet.

Members discussed matching funding considerations, including MassTrails grants, and raised questions about the minimum amount needed to qualify for matching funds and the required local match. Members also discussed whether a phased approach (design vs. construction) might be appropriate depending on readiness and overall FY26 funding capacity.

### **TM26-11 Concord Art Garden Rehabilitation**

The Committee discussed *TM26-11 Concord Art Garden Rehabilitation*, including proposed accessibility improvements and site enhancements. Members discussed CPA public access requirements and what conditions or documentation may be needed to confirm public benefit on this private property.

There was also discussion on whether proposed elements constitute eligible improvements under historic preservation and/or recreation/open space as defined by the Act, and whether additional measures, such as signage, easements, written access provisions, or other formalized documentation, may be necessary to support CPA eligibility and formalize the long-term public benefit.

The Committee expressed reservations and continued the item for further consideration as recommendations are refined, noting that additional clarification regarding public access and eligibility would be necessary.

## **PUBLIC COMMENT**

Ms. Peggy Briggs (Concord Finance Committee) asked questions regarding (1) the Committee's total available funds and whether the CPC believed it could afford to fund the slate of applications, and (2) where the high school amenities building review stands. Ms. Briggs also asked about schedule coordination with other boards.

Mr. Boehm, speaking as Acting Select Board Liaison and a member of the public, commented on the Committee's deliberations and emphasized that CPC decisions made this year may have implications for future budget cycles.

## ADJOURNMENT

With no other business, the meeting was adjourned at 9:12 p.m. The next Community Preservation Committee meeting is scheduled for Tuesday, December 2, 2025, at 7:00 p.m.

## MEETING MATERIALS

- **Meeting recording:** <https://youtu.be/s2tmxzE6F68?si=8crcqKpvzmuC49jU>
- **Meeting Agenda:** <https://www.concordma.gov/AgendaCenter/Community-Preservation-Committee-47>

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