

Select Board
Minutes
February 10 2020

Pursuant to notice duly filed with the Town Clerk, the Concord Select Board convened in the Select Board Room of the Town House on February 10, 2020 at 5:30PM.

Present were Michael Lawson, Chair; Linda Escobedo, Clerk; Terri Ackerman, Jane Hotchkiss, and Susan Bates. Also present was Stephen Crane, Town Manager; Mina Makarious, Town Counsel; and Melissa Allison of Anderson & Kreiger LLP.

Call to Order

Select Board Chair Michael Lawson called the meeting to order at 5:30pm.

Executive Session for the purposes of discussing ongoing litigation regarding Estabrook Road. To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

Upon a motion duly made and seconded, it was UNANIMOUSLY:

VOTED to enter Executive Session for the purposes of discussing ongoing litigation regarding Estabrook Road, and to return to Open Session upon the close of Executive Session. The Executive Session is needed to protect strategy discussions affecting litigation on the stated matter.

Roll call vote

Mike Lawson: Aye
Terri Ackerman: Aye
Jane Hotchkiss: Aye
Linda Escobedo: Aye
Susan Bates: Aye

Consent Agenda

- Town Accountant Warrants
- Gift Acceptance
 - Middlesex Savings Bank \$10,000 Concord Police Department
 - Middlesex Savings Bank \$10,000 Concord Fire Department
- One Day Special Licenses
 - Kathy Reticker Forum for Children and Families 40 Stow Street 6/11/20 6:30-9:00pm Wines & Malt Only
 - Concord Market 77 Lowell Road 2/14/20 5:00-8:00pm Wines Only
 - Saltbox Farm 40 Westford Road 2/18/20 4:30-7:30pm Wines & Malt Beverages Only
 - Concord Children's Center 1300 Main Street 3/28/20 6:30-10:30pm Wines & Malt Beverages Only
 - Verrill Farm 11 Wheeler Road 3/20/20 6:00-9:00pm All Alcoholic Beverages
 - Verrill Farm 11 Wheeler Road 5/10/20 10:00am-2:00pm Wines & Malt Beverages Only
 - Verrill Farm 11 Wheeler Road 6/6/20 12:00-3:30pm Wines & Malt Beverages Only
 - Verrill Farm 11 Wheeler Road 6/12/20 5:00-7:00pm Wines & Malt Beverages Only
 - Verrill Farm 11 Wheeler Road 6/14/20 3:30-7:00pm Wines & Malt Beverages Only
 - Verrill Farm 11 Wheeler Road 7/24/20 6:00-8:00pm Wines & Malt Beverages Only
 - Verrill Farm 11 Wheeler Road 8/7/20 6:00-8:00pm Wines & Malt Beverages Only

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| · Verrill Farm | 11 Wheeler Road | 8/30/20 | 5:00-8:00pm | Wines & Malt Beverages Only |
| · Verrill Farm | 11 Wheeler Road | 10/16/20 | 6:00-8:00pm | Wines & Malt Beverages Only |

Upon a motion duly made and seconded, it was UNANIMOUSLY:

VOTED to accept consent agenda as read.

Town Manager's Report

Town Manager Stephen Crane reported that the Town received a grant from MassDOT regarding a workforce transportation program, which would be an extension of the Crosstown Connect Program.

Mr. Crane reported that the data breach investigation is ongoing, and the Town is working with a third party law firm and consultants in order to determine the best way to proceed. Employees past and present and other impacted parties will be notified.

Chair's Remarks

Select Board Chair Michael Lawson announced that the Select Board will have a pre-Town Meeting public hearing at 7pm on February 24th.

On March 29 from 1:00pm-3:00pm at Harvey Wheeler, there will be a community session on climate friendly home heating and cooling.

7:05pm Public Hearing: Extension of Hours at Saltbox Kitchen on February 14, 2020 until 10:30pm, with last call at 9:30pm.

Upon a motion duly made and seconded, it was UNANIMOUSLY:

VOTED to open the public hearing.

Ben Elliot of Saltbox Kitchen attended, and explained that his establishment is seeking an extension of hours on February 14th for Valentine's Day. There were no public comments.

Upon a motion duly made and seconded, it was UNANIMOUSLY:

VOTED to close the public hearing.

Upon a motion duly made and seconded, it was UNANIMOUSLY:

VOTED to approve the application for Extension of Hours at Saltbox Kitchen on February 14, 2020 until 10:30pm, with last call at 9:30pm.

7. Consider resolution in support of An Act for Utility Transition to Using Renewable Energy (FUTURE Act) H.2849/S.1940

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A resident representing Mothers Out Front was in attendance to ask the Select Board to consider a resolution in support of the FUTURE Act, H.2849/S.1940. The resident explained that this bill would address gas leaks, and help companies transition to utilizing renewable energy sources. Concord would be joining 13 other towns and cities passing a resolution in support of this bill.

Upon a motion duly made and seconded, it was UNANIMOUSLY:

VOTED that the Select Board go on record in strong support of H.2849/S.1940, "An Act for Utility Transition to Using Renewable Energy (FUTURE Act)," and urge the Legislature to pass the bill in the 2019-2020 session, authorizing chair to write on behalf of the board.

Early Voting Information – Kaari Tari, Town Clerk

Town Clerk Kaari Tari attended to report that early voting in the Presidential Primary will take place from 8:30am-4:30pm from Monday, February 24 through Friday, February 28 in the Town House. February 12 is deadline for voter registration.

Discuss Junction Village Tax Increment Financing

Walter Ohanian and Michael Cucchiara of the Grantham Group attended. The Grantham Group received a comprehensive permit in 2017, which allowed them to apply for state funding. The Town has committed free cash towards the project. The project is in the third round of the application process with the state to get approved for tax credits. Assessor Lane Partridge advised the Grantham Group that the taxes for the project would be significantly above what they had projected, and more than they anticipated they could afford. These are rent restricted units. The developer is seeking the TIF to ensure long-range viability. The project would create 30 FTE's, which would help it get approved by the state if it was approved at Town Meeting. Mr. Lawson stated the Town's finances would not be adversely impacted by Junction Village receiving the TIF. Ms. Ackerman asked what the Assessor's tax estimate was. Town Assessor Lane Partridge responded that the tax bill would be approximately \$187,000. Grantham Group stated that the project may not be viable without the TIF.

NMI-Starmet Reuse Planning Committee and 2229 Main Street Committee Report

Gary Kleiman of the NMI-Starmet Reuse Planning Committee, Pam Rockwell of the 2229 Main Street Committee, Christopher Smith of the EPA, and the General Contractor for the site, Bruce Thompson, were all in attendance.

The PowerPoint presentation was included in the meeting materials:
<https://concordma.gov/DocumentCenter/View/23908/2-10-20-Packet>

Transportation Follow-up – Jane Hotchkiss

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Ms. Hotchkiss began by reminding the board they were picking up the discussion on the Transportation Committee that they had begun in December. The need for the Town to address transportation issues was identified as a central theme of the Envision Concord 2030 Long Range Plan. The Select Board has drafted a committee charge for a hypothetical Transportation Advisory Committee. This committee would be appointed by the Town Manager. Ms. Hotchkiss stated that this committee needs to be one that focuses on the broader themes of transportation, not just traffic, and therefore the Town needs to ensure committee membership that reflects this need. Ms. Hotchkiss will gather input on the charge from the rest of the Select Board, and the charge will be finalized at a future meeting.

Committee Liaison Reports

Ms. Bates attended the Trails Committee meeting on January 28th. Ms. Bates also attended the Conservation Restriction Stewardship Committee, and they are in need of a member. Finally, Ms. Bates attended the Concord Middle School Building Committee, where they discussed when they would need a Special Election.

Ms. Escobedo attended the Concord Housing Development Corporation, where they acted on some grants regarding helping older adults age in place in their homes. Ms. Escobedo also attended the Concord Housing Authority, where they are continuing to pursue federal repositioning of their units, as well as continuing to try to make progress with the Town on access to the Gerow property.

Ms. Ackerman attended the West Concord Junction Cultural District Committee, where they are planning events for Parks Week starting on May 2nd. They have received a grant from the Cultural Counsel to do fold out maps, and they are working with the Planning Director on gateway and parking signs. Ms. Ackerman also attended the Board of Assessors, where they are starting weekly meetings for abatement hearings.

Ms. Hotchkiss attended the Historic District Commission, where they are in need of two new members, and are in need of an architect to fill one of the spots.

Mr. Lawson attended the Concord Public Schools meeting, where they discussed the budget for the upcoming fiscal year. The budget is still \$97,000 outside of the budget guideline. Mr. Lawson met with the Director of the Library Corporation, where they made substantial progress on the Library agreement.

Miscellaneous/Correspondence

Mr. Lawson noted a letter from Neil Rasmussen of Estabrook Road, a letter from Jean Goldsberry requesting an opportunity to review the Library agreement, an email from Patricia Geyer expressing concerns over the costs of the Estabrook litigation, and an email from Peter Gifford concerned about the cost of litigation in the Estabrook Road litigation.

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Election Worker Appointments

Upon a motion duly made and seconded, it was UNANIMOUSLY:

VOTED to appoint Election Officers as stated on memo dated February 10, 2020 from Town Clerk Kaari Tari.

Committee Nominations

There were no committee nominations.

Public Comments

There were no public comments.

Adjourn

Upon a motion duly made and seconded, it was UNANIMOUSLY:

VOTED to adjourn.

Minuteman Media Network Coverage: <https://www.youtube.com/watch?v=FcuDSTULYF8>

Meeting Materials: <https://concordma.gov/DocumentCenter/View/23908/2-10-20-Packet>

Respectfully Submitted,

Susan Bates, Clerk