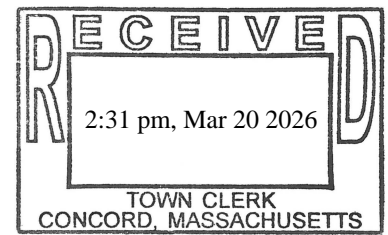


**Town of Concord  
Land Use Working Group  
Minutes  
February 20, 2026**



Pursuant to notice duly filed with the Town Clerk, the Concord Land Use Working Group convened in a meeting on Friday, February 20, 2026 at 2:00 PM at the Town House, Select Board Room and via Zoom.

Present: Keith Bergman, Paul Boehm, Matt Boger, Mary Hartman, Judith Long, Co-Chair, Mark Martines, Linda Miller, and Sven Weber, Co-Chair

Staff Present: Kerry Lafleur, Town Manager, Megan Zammuto, Deputy Town Manager, Alan Cathcart, Director of Public Works, Russ Karlstad, Facilities Manager, and Shannon McAndrew, Management Specialist

**Public Comment**

Tanya Gailus, 62 Prescott Road, commented on the following:

- The agricultural land at 509 Bedford Street (Town wastewater treatment plant) that has been considered for the potential relocation of the Department of Public Works should remain agricultural.
- The former Ripley School could be utilized as an emergency shelter for that area of Town, as West Concord is able to utilize the Harvey Wheeler Community Center for an emergency shelter.
- Procedural concerns regarding Open Meeting Law, noting that specific locations should have been cited on Land Use Working Group meeting agendas so that the public was fully informed about which properties are/were under consideration.

Mark Gailus, 62 Prescott Road, emphasized the importance of land preservation, arguing that the Town should place a high value on retaining agricultural land and other open space as part of the Town's heritage and that the Town should focus development at existing structures.

**Approval of Meeting Minutes**

Mr. Martines noted that he would like the record to state that he made the following comments during the February 6, 2026 meeting when discussing the Department of Public Works at MCI Concord – *a breakdown of acreage for three distinct functions at MCI Concord should be provided, including acreage requirements for the wastewater treatment plant as is, the wastewater treatment plant plus the sandpits, and the wastewater treatment plant, plus the sandpits, and plus the potential relocation of DPW to the site.*

It was resolved that Mr. Martines' comments would be recorded in the February 20, 2026 minutes, and the February 6, 2026 minutes would be approved as drafted.

Upon a motion duly made and seconded, it was **UNANIMOUSLY voted:** to approve the Open Session minutes from February 6, 2026.

**Town of Concord  
Land Use Working Group  
Minutes  
February 20, 2026**

**Roll Call Vote:**

Mr. Bergman – Aye  
Mr. Boehm – Aye  
Mr. Boger – Aye  
Ms. Hartman – Aye  
Ms. Long – Aye  
Mr. Martines – Aye  
Ms. Miller – Aye  
Mr. Weber – Aye

**Presentations on Recommendations from Subcommittees**

**Public Safety**

Co-Chair Judith Long continued the discussion of the Public Safety recommendations from the previous Land Use Working Group meeting on February 6, 2026, with the top three priorities being:

1. New Fire Headquarters in West Concord.
2. New Police Headquarters somewhere in Concord.
3. New Fire Substation in Concord Center.

The following options have been recommended for more detailed review:

- Construction of a new Fire Headquarters in West Concord, with first consideration given to the existing Main Street site, provided that adjacent parcels can be acquired in a cost- and time-efficient manner, or at an alternate West Concord site.
- Construction of a new Police Headquarters, with consideration given to the existing Walden Street site, in conjunction with a new Fire Headquarters in West Concord, at an alternate site, or in combination with another facility.
- Construction of a new Fire Substation in Concord Center, at the existing Walden Street site, at an alternate site, or in combination with another facility.

Ms. Hartman noted that the timing of these projects will need to be discussed further, as offloading other municipal properties could unlock some funding for a new fire station.

Mr. Boehm asked about building new Fire Headquarters on the existing West Concord site versus building new Fire Headquarters on an alternate West Concord site.

Ms. Long responded that there are outstanding questions regarding the Town acquiring parcels adjacent to the existing West Concord site to broaden the footprint there. Ms. Long continued that this is the preferred option because the area around the existing site is already accustomed to the noise, traffic, etc., which other areas in West Concord wouldn't be accustomed to. Ms. Long confirmed that if other parcels adjacent to the existing site could be acquired, there would be enough space to build a new headquarters.

**Town of Concord  
Land Use Working Group  
Minutes  
February 20, 2026**

Mr. Martines noted that he agrees with a new Fire Headquarters being the top priority in this list because it would likely require negotiations to acquire the adjacent parcels.

Mr. Boger asked if there are benefits to having Fire and Police remain as joint headquarters, especially from a funding request perspective, and if there was any consideration regarding regionalization, for example with Carlisle or Lincoln.

Ms. Long responded that from a funding request perspective, there was not a benefit to joint headquarters, as both Fire and Police have specific needs, such as dedicated training spaces. Ms. Long added that regionalization was not considered at this time, but could be considered down the line by consultants.

### **Municipal Office Consolidation**

Mr. Boehm presented the Municipal Office Consolidation Subcommittee findings and recommendations. Five options were identified, including:

1. No Consolidation and Sell the Peabody School
2. Renovate Peabody School
3. New Building at the Peabody School Site
4. New Building at the Ripley School Site
5. Buy and Renovate an Existing Office Building in Concord

The options were then considered based on the following criteria:

- Financial Benefits
- Staff Collaboration/Efficiency and Satisfaction
- Convenience for Residents
- Sustainability

The Subcommittee recommended Option 5: Buy and Renovate an Existing Office Building in Concord.

Co-Chair Sven Weber asked if the Subcommittee investigated lease to buy options and what would the Town need to do in order to move forward.

Town Manager Kerry Lafleur responded that any funding request for this would require Town Meeting approval.

Mr. Martines asked regarding the cash flow model if the inflow was gross or net cost of service.

Mr. Boehm responded that it was gross inflow, that the model did not quantify the implications on residential, public safety, or public schools and that this was something he thought should be considered in Phase II of the Working Group's charge.

**Town of Concord  
Land Use Working Group  
Minutes  
February 20, 2026**

**Workplan Updates**

Mr. Bergman suggested that the Working Group should take a formal vote to adopt a comprehensive set of recommendations from the Subcommittees. Mr. Bergman stressed the importance of having a master plan for the effected properties going forward.

Co-Chair Weber noted that there would be a Phase I Interim Report to the Select Board on Monday, February 23, 2026 to bring the Board up to speed, collect questions and feedback, and then look ahead to what may come when the Working Group completes its charge.

It was also noted that a funding request for municipal facilities planning has been submitted for Annual Town Meeting for future phases of work.

**Future Meetings**

The next Land Use Working Group meeting is scheduled for Friday, March 13, 2026 at 2:00 PM at the Town House, Select Board Room and via Zoom.

**Adjournment**

Upon a motion duly made and seconded, it was UNANIMOUSLY **voted:** to adjourn the meeting.

**Roll Call Vote:**

Mr. Bergman – Aye  
Mr. Boehm – Aye  
Mr. Boger – Aye  
Ms. Hartman – Aye  
Ms. Long – Aye  
Mr. Martines – Aye  
Ms. Miller – Aye  
Mr. Weber – Aye