

**TOWN OF CONCORD
SELECT BOARD
AGENDA
May 22, 2017**

7PM – Select Board Room – Town House	
1.	Call to Order
2.	Consent Agenda: <ul style="list-style-type: none"> • Town Accountant’s Warrants • Gift Acceptance <ul style="list-style-type: none"> · Anonymous Donors \$2000 to Middlesex Jazz Festival Gift Account · Cecilia Lemos \$1000 to Carousel Preschool Gift Account • One Day Special Licenses <ul style="list-style-type: none"> · Concord Lions Club 6/22/17 6PM-9PM 54 ORNAC (All Alcohol) · Gaining Ground 6/11/17 5P-7PM 341 Virginia Road (All Alcohol) · Saltbox Farm 6/6/17 6PM-10PM 40 Westford Road (Wine & Malt) · Saltbox Farm 6/7/17 4PM-8PM 40 Westford Road (Wine & Malt) · Consilium Partners 6/5/17 11:30AM- 7PM 246 ORNAC (Wine & Malt) • Silent Fund Camperships in the amount of \$7,500 • Tour Guide Renewals – Ronnie Olitsky • Proclamation Requests <ul style="list-style-type: none"> · Henry David Thoreau Day – July 12, 2017 · Concord Public Works Week
3.	Town Manager’s Report
4.	7:05 PM Public Hearing – Change of Manager: Musketaquid Sportsmen Club, 250 Old Mill Road
5.	Conservation Restrictions: 221 & 265 Balls Hill Road CLTC – Delia Kaye
6.	Conservation Restriction: 42A & 449 Barrett’s Mill Road – Delia Kaye
7.	Discussion of Town Meeting Article 49—Home Rule Petition Allowing Concord to Adopt Fees to Finance Affordable Housing
8.	Potential refunding opportunity – 2009 Willard School Bonds – Kerry Lefleur
9.	Proposed changes to the Minuteman Nashoba Health Group Agreement – Kerry Lefleur
10.	Schedule discussion of Public Private Partnership
11.	Review proposed MBTA WiFi Towers Section 106
12.	Review Draft Calendar of 2017-2018 Meeting Schedule
13.	Public Comments
14.	Review Select Board Liaison Assignments
15.	Committee Liaison Reports
16.	Miscellaneous/Correspondence
17.	Committee Nominations: Suzanne Knight of 64 Bayberry Road and John Soden of 12 South Meadow Ridge to the Bruce Freeman Rail Trail Advisory Committee for terms to expire 5/31/20; Eric Van Loon of 95 Martha’s Point Rd to the Tax Relief Committee for a term to expire 5/31/20
18.	Committee Appointments: Richard Gauthier of 35 Hubbard Street to the Hugh Cargill Trust Committee for a term to expire May 31, 2020; Lindsay Howard of 6 Loring Road to the Library Committee to fill an unexpired term ending May 31, 2019
19.	Town Manager Administrative Appointments with the Approval of the Board: Kerry Lafleur Town Treasurer/Town Collector; Patricia A. Robertson, Deputy Treasurer/ Collector; Kari Tari, Town Clerk; and Anderson & Krieger, Town Counsel, all terms to expire May 31, 2018. Mary Barrett Town Accountant for a term to expire May 31, 2020
20.	Adjourn to Executive Session to Discuss Land Acquisition

continued→

PENDING

Monday	May 29	All Day	Memorial Day	Town Offices Closed
Monday	June 5	7PM	Select Board Meeting	Town House
Monday	June 19	7PM	Select Board Meeting	Town House
Tuesday	July 4	All Day	Independence Day	Town Offices Closed
Monday	July 10	7PM	Select Board Meeting	Town House

Gift Acceptance Log – May 22, 2017

Gift Received From:	Date of Meeting:	For Gift Account:	Total Amount:
Anonymous Donors	May 22	Middlesex Jazz Festival Gift Account	\$2000
Cecilia Lemos	May 22	Carousel Preschool Gift Account	\$1000

Weekly One Day License Log – May 22, 2017

Applicant Name & Number	Phone Number	Date	Location	Type of Alcohol	
17-96 Concord Lions Club	978-251-1344	June 22	CareOne at Concord 54 ORNAC	All Alcohol	Event Coordinator: Sandra Weakland Bartenders: Susan Nordberg, Rosemay Lionetta, Carmine Lionetta, Stephen Bodell, Gregory Kasparian Under 21: No First License in Concord: No
17-97 Gaining Ground	978-610-6086	June 11	Gaining Ground Farm 341 Virginia Road	All Alcohol	Event Coordinator: Amy Capofreddi Bartenders: John Roy, John Munro Under 21: No First License in Concord: No
17-98 Saltbox Farm	617-877-3859	June 6	Saltbox Farm 40 Westford Road	Wine & Malt	Event Coordinator: Ben Elliott Bartenders: Ben Elliott Under 21: No First License in Concord: No
17-99 Saltbox Farm	617-877-3859	June 7	Saltbox Farm 40 Westford Road	Wine & Malt	Event Coordinator: Ben Elliott Bartenders: Ben Elliott Under 21: No First License in Concord: No
17-100 Consilium partners	617 274-1706	June 5	246 ORNAC	Wine & Malt	Event Coordinator: Rick Briggs Bartenders: Liza Leach, Sara Kilelea, Taryn O'Neill, Carlee Magliozzi, Under 21: No First License in Concord: Yes

3. Information Requested

Date of Request:	May 15, 2017
Name of Staff Person and affiliated human service of educational organization making request:	
Name: (please print)	Howard Dana Susan Eckel
Name of Organization:	First Parish in Concord
Address of Organization:	20 Lexington Rd.
Phone number of Staff Person:	978 - 369- 9374
Signature of Staff Person:	<i>Susan M. Eckel</i>
Make Payment to:	as listed in attached summary of requests
(Note: funds are not disbursed directly to the Concord Resident in need but to a third Party).	

4. Recommendation of the Senior Minister, First Parish in Concord

I recommend that funding assistance in the amount of \$ 7,500 be provided to Concord resident(s) as requested by the Concord Social Workers. This is fully in accordance with the provisions of the 2001 Memorandum of Understanding between the Concord Board of Selectmen and the Senior Minister, First Parish in Concord.

Rev. Howard M. Dana
Senior Minister

May 17, 2017
Date

5. Concord Board of Selectmen Authorization

Based upon the recommendation dated _____, of the Senior Minister, First Parish Church in Concord, the Board of Selectmen by majority vote, have authorized the disbursement of income from the Silent Fund in the amount of \$ 7,500.

Clerk, Board of Selectmen

Date

Town of Concord
SELECT BOARD'S OFFICE

Memorandum

DATE: May 19, 2017

TO: Select Board

FROM: Andrew W. Mara, Senior Administrative Assistant

SUBJECT: Tour Guide Renewals for May 22, 2017 Agenda

The following people have submitted all paperwork required to renew their Tour Guide License for 2017-2018:

Ronni Olitsky

PROCLAMATION

Be it hereby proclaimed that

WHEREAS, among Concord's most renowned transcendentalists, **Henry David Thoreau** was born 200 years ago on July 12, 1817; and

WHEREAS, writer **Henry David Thoreau's** short, yet prolific literary career included journals that total 2.5 million words, four books and countless essays, articles and poems all written in Concord, including his seminal work "Walden; or Life in the Woods" ; and

WHEREAS, scientist and father of the modern day environmental movement, Henry David Thoreau provided groundbreaking work in observing and recording the natural world in Concord that has become an important baseline to document climate change; and

WHEREAS, political reformer Henry David Thoreau's essay on "Resistance to Civil Government" also known as "Civil Disobedience" has inspired Mohandas K. Gandhi, Emma Goldman, Martin Luther King Jr., and other leaders to resist unjust laws; and

WHEREAS, of all the mid-19th century transcendentalists and writers who lived in Concord, only one, Henry David Thoreau, was born in Concord and walked every inch of this town, the town that he loved.

NOW, THEREFORE, the Concord Select Board does hereby proclaim



Wednesday, July 12, 2017

as

HENRY DAVID THOREAU DAY

in the Town of Concord.

In witness whereof, we hereunto set our hands and cause the seal of the Town of Concord to be affixed, by vote of the Select Board on the 22 day of May 2017

, Chair

, Clerk

ATTEST: Christopher Whelan, Town Manager



Thoreau on Being Born in Concord:

I have never got over my surprise that I should have been born into the most estimable place in all the world, and in the very nick of time, too. Journal, 3 December 1856



COMMONWEALTH OF MASSACHUSETTS
TOWN OF CONCORD
SELECT BOARD

PROCLAMATION

- WHEREAS** Public Works services are an integral part of our citizens' everyday lives and quality of life; and
- WHEREAS** The support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewer, engineering, streets, highways, solid waste & recycling, parks, athletic fields, fleet maintenance and cemeteries
- WHEREAS** The health, safety and comfort of Concord greatly depend on these services and facilities; and
- WHEREAS** The planning, design, construction and care of these facilities are dependent upon the effort, skill and commitment of the Concord Public Works Team; and
- WHEREAS** The efficiency of the qualified and dedicated Concord Public Works Team members is materially influenced by the citizen's understanding of the importance of the work they perform
- NOW, THEREFORE,** We, as the Select Board of the Town of Concord, Massachusetts, do hereby proclaim the week of May 22 through May 27, 2017 as

CONCORD PUBLIC WORKS WEEK

And call upon all Concordians to acquaint themselves with the issues involved in providing our public works services and to recognize the contributions which Concord Public Works makes every day to our health, safety, comfort, and quality of life.

PROCLAIMED THIS 22nd DAY OF MAY 2017



Concord Select Board



TOWN OF CONCORD
DIVISION OF NATURAL RESOURCES
141 KEYES ROAD, CONCORD, MASSACHUSETTS 01742
TEL. (978) 318-3285 FAX (978) 318-3291

Delia R. J. Kaye
Natural Resources Director

May 15, 2017

Jane Hotchkiss, Chair
Concord Select Board
22 Monument Square
Concord, MA 01742

Re: Proposed Conservation Restrictions at October Farm Riverfront, 221 and 265 Balls Hill Road

Dear Ms. Hotchkiss:

Enclosed please find two proposed Conservation Restrictions (CRs) over the recently acquired October Farm Riverfront property off Ball's Hill Road for Select Board approval. The Natural Resources Commission will review these CRs at their May 17 meeting.

One CR will be conveyed from the Concord Land Conservation Trust (CLCT) to the NRC on the 47-acre parcel owned by CLCT. The second CR will be conveyed by the NRC to CLCT over the 33 acres owned by the Town.

The Balls Hill area has long been identified by the Town and CLCT as a priority for acquisition for its remarkable conservation values, historical and archaeological values, and for its importance for water supply protection. The conservation values include open space preservation, flood plain protection, scenic protection along over a mile of Concord river frontage, protection of rare and common wildlife habitats, public access, water quality and watershed protection, and historical purposes. Protection of these parcels is desirable to ensure that this parcel will be maintained in perpetuity for conservation and public water supply purposes.

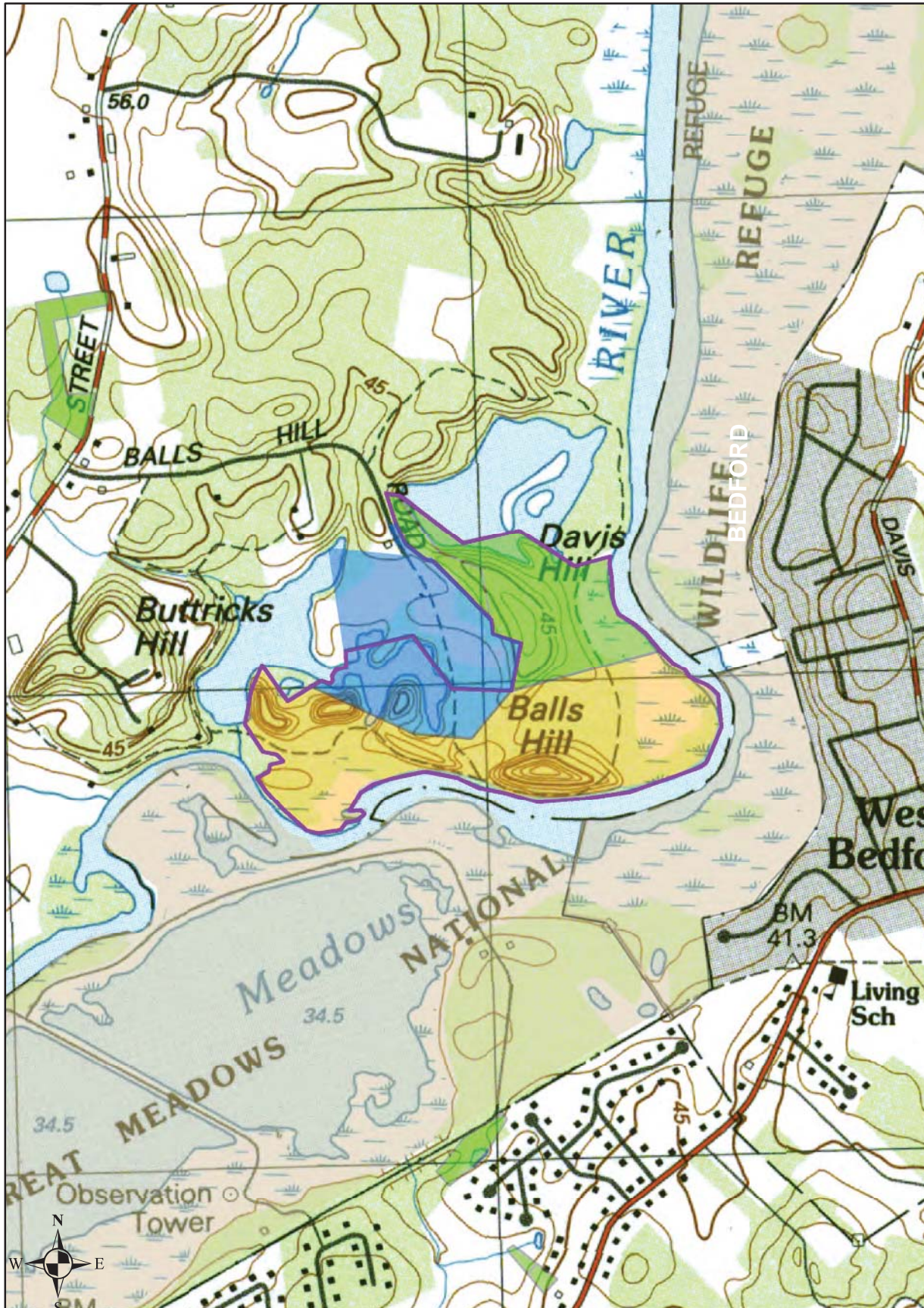
Completion of the two CRs by June 1, 2017 will fulfill one of the requirements of a FY17 LAND grant awarded to the Town towards the October Farm Riverfront acquisition. I look forward to discussing the CRs with you at your May 22, 2017 meeting.

Very truly yours,

Delia Kaye
Natural Resources Director

cc: Natural Resources Commission
Joan Ferguson, Chair, CLCT

October Farm Riverfront
Concord MA



Legend

- October Farm Riverfront Parcel
- Town Conservation Land
- Public Water Supply Land
- Concord Land Conservation Trust Land
- Great Meadows NWR



This map was created by Concord GIS. The information is provided as a reasonably accurate point of reference, but is not intended to represent authoritative location, and is not to be used for conveyances. The Town of Concord shall not be held responsible for the accuracy or misuse of these data.



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Delia R. J. Kaye
Natural Resources Director

May 15, 2017

Jane Hotchkiss, Chair
Concord Select Board
22 Monument Square
Concord, MA 01742

Re: Proposed Conservation Restriction at McGrath Farm, 42A and 449 Barretts Mill Road

Dear Ms. Hotchkiss:

Enclosed please find the proposed Conservation Restriction (CR) over a portion of the McGrath land (Barretts Mill Farm) for Select Board conveyance of 449 Barretts Mill Road (Parcel B) to the Concord Land Conservation Trust, and approval of the CR over Parcels A and B. Parcel A will be conveyed from the Natural Resources Commission (NRC) to CLCT. This CR will be reviewed by the NRC at their May 17 meeting.

In 2013, the Town purchased the 1.9-acre house, farmstand, barn and greenhouse at 449 Barretts Mill Road from the McGrath estate, in part with Community Preservation Act (CPA) funds. The CPA requires that a permanent restriction be placed on property acquired with CPA monies.

The proposed CR provides for the continued agricultural use of the Premises, and protects open space, floodplain, rare and local wildlife habitats, surface and groundwater quality, public access, a scenic and cultural landscape, and the historic open and agricultural setting of an area which has been farmed continuously since 1660.

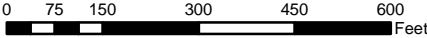
Completion of this CR by June 1, 2017 will fulfill one of the requirements of a FY17 LAND grant awarded to the Town towards the October Farm Riverfront acquisition. I look forward to discussing the CR with you at your May 22, 2017 meeting.

Very truly yours,

Delia Kaye
Natural Resources Director



cc: Natural Resources Commission
Joan Ferguson, Chair, CLCT

McGrath Conservation Restriction



1 inch = 300 feet

Legend

-  Proposed CR
-  Town Conservation Land

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Town of Concord
Finance Department
Memorandum

TO: Chris Whelan, Town Manager
FROM: Kerry A. Lafleur, Finance Director ^{KAL}
SUBJ: Potential Refunding Opportunity
DATE: May 18, 2017

The Town's Financial Advisor, First Southwest, has made me aware of a potential opportunity to refinance the remaining portion of the General Obligation Bond Issue of 2009 dedicated to the Willard School. Based upon current interest rates, the Town has the opportunity to refund and reissue these bonds with an estimated savings of about \$413k, or about 6.5%, over the remaining life of the bonds.

In order to proceed further, I request that the Select Board authorize the solicitation of bids. The suggested form of vote is provided in the attached memorandum. Please keep in mind that this vote would only allow me to proceed with obtaining bids. All bids received will be review and if one or more bids received will produce a savings of 4% or more, they will be brought forward to the Select Board with a recommendation to refund and reissue.

/kal



Memorandum

54 Canal Street
Suite 320
Boston, MA 02114

Peter Frazier
Managing Director

617-619-4409 Direct
617-619-4411 Fax

peter.frazier@hilltopsecurities.com

Date: Wednesday, May 03, 2017
To: Kerry Lafleur, Finance Director/Treasurer
Subject: Concord Debt Refinancing Opportunity

The current low interest rate environment has created an opportunity to refinance Town of Concord bonds issued March 15, 2009 and generate in excess of \$413,256 in debt service savings over the remaining life of the bond issue. The analysis is based upon prevailing market conditions which are subject to change. A summary of the results of the analysis follows:

<u>Bond Issue</u>	<u>Purpose</u>	<u>Principal Amount to be Refunded</u>	<u>Estimated Budgetary Savings</u>	<u>Estimated Present Value Savings</u>	<u>Savings as a % of Refunded Principal</u>
3/15/2009	Willard School	\$5,625,000	\$413,256	\$365,724	6.50%

Efficiency of the refunding: Generally, a bond issue can be refinanced only once, so it is important to ensure that the transaction is worthwhile. Since we can't know what interest rates will be in the future, the industry relies on an efficiency ratio to help us decide which refunding opportunities are worth pursuing. If the ratio of savings to principal refunded is greater than 4%, the refunding transaction is deemed worthwhile and the higher the percentage the better the transaction. As you can see in the table above, the candidates exceed the minimum threshold savings ratio. It is also important to note that the savings shown are net of all costs of issuance.

Borrowing Authorization Process: Refunding bonds are authorized by a majority vote of the Board of Selectmen. Under Massachusetts General Law, refunding bonds cannot be issued unless (1) the transaction produces present value savings and (2) the Selectmen and Treasurer approve the results of the sale (i.e., amount of savings and structure of the issue, etc.).

Below please find a suggested form of vote for the Board of Selectmen to authorize the issuance of Refunding Bonds:

Voted: That, in order to save interest costs, the Treasurer is authorized to provide for the sale and issuance of bonds under G.L. c. 44, Section 21A, to refund all or any portion of the remaining principal of and redemption premium and interest on the Town's General Obligation Bonds dated March 15, 2009 and that for this purpose the Treasurer is authorized to provide for the preparation and distribution of a Preliminary Official Statement; provided, however, that no bonds shall be issued under this vote unless and until the final interest rates and other terms of the refunding bonds are approved by the Board.

As the vote indicates, the refunding is subject to final approval by the Board of Selectmen when the final details of the refunding bonds are determined.

You may notice that the principal amount of the new refunding bonds in this analysis is less than the total amount of the principal to be refinanced. The actual amount to be refinanced is the total principal (\$5,625,000) plus the interest accruing on the principal up to and including the call (prepayment) date (\$462,500) plus the costs associated with the transaction. The sources of funds needed to effect the refinancing include the principal (\$5,475,000) of the refunding bonds and, the premium paid by the winning underwriter at closing (\$616,217.75). Detail can be found on the Sources and Uses statement (page 1) of the analysis.

MINUTEMAN NASHOBA HEALTH GROUP

PROPOSED CHANGES TO THE JOINT PURCHASE AGREEMENT

Article 1.

Add “dental” ... “which may include Preferred Provider Arrangements or other methods of self-funding employee health, dental, and life coverage as may be allowed by law.”

Article 3.

Change notification date for withdrawal from MNHG from “sixty (60) days prior to the end of the fiscal year,” to “by December 1st prior to the end of the fiscal year, to be effective at the end of the fiscal year”.

4th paragraph - Remove reference to “Article 4”. Add “dental and other” in list of coverages from which a member employer may withdraw.

Add that Board, at its discretion, may charge late fees and if payment of amount due plus late fees are not paid within 30 days of billing the late fees, the Board may terminate the unit from participation in the Group.

Article 8.

Page 7 – Add the term “self-funded” to the calculation language. Proportionate share is not calculated on plans that are fully insured.

Some Joint Purchase Groups (JPGs) have changed the calculation of proportionate share to recognize that Families should be weighted more heavily than Individual subscribers. This can be accomplished by (1) basing proportionate share on the monthly amount of funds billed to the governmental units for self-funded plans or (2) by creating weightings for types of subscribers on self-funded plans, e.g. Individual =1, Families =2.6. Steering Committee recommends option (2) above.

Page 8 - 1st paragraph, top of page. It should be the Board *based upon the independent financial audit* that determines the certified surplus or deficit.

Article 9.

Note: The language in the first two paragraphs is only relevant to the members at the start-up of MNHG.

6th paragraph – change due date for monthly payments from member employers from “no later than 21 days” to “no later than 14 days following receipt of notice or bill...” In last sentence – change 21 days to 14 days...? If you change the due date, it will change the interest beginning to accrue date on page 7.

Article 12. Proposed changes refer back to new calculation of proportionate share in Article 8.

Article 13.A. Change July 1 to June 1.

Article 13.B. Eliminate this section.

May 5, 2017

Town of Concord Planning Division
Elizabeth Hughes, Town Planner
141 Keyes Road, 1st Floor
Concord, Massachusetts 01742

Submitted Via Email: ehughes@concordma.gov

SUBJECT: REQUEST FOR SECTION 106 CONSULTATION COMMENTS = CLG REPRESENTATIVE

**SITE: CONCORD WEST (SITE NUMBER: BOSTFB021)
120-198 JUNCTION SQUARE DRIVE
CONCORD, MIDDLESEX COUNTY, MASSACHUSETTS 01742
RAMAKER & ASSOCIATES, INC. PROJECT NUMBER: 31699**

Dear Ms. Hughes:

Ramaker & Associates, Inc. (RAMAKER) was retained by inMOTION Wireless Inc. (inMOTION) to complete a NEPA and Section 106 review of an antenna and equipment installation to a proposed 70-foot inMOTION monopole tower (overall height with appurtenances of 74 feet). The activities will occur within the Massachusetts Bay Transportation Authority (MBTA) existing and active railroad right-of-way (ROW). The site is proposed to be located at 120-198 Junction Square Drive in Concord, Middlesex County, Massachusetts. The location of the property is depicted on the attached Maynard, Massachusetts Quadrangle. The project can also be identified as being located at: 42° 27' 22.08" North and 71° 23' 51.90" West.

The MBTA granted a license to inMOTION to construct, install and operate a wireless network to serve 40 million annual MBTA commuters. Features such as broadband internet access, live news broadcasts, live train tracker (displaying train progress), estimated train arrival times, train's speed of travel, availability of seats in each railcar, as well as reading material including magazines and newspapers. inMOTION proposes direct access to community specific events and support of local businesses. Additionally, future plans for the inMOTION system will allow MBTA to incorporate operations control features such as train telemetry systems, ticket scanners and video surveillance systems.

As noted, the proposed inMOTION improvements will occur in work areas within the existing active MBTA railroad ROW. The area of disturbance required for each installation will be an approximately 3-foot in diameter hole for the monopole tower's caisson foundation. The caisson will extend to a depth of approximately 25 feet below ground level. Soil erosion control procedures will be implemented at this site, with all existing grades to be restored, as described in the included site plans. Access to each site will be via the existing railroad ROW. In addition, the monopole tower will support a radio-equipment cabinet and an optional battery rack, mounted approximately 10 feet above grade. A 5-foot by 5-foot equipment pad has also been proposed for future radio equipment facilities. The location of this pad in relationship to the proposed monopole tower has been included in the site development plans, which also includes an elevation detail of the proposed inMOTION monopole tower. The monopole tower and associated antennas will be used solely for telecommunication purposes; no cameras will be mounted to the tower. Additionally, no lights will be mounted to the monopole tower unless required by the FAA.

The Section 106 review completed by RAMAKER considered both the Direct (area directly disturbed by the proposed undertaking) Area of Potential Effect (APE) and Indirect (viewshed area) APE. The APE reviews completed by RAMAKER concluded the following:

- **DIRECT APE:** When considering the Direct APE, RAMAKER consulted with Randy Dickson, Archaeologist with Midwest Archaeological Consultants, LLC. Mr. Dickson completed the appropriate due diligence as part of the Direct APE review and concluded that the proposed inMOTION undertaking would have "No Effect" to the Direct APE. A more detailed summary of these findings can be found in the Direct APE Summary report, completed by Mr. Dickson.

- **INDIRECT APE:** Using the FCC's guidance, RAMAKER reviewed a one-half mile search radius of the proposed undertaking to consider the potential for viewshed impacts to historic structures within this search area. RAMAKER completed research, consultation, and a window survey of the Indirect APE to qualify the presence of historic structures within the APE. Upon completion of this research, RAMAKER reviewed and considered the potential for effect (as further outlined in the Indirect APE summary report) and concluded that the proposed inMOTION undertaking would have "No Effect" to the Indirect APE.
- **ADDITIONAL CONSULTING PARTIES:** RAMAKER has been, or is in the process of, consulting with additional potentially interested consulting parties. Specifically, RAMAKER is seeking input on the potential for impact to historic properties that might not have otherwise been considered as part of the aforementioned Section 106 due diligence survey. As part of this consultation, RAMAKER filed public notice in the Concord Journal newspaper. In addition, RAMAKER is soliciting comments from the Town of Concord Planning Division, the Town of Concord Clerk and the Town of Concord Historical Commission.

It is the opinion of RAMAKER that the proposed inMOTION undertaking will have "No Effect" to the Direct APE and "No Effect" to the Indirect APE.

Following the FCC protocols and procedures, should you wish to provide additional comments with respect to the potential to effect cultural and/or historic properties, please contact RAMAKER. Additionally, if you have any information regarding other potentially interested consulting parties that should be contacted, your input on this matter would also be greatly appreciated. As the project is proposed for development in the very near future, we would appreciate receiving your comments in the next 30 days.

Please direct all future correspondence to:

Ramaker & Associates, Inc.
Andrew J. Rice, Project Manager
855 Community Drive
Sauk City, Wisconsin 53583
Telephone: (608) 643-4100
Facsimile: (608) 643-7999
Email: arice@ramaker.com

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

RAMAKER & ASSOCIATES, INC.



Andrew J. Rice, Project Manager

Attachments: Site Location Maps

Cc: Town of Concord Clerk
Anita Tekle, Town Clerk
22 Monument Square
Concord, Massachusetts 01742

Town of Concord Historical Commission
Lara Kritzer, Senior Planner
141 Keyes Road, 1st Floor
Concord, Massachusetts 01742



May 5, 2017

Town of Concord Clerk
Anita Tekle, Town Clerk
22 Monument Square
Concord, Massachusetts 01742

Submitted Via Email: townclerk@concordma.gov

SUBJECT: REQUEST FOR SECTION 106 CONSULTATION COMMENTS = INTERESTED PARTY

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CONCORD, MIDDLESEX COUNTY, MASSACHUSETTS 01742
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Email: arice@ramaker.com

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

RAMAKER & ASSOCIATES, INC.



Andrew J. Rice, Project Manager

Attachments: Site Location Maps

Cc: Town of Concord Planning Division
Elizabeth Hughes, Town Planner
141 Keyes Road, 1st Floor
Concord, Massachusetts 01742

Town of Concord Historical Commission
Lara Kritzer, Senior Planner
141 Keyes Road, 1st Floor
Concord, Massachusetts 01742



May 5, 2017

Town of Concord Historical Commission
Lara Kritzer, Senior Planner
141 Keyes Road, 1st Floor
Concord, Massachusetts 01742

Submitted Via Email: lkritzer@concordma.gov

SUBJECT: REQUEST FOR SECTION 106 CONSULTATION COMMENTS = INTERESTED PARTY

**SITE: CONCORD WEST (SITE NUMBER: BOSTFB021)
120-198 JUNCTION SQUARE DRIVE
CONCORD, MIDDLESEX COUNTY, MASSACHUSETTS 01742
RAMAKER & ASSOCIATES, INC. PROJECT NUMBER: 31699**

Dear Ms. Kritzer:

Ramaker & Associates, Inc. (RAMAKER) was retained by inMOTION Wireless Inc. (inMOTION) to complete a NEPA and Section 106 review of an antenna and equipment installation to a proposed 70-foot inMOTION monopole tower (overall height with appurtenances of 74 feet). The activities will occur within the Massachusetts Bay Transportation Authority (MBTA) existing and active railroad right-of-way (ROW). The site is proposed to be located at 120-198 Junction Square Drive in Concord, Middlesex County, Massachusetts. The location of the property is depicted on the attached Maynard, Massachusetts Quadrangle. The project can also be identified as being located at: 42° 27' 22.08" North and 71° 23' 51.90" West.

The MBTA granted a license to inMOTION to construct, install and operate a wireless network to serve 40 million annual MBTA commuters. Features such as broadband internet access, live news broadcasts, live train tracker (displaying train progress), estimated train arrival times, train's speed of travel, availability of seats in each railcar, as well as reading material including magazines and newspapers. inMOTION proposes direct access to community specific events and support of local businesses. Additionally, future plans for the inMOTION system will allow MBTA to incorporate operations control features such as train telemetry systems, ticket scanners and video surveillance systems.

As noted, the proposed inMOTION improvements will occur in work areas within the existing active MBTA railroad ROW. The area of disturbance required for each installation will be an approximately 3-foot in diameter hole for the monopole tower's caisson foundation. The caisson will extend to a depth of approximately 25 feet below ground level. Soil erosion control procedures will be implemented at this site, with all existing grades to be restored, as described in the included site plans. Access to each site will be via the existing railroad ROW. In addition, the monopole tower will support a radio-equipment cabinet and an optional battery rack, mounted approximately 10 feet above grade. A 5-foot by 5-foot equipment pad has also been proposed for future radio equipment facilities. The location of this pad in relationship to the proposed monopole tower has been included in the site development plans, which also includes an elevation detail of the proposed inMOTION monopole tower. The monopole tower and associated antennas will be used solely for telecommunication purposes; no cameras will be mounted to the tower. Additionally, no lights will be mounted to the monopole tower unless required by the FAA.

The Section 106 review completed by RAMAKER considered both the Direct (area directly disturbed by the proposed undertaking) Area of Potential Effect (APE) and Indirect (viewshed area) APE. The APE reviews completed by RAMAKER concluded the following:

- **DIRECT APE:** When considering the Direct APE, RAMAKER consulted with Randy Dickson, Archaeologist with Midwest Archaeological Consultants, LLC. Mr. Dickson completed the appropriate due diligence as part of the Direct APE review and concluded that the proposed inMOTION undertaking would have "No Effect" to the Direct APE. A more detailed summary of these findings can be found in the Direct APE Summary report, completed by Mr. Dickson.

- INDIRECT APE: Using the FCC's guidance, RAMAKER reviewed a one-half mile search radius of the proposed undertaking to consider the potential for viewshed impacts to historic structures within this search area. RAMAKER completed research, consultation, and a window survey of the Indirect APE to qualify the presence of historic structures within the APE. Upon completion of this research, RAMAKER reviewed and considered the potential for effect (as further outlined in the Indirect APE summary report) and concluded that the proposed inMOTION undertaking would have "No Effect" to the Indirect APE.
- ADDITIONAL CONSULTING PARTIES: RAMAKER has been, or is in the process of, consulting with additional potentially interested consulting parties. Specifically, RAMAKER is seeking input on the potential for impact to historic properties that might not have otherwise been considered as part of the aforementioned Section 106 due diligence survey. As part of this consultation, RAMAKER filed public notice in the Concord Journal newspaper. In addition, RAMAKER is soliciting comments from the Town of Concord Planning Division, the Town of Concord Clerk and the Town of Concord Historical Commission.

It is the opinion of RAMAKER that the proposed inMOTION undertaking will have "No Effect" to the Direct APE and "No Effect" to the Indirect APE.

Following the FCC protocols and procedures, should you wish to provide additional comments with respect to the potential to effect cultural and/or historic properties, please contact RAMAKER. Additionally, if you have any information regarding other potentially interested consulting parties that should be contacted, your input on this matter would also be greatly appreciated. As the project is proposed for development in the very near future, we would appreciate receiving your comments in the next 30 days.

Please direct all future correspondence to:

Ramaker & Associates, Inc.
Andrew J. Rice, Project Manager
855 Community Drive
Sauk City, Wisconsin 53583
Telephone: (608) 643-4100
Facsimile: (608) 643-7999
Email: arice@ramaker.com

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

RAMAKER & ASSOCIATES, INC.



Andrew J. Rice, Project Manager

Attachments: Site Location Maps

Cc: Town of Concord Planning Division
Elizabeth Hughes, Town Planner
141 Keyes Road, 1st Floor
Concord, Massachusetts 01742

Town of Concord Clerk
Anita Tekle, Town Clerk
22 Monument Square
Concord, Massachusetts 01742



May 8, 2017

Town of Concord Planning Division
Elizabeth Hughes, Town Planner
141 Keyes Road, 1st Floor
Concord, Massachusetts 01742

Submitted Via Email: ehughes@concordma.gov

SUBJECT: REQUEST FOR SECTION 106 CONSULTATION COMMENTS = CLG REPRESENTATIVE

**SITE: CONCORD EAST (SITE NUMBER: BOSTFB023C)
85 ARENA TERRACE
CONCORD, MIDDLESEX COUNTY, MASSACHUSETTS 01742
RAMAKER & ASSOCIATES, INC. PROJECT NUMBER: 31701**

Dear Ms. Hughes:

Ramaker & Associates, Inc. (RAMAKER) was retained by inMOTION Wireless Inc. (inMOTION) to complete a NEPA and Section 106 review of an antenna and equipment installation to a proposed 70-foot inMOTION monopole tower (overall height with appurtenances of 74 feet). The activities will occur within the Massachusetts Bay Transportation Authority (MBTA) existing and active railroad right-of-way (ROW). The site is proposed to be located at 85 Arena Terrace in Concord, Middlesex County, Massachusetts. The location of the property is depicted on the attached Maynard, Massachusetts Quadrangle. The project can also be identified as being located at: 42° 26' 38.25" North and 71° 20' 59.88" West.

The MBTA granted a license to inMOTION to construct, install and operate a wireless network to serve 40 million annual MBTA commuters. Features such as broadband internet access, live news broadcasts, live train tracker (displaying train progress), estimated train arrival times, train's speed of travel, availability of seats in each railcar, as well as reading material including magazines and newspapers. inMOTION proposes direct access to community specific events and support of local businesses. Additionally, future plans for the inMOTION system will allow MBTA to incorporate operations control features such as train telemetry systems, ticket scanners and video surveillance systems.

As noted, the proposed inMOTION improvements will occur in work areas within the existing active MBTA railroad ROW. The area of disturbance required for each installation will be an approximately 3-foot in diameter hole for the monopole tower's caisson foundation. The caisson will extend to a depth of approximately 25 feet below ground level. Soil erosion control procedures will be implemented at this site, with all existing grades to be restored, as described in the included site plans. Access to each site will be via the existing railroad ROW. In addition, the monopole tower will support a radio-equipment cabinet and an optional battery rack, mounted approximately 10 feet above grade. A 5-foot by 5-foot equipment pad has also been proposed for future radio equipment facilities. The location of this pad in relationship to the proposed monopole tower has been included in the site development plans, which also includes an elevation detail of the proposed inMOTION monopole tower. The monopole tower and associated antennas will be used solely for telecommunication purposes; no cameras will be mounted to the tower. Additionally, no lights will be mounted to the monopole tower unless required by the FAA.

The Section 106 review completed by RAMAKER considered both the Direct (area directly disturbed by the proposed undertaking) Area of Potential Effect (APE) and Indirect (viewshed area) APE. The APE reviews completed by RAMAKER concluded the following:

- **DIRECT APE:** When considering the Direct APE, RAMAKER consulted with Randy Dickson, Archaeologist with Midwest Archaeological Consultants, LLC. Mr. Dickson completed the appropriate due diligence as part of the Direct APE review and concluded that the proposed inMOTION undertaking would have "No Effect" to the Direct APE. A more detailed summary of these findings can be found in the Direct APE Summary report, completed by Mr. Dickson.

- INDIRECT APE: Using the FCC's guidance, RAMAKER reviewed a one-half mile search radius of the proposed undertaking to consider the potential for viewshed impacts to historic structures within this search area. RAMAKER completed research, consultation, and a window survey of the Indirect APE to qualify the presence of historic structures within the APE. Upon completion of this research, RAMAKER reviewed and considered the potential for effect (as further outlined in the Indirect APE summary report) and concluded that the proposed inMOTION undertaking would have "No Effect" to the Indirect APE.
- ADDITIONAL CONSULTING PARTIES: RAMAKER has been, or is in the process of, consulting with additional potentially interested consulting parties. Specifically, RAMAKER is seeking input on the potential for impact to historic properties that might not have otherwise been considered as part of the aforementioned Section 106 due diligence survey. As part of this consultation, RAMAKER filed public notice in the Concord Journal newspaper. In addition, RAMAKER is soliciting comments from the Town of Concord Planning Division, the Town of Concord Clerk and the Town of Concord Historical Commission.

It is the opinion of RAMAKER that the proposed inMOTION undertaking will have "No Effect" to the Direct APE and "No Effect" to the Indirect APE.

Following the FCC protocols and procedures, should you wish to provide additional comments with respect to the potential to effect cultural and/or historic properties, please contact RAMAKER. Additionally, if you have any information regarding other potentially interested consulting parties that should be contacted, your input on this matter would also be greatly appreciated. As the project is proposed for development in the very near future, we would appreciate receiving your comments in the next 30 days.

Please direct all future correspondence to:

Ramaker & Associates, Inc.
Andrew J. Rice, Project Manager
855 Community Drive
Sauk City, Wisconsin 53583
Telephone: (608) 643-4100
Facsimile: (608) 643-7999
Email: arice@ramaker.com

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

RAMAKER & ASSOCIATES, INC.



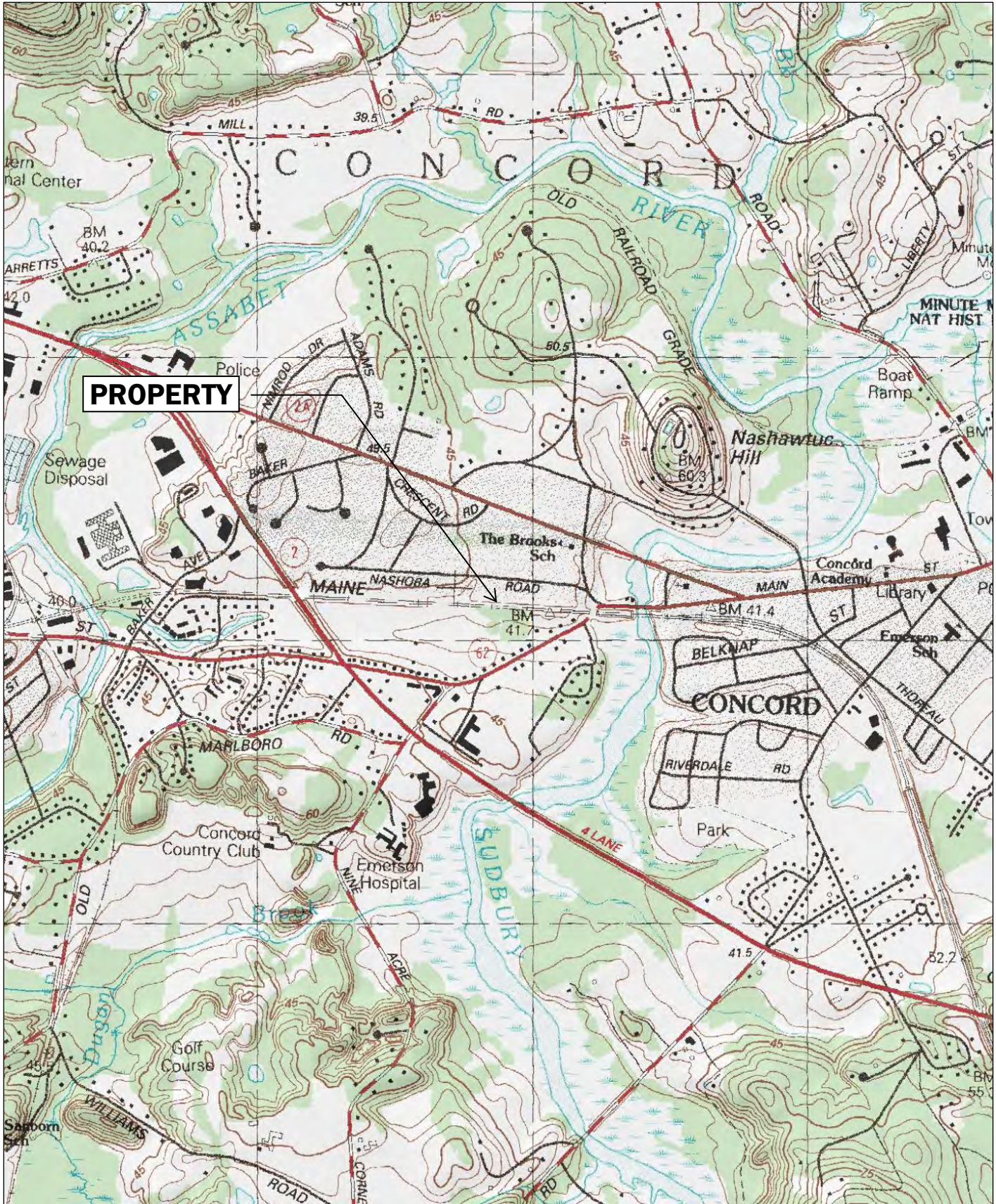
Andrew J. Rice, Project Manager

Attachments: Site Location Maps

Cc: Town of Concord Clerk
Anita Tekle, Town Clerk
22 Monument Square
Concord, Massachusetts 01742

Town of Concord Historical Commission
Lara Kritzer, Senior Planner
141 Keyes Road, 1st Floor
Concord, Massachusetts 01742

CONCORD CENTRAL (BOSTFB022)

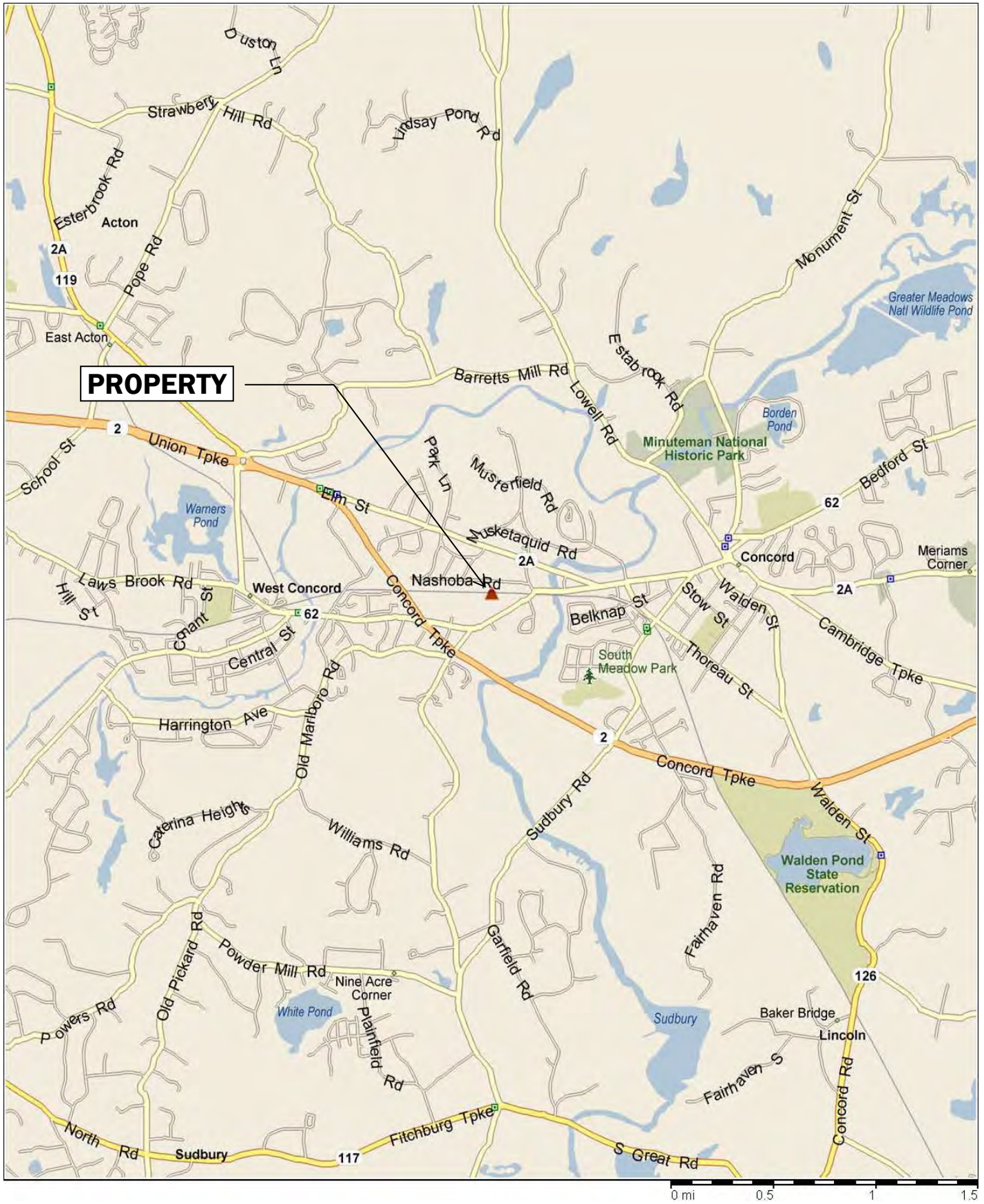


MAYNARD, MASSACHUSETTS 7.5' QUADRANGLE

101 NASHOBA ROAD
CONCORD, MASSACHUSETTS 01742
MIDDLESEX COUNTY



CONCORD CENTRAL (BOSTFB022)



STREET MAP

101 NASHOBA ROAD
CONCORD, MASSACHUSETTS 01742
MIDDLESEX COUNTY



CONCORD CENTRAL (BOSTFB022)



Overview of railroad tracks within MBTA Right of Way.



Overview of railroad tracks within MBTA Right of Way.



PROPERTY PHOTOGRAPHS

101 NASHOBA ROAD
CONCORD, MASSACHUSETTS 01742
MIDDLESEX COUNTY

**TOWN OF CONCORD
2017-2018 SELECTMEN AND TOWN MEETING/ELECTION SCHEDULE**

Day	DATE	TIME	EVENT	LOCATION
Monday	June 5	7 PM	Select Board Meeting	Town House
Monday	June 19	7 PM	Select Board Meeting	Town House
	July 4	All Day	Independence Day	Town Offices Closed
Monday	July 10	7 PM	Select Board Meeting	Town House
Monday	July 24	7 PM	Select Board Meeting	Town House
Monday	August 14	7 PM	Select Board Meeting	Town House
Monday	August 28	7PM	Select Board Meeting	Town House
Monday	September 4	All Day	Labor Day	Town Offices Closed
Monday	September 11	7PM	Select Board Meeting	Town House
Wednesday	September 20		Rosh Hashanah	No evening meetings
Monday	September 25	7PM	Select Board Meeting	Town House
Monday	September 29		Yom Kippur	No evening meetings
Monday	October 2	7PM	Select Board Meeting	Town House
Monday	October 9	All Day	Columbus Day	Town Offices Closed
Monday	October 16	7PM	Select Board Meeting	Town House
Monday	October 30	7PM	Select Board Meeting	Town House
Friday	November 10	All Day	Veterans Day Observed	Town Offices Closed
Monday	November 13	7PM	Select Board Meeting	Town House
Monday	November 27	7PM	Select Board Meeting	Town House
Monday	December 11	7PM	Select Board Meeting	Town House
Tuesday	December 12		Hanukah	No evening meetings
Monday	December 25	All Day	Christmas	Town Offices Closed
Monday	January 1	All Day	New Year Day	Town Offices Closed
Monday	January 8	7PM	Select Board Meeting	Town House
Monday	January 15	All Day	Martin Luther King Day	Town Offices Closed
Monday	January 22	7PM	Select Board Meeting	Town House
Monday	February 5	7PM	Select Board Meeting	Town House
Monday	February 19	All Day	Presidents Day	Town Offices Closed
Monday	February 26	7PM	Select Board Meeting	Town House
Monday	March 12	7PM	Select Board Meeting	Town House
Monday	March 26	7PM	Select Board Meeting	Town House
Friday	March 30	All Day	Passover	No evening meetings
Sunday	April 1	All Day	Easter	
April xxxxyyzzz		7 PM	Town Meeting	CCHS Auditorium
Monday	April 23	7PM	Select Board Meeting	Town House
Monday	May 7	7PM	Select Board Meeting	Town House
Monday	May 21	7PM	Select Board Meeting	Town House
Monday	May 28	All Day	Memorial Day	Town Offices Closed
Monday	June 4	7PM	Select Board Meeting	Town House
Monday	June 18	7PM	Select Board Meeting	Town House

entered 3/29/17

LAST NAME: GAUTHIER	FIRST NAME: RICHARD	PRECINCT #:	TOWN OF CONCORD COMMITTEE INTEREST		
STREET ADDRESS: 35 HUBBARD ST		INDICATE COMMITTEE PREFERENCE			
E-MAIL ADDRESS: gauthier8@gmail.com		1. H. Cargill Freund			
PHONE - HOME: 978 369-1520 OFFICE:		2.			
FAX #:		CELL#: 978 494-2224		3.	
PLACE OF EMPLOYMENT: Retired from Billette		DATE APP'T	COMMITTEE	TERM EXPIRED	
DIGITAL					
PROFESSION/TITLE: MARKETING EXECUTIVE					
CONSULTANT EXECUTIVE COACH					
RELEVANT EXPERIENCE, EDUCATION:					
English Teacher, MA English					
MARKETING, Speech Writer					
RELEVANT DEGREES, PROFESSIONAL CERTIFICATES:					
MA English, ABD English					
CERTIFIED EXECUTIVE COACH					

Andrew Mara

From: noreply@civicplus.com
Sent: Tuesday, October 04, 2016 1:14 PM
To: Andrew Mara; Laurel Landry
Subject: Online Form Submittal: Electronic Green Card

Electronic Green Card

Directions

Thank you for your interest in serving your town! Volunteering is easy with the Electronic Green Card – simply follow these steps.

- 1) Select which board or committee you want to serve on from the list. You may select more than 1.
- 2) Fill out the personal information, experience, and education sections.
- 3) Rank your top 3 committee/board preferences.
- 4) Click submit!

Town Committees / Boards

Recreation Commission, Library Committee

I would also be interested in helping on projects.

Field not completed.

Name

Lindsay Howard

Email Address

lindsay.latuga@gmail.com

Address

6 Loring Road

City

Concord

State

MA

Zip Code

01742

Cell Phone Number

6178238497

Home Phone Number

Field not completed.

Work Phone Number

6176468549

Place of Employment

Wolf, Greenfield & Sacks, PC

Profession

Recruiting and Development Manager

Voting Precinct

Field not completed.

Title

Mrs.

Gender

Female

Relevant Experience/Education

Administrative professional BS in Communications, Boston University (class of 2004)

Relevant Degrees/Professional Certificates

Field not completed.

Please order your top 3 committee preferences below:

1) Recreation 2) Library 3) Other

If you checked "I'd like to help on a project," please specify what kind of project you would be interested in working on.

Field not completed.

LAST NAME: <i>Flint</i>	FIRST NAME: <i>Burton</i>	PRECINCT #:	TOWN OF CONCORD COMMITTEE INTEREST
STREET ADDRESS: <i>1643 Main Street</i>		INDICATE COMMITTEE PREFERENCE	
E-MAIL ADDRESS: <i>Burtonflint@gmail.com</i>		1. <i>Long Range Plan Comm.</i>	
PHONE - HOME: <i>617-372-6656</i> OFFICE:		2. <i>Fin Com (Financial Comm.)</i>	
FAX #:		3.	
CELL#:			
PLACE OF EMPLOYMENT: <i>IBM</i>	DATE APP'T	COMMITTEE	TERM EXPIRED
PROFESSION/TITLE: <i>Legal Counsel</i>			
RELEVANT EXPERIENCE, EDUCATION:			
<i>West Concord Advisory Counsel Member</i>			
<i>Land use coursework in law school</i>			
<i>Staffer for U.S. Senate Energy Comm.</i>			
RELEVANT DEGREES, PROFESSIONAL CERTIFICATES:			
<i>J.D.</i>			

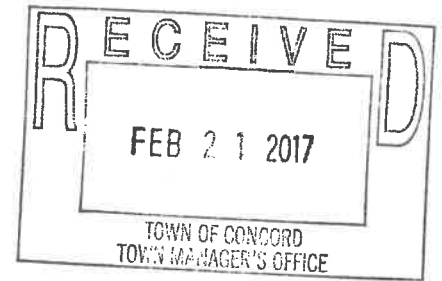
General legal experience, including prior work involving

S, Knight

entered 2/22/17

Andrew Mara

From: noreply@civicplus.com
Sent: Tuesday, February 21, 2017 2:41 PM
To: Andrew Mara; Laurel Landry
Subject: Online Form Submittal: Electronic Green Card



Electronic Green Card

Directions

Thank you for your interest in serving your town! Volunteering is easy with the Electronic Green Card – simply follow these steps.

- 1) *Select which board or committee you want to serve on from the list. You may select more than 1.*
- 2) *Fill out the personal information, experience, and education sections.*
- 3) *Rank your top 3 committee/board preferences.*
- 4) *Click submit!*

Town Committees / Boards	Bruce Freeman Rail Trail Advisory Committee
-----------------------------	---

I would also be interested in helping on projects. *Field not completed.*

Name	Suzanne Knight
Email Address	suzanneknight@comcast.net
Address	64 Bayberry Rd
City	Concord
State	Massachusetts
Zip Code	01742
Cell Phone Number	9783699636
Home Phone Number	9783699636
Work Phone Number	9783699636
Place of Employment	Retired
Profession	Financial and budget analyst; market research
Voting Precinct	2

Title	Ms.
Gender	Female
Relevant Experience/Education	Biology educator (middle school through college); financial and budget analyst; high technology market research
Relevant Degrees/Professional Certificates	BS, MS, MBA, Life Coach certification
Please order your top 3 committee preferences below:	Bruce Freeman Rail Trail
If you checked "I'd like to help on a project," please specify what kind of project you would be interested in working on.	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

Andrew Mara

From: noreply@civicplus.com
Sent: Wednesday, December 28, 2016 5:31 PM
To: Andrew Mara; Laurel Landry
Subject: Online Form Submittal: Electronic Green Card

Electronic Green Card

Directions

Thank you for your interest in serving your town! Volunteering is easy with the Electronic Green Card – simply follow these steps.

- 1) *Select which board or committee you want to serve on from the list. You may select more than 1.*
- 2) *Fill out the personal information, experience, and education sections.*
- 3) *Rank your top 3 committee/board preferences.*
- 4) *Click submit!*

Town Committees / Boards	Bruce Freeman Rail Trail Advisory Committee, Finance Committee, Retirement Board, Library Committee, Municipal Light Board
--------------------------	--

I would also be interested in helping on projects.	No
--	----

Name	John E Soden
------	--------------

Email Address	jesoden@hotmail.com
---------------	--

Address	12 S Meadow Ridge
---------	-------------------

City	Concord
------	---------

State	MA
-------	----

Zip Code	01742
----------	-------

Cell Phone Number	6179998121
-------------------	------------

Home Phone Number	<i>Field not completed.</i>
-------------------	-----------------------------

Work Phone Number	<i>Field not completed.</i>
-------------------	-----------------------------

Place of Employment	<i>Field not completed.</i>
---------------------	-----------------------------

Profession	<i>Field not completed.</i>
------------	-----------------------------

Voting Precinct	<i>Field not completed.</i>
-----------------	-----------------------------

Title	Mr.
Gender	<i>Field not completed.</i>
Relevant Experience/Education	<i>Field not completed.</i>
Relevant Degrees/Professional Certificates	B.S., J.D. C.P.A., member of the bar.
Please order your top 3 committee preferences below:	<i>Field not completed.</i>
If you checked "I'd like to help on a project," please specify what kind of project you would be interested in working on.	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)