

March 1, 2026

Concord Community Preservation Committee

141 Keyes Rd, 1st Floor

Concord, MA 01742

Re: Amenities Building – 2026 Town Meeting Warrant Article 26

Dear CPC:

I am writing in opposition to the inclusion of the Amenities Building in Article 26. Two reasons:

1. In a 2025 town-wide vote, the building, as proposed in the Article 26, was voted down. There has been no substantive change to what the town has already rejected.
2. The building does not meet the criteria for a CPC-funded project. It is construction of a new building. It is not the acquisition of land nor the “remodel, reconstruction, or repair” of an existing, historic property to comply with codes or standards.

My review (Attachment) of posted minutes and videos of CPC meetings finds no documentation of the committee’s rationale or vote for including the building. Records of the seemingly critical 12/2/2025 meeting are absent. Please confirm that all the previously reported information gaps were filled, and provide the rationale for approving the amenities building as a recreational application and the vote count.

I support an accessible, code-compliant restroom facilities at the lower CCHS fields. The 50-year (\$2 million) solution to the public restroom need, however, is beyond the means of a town that struggles to find \$40,000 to keep the library open on Sunday. I suggest a “good enough for now” alternative solution.

If minus the building, CPC has “extra” budget, I suggest reserving it for the future or returning it to the town for immediate needs, including reducing the tax burden.

Respectfully,



Art Schwope

281 Holden Wood Rd., Concord, MA

Cc: Paul Boehm, Select Board

ATTACHMENT TO 2/28/2026 SCHWOPE LETTER

Meeting Date	Synopsis of Minutes Pertinent to Amenities Building	Schwope Observations
10/14/2025	Chair Isenberg proposed a “separate, public deliberation session” pertinent to the amenities building “given the volume of new information arriving and the sensitivity of the decision.”	This separate meeting does not seem to have occurred.
10/28/2025	<p>Mr. Kemeza comments that the project “appears to meet the recreational eligibility” and suggests that a “stronger case be made” to demonstrate a benefit “beyond the high school population.” He asks for plans for maintenance and keeping the building open to the public.</p> <p>Members generally agreed that a range of additional information was needed to “strengthen the application.”</p> <p>No vote was taken</p>	
11/4/2025	<p>There was extensive discussion of six Historic Preservation Applications and one Extension but not the amenities building</p> <p>In Other Business, there was brief mention of the amenities building with members agreeing “to revisit the application once updated information is available from the School and DPW.”</p>	Apparently, the additional information requested by Mr. Kemeza during the 11/28/2025 had not yet been provided.
11/25/2025	<p>Minutes have not been posted.</p> <p>There is no discussion of the amenities building in the video recording of the meeting</p>	

Meeting Date	Synopsis of Minutes Pertinent to Amenities Building	Schwoppe Observations
12/2/2025	Neither the meeting Minutes nor video recording has been posted. On the agenda were the amenities building and a vote on recommendations.	Despite there being no posted minutes or video of the this meeting and because the videos of the 11/25/2025 and 1/13/2026 videos do not contain discussion of the amenities building, I conclude that its discussion and vote took place at the 12/2/2025 meeting.
1/13/2026	Neither the meeting Minutes nor video has been posted. On the agenda were the amenities building and a vote on recommendations.	
2/10/2026	Meeting cancelled	
2/17/2026	Minutes and video recording have not been posted.	