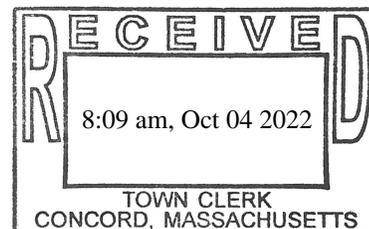


**Town of Concord
Select Board
Minutes
August 8, 2022**



Pursuant to a notice duly filed with the Town Clerk, the Concord Select Board convened in a meeting in the Second Floor Meeting Room and via Zoom on August 8, 2022, at 5:30pm.

Present were Matthew Johnson; Chair, Terri Ackerman; Clerk; Linda Escobedo, Henry Dane, and Mary Hartman.

Call to Order

Chair Johnson called the meeting to order at 5:30 p.m.

Consent Agenda

Upon a motion duly made and seconded, it was UNANIMOUSLY **VOTED:** to enter Executive Session in accordance with M.G.L 30A, Section 21(a)(3), to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares (615 Lowell Road), to return to regular session.

ROLL CALL VOTE

Mr. Dane	Aye
Ms. Escobedo	Aye
Ms. Hartman	Aye
Chair Johnson	Aye
Ms. Ackerman	Aye

Consent Agenda

- Town Accountant Warrant: August 4, 2022
- Minutes: January 31, 2022; April 25, 2022; July 11 2022; Executive Session Minutes of February 7, 2022 (not to be released); Executive Session Meeting Minutes of April 1, 2022 (not to be released)
- One Day Special Liquor License Applications
 - Belmont Hill School/HBS Golf Tournament for Financial Aid at Concord Country Club, 246 Old Road to Nine Acre Corner, on September 19, 2022, from 6:00pm-8:00pm, Wine & Malt Beverages Only
 - Wine Empire/Thoreau Tennis Open, 275 Forest Ridge Road, on August 9, 2022, from 6:00pm-11:00pm, Wine & Malt Beverages Only
 - Wine Empire/Thoreau Tennis Open, 275 Forest Ridge Road, on August 13, 2022, from 11:00am-5:00pm, Wine & Malt Beverages Only
 - Wine Empire/Thoreau Tennis Open, 275 Forest Ridge Road, on August 14, 2022, from 11:00am-5:00pm, Wine & Malt Beverages Only
- Article 47-Reformatory Branch Trail Letter

Upon a motion duly made and seconded, it was UNANIMOUSLY **VOTED:** to approve the consent agenda.

Town Manager's Report

Chair Johnson explained that he had spoken with Acting Town Manager Tom Judge, while Town

**Town of Concord
Select Board
Minutes
August 8, 2022**

Manager Kerry Lafleur is on vacation, and that there was nothing to report.

Chair's Report

Chair Johnson stated that he did not have anything to report on.

Minute Man National Historic Park Development Update

Simone Monteleone presented to the Board regarding Minute Man National Historic Park's (MMNHP) Development plan. She reviewed the presentation included as part of the Select Board meeting packet and highlighted the recently passed Great American Outdoors Act (GAOA). Ms. Monteleone explained that MMNHP had been awarded \$27.4 million dollars to rehabilitate several buildings, trails, park signs, and bronze/stone monuments.

Chair Johnson asked if the Barrett House was going to be renovated using this funding, and Ms. Monteleone stated that the GAOA funding would not provide for work at the Barrett House.

Ms. Monteleone provided more detail on some of the different projects that MMNHP hoped to undertake and noted that they had been in contact with several different Town boards and committees regarding the projects.

Ms. Ackerman asked if the MMNHP was going to be selecting one contractor to perform all the work described in the presentation. Ms. Monteleone stated that they would have one contractor who would likely use subcontractors to complete the various projects. Ms. Ackerman also noted that the mutual agreement that was included as part of the Select Board meeting packet stated that any repairs or changes made to the monuments and markers around the Old North Bridge and battleground needed to be approved by the Select Board. Ms. Monteleone stated that there would be some approval from the Select Board needed and that she would attend a future meeting of the Board to seek that approval.

Chair Johnson asked if the discussion about the trail connecting Thoreau Farm and the National Historic Park was also a separate discussion, which Ms. Monteleone confirmed.

Ms. Monteleone stated that the National Historic Park would do it's best to have as much work done as possible in the Park prior to the 2025 anniversary.

Ms. Escobedo asked if the trails plans had gone before the Natural Resources Commission (NRC), and Ms. Monteleone explained that it had been presented to the Historical Commission (HC), but not the NRC.

Ms. Hartman asked Ms. Monteleone which Town staff members she was coordinating with regarding the project. Ms. Monteleone stated that she had primarily worked with the staff of the Planning and Land Management Division. Ms. Hartman also asked about the residential buildings in Concord owned by the park and if any of the restoration funds would be used to rehab them and Ms. Monteleone explained that they would not. Ms. Hartman asked how many residential housing units would be available at the park and if they were affordable. Ms. Monteleone explained that she was hoping to add four more units of rental housing, and that they were required to seek market rent. Ms. Hartman also noted that the Town received no property tax for the residential units, and

**Town of Concord
Select Board
Minutes
August 8, 2022**

Ms. Monteleone stated that as part of the National Park, the buildings are exempt from tax.

Melissa Saalfield, of 7 Concord Greene Unit 7 and Chair of the Historical Commission, reminded the Board and Ms. Monteleone that several Town residents were required to sell their property or life tenancies with the creation of the Park and asked that they consider that as they began to rent the properties out. Ms. Saalfield also requested that the Samuel Brooks house be the last to be leased given its historical significance. Chair Johnson asked if the Park had strict lease restrictions related to the historical significance of the properties, which Ms. Monteleone confirmed.

The Board thanked Ms. Monteleone and noted that they would be meeting with her again to review the plans further and to provide their opinion of some of the projects related to the Old North Bridge area.

5G Policy Review and Approval

Jason Bulger, the Town's Chief Information Officer, reviewed the final draft of the 5G policy and the process the Town had gone through in drafting it. Mr. Bulger stated that the last updates to the policy were reviewed by both Town department heads and Town Counsel.

Mr. Dane asked if there was any reason that the plan submissions could not be reduced further to electronic only. Chair Johnson explained that they had discussed this at a previous meeting and that the Board felt the three hard copies was a good compromise from the ten that were originally proposed. Mr. Dane also asked if the hearing that is required as part of the Policy needed to go before the Select Board or if it would be better suited to go in front of the Public Works Commission or another board or committee. Mr. Dane shared his opinion that this topic was something that Board knew nothing about and would likely take up quite a bit of time at future meetings. Ms. Ackerman shared her belief that the Board should ask the Town Manager to review that possibility.

Ms. Escobedo asked why the measured real-world emissions of electromagnetic radiation use wasn't included as part of the annual recertification and affidavit. Mr. Bulger explained that it was considered but that ultimately it was decided not to include it as it would likely be challenged legally.

Chair Johnson thanked Mr. Bulger for incorporating all the Boards recommendations.

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to approve the 5G Policy as included in the Select Board meeting packet.

Vote on Designation of Police Officers at Polling Locations

Chair Johnson explained that a vote was needed for the designation of Police Officers at the polling locations, and that the request came from the Town Clerk, Kaari Tari. Mr. Dane asked the Board to revise the motion for the item, and Ms. Tari agreed with Mr. Dane's proposal. Ms. Escobedo asked if this vote would bring about any changes regarding police at polling locations, and Ms. Tari stated it would not.

Upon a motion duly made and seconded, it was UNANIMOUSLY

**Town of Concord
Select Board
Minutes
August 8, 2022**

VOTED: to delegate to the Chief of Police the authority given to the Select Board in Chapter 92, Section 72 of the act of 2022 to detail a sufficient number of police officers or constables for each building that contains the polling places for one or more precincts at every election therein to preserve order and to protect the election officers and supervisors from interference with their duties and to aid in enforcing the laws relating to elections.

Select Board Goals—Checkpoint Discussion

Chair Johnson stated that he had taken Mr. Dane’s advice and reformatted the Goals document as a spreadsheet. He also added that the quarterly designations denoted on the spreadsheet were based on the Select Board’s calendar beginning after the conclusion of the Annual Town Meeting.

The Board reviewed various goals and whether they were annual, semi-annual, or recurring. The Board also discussed the revision of some goals, and Chari Johnson asked that the Board members send him any changes that they’d like to see the goals spreadsheet.

Discussion Regarding Liaison Reporting Objectives

Ms. Hartman explained that she felt that the liaison reports given by the Board were often skipped, too drawn out, and she wondered if all the boards and committees needed a Select Board liaison.

Chair Johnson stated that he believed the most critical point of the liaison reports were for the Board to identify areas where a board or committee may need help or coordination across the Town. Chair Johnson also shared his opinion that acting as liaisons allowed the Select Board to stay aware of what’s going on around Town.

Mr. Dane explained that he’d prefer to have informal conversations with the Chairs of the boards and committees he acts as liaison to, versus attending all the individual meetings.

Ms. Ackerman agreed with Ms. Hartman that the placement of the liaison reports at the end of the meetings often made it difficult to follow them. Ms. Ackerman also shared her opinion that liaison reports in the past were sometimes too long or detailed but noted that the five minutes reserved for liaison reports was likely not long enough. Ms. Ackerman suggested fifteen minutes for liaison reports.

Ms. Escobedo stated that, as a liaison, she looked for committee process issues and high interest/high impact issues that the Board needed to be aware of, but that she believed it was helpful to revisit what the Board saw as their role as liaisons.

Ms. Hartman stated that it appeared that the Board felt liaison reports were still important, and that the Board may consider moving the liaison reports towards the beginning of the meeting. The Board discussed the placement of the item on the agenda, and ultimately determined that it should remain at the end of the meeting, but that Board members should be considerate of time and the goals of the Board.

Committee Nominations

Dr. Robert Munro, of 1400 Lowell Road, to the 2025 Executive Committee; Helene Clayton, of 31

**Town of Concord
Select Board
Minutes
August 8, 2022**

Black Birch Lane, to the West Concord Junction Cultural District Committee

Committee Appointments

Upon a motion duly made and seconded, it was UNANIMOUSLY **VOTED:** to appoint Laura Payne, of 480 Laws Brook Road, to the West Concord Advisory Committee for a term to expire April 30, 2025; Barbara Morse, of 1975 Main Street, to the West Concord Advisory Committee for a term to expire April 30, 2025; Ryan Hanley, of 77 Lexington Road, to the Historical Commission-Associate Member for a term to expire May 31, 2025

Select Board Liaison Reports

Ms. Ackerman reported on:

- The Personnel Study Task Force—The Task Force would be holding a public forum on August 29th at 1:00 p.m. to discuss their final report and seek comment from Town staff. Ms. Ackerman also noted that the meeting was important because three weeks following the forum the Task Force would be asking the Select Board to adopt their final report.

Ms. Hartman reported on:

- White Pond Advisory Committee—Ms. Hartman stated that she and Mr. Dane had been speaking with Attorneys regarding two cases that related to septic runoff and water sources. She also shared her belief that the Town may want to investigate regulations regarding septic systems that could contaminate water sources. The Board also discussed 48Y Fitchburg Turnpike and its possible development as it related to White Pond.

Ms. Escobedo reported on:

- Regional Housing Services Office—Held a meeting regarding the Housing Production Plan and were presented with the first draft of the goals and strategies for addressing the housing production plan. The group would also be holding a public forum on September 14, 2022, from 7:00-9:00 p.m.
- Finance Committee—Christine Reynolds reported on Christopher Heights and gave background on the project, described the cost contribution related to the TIFF in terms of the exemption period, and the dilemma of possibly being eight to twenty units short of the 40B SHI figure. Ms. Hartman stated that she also attended that meeting, and was impressed with Ms. Reynolds' review of the Pro Forma P&L. The Board also discussed the Finance Committees review of the Christopher Heights development. Chair Johnson stated that it was likely that the Board would discuss this at their meeting on September 12th or 19th.

Mr. Dane reported on:

- 250th Executive Committee—Recruited Dr. Robert Monroe, who was the vice head of school at Concord Academy and focused on equity and inclusion. Mr. Dane also reported that there were 57 or 58 members of the subcommittees of the 2025 Executive Committee. The Board discussed inviting the President of the United States to the events in 2025.

Chair Johnson reported on:

- Finance Committee—The guidelines process is getting underway, and the Committee agreed to a new approach for a sustainable growth rate. There were also some discussions of the Middle School Building Project budget.

**Town of Concord
Select Board
Minutes
August 8, 2022**

- Middle School Building Committee—Went through the value engineering list of approximately 50 items and agreed to \$1.1 million in cuts.

Miscellaneous Correspondence

There was none.

Public Comment

Diane Proctor, of 57 Sudbury Road, asked that the Town Manager's Report be published ahead of each meeting for public review. Ms. Proctor also supported the Select Board in continuing their liaison reports and voiced her appreciation for the discussion the Board held regarding the topic.

Karlen Reed, of 83 Whits End Road, encouraged the Board to continue presenting their liaison reports at Select Board meetings.

Pamela Dritt, of 13 Concord Greene Unit 4, asked Chair Johnson why he recused himself from the Christopher Heights discussion, and Chair Johnson explained that he was a direct abutter to the proposed development. Ms. Dritt did not believe that Chair Johnson had a conflict of interest and requested that he not recuse himself. Ms. Dritt also asked about the Middle School value engineering and whether cutting the diesel generators had been considered. Ms. Dritt requested that the Board investigate battery backup and solar systems in lieu of the fossil fuel backup generators.

Adjourn

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to adjourn.

Meeting Materials: <https://www.concordma.gov/DocumentCenter/View/37815/Select-Board-Meeting-Packet-August-8-2022>

Minuteman Media Network Coverage: <https://youtu.be/aCKsfIWGFYW>