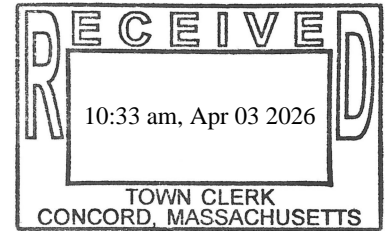


**Town of Concord  
Land Use Working Group  
Public Works Subcommittee  
Minutes  
January 30, 2026**



Pursuant to notice duly filed with the Town Clerk, the Concord Land Use Working Group – Public Works Subcommittee (LUWG-PWS) held a meeting on January 30, 2026, at 9:00 AM via Zoom.

Present were committee members Rob Almeida, Matt Boger and Linda Miller. Attending were Alan Cathcart, Director of the Concord Public Works Department.

**Public Comment**

Samuel Thayer indicated that his family is in the process of moving to 1201 Old Marlboro Road where they will be abutters to the Peabody School. He provided technical input regarding the site's buildable envelope based on Article 97 for non-recreational use of the Cushing Fields and cited Smith v. Westfield as a precedent. He also noted the need for mitigation in what is currently a residential corridor which would increase the cost of development. The Mass 7.10 noise regulation policy would require acoustic engineering. In addition, the GIS delineation of wetlands may not capture land that was cited in a solar array survey, and that data should be considered in the analysis.

**Land Use Report Draft Review**

Ms. Miller thanked the members of the subcommittee and Town staff for their input in the development of the draft report, including Mr. Almeida, Mr. Boger, Mr. Cathcart, Director of Public Works, Mr. Karlstad, Facilities Manager, and Ms. McAndrews, Management Specialist. Mr. Almeida reminded members of the subcommittee, the LUWG and the public that this report is only the beginning of the process of determining land use strategies for Concord. This is a preliminary overview of options which will be reviewed in greater detail in a process that could take several years. In addition, this report only had a small scope and many considerations were not included in its purview. Ms. Miller agreed and indicated that the next steps as outlined in the report were: to consolidate the findings of this report with that of the two other subcommittees to the Land Use Working Group – Public Safety and Municipal Consolidation to be presented to the Select Board, then followed by additional analysis by Town staff and consultants.

Mr. Cathcart inquired about the accessibility of the draft report. Ms. McAndrews indicated that the most recent copy of the report has been distributed and would be posted. Mr. Almeida was selected to present the report to the full LUWG on Friday, February 6<sup>th</sup>, as Mr. Boger and Ms. Miller would be unable to attend that meeting. Mr. Cathcart also questioned the extent of land considered in the 509 Bedford Street site. Ms. Miller noted that the property was comprised of various parcels of land that were described superficially, and that a comprehensive analysis of the parcel was not provided.