

**TOWN OF CONCORD
SELECT BOARD
AGENDA
April 2, 2018**

7PM – Select Board Meeting Room – Town House																																				
1.	Call to Order																																			
2.	Consent Agenda: <ul style="list-style-type: none"> • Town Accountant's Warrants • Gift Acceptance • Minutes – 2/5, 2/26, 3/5 • One Day Special Licenses <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">· Friends for Tomorrow</td> <td style="padding-left: 20px;">5/5</td> <td style="padding-left: 20px;">4pm-10pm</td> <td style="padding-left: 20px;">246 ORNAC</td> <td style="padding-left: 20px;">All Alcohol</td> </tr> <tr> <td>· Concord Orchestra</td> <td>5/18, 5/19</td> <td>7pm-11pm</td> <td>51 Walden Street</td> <td>Wine & Malt</td> </tr> <tr> <td>· Concord Orchestra</td> <td>5/20</td> <td>1pm-5pm</td> <td>51 Walden Street</td> <td>Wine & Malt</td> </tr> <tr> <td>· Concord Museum</td> <td>4/14</td> <td>7pm-12am</td> <td>91 Everett Street</td> <td>All Alcohol</td> </tr> <tr> <td>· 51 Walden Inc.</td> <td>4/21</td> <td>8pm-11pm</td> <td>51 Walden Street</td> <td>Wine & Malt</td> </tr> <tr> <td>· Emerson Umbrella</td> <td>5/5</td> <td>6pm-11pm</td> <td>200 Strawberry Hill Rd</td> <td>All Alcohol</td> </tr> </table> • Proclamations <ul style="list-style-type: none"> · National Library Week 2018 · Holocaust Remembrance • Sunday Entertainment Licenses <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">· Concord Orchestra</td> <td style="padding-left: 20px;">5/20</td> <td style="padding-left: 20px;">1pm-5pm</td> <td style="padding-left: 20px;">51 Walden Street</td> <td style="padding-left: 20px;">Concert</td> </tr> </table> • Class II License Renewal <ul style="list-style-type: none"> · John E. Richardson Classic Car Sales 	· Friends for Tomorrow	5/5	4pm-10pm	246 ORNAC	All Alcohol	· Concord Orchestra	5/18, 5/19	7pm-11pm	51 Walden Street	Wine & Malt	· Concord Orchestra	5/20	1pm-5pm	51 Walden Street	Wine & Malt	· Concord Museum	4/14	7pm-12am	91 Everett Street	All Alcohol	· 51 Walden Inc.	4/21	8pm-11pm	51 Walden Street	Wine & Malt	· Emerson Umbrella	5/5	6pm-11pm	200 Strawberry Hill Rd	All Alcohol	· Concord Orchestra	5/20	1pm-5pm	51 Walden Street	Concert
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3.	Town Manager's Report																																			
4.	Discuss Gerow Land Acquisition & Future Use of Property																																			
5.	Review & Approve 2229 Main Street Re-Use Planning Committee Charge																																			
6.	Review & Approve Junction Village Open Space Planning Task Force Charge																																			
7.	Ratify Decision to Participate in Estabrook Road Litigation Mediation																																			
8.	Take Positions on Warrant Articles & Prepare for Town Meeting																																			
9.	Discuss Scheduling a Public Forum on Nagog Pond Issues																																			
10.	Public Comments																																			
11.	Committee Liaison Reports																																			
12.	Miscellaneous/Correspondence																																			
13.	Committee Nominations: Joseph Levine of 29 Temple Road to the Pollinator Health Advisory Committee																																			
14.	Committee Appointments: Dawn McCullough of 178 Virginia Road and Jennifer Johnson of 85 Adin Drive to the Youth Coordinator Advisory Board for terms to expire May 31, 2021																																			
15.	Committee Reappointments: James Dohoney of 279 Hayward Mill Road to the Trustees of Town Donations for a term to expire May 31, 2021																																			
16.	Adjourn																																			

PENDING

Monday	April 9	6:30PM	Select Board Meeting	CCHS Room 242
Monday	April 9	7PM	Annual Town Meeting	CCHS Gymnasium
Tuesday	April 10	6:30PM	Select Board Meeting	CCHS Room 242
Tuesday	April 10	7PM	Annual Town Meeting	CCHS Gymnasium
Wednesday	April 11	6:30PM	Select Board Meeting	CCHS Room 242
Wednesday	April 11	7PM	Annual Town Meeting	CCHS Gymnasium
Thursday	April 12	6:30PM	Select Board Meeting	CCHS Room 242
Thursday	April 12	7PM	Annual Town Meeting	CCHS Gymnasium
Monday	April 23	7PM	Select Board Meeting	Town House
Monday	May 7	7PM	Select Board Meeting	Town House
Monday	May 21	7PM	Select Board Meeting	Town House

Weekly One Day License Log – April 2, 2018

Applicant Name & License Number	Phone Number	Date	Location	Type of Alcohol	Event Details
18-41 Friends for Tomorrow	781-259-8909	5/5	246 ORNAC	All Alcohol	Event Coordinator: Janice Gilman Bartenders: Taryn O'Neil, Liza Leach, Sara Killelea Under 21: Yes First License in Concord: No
18-42 Concord Orchestra	978-369-4967	5/18	51 Walden Street	Wine & Malt	Event Coordinator: Jane Bailey Bartenders: Carole Wayland Under 21: Yes First License in Concord: No
18-43 Concord Orchestra	978-369-4967	5/19	51 Walden Street	Wine & Malt	Event Coordinator: Jane Bailey Bartenders: Carole Wayland Under 21: Yes First License in Concord: No
18-44 Concord Orchestra	978-369-4967	5/20	51 Walden Street	Wine & Malt	Event Coordinator: Jane Bailey Bartenders: Carole Wayland Under 21: Yes First License in Concord: No
18-44 Concord Museum	978-369-9763	4/14	91 Everett Street	All Alcohol	Event Coordinator: Martin Gredinger Bartenders: Phil Coddair, Kerriane Doherty, Tina Ghikas, Kim Parker Under 21: No First License in Concord: No
18-45 51 Walden Inc.	978-369-7911	4/21	54 Walden Street	Wine & Malt	Event Coordinator: Carole Wayland Bartenders: Carole Wayland Under 21: No First License in Concord: No
18-46 Emerson Umbrella	978-371-0820	5/5	200 Strawberry Hill Road	All Alcohol	Event Coordinator: Katie Cimet Bartenders: Brianna Baloy, Susan Pizzano, Paula Nardone Under 21: No First License in Concord: No

Sunday Entertainment Log – April 2, 2018

Applicant Name	Phone Number	Date of Event	Location of Event	Type of Entertainment
Concord Orchestra	978-369-4967	5/20	51 Walden	Orchestra Pops Concert

COMMONWEALTH OF MASSACHUSETTS
TOWN OF CONCORD
SELECT BOARD

PROCLAMATION

NATIONAL LIBRARY WEEK 2018

- WHEREAS** libraries are not just about what they have for people, but what they do for and with people;
- WHEREAS** libraries have long served as trusted and treasured institutions, and library workers and librarians fuel efforts to better their communities, campuses and schools;
- WHEREAS** librarians are leaders in their institutions and organizations, in their communities, in the nation and in the world;
- WHEREAS** librarians continue to lead the way in leveling the playing field for all who seek information and access to technologies;
- WHEREAS** libraries and librarians look beyond their traditional roles and provide transformative opportunities for education, employment, entrepreneurship, empowerment and engagement, as well new services that connect closely with patrons' needs;
- WHEREAS** libraries and librarians lead their communities in innovation, providing STEAM programing, Makerspaces and access and training for new technologies;
- WHEREAS** libraries are pioneers supporting democracy and effecting social change, with a commitment to providing equitable access to information for all library users regardless of race, ethnicity, creed, ability, sexual orientation, gender identity or socio-economic status;
- WHEREAS** libraries lead in working with diverse communities, including people of color, immigrants and people with disabilities, offering services and educational resources that transform communities, open minds and promote inclusion and diversity;
- WHEREAS** libraries, librarians, library workers and supporters across America are celebrating National Library Week.

NOW, THEREFORE, be it resolved that we the Concord Select Board proclaim National Library Week, April 8-14, 2018. We encourage all residents to visit the Concord Free Public Library this week and explore what's new at your library, and engage with your librarian. Because of you and our library leaders, Libraries Transform.



CONCORD SELECT BOARD

COMMONWEALTH OF MASSACHUSETTS
TOWN OF CONCORD
SELECT BOARD

PROCLAMATION

DAYS OF REMEMBRANCE FOR THE VICTIMS OF THE HOLOCAUST

WHEREAS Holocaust was the state-sponsored, systematic persecution and annihilation of European Jewry by Nazi Germany and its collaborators between 1933 and 1945 - six million were murdered; Roma (Gypsies), people with disabilities, and Poles were also targeted for destruction or decimation for racial, ethnic, or national reasons; and millions more, including homosexuals, Jehovah's Witnesses, Soviet prisoners of war, and political dissidents, also suffered grievous oppression and death under Nazi tyranny; and

WHEREAS the history of the Holocaust offers an opportunity to reflect on the moral responsibilities of individuals, societies, and governments; and

WHEREAS we the people of Concord should always remember the terrible events of the Holocaust and the genocides in Armenia, Cambodia, Bosnia, Rwanda and Darfur, we all have a duty to use these memories as a catalyst to rid us of racial hatred, intolerance, tyranny, and discrimination; and

WHEREAS we the people of the Town of Concord should actively rededicate ourselves to the principles of individual freedom in a just society; and

WHEREAS April 11, 2018 has been designated pursuant to an Act of Congress and internationally as a Day of Remembrance for Victims of the Nazi Holocaust known as Yom Hashoah; and

WHEREAS it is appropriate for the people of Concord to join the international commemoration

NOW, THEREFORE, we as the Concord Select Board call for a memorial service for the victims of the Holocaust to be held at the Harvey Wheeler Community Center on Sunday, April 22, 2018, at 7PM and proclaim the week of Sunday, April 8 through April 15 as *Days of Remembrance* for the victims of the Holocaust.



CONCORD SELECT BOARD

Number: 2018-06

Fee \$150.00

**THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF CONCORD**

**USED CAR DEALER'S LICENSE - CLASS II
TO BUY AND SELL SECOND-HAND MOTOR VEHICLES**

In accordance with the provisions of Chapter 140 of the General Laws with amendments thereto:

John E. Richardson Classic Car Sales

is hereby licensed to buy and sell second-hand motor vehicles at

17 Belknap St.

on premises described as follows:

Limited to not more than one automobile for sale at one time.

In Testimony Whereof, the undersigned have hereunto affixed their official signature, this **2th** day **April 2018**.



CONCORD SELECT BOARD

**THIS LICENSE EXPIRES JANUARY 1, 2019
THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE UPON THE PREMISES**

TOWN OF CONCORD
Nuclear Metals/Starmet Property
Re-use Planning Committee

Committee Charge

A. Background

The property at 2229 Main Street is a 46-acre site once operated by the defense contract Starmet, formerly Nuclear Metals, Inc. (NMI). The company made depleted uranium products for the U.S. Department of Defense, as well as other specialty metal products. Manufacturing operations resulted in soil and water contamination on the property. The site was placed on the U.S. EPA's national priorities list in 2001 and is now a Superfund site. Significant progress has been made toward clean-up of the site, including the removal of contaminated soil from the holding basin and removal of the buildings and contents that were contaminated. The work that now remains is cleaning up contaminated soil and groundwater. This will require the responsible parties to sign a consent decree to fund the final remediation. In 2015, Concord Town Meeting voted to authorize the Select Board to acquire the property. It appears the consent decree could be finalized in the fall of 2018. The next phase of clean-up is expected to take four to six years. Therefore the timing is right for the town to consider how the property might best be re-used following the remediation.

The intent of forming the Concord Nuclear Metals/Starmet Property Re-use Planning Committee is

B. Purpose

The purpose of the Nuclear Metals/Starmet Property Re-use Planning Committee is to assist the town with identifying possible ways to reuse the property at 2229 Main Street for maximum public benefit.

C. Membership

The members of the Nuclear Metals/Starmet Property Re-use Planning Committee shall be appointed by the Select Board. The term of office shall be two years, and the initial appointments shall be of one and two years so that terms of members shall be staggered. The committee shall be comprised of seven members representing a diversity of interests in the community. The membership shall be as follows:

- Two representatives from the 2229 Main Street Oversight Committee;
- Two representatives with experience in land-use planning;
- Three citizens at-large;

D. Duties and Responsibilities

1. To review the record of environmental contamination and clean-up on the site to fully understand existing and likely future conditions;
2. To work with U.S. EPA, Mass DEP and other agencies to explore re-use possibilities and restrictions at the site;
3. To hold a public hearing early in the term of the committee to solicit preliminary public comments and suggestions from the public regarding the kinds of public and private uses that should be considered in the redevelopment planning process;

4. To work with staff and professional consultants to assess each idea for possible reuse activity, including housing, commercial uses, and municipal uses;
5. To explore funding opportunities, including federal grants and private funding.
6. To prepare a draft report for submission to the Select Board on or before September 1, 2019 and to hold a public hearing to solicit comment from the public, town boards and committees, and others concerning the preliminary recommendations of the committee.
7. To finalize the report after including such public comments as the committee deems appropriate and to submit the report to the Select Board for the board's consideration;
8. To submit a report for inclusion in the "Annual Town Report" each year that the committee is active, providing a discussion of the Committee's work during the prior year.
9. To meet regularly and annually elect a chair and clerk.

E. Other Considerations

The Nuclear Metals/Starmet Property Re-use Planning Committee is responsible for conducting its activities in a manner which is in compliance with all relevant State and local laws and regulations, including but not limited to, the Open Meeting Law, Public Records Law and Conflict of Interest Law. The Committee shall consult with the Town Manager concerning the allocation of town staff or financial resources toward this effort.

Attachments:

- a.

Junction Village Open Space Task Force

Purpose

The Concord Housing Development Corporation (CHDC) owns a 12.8 acre site known as the Junction Village property located at the end Winthrop Street in West Concord. The site, formerly owned by the State, is designated to be used exclusively for the development of affordable housing and open space. A Comprehensive Permit has been approved for development of an affordable assisted living facility on approximately half of the site in 2017. The CHDC is interested in having assistance from Concord residents and a public process for the planning and design of the remaining half of the site as public open space, and has asked the Town to appoint a Junction Village Open Space Task Force to assist in the planning and design of the open space.

To that end, the Town Manager, in coordination and cooperation with the Select Board and the CHDC, establishes the Junction Village Open Space Task Force with the following duties and responsibilities and membership.

Duties and Responsibilities

The Junction Village Open Space Task Force shall work with the CHDC and with Town staff in the Department of Planning and Land Management and the Regional Housing Services Office to prepare an Open Space Master Plan. After reviewing relevant plans and reports, the Task Force will engage in a public planning process for the 6.68 acres of resource area identified in the comprehensive permit for conservation restriction as well as the 1.43 acres of open space identified as the 'triangle' or meadow area. The Plan shall consider the proposed location of a pedestrian sidewalk and path along the driveway to the facility and connection to the Bruce Freeman Rail Trail across a meadow area. The Plan shall incorporate accessible and assessed trails for public use as well as defining areas for habitat protection and advancement.

The Open Space Master Plan shall include:

- A description of the conservation values of the proposed resource area
- A tree inventory of trees larger than 6-inches DBH
- Invasive species identification and remediation plan
- Location and design of trails, meadow areas, habitat
- Site furnishings (such as benches, bike racks and informational signs)
- Consideration of areas suitable for public artwork
- Inclusion of areas for contemplation and/or gathering of small groups
- Consideration of non-motorized boat/kayak/canoe access to the Assabet River

The Open Space Master Plan is expected to provide sufficient information to secure funding for design and construction, and for preparation of a Conservation Restriction. The Plan shall satisfy the Site Planting Plan requirement in the 2017 Comprehensive Permit and include preparation of a Baseline Documentation Report of the restricted land that shall be conducted in accordance with MassAudubon's Massachusetts Conservation Restriction Stewardship Manual (March 2006), or as approved by the Division of Natural Resources. The Plan should include basic design specifications, preliminary or estimated costs, phasing recommendations (as appropriate) and a long-term maintenance plan with associated costs.

In order to provide the Task Force with basic information needed to begin the planning process, the CHDC will provide funding of a qualified consultant to collect additional information about the site that shall be incorporated into the existing Survey plan as follows:

- Delineation of the existing 200-foot Riverfront Area;
- Location and identification of significant trees (12-inch diameter at breast height (DBH) or greater);
- Location and identification of large patches of invasive plant species;
- Location of meadow areas and site features (such as the existing two stands of sumac);
- The location of the existing/proposed emergency access easement over the Massachusetts Department of Corrections property;
- The location of the proposed drainage easement area as shown on the approved 2017 Comprehensive Permit plan;

The CHDC will also engage the services of a Landscape Architect with specialties in designing in ecologically sensitive areas, as well as trails, meadows, and recreational facilities to assist the Task Force with preparing the Junction Village Open Space Master Plan and facilitating a public outreach process. The Landscape Architect must be familiar with Open Space planning from a municipal perspective, sustainable design and practices/methods to ensure long-term community goals and be willing to work closely with the project stakeholders for development of the plan.

Milestones of the Junction Village Open Space Master Plan process:

- Working with staff from the Department of Planning & Land Management and the Regional Housing Services Office, review and analyze the 2016 Junction Village Open Space Planning Study and the approved 2017 Comprehensive Permit along with other relevant plans (one – two months)
- Plan and conduct a public process to receive public input (three months)
- Using input from the public process and from CHDC, refine and develop preliminary plans for the Junction Village Open Space (3-4 months) and present an interim report to the CHDC and Town Manager (within 6-8 months)

- Continue refinement of the Junction Village Open Space Master Plan and present findings and initial recommendations in a public forum to receive feedback from Town citizens on the proposed Plan and incorporate additions and revisions as needed.
- Submit final Junction Village Open Space Master Plan to the Concord Housing Development Corporation and the Town Manager (no later than the summer of 2019).

The Task Force shall appoint a Chair and Vice Chair to guide its efforts and a Clerk to maintain the record of the Task Force. The Task Force shall establish regular meetings and shall abide by the Massachusetts Open Meetings Law and Town General Bylaws.

When the Junction Village Open Space Master Plan Task Force has completed its work, anticipated to be within one year and no more than one and one-half years from the date of the first meeting to be held in the spring 2018, it shall present a final draft of the new Plan for consideration and adoption to the Concord Housing Development Corporation and the Town Manager.

The Town Manager is responsible for assigning appropriate staff to assist the Task Force in this work. The Concord Housing Development Corporation is responsible for overseeing the funding and contracting associated with development of the Open Space Master Plan.

Membership

The Junction Village Open Space Task Force shall be appointed and charged by the Select Board. Members will be appointed for a one year term (to be extended for an additional 6 months if needed). The Task Force shall consist of 5 voting members, as follows:

- One (1) member from the West Concord Advisory Committee (recent or current);
- One (1) member from the Natural Resources Commission (recent or current);
- One (1) member from the Historical Commission (recent or current); and
- Two (2) members at large.

In making appointments to the Task Force, the Select Board shall endeavor to find qualified candidates who represent a variety of backgrounds and interests. The goal is to have a Task Force which has a mix of gender, age and geographic distribution from the community.

Adopted by the Select Board
XXX, 2018



Regional Housing Services Office

Serving Acton, Bedford, Burlington, Concord, Lexington, Sudbury, Wayland, and Weston

Office Address: 37 Knox Trail, Acton, MA 01720
Mailing Address: 2352 Main Street, Suite 2, Concord MA 01742

Website: WWW.RHSOhousing.org
Email: INFO@RHSOhousing.org
Phone: (978) 287-1092

Junction Village

The project is moving forward as planned.

Residential Portion: Christopher Heights Concord, Grantham:

Grantham has submitted their application for the annual state funding round. This is a competitive process, and Grantham has a strong application. The funding applications are accepted only through invitation. DHCD received 91 applications, invited 58 to apply, and will probably fund 30. DHCD looks favorably on developers with prior experience in state subsidies, low cost per unit budget, and strong local support. This project has all the above.

The core of the federal Low Income Housing Tax Credit program survived the federal tax reform bill largely unscathed. The resulting bill left the program intact and without too adverse an impact on project financing due to changes in the effective corporate tax rate on which the program relies. While the overall impact on tax credit pricing by federal tax reform has been significant in that pricing declined from 2016 averages of \$1.10 per credit to \$.95 in 2018, this adjustment has not been catastrophic. The reduction in the federal corporate tax rate had been anticipated by the LIHTC industry throughout 2017 and as a result 2017 tax credit pricing for 9% tax credits reflected an industry-wide consensus that a resulting federal corporate rate of 25% effective rate was likely on the horizon. While the 2017 tax bill did ultimately reduce the corporate rate down further to 21%, the impact on tax credit pricing has been minimal reduced.

In a spot of more hopeful news, the recently passed 2018 Omnibus Spending Bill contained a provision bolstering the number of federal LIHTC credits by 12.6% for the next two fiscal years, thereby increasing the number of credits available for allocation by DHCD.

With this new development along with the stability of the current pricing from the Grantham Group's LIHTC investor, the Junction Village funding analysis and viability remains strong.

The overall project timeline:

- ✓ May 2016: Grantham files 40B Site Eligibility with DHCD
- ✓ August 2016: Site Eligibility issued, 40B permit filed with Concord ZBA
- ✓ May 2017: Town Meeting, \$1,350,000 Approved.
- ✓ June 2017: Permit issued
- ✓ November 2017: DHCD funding/One Stop pre-application
- ✓ February 2018: Funding round, not approved assumed
- May 2018: Town Meeting, CPA year 2. \$350k
- February 2019: Funding approved
- May 2019: Town Meeting, CPA year 3. \$300k + \$50k for open space
- Fall 2019: Closing, 50% CPA funds needed



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- January 2020: Ground Lease, Conservation Restriction executed
- March 2020: Building Permit issued, SHI units reinstated
- 2021 Occupancy, 50% CPA funds needed

Concord Local Funding

Pre-Development: As of 3/1/18, there has been ~\$120,000 spent to-date, from \$200,000 CPA funds appropriated, with \$80,000 remaining. This is across engineering, open space and administrative.

Development: The overall project budget calls for \$2,000,000 from the Town. 2017 Town meeting appropriated \$1,350,000 last year, and the 2018 Town Meeting requests \$350,000 from CPA. It is anticipated that 2019 will request another \$300,000 of CPA funds for the residential construction with \$50,000 for the open space. These funds will be paid according to the Memorandum of Understanding executed in April 2017, with 50% of the funds at closing, and no more than 50% of the funds will be provided before Certificate of Occupancy.

Open Space

The 2019 efforts will include property survey and delineation, existing emergency access easement on the Department of Corrections prison property, the proposed drainage easement area and the proposed conservation restriction area. An order of conditions is also required from NRC.

For the open space portion, the Planning Department is facilitating the creation of a task force, to be charged by the Town Manager/SB, to define and create an Open Space Master Plan, with due public process. The Open Space Master Plan is expected to provide sufficient information to secure funding for design and construction, and for preparation of a Conservation Restriction.

The Open Space Master Plan will incorporate vegetation and plantings (Site Planting Plan), invasive species management as well as design of the pathway including grading and signage, and documentation on the baseline conditions. It will include all requirements as specified in the 2017 Comprehensive Permit, and will design the trails and access points, along with a long-term maintenance plan with associated costs.

Scope includes a property survey and delineation, existing emergency access easement on the Department of Corrections prison property, the proposed drainage easement area and the proposed conservation restriction area. An order of conditions is also required from NRC.

Note that the permit requires Grantham to provide \$25,000 of in-kind services for invasive species removal, clean-up and grading of the walking trail.



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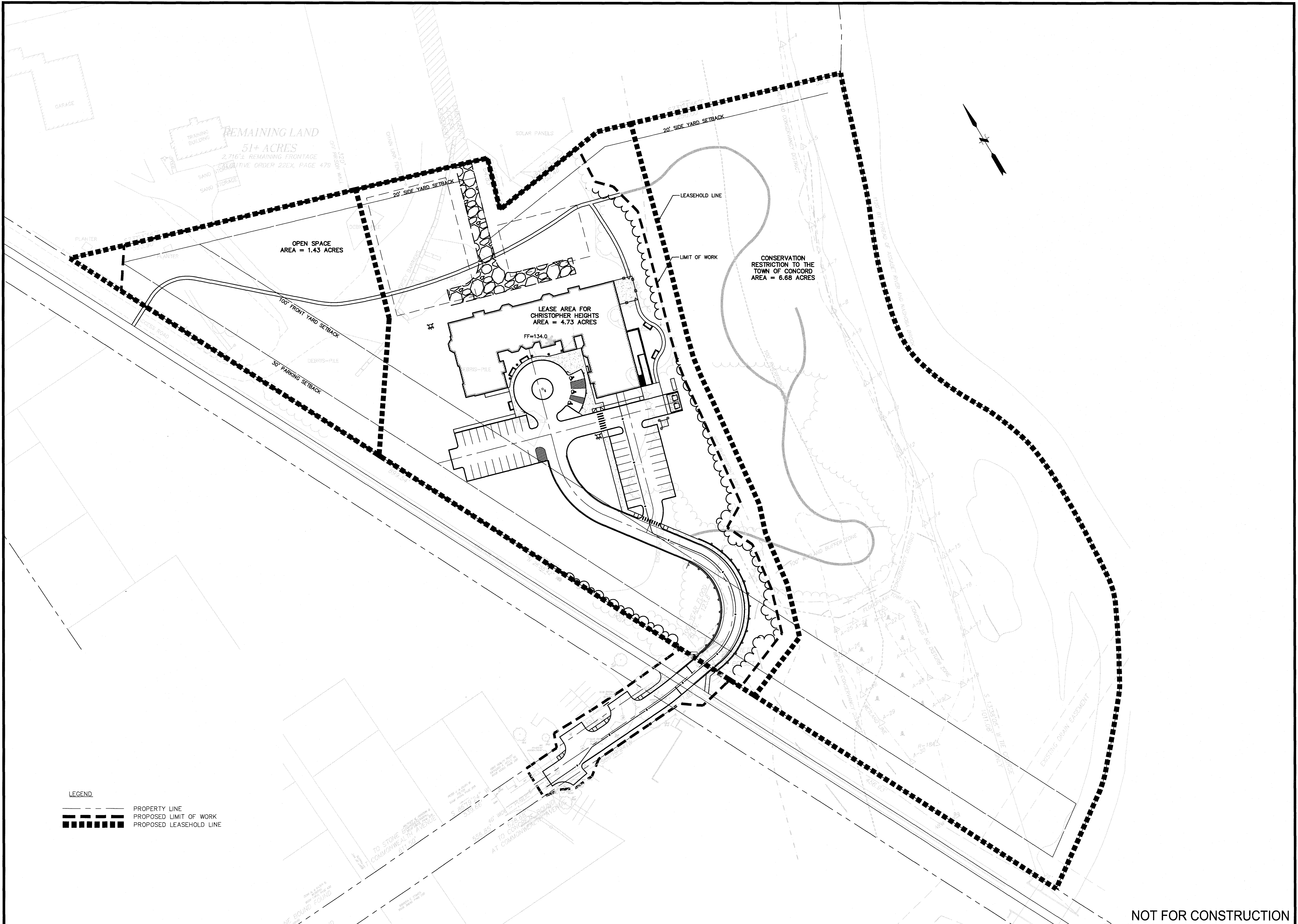
SHI

The comprehensive permit was issued in May, and the 83 units have been added to Concord's housing inventory (which stands at 11.73%, which is 804 units. Included in this number are 83 units at Junction Village and 357 units of market rate rentals (that are counted due to the state's counting methodology). If those are both removed, Concord's SHI reduces to 5.31%.

And those numbers do not include the moderate income restricted ownership units (over 80% AMI) of which there are 22 units.

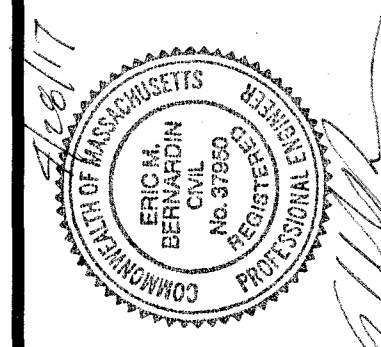
The Junction Village units will 'lapse' off the SHI in June 2018, since the building permit has not been issued. This will bring the Concord SHI to 10.52%, which is project to dip below the 10% in 2021 when DHCD adjusts the denominator, until Junction Village has its state funds awarded and building permits issued.

File Path: J:\DWG\IP20150485A10\civil\plan\20150485A10_STP01.dwg Plotted: Fri, April 28, 2017 - 10:39 AM User: smacdonald
 MS VIEW: Layer State: Plotter: DWG TO PDF.PC3 CTB File: FO.STB



LEGEND
 - - - - - PROPERTY LINE
 - - - - - PROPOSED LIMIT OF WORK
 - - - - - PROPOSED LEASEHOLD LINE

NO.	DATE	DESCRIPTION	DESIGNER	REVIEWER
3.	4/28/2017	REVISED PER COMMENTS	SM	DD
2.	3/30/2017	REVISED PER COMMENTS	SM	DD
1.	3/7/2017	SHEET ADDED PER COMMENTS	SM	DD



SCALE: HORZ.: 1" = 50'
 VERT.: 1" = 20'
 DATUM: NAD 83
 HORZ.: 1" = 50'
 VERT.: 1" = 20'
 GRAPHIC SCALE

FUSS & O'NEILL
 78 INTERSTATE DRIVE
 WEST SPRINGFIELD, MA 01089
 413.452.0445
 www.fandob.com

THE GRANTHAM GROUP, L.L.C.
 LEASE AREA PLAN
 CHRISTOPHER HEIGHTS ASSISTED
 LIVING FACILITY PROJECTS
 MASSACHUSETTS
 CONCORD

PROJ. No.: 20150485.A10
 DATE: 11/16/2016

C1.01

NOT FOR CONSTRUCTION

Select Board Recommendations/Positions/Comments for April 2, 2018 Meeting

Article #	Article Name	In Favor	Recommend No Action	Report at TM
1	Choose Town Officers	✓		
2	Hear Reports	✓		
3	Meeting Procedure	✓		
4	Ratify Personnel Board Classification Actions	✓		
5	Classification & Compensation Plan for Regular-Status Positions	✓		
6	Use of Free Cash <i>(In the amount of \$1,000,000)</i>	✓		
7	Town Budget <i>(In the amount of \$43,223,587)</i>	✓		
8	Minuteman Regional Technical High School District Budget <i>(In the amount of \$742,649)</i>	✓		
9	Concord Public Schools Budget <i>(In the amount of \$38,246,895)</i>	✓		
10	Concord Public Schools FY18 Supplemental Appropriation	<i>No Motion Expected</i>		
11	Concord Public Schools Capital Projects <i>(In the amount of \$900,000)</i>	✓		
12	Concord Carlisle Regional High School Budget <i>(In the amount of \$22,654,028)</i>	✓		
13	Concord Carlisle Regional High School Capital Projects			✓
14	Establish Revolving Funds under the Municipal Modernization Act MGL c.44, §53 ½	✓		
15	Authorize Expenditure of Revolving Funds under the Municipal Modernization Act MGL c.44, §53 ½	✓		
16	Accept provisions of Municipal Modernization Act Concerning Bond Issuance Premiums	✓		
17	Appropriate Funds in Premium Reserve Fund	✓		
18	BY PETITION Allowing 17 Year Olds to Vote in Town Elections & Town Meetings	✓		
19	Authorize Expenditure from PEG Access and Cable-Related Fund <i>(In the amount of \$600,000)</i>	✓		
20	BY PETITION Independence of the Press		✓	
21	Appropriate Funds for Municipal Capital Projects <i>(In the amount of \$2,600,000)</i>	✓		
22	Alcoholic Beverage Bylaw Amendment	✓		
23	BY PETITION Community Resilience Goals		✓	
24	Community Preservation Act Community Housing Fund <i>(In the amount of \$247,000)</i>	✓		
25	Authorize Acquisition of 369 Commonwealth Avenue Property on Warner Pond <i>(In the amount of \$2,500,000)</i>	✓		
26	Community Preservation Committee Appropriation Recommendations	4 in favor 1 no action		

Article #	Article Name	In Favor	Recommend No Action	Report at TM
27	Historic Districts Map Amendment – Hubbardville Extension			✓
28	Appropriate Funds for 2229 Main Street (NMI/Starmet Superfund Site) Redevelopment <i>(In the amount of \$25,000)</i>	✓		
29	Accept MGL c.90, §17 Limiting Traffic Speed	✓		
30	Bylaw Amendment – To prohibit all types of non-medical “marijuana establishments” as defined in MGL c.94G, §1	<i>4 in favor 1 no action</i>		
31	Accept MGL c.64N, §3 and Adopt a 3% Local Sales Tax On Marijuana Products	✓		
32	Zoning Bylaw Amendment – Marijuana Establishment Moratorium Extension	✓		
33	Zoning Bylaw Amendment – Definition of a Dwelling Unit	✓		
34	Zoning Bylaw Amendment – Height of Accessory Buildings	✓		
35	Zoning Bylaw Amendment – Combined Business/Residence	✓		
36	Zoning Bylaw Amendment – Reconstruction of Nonconforming Structures	✓		
37	Zoning Bylaw Amendment – Off Street Parking, Loading & Design Standards	✓		
38	Zoning Bylaw Amendment – Site Plan Review	✓		
39	Zoning Bylaw Amendment – Site Plan For Religious Uses, Educational Uses and Child Care Facilities	✓		
40	BY PETITION Zoning Bylaw Amendment – Personal Wireless Communications Facility			✓
41	General Bylaw Amendment – Tree Preservation	✓		
42	Authorize Cambridge Turnpike Easements	✓		
43	Monsen Road Street Acceptance	✓		
44	BY PETITION Moratorium on Implementation of NRC Dog Restrictions on Conservation Land		<i>4 no action 1 in favor</i>	
45	BY PETITION Recognizing Dog Walking as a Passive Recreation Activity		✓	
46	BY PETITION Bylaw Prohibiting Use of Gasoline-Powered Leaf Blowers		✓	
47	Light Plant Expenditures & Payment in Lieu of Taxes	✓		
48	Solid Waste Disposal Fund Expenditures	✓		
49	Sewer System Expenditures	✓		
50	Sewer Improvement Fund Expenditures	✓		
51	Water System Expenditures	✓		
52	Beede Swim & Fitness Center Enterprise Fund Expenditures	✓		
53	Unpaid Bills	<i>No Motion Expected</i>		