



**TOWN OF CONCORD**  
**COMMUNITY PRESERVATION COMMITTEE**  
**PUBLIC MEETING MINUTES**  
**MARCH 21, 2023**

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Community Preservation Committee held a virtual public meeting on Tuesday, March 21, 2023 at 7:00 p.m. using the Zoom meeting platform.

Committee members present: Diane Proctor, Chair; Burton Flint, Vice-Chair; Eve Isenberg; Paul Boehm; John Cratsley; Nancy Nelson; Charles Phillips; Sarah Grimwood.

Others Present: Ann Clifford, Senior Planner;

**Call to Order**

The Chair called the meeting to order at 7:00 p.m.

**PROJECT UPDATE REPORT**

**A) Project Status Report FY 2023, through February 28, 2023**

The Committee reviewed the project update summary table, which was prepared by Ms. Ann Clifford, Concord Senior Planner for this evening's meeting. Ms. Proctor commented that the organization of the document was excellent and provided the CPC with a good sense of active projects as well as updates from other Boards, Committees and Commissions. Ms. Isenberg asked if the Heywood Meadow Restoration project had been accounted for in FY12, or if it was intended to be for FY21. Both Ms. Clifford and Mr. Phillips confirmed that the project has been drawing funds from the FY12 budget due to complications with the wall that was being constructed as a part of the project.

**B) Warner's Pond Dredging Presentation, Community Meeting, March 2, 2023**

Given the cost-prohibitive construction costs associated with dredging a portion of the pond and removing the sediments, the Town is currently evaluating two additional alternatives (dam removal and modified dredging to retain the sediments in the pond), as well the No-Action alternative. A decision is expected to be reached at ATM 2024; depending on the outcome, existing permits will either be modified or new permits sought. It is anticipated that this will take about one year, and then funds from these CPA projects will be used to construct the preferred alternative. Should the scope of the project change, approval will be sought from the CPC and Town Meeting to authorize a revised scope.

Mr. Flint commented that if dam removal were the preferred option that would open up the possibility of state funding. He hoped the Town would not get into a situation where the existence of local CPC funding would reduce the chances of receiving state funding for the

project. Ms. Proctor replied that it would be prudent for the CPC to vote affirmatively to approve funding if the dam removal method is what the Natural Resources Commission chooses to pursue, rather than call another meeting to have more discussion on project design, permitting, and implementation.

Dr. Boehm moved to support the funding of either project concept in FY23; dredging, or dam removal with the proviso that if any additional funding is available later from State funding sources, that those funds be used to design and construct ecological improvements and recreational opportunities at Warner's Pond. Ms. Nelson seconded the motion and all others voted in favor by a roll call vote, with eight in favor, zero opposed as follows: Ms. Nelson, yes; Mr. Cratsley, yes; Dr. Grimwood, yes; Dr. Boehm, yes; Ms. Isenberg, yes; Mr. Phillips, yes; Mr. Flint, yes; Chair Proctor, yes.

### **C) Reaffirmation of Article 26, CPC Appropriation Recommendations**

The Chair stated that the Concord Finance Committee approved Article 26 with the exception of *Section E: Town of Concord – Warner's Pond Restoration Project Open Space \$275,000; Recreation \$275,000; Total \$550,000* due to a need for clarification on the project methodology. Ms. Proctor remarked that she would write a letter to FinCom to communicate that the CPC is moving forward with its recommendation to fund the Warner's Pond Restoration project, regardless of which option is undertaken.

## **OTHER BUSINESS**

### **Concord Municipal Affordable Housing Trust Agreement – Next Steps**

Mr. Burton remarked that the description of the project was missing from the appendix. Mr. Burton also noted that another aspect of the agreement that he found peculiar was language that indicated, "no more than 10% of the funds can be used for expenses related to administration and operation of the trust." He asked the rest of the Committee if they were allowing the Concord Municipal Affordable Housing Trust unrestricted funds for the purpose of affordable housing. Dr. Grimwood asked if the CPC could set a dollar amount rather than a percentage.

Ms. Clifford clarified that the document the Committee was reviewing was not an exhibit submitted by the Concord Municipal Affordable Housing Trust. She noted that it was simply a template that is published on the Community Preservation Coalition website and therefore does not yet contain any reference to Town of Concord Warrant Articles. Mr. Phillips recommended sending the agreement to the Concord Municipal Affordable Housing Trust so it may be reviewed and reconfigured to reflect the goals of the Town of Concord.

### **Minutes: 11/1/2022, 11/15/2022, 1/3/2023**

Chair Proctor asked Commissioners about their review of the minutes from November 1, 2022, November 15, 2022, and January 1, 2023.

Ms. Nelson remarked that in the minutes of November 15, 2022, she would like to include a note that the Community Preservation Coalition offers a brief article about the funding of private projects with CPA Funds. Ms. Proctor recommended appending the link in the set of meeting minutes. Mr. Flint motioned to approve all three sets of meeting minutes as amended. Ms. Nelson seconded the motion, which passed in roll call vote (8-0).

**New Business:** Chair Proctor reported that the Finance Committee public hearing went well, and there seemed to be general approval of the CPC recommendations. The Committee is moving forward on all three of the Warrant Articles. Discussion ensued about holding a public information session in April, or pushing the date further back to May 16, 2023. Ms. Proctor also reminded the public about the upcoming Concord Housing Roundtable discussion scheduled for April 12, 2023.

## **ADJOURNMENT**

With no other business, the meeting was adjourned at 8:17 p.m.

- **Meeting recording:** <https://us02web.zoom.us/rec/share/s6oN9sGYnonM2OPxADeR37z5iBncZHtR3QhnSzwI2dyffvG9vTRITQXDvL3XExjo.85kLHT4hWYD3-J6E>
- **Meeting Agenda:** <https://concordma.gov/AgendaCenter/ViewFile/Agenda/03212023-10555>

Minutes approved June 20, 2023.