



Appendix B: Community Participation

B-1 Public Comments

B-2 Envision Concord Committee Summaries

B-3 Town Department, Commission, Board, and Committee Comments

B-4 Survey Results



Appendix B: Community Participation

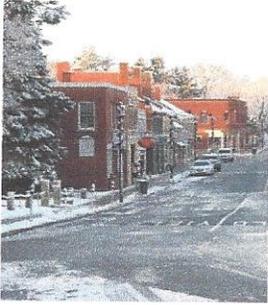
B-1 Public Comments

Concord After 60 Meeting 10/15/17

Comments, Questions and Answers after Gary's presentation

1. A resident of Everett Housing said that the internet costs have been rising for some time and were now at the point that they were unaffordable. This limits the use of the most important modern communication vehicle.
2. With electric and self-driving cars coming, Concord needs to have a recharging infrastructure to support the increasing volume of vehicles over time.
3. Concord should sponsor and manage community connection facilities on the internet through a variety of forums to attract various constituencies.
4. There is a great deal of untaxed land in Concord—the prison, the national park, Emerson hospital, and the schools. A formal outreach program should be created to negotiate revenue contributions from these entities.
5. Concord should create and manage a winter child care play space and a teen center to give our children more opportunities to socialize.
6. Casual cafes and sidewalk seating areas should be built in our town centers and parks to provide for more hangout space for seniors.
7. While 1/3 of our population is over 65 much more money is spent on schools, new high school for example, than is spent on senior facilities. The Harvey Wheeler renovation was funded without town help and was inadequate—needs to be redone.
8. Seniors should be encouraged to use the high school facilities for casual activities and socialize with the students. Handicap parking is inadequate at the high school.
9. Many of the housing options are too expensive for seniors, we need to open up affordable multi-family zoning to areas of the town where people want to downsize but stay in their area.
10. A transportation plan which links substantially all area of the town is needed.
11. Transportation to the Amtrak stations and Logan airport are very expensive—a senior discount program is needed to make travel for seniors more affordable.

12. Speeding on our roads is common and inhibits walking. An enhanced speed enforcement program is needed.
13. We need to design multi-use program for our town owned busses and shuttles in order to broaden transportation options.
14. The town should own or enable an autonomous vehicle service.
15. Parking meters with the pay by phone system are not appropriate as many seniors don't use smart phones and can't afford increases in parking fees. We should have resident auto stickers which would exempt them from parking fees.



Concord Business Partnership
34 Walden Street, #277
Concord, MA 01742

November 11, 2017

Concord Comprehensive Long Range Planning Committee
141 Keyes Road
Concord, MA 01742

Dear Committee Members:

The Concord Business Partnership (CBP) has been discussing the Concord's Comprehensive Long-Range Plan (CLRP) for some months, hosting Karl Seidman at two meetings, participating in public forums and listening sessions.

The CBP Board would like to suggest a few items be incorporated in the report. Given the broad range of areas the plan covers, we have reduced these to bullet points in three related areas for your kind consideration:

- That the Town employ a business health agent to be a liaison to the business community to foster more understanding of the needs of the business community and facilitate relationships between Town departments and the business community.
- Regular sanctioned participation by a CBP member in the monthly Chair-breakfast meetings hosted by the Select Board.
- Commitment by the Town to invite the business community to participate and comment in discussion areas related to the business health of Concord, and to give due consideration to their input in the decision process.

We greatly appreciate the many hours of hard work and considerable talent you have committed to the CLRP and want to thank you all for making that investment of time and expertise in the well being of our community.

The Concord Business Partnership is committed to healthy business centers that enhance the quality of life in Concord. We look forward to working with you to support businesses that make our town a place we cherish and are privileged to live in and raise our families.

Sincerely,

A handwritten signature in black ink that reads "Greg Higgins". The signature is written in a cursive, flowing style.

Greg Higgins, President
Concord Business Partnership

Concord Business Partnership, Inc.

Monument Square
P.O. Box 277
Concord, MA 01742

Elise Woodward, Gary Kleiman, Co-Chairs
Comprehensive Long Range Planning Committee
Concord Town Hall
Concord, MA 01742

May 4, 2018

Dear Elise and Gary:

While writing this letter as the President of the Concord Business Partnership, I want to personally thank you and all the members of the Comprehensive Long Range Planning Committee for the astonishingly thoughtful and well-done report. Having attended several public meetings, most recently the public hearing at Willard, the Committee's wide range of skills and willingness to listen is praise worthy. Thank you!

As one might expect, the Partnership is focused on the health of the business community and works quietly to educate itself on its status and work on making improvements. Although growth is of interest, our primary interest lies in strengthening the health of the business centers and properties that currently exist. Our membership has a large component of local merchants and landlords that live in or nearby Concord. We acknowledge out of necessity that "formula" businesses have their place and need to be better defined, but see them as support to a far greater number of our local unique businesses. It is those unique businesses that give Concord its charm and identity.

Given some of the current challenges, especially in the Center and Depot areas and the great opportunities arising from the Bruce Freeman Rail Trail and Assabet River pedestrian bridge in Village area, we are actively facilitating communications among all parties in Concord.

This past couple years we have had numerous meetings with guest speakers on topics of parking, tourism, enhanced communication and promotion and yes, long range planning. Our most recent monthly meeting had our most varied group of about fifty to date. Its purpose was to take initial steps to determine ways the business, arts, historic, cultural, and non-profit entities in Concord can work together, helping each other to create and sustain a vibrant and healthy community for those who live, work, or visit Concord.

There is a natural tendency when finalizing a report and as individual groups vie for position, to begin to get specific with the goals. We believe that narrowing the goals tend to shorten their long-term impact and value.

We urge your committee to make their recommendations based on broad goals that will enable and require our group, along with all others, to work collectively and make Concord an even better community in which to live.

Thank you again for the time and expertise you and your committee has brought to this planning process.

Sincerely,



Greg Higgins, President

CC: Marcia Rasmussen, Elizabeth Hughes, Concord Planning Department



October 12, 2017

To the Members of the Concord Long Range Planning Committee:

The ConcordCAN! Steering Group commends the CLRPC for ~~their~~ its thoughtful and thorough work so far in *Envision Concord – Bridge to 2030* and the update of the Town's long-range plan. Our organization, an affiliate of the Massachusetts Climate Action Network (MCAN), has been active in Concord since 2007 with a mission of educating the community about climate change, promoting sustainability and resilience and working in cooperation with Town government and other local organizations on these important issues. For these purposes, we maintain a website and newsletter and bring speakers, documentary films, and newspaper columns to local residents.

As advocates for local sustainability, ConcordCAN! put a warrant article before Town Meeting in 2011 that called upon the Town to adopt sustainability principles to guide its policy and decision-making. After an affirmative Town Meeting vote, the Select Board adopted the four sustainability principles recommended by the American Planning Association and charged Town Manager, Chris Whelan, with implementing their use. Subsequently, ConcordCAN! worked with Mr. Whelan to arrange a special training workshop for himself and his Senior Management Team led by Sarah James, an internationally known expert on the application of these principles to municipal decision-making. The four sustainability principles that we adopted by the BOS on July 25, 2011, are:

- 1) Reduce dependence upon fossil fuels, underground metals and minerals;
- 2) Reduce dependence upon synthetic chemicals and other manufactured substances;
- 3) Reduce encroachment upon nature;
- 4) Meet human needs fairly and efficiently.

In addition to our commitment to the four sustainability principles, ConcordCAN! heartily endorses the six principles of APA's "Comprehensive Plan Standards for Sustaining Places" that CLRPC has already adopted:

1. **Livable Built Environment:** Ensure that all elements of the built environment—including land use, transportation, housing, energy, and infrastructure—work together to provide sustainable, green places for living, working, and recreating, with a high quality of life.
2. **Harmony with Nature:** Ensure that the contributions of natural resources to human well-being are explicitly recognized and valued and that maintaining their health is a primary objective.
3. **Resilient Economy:** Ensure that the community is prepared to deal with both positive and negative changes in its economic health and to initiate sustainable urban development and redevelopment strategies that foster green business growth and build reliance on local assets.
4. **Interwoven Equity:** Ensure fairness and equity in providing for the housing, services, health, safety, and livelihood needs of all citizens and groups.
5. **Healthy Community:** Ensure that public health needs are recognized and addressed through provisions for healthy foods, physical activity, access to recreation, health care, environmental justice, and safe neighborhoods.

6. Responsible Regionalism: Ensure that all local proposals account for, connect with, and support the plans of adjacent jurisdictions and the surrounding region.

In our view, these combined principles are invaluable tools for creating a long-range plan that reflects Concord's values and character and we urge you to apply them creatively and proactively.

Sustainability, as defined by these principles, is not an alternative to other important priorities. It is an over-arching, holistic way of thinking about all municipal plans and actions. The SWOT analysis completed by CLRPC clearly reflects an excellent understanding and acceptance of this way of thinking, often referred to as "systems thinking." The SWOT analysis and the Concord Journal articles spun off from it are impressive documents; and we anticipate that the ideas contained in them will be strongly reflected in the final draft of the plan.

There are many different ideas for "sustainable" action that were included in the SWOT analysis and which may also be part of the data now being collected by the committee's consultant, Civic Moxie. Rather than focusing on many specifics, we would like to highlight one issue that we believe is a central challenge to Town planners and Town officials as we move forward into the next decade.

That issue is that while Concord has been very proactive in preserving open spaces, conservation land, and local agriculture, there is increasingly limited land available that has not already been developed. Developers are always pushing to acquire more land for new and profitable developments. Their development projects may impinge upon wetlands and upon natural ecosystems and habitats which, for the future of all life, need to be preserved. We believe that strict limits on such expansion must be imposed by the Town; and, if new zoning regulations are required to accomplish that, then the Town should take the initiative to make those changes. Applying the third sustainability principle, we are required to take very seriously any "encroachments upon nature" that might accompany growth and development.

Since little new land can be acquired, developers have been doing what they can to expand the built structures on existing private properties. Small, relatively affordable houses are demolished and replaced by much larger ones, or even mansions. The push to put in place large, expensive houses is changing the character of the town; and it is going in precisely the wrong direction. A sustainable community is one that meets the needs of people in it for a diversity of homes that are truly affordable for a diverse population. To reduce the stock of modest, affordable housing is to violate the fourth sustainability principle, which calls for meeting human needs in a fair and equitable way.

Similarly, when considering the villages and commercial areas of town, we think that the fourth sustainability principle should lead to prioritizing commercial development that meets the variety of needs of *town residents*.

Turning from substantive suggestions to the process that CLRPC has followed to date, we commend the committee for making a variety of options available to citizens for

communicating their ideas. We especially favor open, public meetings, but also appreciate the value of statements submitted in writing, including comments on the website, and the online survey.

We feel compelled to add, however, that we have concerns about the consultant, Civic Moxie. Their online survey, in particular, strikes us as flawed and leading. For example, this survey asks citizens whether they rate sustainability as equally important as accomplishing other goals – an either-or proposition.

Also, at a recent presentation, Gary Kleiman pointed out that Civic Moxie had a slide which attributed several negative consequences to sustainability, but not any positive ones! We hope that his comment about this bias is taken seriously. We also hope that the consultants will not use preconceived ideas to drive our planning process. Concord is unique and deserves more than boilerplate.

Finally, we would argue that Concord's unique character and historical significance are intrinsically tied to its long-standing tradition of responsible care for our land and environment. *The home of Thoreau should be a leader in sustainability because it's part of our tradition.* Concord's character is not merely its historical sites and physical buildings; it is also a living legacy of ideas, a culture. And two important elements of Concord's culture are sustainability and civic engagement.

In recent years, Concord's values of responsible stewardship have been repeatedly expressed by its Town Meeting votes. In 2011 there was strong support for the sustainability principles. Last year, the Town passed an ambitious low carbon energy plan through Article 51. And we shouldn't forget the enthusiasm for initiatives dealing with fossil fuel divestment, and disposable plastic bags and water bottles.

Throughout the Town's history, Concordians have engaged with current problems. Some of the most serious problems of today are climate change, wetlands, water and soil degradation, and loss of biodiversity and open space - all issues that our tradition of stewardship and engagement should address by applying our sustainability principles to the Envision Concord – Bridge to 2030 Long Range Plan. Even rising inequality and lack of affordable housing can be viewed and addressed through a sustainability lens. Therefore, we urge you to follow the principles closely and strongly recommend that they be systematically applied to all Town policies and actions recommended in the final draft of the new plan.

We look forward to seeing what you do with the analysis stage of your work and with the drafting of the plan. We will be sure to provide input at all stages, both as individuals and as an organization. We are grateful to CLRPC for your excellent work and thinking and for your significant contributions of time. Thank you!

Sincerely,
Robert Andrews, Brad Hubbard-Nelson, and Janet Lawson on behalf of ConcordCAN!
Steering Group.

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Prudently broaden and diversify the non-residential property tax base to lessen the burden on existing and future homeowners, senior citizens, and others on fixed incomes. This will help to make housing more affordable and will help older residents remain in their homes.	Todd Benjamin	May 16, 2017, 06:12 PM	General	Diversify tax base. Move away from an over reliance on residential property taxes.		
Adopt complete street policies that create access to safe, comfortable and healthy multimodal transportation options including walking, bicycling and transit. Multimodal transportation should link Concord's neighborhoods, commercial districts, public transportation facilities, cultural districts, parks, bike paths, and recreational facilities.	Wade Rubinstein	May 17, 2017, 04:44 PM	General	Complete Streets		
including access to all schools by bike or foot	P. Huston	May 17, 2017, 09:09 PM	General	Re: Complete Streets		
Welcome to our map of ideas for the future of Concord! Drop a few pins and add your ideas. The more, the better!	Town of Concord	May 22, 2017, 10:58 AM	Great!	What's great about Concord today, and what could be even better tomorrow?	42.46349	-71.3762
Continue to increase access to the West Concord waterfront through trails, interpretive features, picnic spots or boat launches/fishing piers, but maintain natural aesthetic.	Gary Kleiman	May 26, 2017, 09:59 AM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.45481	-71.3911
We need commercial development in multi use development zones to increase our tax base and connect these zones via multimodal transportation systems. Also we need to increase affordable housing so those who work here can live here and our seniors can stay.	James Bryant	May 30, 2017, 01:53 PM		Increase diversity		
Look at creative ways to reuse the remediated landfill at CCHS for recreation. A variety of potential uses have been suggested already. Let's study the options and be in a position to move forward when the remediation is complete.	John Boynton	May 30, 2017, 11:47 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.44762	-71.3445
Walden Woods and Walden Pond are national treasures, visited by over 600,000 people each year from around the globe. The former landfill site is in the heart of Walden Woods and should be protected from development that is incompatible with the goals of the Town's two most recent Open Space and Recreation Plans and 2001 Landfill Study. A permanent conservation outcome for this land, immediately adjacent to the Walden Pond State Reservation - a National Historic Landmark and international destination - is needed to ensure that the historical, natural and recreational values of this special place are preserved.	Walden Woods Project	May 31, 2017, 01:11 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.44411	-71.3366
Agree-forward thinking re-use - even income generating - is essential!	Josh Burgel	May 31, 2017, 11:08 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.44762	-71.3445
Over 200 households could use a ped-activated crosswalk in order to access Willard, Sanborn, Peabody, and the Bruce Freeman RT.	Josh Burgel	May 31, 2017, 11:12 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.43413	-71.3725
Protect neighborhood integrity by limiting tear-downs, enforcing house-size to lot size limitations and requiring clear disclosure of buyers identity.	Jeffrey Kerr	Jun 02, 2017, 04:35 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45332	-71.3613
Great idea. Traffic visibility is limited there was one pedestrian fatality in this area 20 years ago or so. A smart crossing would make it safer.	Mark Hanson	Jun 02, 2017, 08:37 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.43413	-71.3725
There is no pedestrian-safe light cycle at this crossing. Pedestrians cross at the same time left turns are allowed for north bound traffic on Sudbury road that wants to turn left to Route 2 westbound. This could be solved by keeping northbound Sudbury road traffic red while the pedestrian cycle is on.	Mark Hanson	Jun 02, 2017, 08:41 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.44731	-71.3602
Pedestrian light is delayed too long after activation encouraging J-walking. Giving pedestrians their crossing light sooner would increase traffic safety. A second problem with this intersection is the log queues that form northbound on Sudbury road. This is a traffic - sensitive light that needs to hold green for northbound traffic longer.	Mark Hanson	Jun 02, 2017, 08:45 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.45611	-71.3559
Land uses that are compatible with environmental improvement such as composting or providing school bus parking closer to CCHS and thereby reducing diesel fuel use by simplifying / reducing total bus miles traveled as presented in 2016 during the discussion of Article 16 are compatible with the spirit of Thoreau's philosophy. Parking buses there under solar panels would be a good step toward meeting the goals of reducing CO2 emissions.	Mark Hanson	Jun 02, 2017, 08:50 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.44411	-71.3366
Land uses that are compatible with environmental improvement such as composting or providing school bus parking closer to CCHS and thereby reducing diesel fuel use by simplifying / reducing total bus miles traveled as presented in 2016 during the discussion of Article 16 are compatible with the spirit of Thoreau's philosophy. Parking buses there under solar panels would be a good step toward meeting the goals of reducing CO2 emissions.	Mark Hanson	Jun 02, 2017, 08:52 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.44762	-71.3445

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Bike/pedestrian crossing at route 2, so people can easily travel to both sides of town, especially school aged kids riding their bikes.	Ruthy Bennett	Jun 03, 2017, 08:42 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45361	-71.3765
Some kind of shuttle all over Concord so people dont have to drive their car for a short trip or kids can have another option besides being driven.	Ruthy Bennett	Jun 03, 2017, 08:43 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45741	-71.3587
A group of Concord residents gathered this weekend and responded to the envisioning kick-off event questions. I took notes -- is there somewhere I can email this information?	Merill Comeau	Jun 05, 2017, 11:26 AM	General	Envision Concord idea		
Watching both girls and boys in sports activities at Emerson Field. The Rec Dept. is doing a wonderful job with events, all seasons.	NANCY P JAMES	Jun 07, 2017, 03:17 PM	General	Envision Concord idea		
Thank you for your question! You can email this information to EnvisionConcord@concordma.gov	Town of Concord	Jun 08, 2017, 01:19 PM	General	Re: Envision Concord idea		
In an effort to lower Concord's GHG emissions from transportation all new housing should be required to wire for electric vehicle charging. (one NEMA-1450 outlet per garage space) This is a small cost during construction but can be quite expensive after construction is complete.	Brian Foulds	Jun 15, 2017, 05:35 PM	General	Envision Concord idea		
Place a annual cap on the number of properties purchased by developers. Developers are slowly eating away at town character with outsized McMansions - all in the name of profit.	Joseph Stein	Jun 19, 2017, 10:44 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.45494	-71.3514
Anyone got some ideas about how to develop transportation between Concord and Carlisle? Seems like commuters, shoppers and those concerned about local sustainability could collaborate. I bet some type of combined C/C discussion might be best.	Randy Brown	Jun 20, 2017, 03:46 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.50267	-71.3703
As Concord pursues its goal of diversity while the expense of living here increases, the needs of some individuals grow as does the number of individuals seeking assistance. There are numerous funds, some Town sponsored, some NGO's and some faith-based, that try to meet these needs but find it increasingly difficult. The Hugh Cargill Trust's ability to help their clients has recently suffered a cutback in available funds. Our Tax Relief Fund continues its efforts but revenues are now split with the HCT. Perhaps a way to support our desire for diversity would be to create an Office of Development that could oversee these needs and aid or raise money for the Town's efforts to help those in need and improve our chances of diversity. One can hardly exist here without the other.	Stan Black	Jun 21, 2017, 02:31 PM	General	Envision Concord idea		
Thanks. I just checked out that website and will pass it along to the Transportation planners I've heard of in Carlisle. Do you know how many months it took Concord to decide to become a member?	Randy Brown	Jun 21, 2017, 04:02 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.50267	-71.3703
Starting in July, the Town of Concord will become a member of CrossTown Connect, a Transportation Management Association that looks to improve mobility: http://www.crosstownconnect.org	Town of Concord	Jun 21, 2017, 07:55 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.50267	-71.3703
It really wasn't too difficult to see the benefits of becoming a member. However, there is a cost associated with being a member, so it took a while to incorporate that cost into the appropriate department budget. Please feel free to email the Town Planner Elizabeth Hughes if you have further questions.	Town of Concord	Jun 22, 2017, 07:51 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.50267	-71.3703
Thanks again. Rumor has it we have a Transportation Committee or Working Group in Carlisle. Perhaps I can connect a few more dots.	Randy Brown	Jun 22, 2017, 09:20 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.50267	-71.3703
Our town centers in Concord and West Concord are treasures, but our local retailers are under tremendous pressure. We can try to shop local, but the impact of big box retail, internet shopping, and high local lease rates are closing our shops. For the first time in my 25 years here, we have boarded up shops in Concord. We may need higher density housing and workspaces around our town centers to keep them vibrant, and we may need some rules that encourage landowners to find mixed use tenants faster.	Mary Modahl	Jun 25, 2017, 03:48 PM	General	Envision Concord idea		
Biked from Boston	coUrbanizer via Text	Jun 29, 2017, 08:10 AM	Comment via text	How did you get to the Visitor Center today?	42.45662	-71.3969
Thanks for asking how I got to Bradford Mill today. I took the commuter rail, as I do every day. I drive my car here only when necessary.	coUrbanizer via Text	Jun 30, 2017, 11:18 AM	Comment via text	How did you get to the Visitor Center today?	42.45672	-71.3971
My favorite park in Concord has to be Walden Pond	coUrbanizer via Text	Jun 30, 2017, 12:16 PM	Comment via text	What's your favorite trail or park in Concord?	42.44945	-71.3379
Pokemon Go!	coUrbanizer via Text	Jul 01, 2017, 03:48 PM	Comment via text	What activities are you enjoying at Emerson	42.45484	-71.3509
Electrify the commuter rail and eliminate diesel locomotives.	Sanford Feman	Jul 04, 2017, 02:16 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.45812	-71.3723
Prohibit the placement of cell towers on the railroad right of way.	Sanford Feman	Jul 04, 2017, 02:17 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.45777	-71.3769
The marionettes were great.	coUrbanizer via Text	Jul 04, 2017, 02:43 PM	Comment via text	What activities are you enjoying at Emerson	42.45529	-71.3504

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
I swapped emails off-line with Elizabeth Hughes (ConcordTown Planner) and Scott Zadakis from Cross Town Connect, and learned from our Town Hall employees that Carlisle actually does not have a Transportation Committee. Our discussions so far are limited to Senior's needs and are handled by our COA Director David Klein. Over and out.... for now! Thx.	Randy Brown	Jul 04, 2017, 07:50 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.50267	-71.3703
My wife and I used a bike trail to come here from Lexington. Thanks for asking!	coUrbanizer via Text	Jul 04, 2017, 11:31 AM	Comment via text	How did you get here today?	42.45998	-71.3527
2 shops	coUrbanizer via Text	Jul 05, 2017, 03:33 PM	Comment via text	Did you visit more than one shop today? How	42.45733	-71.3955
By bike, from west concord. We need a better route 2 crossing.	coUrbanizer via Text	Jul 05, 2017, 03:41 PM	Comment via text	How did you get here today?	42.45968	-71.3521
I agree with your assessment that small local retailers are at risk in the future. I personally hope retailers/ restaurants continue to be part of the mix in Concord - I support them with my shopping and dining. it'd be interesting to compare how other historic downtowns are evolving their space. I still love the look of Beacon Hill and I wonder if something more can be done to unify the look of concord center, regardless of what's being sold or offered in the various spaces.	Susan Mlodozienec	Jul 05, 2017, 09:32 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.43413	-71.3725
Need to think about the future of retail in our two/three town centers. The retail environment no longer supports small local retailers very well and I am not sure it will in the future. A vibrant town center 20 years from now may look completely different, perhaps retail not as a hub, but with services and community gathering areas.	Laurel Gerdine	Jul 05, 2017, 11:21 AM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.43413	-71.3725
Bike	coUrbanizer via Text	Jul 08, 2017, 05:03 PM	Comment via text	How did you get here today?	42.46008	-71.3521
2 stores	coUrbanizer via Text	Jul 08, 2017, 11:33 AM	Comment via text	Did you visit more than one shop today? How	42.45723	-71.3955
My 100% electric car - an e-Golf (Volkswagon).	coUrbanizer via Text	Jul 08, 2017, 12:13 PM	Comment via text	How did you get here today?	42.45958	-71.3521
Car	coUrbanizer via Text	Jul 10, 2017, 09:47 AM	Comment via text	How did you get here today?	42.46013	-71.3529
Drive via google map	coUrbanizer via Text	Jul 11, 2017, 01:12 PM	Comment via text	How did you get here today?	42.45948	-71.3524
Dog play with other dogs!	coUrbanizer via Text	Jul 11, 2017, 07:39 AM	Comment via text	What activities are you enjoying at Emerson	42.45514	-71.3506
Punkatasset	coUrbanizer via Text	Jul 14, 2017, 02:21 PM	Comment via text	What's your favorite trail or park in Concord?	42.45405	-71.3789
We're going to the Nourish Festival at the umbrella Arts Center, follow to buy a run through the sprinkler tat Emerson	Sarah Bustin	Jul 15, 2017, 04:23 PM	Comment via text	What activities are you enjoying at Emerson Playground today?	42.45524	-71.3509
Sorry, there were some typos in my last message. I meant to say, we're going to Nourish: A Celebration of Local Art and Food at the Umbrella Arts Center,	Sarah Bustin	Jul 15, 2017, 04:30 PM	Comment via text	What activities are you enjoying at Emerson Playground today?	42.45479	-71.351
followed by a run through the sprinkler at Emerson playground. Thank you for having so many great events and places to see in Concord!	Sarah Bustin	Jul 15, 2017, 04:31 PM	Comment via text	What activities are you enjoying at Emerson Playground today?	42.45504	-71.351
Commuter rail	coUrbanizer via Text	Jul 15, 2017, 11:48 AM	Comment via text	How did you get here today?	42.45998	-71.3519
Given predictions of increasing temperatures and climate instability, Concord's next Comprehensive Long Range Plan should be guided by actions consistent with adapting to and mitigating climate change and keeping the town as cool as possible. Water is, also, a large issue; our land is drying out. Stopping emissions (from fossil fuel and development, etc.) and using healthy practices to maintain and further sequester CO2 in soil and vegetation are important. Currently 1/3 of Concord's land is protected, but we should be aiming for 50%. According to a recent article,' In order to stop the accumulation of heat, we would have to eliminate not just carbon dioxide emissions, but all greenhouse gases..... We'd also need to reverse deforestation and other land uses We would have to radically change our agriculture.' Link: http://theconversation.com/if-we-stopped-emitting-greenhouse-gases-right-now-would-we-stop-climate-change-78882 . The article goes on to point out that 'if we stop emitting carbon dioxide from burning fossil fuels today....' there will be 'a delay in air-temperature increase'... and 'After maybe 40 more years, scientists hypothesize the climate will stabilize at a temperature higher than what was normal for previous generations.' It is believed that lawns are the largest agricultural sector, so solutions start with us and our communities.	Lori Pazaris	Jul 16, 2017, 11:56 AM	General	Envision Concord idea		
I think the main 'commuter' routes through town desperately need better speed limit enforcement. Perhaps raised crosswalks or better signage, I live on Old Bedford Rd. where the posted limit is 30 yet frequently see speeds of 40-50 mph. I have been passed on this road while doing 35.	Dave Elden	Jul 17, 2017, 06:43 PM	General	Envision Concord idea		
Pedestrian/Bike connections to the east of the Willard School do not exist, please explore and implement grade school appropriate infrastructure.	Josh Burgel	Jul 19, 2017, 09:28 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.42989	-71.3817

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Handout submitted by resident on 7.14.17 to the Envision Concord Committee related to sustainability. Click to download the PDF	Kelsey Hubbard	Jul 20, 2017, 10:44 AM	General	Envision Concord idea		
A safe bike path for kids to bike to school would be terrific.	Linda Nieman	Jul 21, 2017, 01:51 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.4501	-71.3475
Crosswalk light for bikers and pedestrians coming from Reformatory Branch Trail. Cars traveling very fast and can be a harrowing experience to cross with children.	Linda Nieman	Jul 21, 2017, 01:54 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.46742	-71.3325
I would also support guarded bike paths	Linda Nieman	Jul 21, 2017, 01:56 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45741	-71.3587
I'll add - we use this route (cutting through the cemetery) to get to the playground at Ripley. Riding on the sidewalks on Bedford St and Old Bedford road is not safe for children or inexperienced bikers. Some parts are very narrow or have tree branches in path.	Linda Nieman	Jul 21, 2017, 02:01 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.46742	-71.3325
More parking for commuters, please.	Linda Nieman	Jul 21, 2017, 02:04 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.45638	-71.3575
By Seven. That,s a bicycle :)	coUrbanizer via Text	Jul 21, 2017, 03:56 PM	Comment via text	How did you get here today?	42.46008	-71.3526
I agree, the current uses of the old landfill are valid ecologically sensitive uses of that site. Green space and conservation easements are not the universal solution.	Nick Pappas	Jul 25, 2017, 09:55 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.44411	-71.3366
Took train from Belmont to West Concord.	OARS Sudbury-Assabet-Concord	Jul 26, 2017, 08:31 AM	Comment via text	How did you get to the Visitor Center today?	42.45707	-71.3966
Comment letter submitted on July 10, 2017 by Tanya Barteveyan Gailus to the Envision Concord Committee	Kelsey Hubbard	Jul 26, 2017, 10:48 AM	General	Envision Concord idea		
By tandembicycle from Newton. PMC last training weekend. Thanks concord!	coUrbanizer via Text	Jul 29, 2017, 02:19 PM	Comment via text	How did you get here today?	42.46038	-71.3519
Bicycle	coUrbanizer via Text	Jul 29, 2017, 03:27 PM	Comment via text	How did you get here today?	42.45993	-71.353
I visited 4 shops during my stop in West Concord today.	coUrbanizer via Text	Jul 29, 2017, 04:06 PM	Comment via text	Did you visit more than one shop today? How	42.45778	-71.396
On my bike!	coUrbanizer via Text	Jul 29, 2017, 11:14 AM	Comment via text	How did you get here today?	42.45998	-71.3523
I disagree. CCHS is not the nexus of transportation. The high school students use the buses the least of all students. I think there plenty of creative solutions for parking the buses. I like the idea of parking them under solar panels. Field use for sports is in constant demand. Let's keep our teens active and healthy!	Laura Davidian	Jul 31, 2017, 08:58 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.44762	-71.3445
White Pond is in dire need of more care. The pond has been closed repeatedly this year due to toxic algae. The water level is at its historically lowest point. How much is well water use is impacting the pond? Why are the algae blooms occurring? What is being done to protect this resource from fertilizers and overuse? I believe an environmental study is needed to determine how to protect this kettle pond.	Laura Davidian	Jul 31, 2017, 09:04 PM	Sustainability	Sustainability idea		
Only one stop for lunch - Sally's food store	coUrbanizer via Text	Aug 01, 2017, 12:19 PM	Comment via text	Did you visit more than one shop today? How	42.46034	-71.3505
I got here by horseback	coUrbanizer via Text	Aug 02, 2017, 12:23 PM	Comment via text	How did you get here today?	42.46028	-71.3528
Keep this area open to the public, not just Concord residents. Continue to permit off-leash dog walking on Town land....all over Town! Educate don't dictate...be more Thoreau-like, not government-like.	Jessica Harvey	Aug 03, 2017, 05:08 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.49401	-71.3487
I love Deborah's Natural Gourmet but wish that in addition, West Concord had a year round indoor farmers market featuring locally and/or sustainably farmed produce.	Betsy Olsson-Mackowski	Aug 03, 2017, 07:36 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45574	-71.3891
I think Concord already does a great job with this.	Betsy Olsson-Mackowski	Aug 03, 2017, 07:38 PM	Cultural + Historic Resources	Cultural + Historic Resources idea		
Boston suburbs would benefit from more public transportation options.	Betsy Olsson-Mackowski	Aug 03, 2017, 07:39 PM	Economic Viability	Economic Viability idea		
A superb idea, Sanford. As a long term project, many changes in our transportation systems can be effectively implemented to reduce harmful emissions.	Diane Proctor	Aug 03, 2017, 11:31 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45812	-71.3723
Work with Musketaquid Sportmens Club to help provide continuous trail access around Kennedy's Pond & to Old Rifle Range from Thoreau Hills neighborhood.	Andy Smith	Aug 04, 2017, 10:06 AM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.4433	-71.411
Need better road striping to indicate you're entering a rotary. People often fly into the rotary without realizing it needs to be treated as such.	Andy Smith	Aug 04, 2017, 10:18 AM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.46038	-71.3486
Provide a pedestrian bridge to connect Cousins Park with Harrington Park. This would have a huge impact in connecting the two neighborhoods.	Andy Smith	Aug 04, 2017, 10:31 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45028	-71.4022

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Concord Center, seems to be losing its vitality as shops close. A significant way to address this is to make the center itself an experience. Walking, lingering, having commodious places to sit, to eat, to talk. Imagine places where our restaurants could have tables outside. Our stores could have displays where folks could take their time.Consider widening the sidewalks on the Milldam and Walden street by getting rid of street parking. With signage, direct cars to our parking lots (and negotiate more spaces from private sources) to offset the loss of on-street parking. The current traffic lanes would remain.	Bill Kemeza	Aug 04, 2017, 11:09 AM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.45987	-71.3503
3. Reasons. Tea cakes and salt box. All in an hour	coUrbanizer via Text	Aug 05, 2017, 03:13 PM	Comment via text	Did you visit more than one shop today? How	42.45708	-71.3954
Install electric vehicle charging stations at the Keyes Road Parking lot. Designate some for daily employees parking for the day and others for short-term visitor parking to encourage turnover for local business shopping.	Andy Smith	Aug 06, 2017, 08:53 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.46039	-71.3511
Uber	coUrbanizer via Text	Aug 06, 2017, 11:02 AM	Comment via text	How did you get here today?	42.45998	-71.3522
Love the fact that the Bruce Freeman Rail Trail is happening! Would LOVE it if there was some way to connect it with the trail from Concord center to Bedford...	Rick Hedeman	Aug 07, 2017, 03:40 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.45631	-71.3923
Main St Market, Grasshopper Shop, revolutionary concord	coUrbanizer via Text	Aug 08, 2017, 01:09 PM	Comment via text	Did you visit more than one shop today? How	42.45974	-71.3499
Letter submitted on July 11, 2017 by members of the Hugh Cargill Trust Committee to the Select Board	Kelsey Hubbard	Aug 08, 2017, 03:00 PM	General	Envision Concord idea		
Two	coUrbanizer via Text	Aug 08, 2017, 03:48 PM	Comment via text	Did you visit more than one shop today? How	42.46019	-71.3504
Bike lane on Thoreau St on the way to Alcott and CCHS schools so kids (and adults) don't ride on the sidewalk in the opposite direction of traffic.	Kristen Hagerty	Aug 08, 2017, 09:09 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.4534	-71.3512
Provide benches or picnic tables in Chamberlin Park and other public spaces around Concord Center. There are too few places to sit to rest or eat lunch.	Andy Smith	Aug 09, 2017, 04:07 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.46157	-71.3504
We drove from PA	coUrbanizer via Text	Aug 10, 2017, 01:59 PM	Comment via text	How did you get here today?	42.45963	-71.3525
East Concord could use a bulletin board for neighbors to communicate	Tanya Gailus	Aug 10, 2017, 10:47 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.46482	-71.326
Does Concord have an emergency shelter for natural or other emergencies?	Tanya Gailus	Aug 10, 2017, 10:49 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.45886	-71.35
Come here from Lexington to shop locally as well for the book store that you shop and other	coUrbanizer via Text	Aug 10, 2017, 12:54 PM	Comment via text	How did you get here today?	42.45973	-71.352
Email sent to Envision Concord Committee on Aug. 10, 2017 from Janet Benvenuti.	Town of Concord	Aug 11, 2017, 10:42 AM	General	Envision Concord idea		
Yes! The designated emergency shelter for the community is the Harvey Wheeler Community Center.	Town of Concord	Aug 11, 2017, 10:56 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45886	-71.35
Thank you. However, I think one may be needed near Concord Center or East Concord as well. What I have in mind is not 'hot weather' type of emergencies, but unexpected and more urgent emergencies - hurricanes, tornadoes, and even military emergencies.. In any case, we may need one for other parts of town as well.	Tanya Gailus	Aug 11, 2017, 11:16 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45886	-71.35
Sidewalks	Millie Rose Stubblebine	Aug 12, 2017, 04:18 PM	Land Use	Land Use idea		
Public Summer swimming	Millie Rose Stubblebine	Aug 12, 2017, 04:19 PM	Open Space + Natural Resources	Open Space + Natural Resources idea		
Trails, parks. We like having these opportunities for outdoor family fun.	Millie Rose Stubblebine	Aug 12, 2017, 04:20 PM	Public Facilities + Infrastructure	Public Facilities + Infrastructure idea		
CCHS Parking is inadequate as it currently stands. More parking spaces are always in demand, and meanwhile, this big empty lot just sits there, perfectly serviceable yet closed. Open the gates, cut down the weeds, and instantly alleviate all those parking issues for next to no cost.	Christian Krueger	Aug 13, 2017, 09:57 AM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.44795	-71.345
We try to shop local as much as we can but we are also guilty of ordering online. The Concord stores could collaborate with a Shop Local Card. Give customers who sign up a discount for supporting Concord stores.	Julie Hagan	Aug 13, 2017, 10:39 AM	Economic Viability	Economic Viability idea		
2 people bikes minuteman trail from cambridge	coUrbanizer via Text	Aug 13, 2017, 12:07 PM	Comment via text	How did you get here today?	42.45983	-71.3527
By 2030 transition 80% of our school bus fleet to electricity.	Brian Foulds	Aug 14, 2017, 10:15 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.44613	-71.4231
Add 5 MWh of energy storage to the solar array at WR Grace to balance load and allow more solar installations throughout town.	Brian Foulds	Aug 14, 2017, 10:19 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.44899	-71.4213
Install 1.5 MW of solar over the Water plant filtration beds.	Brian Foulds	Aug 14, 2017, 10:20 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.47209	-71.3376
We need side walks in Walden St. From route 2 until it meets the existing sidewalk near the Scout house. A lot of people use this stretch of road to walk/jog and they are forced to go on the road. It is dangerous.	Gerson Benavides	Aug 15, 2017, 01:42 PM	Cultural + Historic Resources	Cultural + Historic Resources idea		
We need more affordable housing	Gerson Benavides	Aug 15, 2017, 01:43 PM	Housing	Housing idea		

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
A shuttle service between Concord Center train station and West Concord train station	Gerson Benavides	Aug 15, 2017, 01:45 PM	Mobility	Mobility idea		
Walden, Emerson Park. High School	Gerson Benavides	Aug 15, 2017, 01:45 PM	Open Space + Natural Resources	Open Space + Natural Resources idea		
WEST CONCORD. There are lots of young families, retail space, & convenient access to public transportation. Help to make it as visually appealing as main Concord and somehow try to incorporate the two parts of town into one. Free train passes between the two for day trippers? Add a splash park for children, find room for more outdoor seating/picnic area, better access to the river...etc	Caty Fledderjohn	Aug 15, 2017, 04:03 PM	Economic Viability	Economic Viability idea		
Outdoor spaces for leisure activities, a pool that doesn't cost a fortune to use or a really nice splash park. Family friendly events.	Caty Fledderjohn	Aug 15, 2017, 04:05 PM	Land Use	Land Use idea		
A pool that's actually affordable and accessible to everyone	Caty Fledderjohn	Aug 15, 2017, 04:05 PM	Open Space + Natural Resources	Open Space + Natural Resources idea		
Play grounds, the train.	Caty Fledderjohn	Aug 15, 2017, 04:05 PM	Public Facilities + Infrastructure	Public Facilities + Infrastructure idea		
Thank you for your hospitality. We came by car upon recommendation from Michelin guide.	coUrbanizer via Text	Aug 15, 2017, 04:39 PM	Comment via text	How did you get here today?	42.46008	-71.3522
West Concord. It's so nice to have Deborah's Gourmet, Reasons To Be Cheerful etc.	Karen Sullivan	Aug 15, 2017, 05:30 PM	Economic Viability	Where do you feel economic development should be focused?		
Affordable housing units not Section 8, where residents actually work and contribute a reasonable amount each month.	Karen Sullivan	Aug 15, 2017, 05:42 PM	Housing	What kind of housing options would you like to see in your community?		
Parks, picnic areas. Friendly people who want to create a caring community.	Karen Sullivan	Aug 15, 2017, 05:43 PM	Land Use	What would you like to see more of in Concord?		
Yes. It would be nice to have a shuttle to grocery stores, Emerson Hospital etc.	Karen Sullivan	Aug 15, 2017, 05:45 PM	Mobility	Are there common destinations you wish were more accessible without a car?		
Walking, biking. The trail will be great.	Karen Sullivan	Aug 15, 2017, 05:46 PM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
It would be nice to have a wind farm.	Karen Sullivan	Aug 15, 2017, 05:47 PM	Sustainability	Where and how do you think Concord can upgrade its sustainability practices?		
I hope farming will play a big part in the future.	Karen Sullivan	Aug 15, 2017, 05:48 PM	Agriculture	Where does farming fit in Concord's future?		
If neighbors could reach out to neighbors more. Let's take better care of one another.	Karen Sullivan	Aug 15, 2017, 05:49 PM	General	Any other suggestions to make Concord a better place to live?		
This is one of my top priorities for years	Peggy Briggs	Aug 15, 2017, 08:53 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45361	-71.3765
I was reading the paper this morn and found an article about what homebuyers are looking for in a suburban experience - it might align with what some of us existing homeowners are looking for too. This focuses on the Chicago area & is authored by the real estate industry but I think it's an interesting perspective. It points out that our non-chain retail and dining is important to attracting new homebuyers into our community. http://www.washingtonpost.com/sf/brand-connect/nar/millennials-go-surban/	Susan Mlodozienec	Aug 15, 2017, 09:29 AM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.43413	-71.3725
A suggestion about visibility of ideas: For first time visitors: please note that there is also a 'newest' option above. Otherwise only the most supported postings get the most frequent visibility. For CivicMoxie or coUrbanize: Consider leaving the text response posts at the bottom of the pile (ie 'how did you get here?' 'where do you shop' etc.) -- so that citizen initiated needs, desires, and suggestions get better and easier visibility, and therefore better access to discussion, support, or other feedback. (note: I do happen to be one of the supporters of the above idea as well.)	Tanya Gailus	Aug 16, 2017, 01:31 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45361	-71.3765
Thanks for the idea about crossing Rte. 2. This also came up at the May 31st planning event.	Town of Concord	Aug 16, 2017, 01:50 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45361	-71.3765
Make sure the land from the 18 local farms/10 farmstands don't get bought out by developers. Make it conducive to farm owners to be able to afford to live in and make a living in this town.	Janet Anderson	Aug 16, 2017, 01:57 PM	Agriculture	Where does farming fit in Concord's future?		
Keep maintaining the integrity of the historic properties and surrounding areas.	Lisa Ricci	Aug 16, 2017, 03:12 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
Maintaining historic properties. Small businesses should be supported and more variety offered.	Lisa Ricci	Aug 16, 2017, 03:13 PM	Economic Viability	Where do you feel economic development should be focused?		
Historic homes...I enjoy everything.	Lisa Ricci	Aug 16, 2017, 03:14 PM	Public Facilities + Infrastructure	What public facilities do you use most in		
It's important... Gaining Ground is an important part of this.	Lisa Ricci	Aug 16, 2017, 03:15 PM	Agriculture	Where does farming fit in Concord's future?		
Restrict proposals for modern advances to enhance historic properties.	Lisa Ricci	Aug 16, 2017, 03:16 PM	Cultural + Historic Resources	What can Concord do to honor its history and		

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Add a bike lane or sidewalk on Harrington Ave. Even having Marshalls Farm where many neighbors could ealk, they have to drive because Harrington Ave is a very dangerous road. Commuters drive at crazy speeds and bypass runners, bikers, pedestrians and even little kids on bikes. My kids got yelled at multiple times and I am afraid this won't be a priority until someone gets ran over. All this West concord community could walk to downtown West Concord and Thoreau school if only we had a safe way/ path to walk on...	Valeria Petracchi	Aug 16, 2017, 05:19 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
Thanks for the suggestion, Tanya. An easy way to hide text message comments is to filter by category. Go to the Category dropdown menu and choose any category besides 'All'.	Jonathan at coUrbanize	Aug 16, 2017, 05:23 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45361	-71.3765
A sidewalk on Harrington is a great idea. The Thoreau School road race goes up Harrington and it's a scary part of the run - so narrow and curvy without a good shoulder. Also there are so many accidents where Harrington intersects with Main Street. A sidewalk would surely make things safer!	Catherine Neijstrom	Aug 16, 2017, 06:05 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Great idea. The state of the Fitchburg line and its operating costs present real challenges. Maybe the right approach is to look at preserving the right of way for electric buses or other viable options	Neil Henry	Aug 16, 2017, 06:07 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45812	-71.3723
Make sure the land from the 18 local farms/10 farmstands don't get bought out by developers. Make it conducive to farm owners to be able to afford to live in and make a living in this town.	Janet Anderson	Aug 16, 2017, 09:07 AM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
There should be a sidewalk along Old Stow Road - it is a hilly, curvy street popular with bicyclists and pedestrians (runners, dog walkers, exercisers, children heading to school at Thoreau). It is also heavily trafficked by cars as a cut through between Main St and Lawsbrook Rd.	Colleen Walston	Aug 16, 2017, 10:03 PM	Mobility	Are there common destinations you wish were more accessible without a car?		
I would love curbside compost pick up (including rental buildings).	Colleen Walston	Aug 16, 2017, 10:04 PM	Sustainability	Where and how do you think Concord can upgrade its sustainability practices?		
Biking = business	Josh Burgel	Aug 16, 2017, 11:10 PM	Comment via text	Re: How did you get to the Visitor Center	42.45662	-71.3969
A splash pad would be amazing.	Jen L	Aug 17, 2017, 01:08 AM	Land Use	Re: Land Use idea		
Fenced in	Jen L	Aug 17, 2017, 01:08 AM	Land Use	Re: Land Use idea		
This is a beautiful town for walking. With gorgeous antique houses, great shopping and good restaurants. I live on fairhaven rd and pretty much anything I need between my house and monument sq is accessed by foot. Our pedestrian routes are in bad shape. Sidewalks are in need of paving, vegetation is taking over the sidewalks and crosswalks are terrible. In particular, the crosswalk from fairhaven across Sudbury rd is treacherous giving the traffic from 2 coming around the curve. Crosbys is also difficult to negotiate. I wish my kids could bike to school but crossing route 2 is too dangerous. As is biking in Sudbury rd.	Kristen Dahlmann	Aug 17, 2017, 04:24 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
We are desperate for some good restaurants. For families, moderately priced and healthy. Ethnic restaurants. Take out. We are awash in pizza options!	Kristen Dahlmann	Aug 17, 2017, 04:34 PM	Economic Viability	Where do you feel economic development should be focused?		
Parking buses under solar panels helps reduce operating costs by reducing snow and early morning window frost removal work in winter and keeping the buses dry and out of the sun the rest of the year.	Mark Hanson	Aug 17, 2017, 04:42 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.44762	-71.3445
Parking is needed. And more frequent and flexible trains. Current trains are only efficient for the AM and PM commute. At other times smaller train consists or individually powered cars could provide more frequent service economically. The tracks are valuable infrastructure making more use of them by running rail traffic makes sense. Smaller trains would not block intersections in Concord as long and frequent daytime service would be helpful to commuters who might need to return to Concord during the day.	Mark Hanson	Aug 17, 2017, 04:57 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45638	-71.3575
Keep it's tradition of family owned businesses and limit chain restaurant and stores. It's really too bad that Cafe Nero is going into Toy Store space.	Jodi Dakin Loughlin	Aug 17, 2017, 05:04 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
I agree that we could connect the Bruce Freeman Rail Trail to the Minuteman Trail. Safe bikeways for commuters are a valuable resource. Before I retired I commuted from Concord to Hanscom AFB by bike and a rail trail would have been safer and faster.	Mark Hanson	Aug 17, 2017, 05:05 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45631	-71.3923

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And park the buses under solar panels to keep them out of the weather and over the course of a year generate the power they'll use. And don't park them here, but park them under solar panels at the schools. It's a good way to educate our children about conservation and reduce our bus transport operating costs at the same time.	Mark Hanson	Aug 17, 2017, 05:08 AM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.44613	-71.4231
This would certainly benefit the neighborhood surrounding Marshall Farms. Thoreau and Cousins Park are right behind Marshall Farms, the neighborhoods surrounding the farm are full of and many kids that could walk to school and to soccer on Saturdays, even walk downtown if there was a safe way to do so. It would definitely increase the walkability and provide an alternative to the dangerous Harrington Ave.	Valeria Petracchi	Aug 17, 2017, 10:59 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45028	-71.4022
I think it makes a lot of sense. Our two main options for crossing the river are Main St. to the west and Pine St. to the east. In the middle is a vibrant hub of Thoreau Elementary and two strong neighborhoods that would be strengthened even more by a physical pedestrian connection. It could also be seen as a way to connect the community gardens with Marshall Farm. I think we should really push this idea to our community leaders!	Andy Smith	Aug 18, 2017, 02:01 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45028	-71.4022
Our schools are the foundation of our future and this model of planning leaves them out of the equation. Our youth are suffering evidence by risky behaviors and some extreme tragedies. There are compelling findings that k-12 schools (see Robert Wood Johnson) lead to better educational and psycho-social outcomes for children. Our elementary and middle schools could be repurposed as 5, k-12 schools.	Leslie Pelton	Aug 18, 2017, 07:16 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45177	-71.3968
There are stunning numbers of kids who drive to CCHS. The car parking should be limited and expensive. We need multitudes of bike racks, scooter racks. We could collaborate with HubWay of other organizations to make even electric bikes available to our kids. And then give them huge incentives for using them. And, of course, we need safe biking lanes throughout Concord!	Leslie Pelton	Aug 18, 2017, 07:19 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.44835	-71.3475
We need safe biking lanes for people of all ages throughout Concord	Leslie Pelton	Aug 18, 2017, 07:20 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45788	-71.3513
Be a revolutionary leader in being a safe biking community.	Leslie Pelton	Aug 18, 2017, 07:22 AM	Cultural + Historic Resources	What can Concord do to honor its history and		
Economic development should be spread throughout Concord and West Concord and zoning should support that spread.	Leslie Pelton	Aug 18, 2017, 07:22 AM	Economic Viability	Where do you feel economic development should be focused?		
High density, clustering of homes within walking distance to trains and stores. These should be in Concord Center (including Monument Street area) and West Concord. Concord Center area should be re-zoned to support this.	Leslie Pelton	Aug 18, 2017, 07:23 AM	Housing	What kind of housing options would you like to see in your community?		
Education that focused on the social and emotional needs of our youth.	Leslie Pelton	Aug 18, 2017, 07:24 AM	Land Use	What would you like to see more of in		
We need bike lanes everywhere so we can 'recreate' as we go to work, shop, etc.	Leslie Pelton	Aug 18, 2017, 07:25 AM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
All our schools but especially CCHS. Car parking there should be very limited. There should be huge bike racks, access to bike shares, moped and electric scooter sharing and parking.	Leslie Pelton	Aug 18, 2017, 07:25 AM	Mobility	Are there common destinations you wish were more accessible without a car?		
1: Schools. And they should be evaluated by their ability to improve the psycho-social well being of our students. 2: Sidewalks :) And we need more safe walking and biking space.	Leslie Pelton	Aug 18, 2017, 07:27 AM	Public Facilities + Infrastructure	What public facilities do you use most in Concord?		
More focus on our schools as shaping our students well being. Safer biking and walking.	Leslie Pelton	Aug 18, 2017, 07:27 AM	General	Any other suggestions to make Concord a better place to live?		
I have two young kids on that side of West Concord who will be eventually going to Thoreau... I want them to be active and consider biking to school but would be extremely nervous about them biking on the main roads. Having a bridge connecting those areas would prevent them from having to bike on busy roads to school... there are a ton of kids in my neighborhood	Jon Stephenson	Aug 18, 2017, 09:12 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45028	-71.4022
and a sidewalk along Harrington Ave would be nice - especially if there were a bridge connecting the two areas - then kids could bike safely along that section of road to the bridge...	Jon Stephenson	Aug 18, 2017, 09:16 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45028	-71.4022
I would love this as I trail run all the time. Currently you can connect the Old Rifle Range, to the Rail Trail, to White Pond and back up onto the land behind Verrill Farm. It would be nice to be able to connect the Rifle Range with the conservation land on the other side as well...	Jon Stephenson	Aug 18, 2017, 09:30 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.4433	-71.411

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
This one is random... One of the things that I love about this town which was why I moved back after growing up here is the abundance of outdoor activity options and the rich history. There so many ways to interconnect trails in this town and many beautiful streets abutting famous historical sites. There are also a # of people who love being active and enjoy these trails and roads... Lots of towns sponsor half marathons and other distance runs. Why not host either a half marathon trail which incorporates some of the historical sites, or a trail run which connects some of the beautiful land around town... We could use any proceeds to invest back into the town's infrastructure and continue fostering an outdoor lifestyle...	Jon Stephenson	Aug 18, 2017, 09:37 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
Also - I was just in Vail for a few days and while I was there they had fun competitions for the kids which incorporated running, mountain biking and tubing along the river through town... Something like that emphasizes to children the importance of getting outside and being active (instead of playing video games)... Why not sponsor activities like this for the kids	Jon Stephenson	Aug 18, 2017, 09:40 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Favorite place to walk/hike in Concord: Estabrook Woods	S. Symons	Aug 19, 2017, 02:22 PM	Comment via text	What's your favorite trail or park in Concord?	42.45355	-71.3793
West Concord Village, Thoreau Street, Main Street Concord Center - retail needs to focus more on residents not tourists! More restaurant options with variety and outside seating!	Alice Lehmann	Aug 19, 2017, 07:37 AM	Economic Viability	Where do you feel economic development should be focused?		
More townhouse/condo options with easy walking to Main Street and Thoreau Street - Concord Center - more well- maintained sidewalks and bike lanes to encourage pedestrian and cycling transportation!	Alice Lehmann	Aug 19, 2017, 07:41 AM	Housing	What kind of housing options would you like to see in your community?		
I beg that the town builds a walkway or path to keep pedestrians safe. Truthfully, there is no safe way to get from Harrington Ave neighborhood to downtown West Concord. Think about a mother pushing a stroller, a kid wanting to get an ice cream, joggers/runners/walkers or just commuters who would love to take the train and not own a 2nd car... or families that could walk downtown for a bite or soccer matches at cousins park... if the path is too expensive, just build a path and a bridge over the river! I hope we don't need to wait for an accident to be understood.	Martin Alejandro Padilla	Aug 19, 2017, 12:15 AM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
I beg that the town builds a walkway or path to keep pedestrians safe. Truthfully, there is no safe way to get from Harrington Ave neighborhood to downtown West Concord. Think about a mother pushing a stroller, a kid wanting to get an ice cream, joggers/runners/walkers or just commuters who would love to take the train and not own a 2nd car... or families that could walk downtown for a bite or soccer matches at cousins park... if the path is too expensive, just build a path and a bridge over the river! I hope we don't need to wait for an accident to be understood.	Martin Alejandro Padilla	Aug 19, 2017, 12:17 AM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45028	-71.4022
I beg that the town builds a walkway or path to keep pedestrians safe. Truthfully, there is no safe way to get from Harrington Ave neighborhood to downtown West Concord. Think about a mother pushing a stroller, a kid wanting to get an ice cream, joggers/runners/walkers or just commuters who would love to take the train and not own a 2nd car... or families that could walk downtown for a bite or soccer matches at cousins park... if the path is too expensive, just build a path and a bridge over the river! I hope we don't need to wait for an accident to be understood.	Martin Alejandro Padilla	Aug 19, 2017, 12:22 AM	Mobility	Are there common destinations you wish were more accessible without a car?		
Do you mean free or very low cost train ride between two? That. Is something I always thought made sense to facilitate easy non car transport between two	J Mark Carr	Aug 20, 2017, 01:59 PM	Mobility	Re: Mobility idea		
Publicize more in MA towns; hold more events that bring people to town. Races, fairs, farmer markets, ... create a buzz	Stephanie Chrobak	Aug 20, 2017, 04:44 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
Farming, local goods, art...	Stephanie Chrobak	Aug 20, 2017, 04:45 PM	Economic Viability	Where do you feel economic development		
More small single family homes, affordable., near route 2 and train.	Stephanie Chrobak	Aug 20, 2017, 04:47 PM	Housing	What kind of housing options would you like to see in your community?		
More community gatherings. Harvest festival, artisans, road races,	Stephanie Chrobak	Aug 20, 2017, 04:48 PM	Land Use	What would you like to see more of in		
No	Stephanie Chrobak	Aug 20, 2017, 04:48 PM	Mobility	Are there common destinations you wish were more accessible without a car?		
Walking trails are great, biking. Cars need to slow down.	Stephanie Chrobak	Aug 20, 2017, 04:49 PM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
None	Stephanie Chrobak	Aug 20, 2017, 04:49 PM	Public Facilities + Infrastructure	What public facilities do you use most in		

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Be a leader in solar and wind	Stephanie Chrobak	Aug 20, 2017, 04:50 PM	Sustainability	Where and how do you think Concord can upgrade its sustainability practices?		
Very strong! Talk about it! Market it. A core identity.	Stephanie Chrobak	Aug 20, 2017, 04:51 PM	Agriculture	Where does farming fit in Concord's future?		
Celebrate diversity, food needs, health, local matters.	Stephanie Chrobak	Aug 20, 2017, 04:52 PM	General	Any other suggestions to make Concord a		
More activities with children. Target health and social solutions we are struggling with.	Stephanie Chrobak	Aug 20, 2017, 04:53 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
The town center needs to be revitalized.	Stephanie Chrobak	Aug 20, 2017, 04:53 PM	Economic Viability	Where do you feel economic development		
Single family.	Stephanie Chrobak	Aug 20, 2017, 04:54 PM	Housing	What kind of housing options would you like to see in your community?		
I'd love to see potlucks made legal so the town could have periodic potlucks to bring community together. Imagine what fun that would be! And, since we talk about citizens biking, let's put bike racks around all town centers. More dialogue between business and town residents so each can more appreciate and support the other.	Debra S.	Aug 22, 2017, 01:20 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
As a retailer, I think vibrant town centers are important. Independent retailers should be cherished, because we are a dying breed that makes one want to walk main streets. We're the ones who support fundraising and school events, aren't we? As for economic development, anything that will protect our environment, our diversity, our humanity would be perfect for a town like Concord. Also anything that steps into a Star-Trek tech world!	Debra S.	Aug 22, 2017, 01:25 PM	Economic Viability	Where do you feel economic development should be focused?		
Would be nice to have every neighborhood a mixture of different style homes, different sizes, different price points. Would be nice to have support for those who live in town but can't maintain a neat yard, a vegetable garden.	Debra S.	Aug 22, 2017, 01:26 PM	Housing	What kind of housing options would you like to see in your community?		
More parks with benches. A finished bicycle path! More community vegetable gardens (maybe some right in town centers). Also, and this seems contrary to the suggestions above here, more parking for retail shopping (particularly in West Concord).	Debra S.	Aug 22, 2017, 01:34 PM	Land Use	What would you like to see more of in Concord?		
It would be a dream to have everything accessible by foot from each neighborhood -- libraries, food markets -- not realistic though.	Debra S.	Aug 22, 2017, 01:35 PM	Mobility	Are there common destinations you wish were more accessible without a car?		
I belong to the Thoreau Club, and that's the only facility I enjoy, but I try and walk everywhere a lot, I bike often.....	Debra S.	Aug 22, 2017, 01:36 PM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
I like events more than specific facilities. I being with others when I celebrate the 4th or listen to music....	Debra S.	Aug 22, 2017, 01:37 PM	Public Facilities + Infrastructure	What public facilities do you use most in Concord?		
I think Concord should start with human 'sustainability.' How about having a town wide lunch walk, a morning yoga stretch in each town center, thinking about the drinks and refreshments we serve at functions? How about getting into the habit of always bringing our own eating and drinking implements instead of expecting a disposable plate?	Debra S.	Aug 22, 2017, 01:39 PM	Sustainability	Where and how do you think Concord can upgrade its sustainability practices?		
Without farms and people who grow our food, we'd be a poor place to live. Isn't it wonderful that we have young farmers coming along, and so many organic farms? Yeah, us! What would it take to help all our farms adopt organic practices?	Debra S.	Aug 22, 2017, 01:44 PM	Agriculture	Where does farming fit in Concord's future?		
I was waiting for the train in West Concord the other day and noticed that when the express train runs through and you are sitting by second crossing you can barely hear the bells at the intersection... There is no blockage for the second track crossing and no bell... This is a massive safety hazard	Jon Stephenson	Aug 25, 2017, 10:09 AM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
Enhance the experience for folks by eliminating the infrequently used road cut that separates the flag pole and Monument Square. Make it one continuous common; add benches, tables etc.	Bill Kemeza	Aug 26, 2017, 06:29 AM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.46064	-71.3489
Hi Nick, It would need to be quantified but it seems much less used than the other roads around the square. This change would mean having to drive pass the Colonial Inn and around Monument Square if you wanted to drive down the Milldam.	Bill Kemeza	Aug 30, 2017, 01:27 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.46064	-71.3489
Please quantify 'infrequently'. I use this piece of roadway almost ever time I drive into Concord center. If you are driving from Lexington Road and want to go to the Milldam, West Concord, or Sudbury Road, this is the way to go.	Nick Pappas	Aug 30, 2017, 08:55 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.46064	-71.3489
Would be great to have a mirror here so drivers can see southbound traffic around bend. Folks tend to speed on Old Bedford rd and it is difficult to see them when pulling out of Merriam Rd.	Linda Nieman	Aug 30, 2017, 10:21 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.46549	-71.3221

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
We need to ensure our Town ponds are protected from pollution and can continue to be a habitat for diverse wildlife and a source of enjoyment for future generations. Walden clearly has major historical significance and White Pond was also written about by Thoreau and both are located within a Priority Habitat of Rare Species.	Joan Kennedy	Aug 31, 2017, 04:24 PM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
Thank you for your comments - it's helpful to see what people see as strengths in town.	Town of Concord	Aug 31, 2017, 09:47 AM	Agriculture	Re: Where does farming fit in Concord's future?		
Thank you for your comments - especially the ideas on sustainability and possible programs and activities in town.	Town of Concord	Aug 31, 2017, 09:48 AM	Sustainability	Re: Where and how do you think Concord can upgrade its sustainability practices?		
More fully adaptive and accessible playground (like the one in Sudbury) would enable all of our children to play together, regardless of need and ability.	Aimee Christian	Sep 01, 2017, 04:01 PM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
Tick treatments for trail spaces.	Aimee Christian	Sep 01, 2017, 04:02 PM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
The main library is our family's favorite resource. Love all the kid-friendly programming and reading/playing space.	Aimee Christian	Sep 01, 2017, 04:03 PM	Public Facilities + Infrastructure	What public facilities do you use most in Concord?		
More opportunities for recycling and reducing use of plastic. Encourage businesses to use recyclable materials in takeout packaging and reduce use of napkins/utensils/straws/bags unless requested.	Aimee Christian	Sep 01, 2017, 04:04 PM	Sustainability	Where and how do you think Concord can upgrade its sustainability practices?		
Having access to local agriculture in the form of CSA shares has been huge for our family. Maybe town-sponsored gardening lessons for grownups and kids to learn how to grow our own?	Aimee Christian	Sep 01, 2017, 04:05 PM	Agriculture	Where does farming fit in Concord's future?		
Add a sidewalk to Harrington Ave and build a bridge over Assabet river connecting Harrington Park to Cousins Park so kids can walk safely to school, and neighbors can walk to West Concord, reduce traffic and reduce accident risks.	Valeria Petracchi	Sep 01, 2017, 04:08 PM	Mobility	Are there common destinations you wish were more accessible without a car?		
Everyone benefits when they live in walkable areas!	Betsy Olsson-Mackowski	Sep 02, 2017, 12:46 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history		
Concord Resident Janet Rothrock comment: Recommend that the Long Range Planning Committee commit to study deer density and attendant problems especially incidence of tick borne disease in Concord. Specifically, areas of study should include but not be limited to: density of deer in Concord, deer density trends and forecasts, habitat loss (both of native flora and fauna and also man-made landscape), deer-car accidents, incidence and trends of tick-borne diseases in Concord, the relationship of deer density to incidence of tick-borne disease, steps Concord could take to bring the deer population to the level Mass Wildlife recommends, the history of deer hunting in Concord, and the relationship of deer density to incidence of tick-borne disease. I have resided for more than 30 years in Concord and have seen an increase in the damage deer do in the Annursnac Hill Conservation land and on my own property. My husband sustained a deer-car collision. As a teacher/naturalist at Drumlin farm I am very aware of the destructive changes deer make to the habitat that native plants, birds and other animals depend on. As one of the organizers of deer hunting in the Annursnac Hill neighborhood I have some experience in culling the local deer herd. And as someone who had anaplasmosis this past spring and has many friends who have had Lyme Disease I can attest to the impact of tick-borne disease in Concord.	Town of Concord	Sep 05, 2017, 10:38 AM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
Our economy thrives on vibrant downtown areas. We may need to think creatively about the business interests that provide so much to our community.	Alice Kaufman	Sep 07, 2017, 11:02 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45987	-71.3503
Add a pedestrian bridge over the Assabet River connecting the Baker Ave business parks to West Concord Village. Our 2010 Master Plan recommended such a bridge. After reading GPI's feasibility study provided to the town (1/24/17), I learned the proposed bridge would connect 1,500 employees working in the Baker Ave business park and over 4,300 primary jobs within a 1 mile radius of the West Concord Commuter station. The bridge would increase commuter use and bring more visitors in to support our retail in West Concord. The study shows the bridge could be located near the Bruce Freeman Rail Trail which would enhance bikers, joggers and walkers as well. The bridge would also mitigate pedestrians illegally crossing the rail road to access the Baker Ave business park and reduce walking time to our village by 1/4 mile. The report states costs range from 2M-3.6M depending on location and style bridge (truss, beam, or trestle).	Tyler Spring	Sep 07, 2017, 11:24 AM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Add a pedestrian bridge over the Assabet River connecting the Baker Ave business parks to West Concord Village. Our 2010 Master Plan recommended such a bridge. After reading GPI's feasibility study provided...	Tyler Spring	Sep 07, 2017, 11:28 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45935	-71.393
Thank you for your comment. The Planning Division is actively seeking funding for design and permitting. Additionally, the Town Manager has included \$800K in the Capital Program for FY2022.	Town of Concord	Sep 08, 2017, 03:25 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
The Concord Free Public Library (Main and Fowler) is a true jewel of the community. Beautiful, open access to all, multigenerational.	Pam Ressler	Sep 10, 2017, 12:54 PM	Public Facilities + Infrastructure	What public facilities do you use most in Concord?		
A bus between Acton's business areas, Concord and West Concord would be a great way of getting rid of 1 of 2 cars in a family. Specially because you can bike in the summer, but not in the winter...	Martin Alejandro Padilla	Sep 11, 2017, 01:07 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45741	-71.3587
While the winter can be cold, cleared bike paths are useable 95% of the year.	Josh Burgel	Sep 11, 2017, 02:36 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45741	-71.3587
Must I pick one? Wright Woods is my go to series of trails for biking, hiking, and skiing.	Wade Rubinstein	Sep 11, 2017, 02:47 PM	Comment via text	Re: What's your favorite trail or park in Concord?	42.45355	-71.3793
This is a terrific way to gather community input. Hope Concord will consider establishing a similar communication / feedback system for the long term. Our community will benefit from creating a spirit of continuous improvement and openness to new ideas.	Lori Pazaris	Sep 11, 2017, 05:27 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
Thank you for your wonderful comment!	Town of Concord	Sep 11, 2017, 09:48 AM	Public Facilities + Infrastructure	Re: What public facilities do you use most in		
There are many neighborhoods without bike path or sidewalks so there is no way to bike during the winter..	Valeria Petracchi	Sep 12, 2017, 01:01 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45741	-71.3587
The original message in this thread was about a shuttle around Concord. Safe bike paths are important, too, but it need not be either or, since different individuals have different needs.	Tanya Gailus	Sep 12, 2017, 01:46 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45741	-71.3587
As this is about 'envisioning' the future for your grandkids, it seems like both would be fantastic!	Josh Burgel	Sep 12, 2017, 02:26 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45741	-71.3587
There needs to be a study of the long term financial needs of many Concord citizens associated with meeting the town's goals of affordable housing and diversity. Several public and private groups and committees in town are attempting to meet these needs. However, Concord's 2015 Housing production Plan projects many more citizens needing financial aid if we are to meet our affordable housing and diversity goals. We should project the future financial needs of Concord citizens as a result of these goals and plan how to meet them through perhaps coordination of public and private groups.	PAUL LOVECCHIO	Sep 12, 2017, 03:01 PM	General	Any other suggestions to make Concord a better place to live?		
to Josh:That is what I said.It is not either or.My comment was about the overall discussion, and not in direct response to you-- though I don't know where 'my' (non existent) grandkids come into this. Perhaps you meant 'Concord's', or 'your' grandkids.It is also not just for the future. We bike and take shuttles now, too.I commented above only because coUrbanize sent me a text that Valerie P. replied to a comment I supported, and I checked back to see what that comment was. My note was not a reply to your statement, in case you were given that impression by an email.(The system does not seem to be precise in reporting who replied to whom or what exactly.)BTW, for everyone's info: 'envision' is part of Concord's Long Range Plan, which is the Planning Board's responsibility per Massachusetts Laws, and the Concord Long Range Plan Committee is charged to carry out the process. CivicMoxie is a consultant, and coUrbanize is a subcontractor. There is a fairly open discussion on this page, but other aspects of the process are not as transparent, and I have commented in letters.	Tanya Gailus	Sep 12, 2017, 04:00 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45741	-71.3587
Joseph: The term 'town character', so widely used in surveys , town meeting, etc, is a misnomer in my opinion. It is a term that can easily be dismissed as subjective and vague. I have encouraged that more specific terms be used instead: Does one mean trees in neighborhoods, small houses, sidewalks, bike paths, historical sites? These are all distinct factors. My personal opinion is that when people complain about 'developments', they are often referring to tree loss (but that's just my opinion.) As for limiting purchases by 'developers', I don't think that would be legally possible. A buyer is a buyer. Measures like a tree bylaw, however, may help, a little, perhaps...:-)	Tanya Gailus	Sep 12, 2017, 04:13 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45494	-71.3514
Super. I agree with you. I don't have grandkids, but in 13 years, its possible. :) Josh	Josh Burgel	Sep 12, 2017, 05:27 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45741	-71.3587

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Healthy watershed and water quality supported with town leadership and budget for future generations.	Joan Kennedy	Sep 12, 2017, 10:57 AM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.4278	-71.3916
The Wild & Scenic Assabet River Blue Trail, from Damonmill to Egg Rock.	OARS Sudbury-Assabet-Concord Rivers	Sep 12, 2017, 11:21 AM	Comment via text	Re: What's your favorite trail or park in Concord?	42.45355	-71.3793
This is very important--we need to invest in building resilience in the long term. This includes recharging storm water, incentivizing water reuse and conservation, reducing impervious cover. These things will pay off in the long run in terms of healthy aquatic systems, less flooding, and sustainable drinking water supplies.	OARS Sudbury-Assabet-Concord Rivers	Sep 12, 2017, 11:26 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.4278	-71.3916
The Wild & Scenic Assabet, Sudbury and Concord Rivers are amazing resources, where you can find peace and quiet and an entirely different world. Good for the body and soul, at any age. Perhaps a stable handicapped-friendly dock would help a broader range of people access the river.	OARS Sudbury-Assabet-Concord Rivers	Sep 12, 2017, 11:30 AM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
This intersection is very dangerous for cars turning from Brook Trail Rd. onto Main Street. Eastbound cars (from Acton/Maynard direction) are traveling fast and visibility is limited. Alike the improvements that were made to the Harrington/Main Street intersection, prune back vegetation to improve visibility.	David Dyer	Sep 12, 2017, 11:57 AM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.44606	-71.4178
Add street trees in West Concord, Commonwealth Ave. in particular. There is no shade, and the stormwater runoff is hot in the summer. Make planted islands sunken instead of raised to collect and infiltrate stormwater, add sunken islands to parking lots. Use stormwater tree planting boxes where possible.	OARS Sudbury-Assabet-Concord Rivers	Sep 12, 2017, 11:59 AM	Land Use	What would you like to see more of in Concord?		
Thank you for your comment. Concord Public Works will look into your suggestion regarding pruning back vegetation to improve visibility.	Town of Concord	Sep 13, 2017, 09:40 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.44606	-71.4178
Increase the amount of land preserved for nature and wildlife. Land use needs to include protecting natural land and ecosystems, as well as developing it for resident use including walking paths and recreation. It's a little recognized fact that nature is a prime factor in mitigating climate change. A group of over 10 federal agencies released a draft report on climate change this summer that confirms that even if greenhouse gas emissions are eliminated now, extreme weather and climate events will be the norm by the end of the century. We are already seeing increased frequency and intensity. Concord can take pride in passing Article 51. It is time now to take strong measures to protect, maintain, and increase the vegetation and ecosystems that sequester carbon and build resilience to climate extremes. In short, it's time for some outdoor 'weatherization'.	Lori Pazaris	Sep 13, 2017, 10:01 PM	Land Use	What would you like to see more of in Concord?		
Very happy with the facilities we have in Concord like the Beede Center, Harvey Wheeler, playgrounds, community gardens, and our libraries that offer free public meeting space. In light of climate change, we need to simplify and not develop more non-critical structures.	Lori Pazaris	Sep 13, 2017, 10:10 PM	Public Facilities + Infrastructure	What public facilities do you use most in Concord?		
In 2011 the town adopted a set of sustainability principles that include 1) reducing dependence upon fossil fuels, underground metals, and minerals; 2) reducing dependence upon synthetic chemicals and other manufactured substances; 3) reducing encroachment upon nature; and 4) meeting human needs fairly and efficiently. The town has made good progress particularly as it pertains to the built environment. Complex issues have made progress on others more difficult. Upgrading sustainability practices will require changing zoning and other regulations, considering adopting sustainable practices like grey water, that are currently not supported by appropriate state codes and regs, and recognition and willingness to prioritize and find funding for outdated systems, e.g. wastewater and storm management, that will not serve us well as extreme climate events intensify and occur more frequently.	Lori Pazaris	Sep 13, 2017, 10:20 PM	Sustainability	Where and how do you think Concord can upgrade its sustainability practices?		
Farming has played a major role in Concord's history and culture. The town needs to identify incentives and support for farms to transition to sustainable practices that require fewer synthetic inputs and toxic chemicals, provide more nutrition, and keep CO2 in soil. We should be mindful that increasing temperature mean that places that provide food today will be unable to continue to do so as temperatures increase.	Lori Pazaris	Sep 13, 2017, 10:29 PM	Agriculture	Where does farming fit in Concord's future?		
We should preserve open space by not adding new physical 'facilities'. Facilities should only be constructed if they are a must have. Currently Concord has enough.	Lori Pazaris	Sep 13, 2017, 10:35 PM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Mobility by means other than cars is a prime need for our community. The new Bruce Freeman trail, though meant for bikes, provides shortcuts for walkers as well. Construction of more pathways to connect town centers, neighborhoods, and activities would be useful, especially if these are made of permeable or semi-permeable surfaces and shaded by deciduous trees for cooling in summer and more light in winter.	Lori Pazaris	Sep 13, 2017, 10:46 PM	Mobility	Are there common destinations you wish were more accessible without a car?		
Ideally, we can change zoning regulations to allow current structures to be converted to multi-family living units. This would allow us to increase residences while protecting and conserving natural resources. Towns centers are the ideal choice for locating housing options. Cluster housing that preserves land is, also, a good choice.	Lori Pazaris	Sep 13, 2017, 10:56 PM	Housing	What kind of housing options would you like to see in your community?		
Retail businesses that provide sustainable products at affordable prices and meet critical human needs should be a top priority. Businesses that recycle and reuse products containing valuable natural resources should be encouraged. Excessive consumerism should be discouraged. Business should not be supported for business sake. Sustainable economic development is welcome. Concord businesses should support the health and well-being of Concord residents. Climate resilience a major issues. Green Cambridge in their 2016 Climate congress recommended that the city begin to disconnect from powerful financial, industrial, and commercial forces that don't prioritize the community's well-being. Public-private partnerships may play a role in meeting the town's needs but the private contribution could come from funds donated by private individuals who agree to not benefit financially from the endeavor.	Lori Pazaris	Sep 13, 2017, 11:14 PM	Economic Viability	Where do you feel economic development should be focused?		
Other towns have smaller school buses that are useful and less expensive for transporting smaller number of students. Is Concord planning to look into this?	Lori Pazaris	Sep 14, 2017, 04:27 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.44613	-71.4231
We need to support businesses that provide for the health and well being of Concord residents and promote sustainability. Is the tax base the reason why senior town management seems to sometime favor business over residents? Mail ordering is impacting retail business everywhere. Yes creativity, ensuring that the town lives within its means, and willingness of town government to work with public and not just private interests is critical. Has town management considered sending a survey to local businesses and residents to assess, for example, which businesses are thriving, which businesses residents support the most, and to determine which business will thrive long-term, etc? Civic Moxie asks similar questions here, but not all residents are participating.	Lori Pazaris	Sep 14, 2017, 04:42 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45987	-71.3503
Preserving the historic structures in Concord is worthwhile, but we face conditions and trends today that our ancestors did not have to be concerned about. The major threat- and thus opportunity- is climate change. We need to allow for healthy solutions such as solar panels, gutting structures and bringing them up to code, yard and property management that seeks to build soil health (this means putting more CO2 in soil in stable forms), encouraging growing more native plants and trees for cooling etc. in place of conventional lawns that are basically wastelands. I'm not versed on current rules but they most likely need an update.	Lori Pazaris	Sep 14, 2017, 04:52 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
An in-bound commuter rail stop after 9 am would be fantastic. There are no inbound trains between 8:51 am and 10:26 pm. As a parent who has bus stop duty, I cannot make the early trains and 10:26 am is too late :(Linda Nieman	Sep 14, 2017, 05:03 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45638	-71.3575
As global warming and associated weather patterns change, the Town should review how best to protect its still water ponds, wetlands and vernal pools. Practices that were sufficient in the past will most likely be insufficient going forward and thus ecosystems associated with these areas will most likely be adversely impacted.	Joan Kennedy	Sep 17, 2017, 02:24 PM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
What recreational facilities do you enjoy, and what would help your family stay active? As global warming and associated weather patterns change, the Town should review how best to protect its still water ponds, wetlands and vernal pools. Practices that were sufficient in the past will most likely be insufficient going forward and thus ecosystems associated with these areas will most likely be adversely impacted.	Cheryl Baggen	Sep 17, 2017, 03:04 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		

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Coordinated bus feeder_distributor routes to/from the train depots that coordinate with train schedules is worth exploring as a way to make public transit more useful...and more used.	Mark Hanson	Sep 19, 2017, 02:20 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45638	-71.3575
Re: Josh's comment, also a ped-activated crosswalk on Rt 62 at West St. would be great. It's a dangerous crosswalk and we could use some traffic-calming in that approach to W. Concord.	Christa Collins	Sep 19, 2017, 05:07 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.43413	-71.3725
Water gardens used as a way to take runoff from impervious pavement can be turned into effective pollinator habitat and forage areas. Audubon's Broad Meadow Brook conservation area in Worcester has done this for the runoff from their parking areas and buildings.	Mark Hanson	Sep 19, 2017, 06:59 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.4278	-71.3916
I think we should build a track over the capped land-fill at the High School so the team doesn't have to split up for meets and to increase track/field opportunities for other schools (Concord Academy, middle schools, Fenn etc) at the Emerson Track.	Gary Kleiman	Sep 19, 2017, 10:27 AM	Public Facilities + Infrastructure	What public facilities do you use most in Concord?		
Jon... I trail run back there too. I completely agree with you. Great opportunities to connect trails.	Gary Kleiman	Sep 19, 2017, 10:35 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.4433	-71.411
and revising zoning to keep development out of current and FUTURE flood plains.	Gary Kleiman	Sep 19, 2017, 10:36 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.4278	-71.3916
...or provide last mile transportation that connect neighborhoods to the commuter rail express trains. You don't need parking if a 'school bus' type system has a pickup timed to take you from your neighborhood to the WC or C depot in time for the 8:03!	Gary Kleiman	Sep 19, 2017, 10:38 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45638	-71.3575
The Blue Bird All American RE electric bus is being developed this year and should be available in 2019. Currently Concord is operating the diesel version of Blue Bird All American so no change in size, shape or function other than fuel. https://blue-bird.com/blue-bird/Press-Releases/Blue-Bird-Introduces-All-New-Electric-School-Bus-So-104.aspx	Brian Foulds	Sep 19, 2017, 11:00 AM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.44613	-71.4231
Sterling Municipal Light is using utility scale battery storage to reduce the cost of electricity and provide backup electricity to their police and 911 service for up to 2 weeks during a blackout. This will ensure that the police and fire departments can provide essential services when they are needed most. http://www.cleanegroup.org/ceg-projects/resilient-power-project/featured-installations/sterling/	Brian Foulds	Sep 19, 2017, 11:15 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45637	-71.3439
The Harvey Wheeler Center is a shelter for the elderly when a heat emergency or storm hits Concord. Utility scale batteries should be installed there to ensure the building has power when a during one of these unfortunate events. These batteries can also be used to lower the cost of electricity when operated by Concord Light.	Brian Foulds	Sep 19, 2017, 11:55 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45574	-71.394
Concord Light should work with commercial customers on the installation of energy storage systems to manage building demand and Concord Lights peak expenses. Additional this will allow companies like Crosby's market to remain open during blackouts and keep food from spoiling.	Brian Foulds	Sep 19, 2017, 12:05 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45402	-71.3557
Concord Light should work with Emerson Hospital to install utility scale energy storage. This system can be used to lower CL rates and ensure the hospital continues to operate during a natural disaster. State incentives are available. https://www.mass.gov/energy-storage-initiative	Brian Foulds	Sep 19, 2017, 12:12 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45145	-71.3755
Give building owners in the downtown and depot areas incentives to lower their rents to allow boutiques to survive. Small retail shops cannot compete with online shopping due to the high rents. Otherwise our once boutique laced downtown areas will be filled with only banks and restaurants...is that what we want?	Jessica Harvey	Sep 20, 2017, 06:13 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
We can make sure that we protect historical structures and sites but allow for modifications needed to provide their stability, e.g. in the face of increasing heat and extreme weather.	Lori Pazaris	Sep 21, 2017, 05:05 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
Retail businesses across the country are struggling. We need to identify the products and services that Concord residents (and tourists) most need and would prefer to buy in person and not on-line. Households are paying more attention to sustainable products.	Lori Pazaris	Sep 21, 2017, 05:08 PM	Economic Viability	Where do you feel economic development should be focused?		
The mowed path across Heywood Meadow comes out here, but there is no crosswalk. It is a major walking route between the East side of Concurrred and the retail areas, commuter rail and Emerson Playground. There should be a crosswalk.	David Owen	Sep 22, 2017, 07:39 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45793	-71.3464

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A crosswalk is needed here. It's a major walking route between the East side of town and retail, commuter rail and Emerson Playground. Also historic trails come thorough there too.	David Owen	Sep 22, 2017, 07:42 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45827	-71.3443
A crosswalk is needed here. It is asking the Emerson-Thoreau Amble and is very dangerous to cross.	David Owen	Sep 22, 2017, 07:44 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.44511	-71.3406
Crosswalk needed.	David Owen	Sep 22, 2017, 07:45 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.46653	-71.3214
Crosswalk needed.	David Owen	Sep 22, 2017, 07:46 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.46863	-71.3143
Crosswalk needed.	David Owen	Sep 22, 2017, 07:46 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.46849	-71.313
Crosswalk needed.	David Owen	Sep 22, 2017, 07:47 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.47587	-71.3183
Crosswalk needed.	David Owen	Sep 22, 2017, 07:47 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.46849	-71.3114
Extend town sewer beyond here.	David Owen	Sep 22, 2017, 07:53 AM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.45816	-71.3396
Thank you for noting specific areas for crosswalks - we're compiling them as we look at safe connections.	Town of Concord	Sep 22, 2017, 09:26 AM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.46849	-71.313
Ms. Silberberg mentioned during her presentation to the Comprehensive Long Range Plan Committee today (Sept.22) that they observed a tension between needs of the elderly and needs of youth. Anyone who has been in a 'sandwich generation' situation knows that caring for the needs of the aging and the needs of the young can be taxing on time, energy, and resources. A helpful perspective is that generations need and benefit each other, for practical help, for guidance, and for emotional well-being to name a few ways. Approaching our priorities with this perspective may help come up with decisions that ultimately benefit everyone.	Tanya Gailus	Sep 22, 2017, 10:34 AM	General	Any other suggestions to make Concord a better place to live?		
To expand your excellent point about mutually beneficial opportunities, I will say that I tend to think about these 'tensions' as competing priorities that actually have more alignment that we might think... if we can plan outside the silos. That is the whole purpose of this comprehensive long range planning process - to look across needs and disciplines to come to efficient and mutually beneficial outcomes. It is amazing what can happen when many people collaborate! Can't wait to see this in action at our 10/21 public meeting and to hear opinions at our open house tables in West Concord Village and Concord Center the day before on 10/20.	Town of Concord	Sep 23, 2017, 02:06 PM	General	Re: Any other suggestions to make Concord a better place to live?		
I think that Concord covers both of these more than adequately. My concern here is that Concord needs to understand and express and honor what was going on in the world as well as in Concord, i.e. an over emphasis on CONCORD.	Dorrie Kehoe	Sep 23, 2017, 11:27 AM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
I think that this is a critical area for consideration. Businesses and economic development are critical to the health of the community. The Town needs to pay better attention to this. The recent installation of MORE parking meters is an example of the lack of sensitivity to retail businesses. Where are we headed??	Dorrie Kehoe	Sep 23, 2017, 11:29 AM	Economic Viability	Where do you feel economic development should be focused?		
I think that there need to be better and more 'downsizing' opportunities for long time Concord residents who would like to continue to live in Town even after they are not able to maintain their own houses. And when I write 'downsizing' I am not talking about million dollar plus housing, but moderate, e.g. condominiums, stand along condominiums, small houses in the \$500,000-\$600,000 range. The Town could 'incentivize' developers to engage in this kind of development by making taxes and zoning more friendly.	Dorrie Kehoe	Sep 23, 2017, 11:32 AM	Housing	What kind of housing options would you like to see in your community?		
My earlier comment addresses this: smaller houses/condominiums to make it possible for older residents who want to stay in Town. I favor affordable housing, but think that it should be geared especially toward the above group or toward public employees of the Town and not toward bringing in people from out of Town. We need to take care of those who help to make Concord a good place to live.	Dorrie Kehoe	Sep 23, 2017, 11:34 AM	Land Use	What would you like to see more of in Concord?		

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Yes!! In West Concord there is no longer a grocery store within walking distance of the Center. As Mayor Menino noted, 'Every center needs a grocery store.' There are a growing number of older residents of Concord Greene and especially in the winter this need is really significant. The West Concord Shopping Plaza seems a logical place, but the current leases, except for the 7/11 prohibit the sale of grocery items. I think that the Town could work to bring this about--again, perhaps with 'incentivizing.' This is a top priority for me.	Dorrie Kehoe	Sep 23, 2017, 11:38 AM	Mobility	Are there common destinations you wish were more accessible without a car?		
I use many of the Open Spaces for walking. I am hoping that the new rail trail will help to play a significant role in new easy walking. I am concerned about unleashed dogs on trails that I like to walk and am pleased that the Town is addressing this issue.	Dorrie Kehoe	Sep 23, 2017, 11:40 AM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
The Library--in both locations!! I like it that one can park for free at Fowler Library and hope that remains.... I like the public spaces such as Junction Park which offer a place for residents to socialize.	Dorrie Kehoe	Sep 23, 2017, 11:41 AM	Public Facilities + Infrastructure	What public facilities do you use most in Concord?		
Wonderful that the Town is encouraging farming and glad that there seems to be a renaissance.	Dorrie Kehoe	Sep 23, 2017, 11:42 AM	Agriculture	Where does farming fit in Concord's future?		
I think that we are doing a fine job in this area.	Dorrie Kehoe	Sep 23, 2017, 11:42 AM	Sustainability	Where and how do you think Concord can upgrade its sustainability practices?		
The consultant mentioned this idea of dismantling the term 'town character' at the CLRPC's Sept. 22 meeting. However, she proposed to re-appropriate it to defining a different town character- to which I objected. You can't first non-validate a term and then re-define and apply it for your own purposes. Her land use recommendations are along the lines of business and development interests, based on closed doors focus groups. Caution with survey: Question 22 on the survey has misleading phrasing, which equates land conservation with 'town character' in option a, and groups acquisition of land with protection, and 'housing needs' with tax-base developments in option b. People who wish to express a 'balanced' view of land use, perhaps for affordable housing support, will thus also be supporting less environmental protection and 'tax base' related development. People who want conservation will thus be assumed to be doing so for 'town character' (ie rather than the many concrete benefits of natural preservation.) Option c is there is enough open space land. You can't leave it blank, and there is no write in option. I urge caution with the survey, which did not get the full final review by the Comprehensive Long Range Plan Committee before release - a process mistake on the part of the committee.	Tanya Gailus	Sep 23, 2017, 11:44 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45494	-71.3514
I have two suggestions---both of which deal with West Concord Center: 1. Encourage a small grocery store such as Concord Provisions on Thoreau Street for this area. This is really needed---and Concord can play an active role in helping an entrepreneur to make this happen. 2. Find SOME way to alleviate the daily commuter traffic tie ups in West Concord Center. This may involve some creative thinking and it is even possible that there is NO solution. But an effort must be made.	Dorrie Kehoe	Sep 23, 2017, 11:46 AM	General	Any other suggestions to make Concord a better place to live?		

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Hello Susan. However, the tensions you offer to solve are not to that extent. There aren't many 'silos' in this town. The elders and the young may have slightly different 'first' priorities per town's earlier survey, but they usually support each others' needs and an overall majority supports treey neighborhoods, climate related sustainability, and schools. There may be disagreements at town meeting when a development proposal has evaded correct process, but discussions are rigorous and many-sided. Silos may be some development interests who, you mentioned at 9/8 CLRPC meeting, do not want to speak in public. It is wrong for CivicMoxie to hold closed door meetings with selected interest groups, - two with business partnerships who also invite CivicMoxie consultant to private function. Ideas you presented on September 22 are based on feedback from these for profit groups. (Where else was data from?) Also, you will not hold any conservation gatherings; after May 31 event, on June 9, you stated that views which supported conservation would be given lesser consideration. Now you suggest less environmental protection. Environmental protection benefits all ages. Alleged young/old tensions often are excuse for development interests. Town Management Team preferences from 'planapalooza' meeting should not influence plan. Their function is implementation. '[T]he whole purpose of this comprehensive long range planning process' is for Concord's people to define, led by CLRPC, a public entity. CivicMoxie is hired with public money, to assist, not to 'lead.' Survey Q22 misleads. Survey's closed doors preparation and pre-full-review release violated OML.	Tanya Gailus	Sep 24, 2017, 09:27 AM	General	Re: Any other suggestions to make Concord a better place to live?		
Closed door meetings with private interests and with town management staff have inappropriately derailed this public process, which the CLRPC, a public body, not consultant, is supposed to 'lead.' Please also read my response to consultant under general comments: https://courbanize.com/projects/envisionconcord/comments?ordering=-created&prompt;=8.%20Sustainability&tag;=General	Tanya Gailus	Sep 24, 2017, 09:32 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45494	-71.3514
It seems my comment here about survey problem Q 22 has been removed. Check: https://groups.yahoo.com/neo/groups/concord/conversations/messages/54304 I also wrote about the consultant agreeing with me on dismantling the term 'town character' but then re-appropriating it to eventually 'redefine' it. A contradiction. Either it is an elusive term, or not.	Tanya Gailus	Sep 24, 2017, 10:05 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45494	-71.3514
to support team: Thank you for re-instating my comment above, which you indicated to me was reviewed because of 'sentiment value.' As I wrote in response, sentiment is an important part of public dialogue, as long as there is no offensive language. Thank you again.	Tanya Gailus	Sep 24, 2017, 10:49 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45494	-71.3514
We need a sidewalk all the way down Cambridge Turnpike. We need crosswalks for them to use. There are children that live here and would like to walk to their friends' houses.	Todd Kokoszka	Sep 25, 2017, 09:32 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45264	-71.3319
A sidewalk from Heaths Bridge Road to #117 is missing. It makes walking and biking quite dangerous.	Regine Ryder	Sep 25, 2017, 10:15 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.43876	-71.3708
The new Bruce Freeman Rail Trail (under construction) runs right past Sanborn Middle School, but has no official path to the school. It would be great if kids who rode or walked the trail to school had easier access to the school.	Chris Hart	Sep 26, 2017, 01:08 PM	Mobility	Are there common destinations you wish were more accessible without a car?		
When a pedestrian requests a walk cycle, the signal system should respond soon.	Mark Hanson	Sep 26, 2017, 11:48 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.44731	-71.3602
Thank you for the comment - we're compiling a list of places people are noting for crosswalks, sidewalks, and trail connections.	Town of Concord	Sep 27, 2017, 11:27 AM	Mobility	Re: Are there common destinations you wish were more accessible without a car?		
Thank you for your comments!	Town of Concord	Sep 27, 2017, 11:29 AM	General	Re: Any other suggestions to make Concord a		
Lots of speed limit offenders on this stretch of road. Post more 'Ped Xing' signs, especially for children getting on and off school busses	Katharina Zuellig	Sep 27, 2017, 12:36 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.4588	-71.4106
More restaurants/pubs. I know it doesn't always fit with existing parking requirements, but that seems to be the ways vibrant towns are going now that retail is fading away.	Elissa Brown	Sep 28, 2017, 04:27 PM	Economic Viability	Where do you feel economic development should be focused?		
Co-housing within walking distance of town centers.	Elissa Brown	Sep 28, 2017, 04:28 PM	Housing	What kind of housing options would you like to see in your community?		
Self guided walking tours and apps connecting historic areas and open space, like AcrossLexington.	Elissa Brown	Sep 28, 2017, 04:47 PM	Land Use	What would you like to see more of in Concord?		
Use of the gyms at the schools. I understand pickleball is limited by gym availability.	Elissa Brown	Sep 28, 2017, 04:49 PM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		

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The libraries! They are beautiful, peaceful, warm in winter and cool in summer, and full of interesting reading and listening material and programs.	Elissa Brown	Sep 28, 2017, 04:51 PM	Public Facilities + Infrastructure	What public facilities do you use most in Concord?		
I think that Concord needs to view sustainability not just as having more solar panels and heat pumps but as a critical facet of almost everything we decide as a town. What we do about managing public water and waterways, supporting local and organic agriculture, introducing carbon sequestration practices into out use and care of land, what kind of housing we have. Just about anything we plan as a town either adds a lot of greenhouse gases to the atmosphere or does not. Our actions remove greenhouse gases from the atmosphere or do not. Proper use of sustainability principles means that every decision is analyzed to pinpoint as closely as possible how it impacts climate change, which is our most critical threat as a community and a planet.	Bob Andrews	Sep 28, 2017, 05:01 PM	Sustainability	Where and how do you think Concord can upgrade its sustainability practices?		
I think that one of the best ways for Concord to honor its history and culture is to follow in the steps of the transcendentalist writers and activists who were among its earliest community leaders. People like Thoreau and Emerson were students of the environment and nature; and they honored and respected it. They believed and preached that God was in nature. If they were alive today they would undoubtedly be advocates for applying the Town's four sustainability principles and in the APA sustainability standards which inspire this planning process to everything we do. Alongside of embracing technical sustainability measures such as solar energy, we need to put more emphasis on preserving nature. We need to put a halt to a relentless extinction of biological species that accompanies exploitation of nature. We need to return the soil beneath our feet to its natural state so that it will sequester carbon and grow good, nutritious food. We are doing some of this but sometimes preservation of nature calls for putting up something in a historical district that is not what is considered consistent with the historical monuments and houses. If we are to honor our past, we cannot just copy the past. We must act in the spirit of our forebears & do what they would do if they were alive today.	Bob Andrews	Sep 28, 2017, 05:50 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
Need continuity of Reformatory Branch trail into Concord Center, West Concord, and points west... the Minuteman Path to Bedford and continuation on the Reformatory Branch toward Concord is nice.. but connect it to the Freeman Trail and you've got progress.	Nate Kemp	Sep 28, 2017, 10:23 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.46391	-71.3524
Yes, we will be seeing the death of local retail businesses unless we recognize collectively the role these businesses can play when they are local owned and managed and really work to meet the needs of local people. Ideally, they can bring the community together since people who care about the kinds of products they carry will meet each other in the aisles and at community events sponsored by the businesses.. It feels really good to know and be known by the people behind the counter. Debra's Natural Gourmet and the 5 & 10 are excellent examples. The Town needs to find new ways to encourage and support these kinds of businesses and to limit the spread of large chains that are copies of others around the country. Putting limits on the growth business will reduce traffic and parking issues that create stress and alter the whole flavor of a business district. I agree with Lori that there needs to be attention paid to what products people really prefer to buy in person and what stores sell goods that are in themselves sustainable.	Bob Andrews	Sep 29, 2017, 02:57 PM	Economic Viability	Re: Where do you feel economic development should be focused?		
Yes, there are some very good restaurants here, but they tend to be pretty pricey. Do healthy foods always need to cost so much? The for at Helen's is a good example of a restaurant that keep food both reasonably healthy and affordable.	Bob Andrews	Sep 29, 2017, 03:01 PM	Economic Viability	Re: Where do you feel economic development should be focused?		
Thank you, Bob. I do not know what instance you have in mind with regards to natural preservation conflicting with historic character issues, but one thing for sure: natural preservation is important for everyone's well-being, all ages, all abilities, rich or poor - so thank you for your post.	Tanya Gailus	Sep 29, 2017, 06:02 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Yes. They are wonderful.	Tanya Gailus	Sep 29, 2017, 06:03 PM	Public Facilities + Infrastructure	Re: What public facilities do you use most in		
more outdoor cafes would be nice	Tanya Gailus	Sep 29, 2017, 06:04 PM	Economic Viability	Re: Where do you feel economic development		
I like the restaurants with outside seating, Alice :-)	Tanya Gailus	Sep 30, 2017, 06:01 PM	Economic Viability	Re: Where do you feel economic development		

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and be more frugal with some of our town meeting expenditures - for example, 1M or so extra funds from assessors went to improving web technology. Surely 'some' of that could have gone to charitable causes instead. The CPC can also set aside more for affordable housing (for all; I don't mean Junction Village) and less for more discretionary allotments	Tanya Gailus	Sep 30, 2017, 06:07 PM	General	Re: Any other suggestions to make Concord a better place to live?		
We need at least one more designated emergency shelter in the eastern portion of the town, for serious emergencies - potential climate related and even military emergencies. Having only Harvey Wheeler (for overly hot days etc) in West Concord is not enough for today's potential hazards.	Tanya Gailus	Sep 30, 2017, 06:40 PM	Public Facilities + Infrastructure	What public facilities do you use most in Concord?		
We can do a lot better with regards to acknowledging the Native American history in the region, and do it honestly.	Tanya Gailus	Sep 30, 2017, 06:41 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
do you mean the Old Manse visitor center plans or something else? just curious..	Tanya Gailus	Sep 30, 2017, 07:28 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Yes, of great concern!	Tanya Gailus	Sep 30, 2017, 07:30 PM	Agriculture	Re: Where does farming fit in Concord's		
Beautifully stated. Thanks Bob.	Lori Pazaris	Sep 30, 2017, 10:52 AM	Cultural + Historic Resources	Re: What can Concord do to honor its history		
As we look at questions of whether or not additional facilities are need for recreation, we must first consider how to expand use of existing facilities and especially the schools which the Concord community has supported through our tax dollars.	Lori Pazaris	Sep 30, 2017, 10:55 AM	Open Space + Natural Resources	Re: What recreational facilities do you enjoy, and what would help your family stay active?		
Thank you, Cheryl. Most people believe that current protections are sufficient, but as you wisely point out, they are not.	Lori Pazaris	Sep 30, 2017, 11:08 AM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Thank you, Joan. Most people believe that current protections are sufficient, but as you wisely point out, they are not.	Lori Pazaris	Sep 30, 2017, 11:09 AM	Open Space + Natural Resources	Re: What recreational facilities do you enjoy, and what would help your family stay active?		
Concord has a treasure trove of outside walking and recreational areas. In the interest of minimizing our carbon footprint, we should better utilize our already existing indoor facilities like our school gyms.	Lori Pazaris	Sep 30, 2017, 11:13 AM	Open Space + Natural Resources	Re: What recreational facilities do you enjoy, and what would help your family stay active?		
If we want to have a healthy community in the future, we must pay more attention to use of chemicals across all areas of our lives. Use of synthetic chemicals, pesticides, and herbicides etc. in particular, need to be reduced and eventually eliminated from our food and from the soil. Long term ingestion of these chemicals can lead to disease and illness. Their use eliminates the soil organisms that help the plant, and thus us, to receive the full nutrition we need.	Lori Pazaris	Sep 30, 2017, 11:21 AM	Agriculture	Re: Where does farming fit in Concord's future?		
Absolutely, w c task force also recommended this bridge as well as widening with cantilevered walk tge rt 62 bridge for pedestrians. Winter plowing makes it alist impassable.	Michelle Touw	Oct 01, 2017, 01:00 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45935	-71.393
Tip, carry small lint sticky rollers and use regularly to remove ticks from clothing and skin buy at wc 5&10	Michelle Touw	Oct 01, 2017, 01:03 PM	Open Space + Natural Resources	Re: What recreational facilities do you enjoy, and what would help your family stay active?		
Thank you, Michelle. At an OML training on September 18th by the AG, I confirmed that subquorum subgroups of committees that are 'assigned' a task are thus a subcommittee and subject to their own OML. The survey preparation was in violation as a result of this lesser known and rarely observed rule. Two designated CLRPC members worked with the consultant. Full survey was not vetted by committee before release, despite my plea to the co-chairs, citing OML, on September 19. The survey was instead released that same day. Only a superficial post- release discussion took place about technical matters on September 22. Moreover, per discussion with an assistant AG, the selection process of the consultant itself was very likely similarly in violation, because the committee that advised the Town Manager included a 3 person subgroup of the CLRPC selected/nominated by the members of the committee. I am fairly confident that had the full CLRPC had a chance to interview the chosen consultant, as would then be proper, some members would have raised questions about the 'urban planning' expertise and any related philosophies of the consultant. On the other hand, had the consultant been chosen without an assigned subcommittee of the CLRPC, there would at least not be the appearance that CLRPC pre-approved this particular consulting firm. The RFP was prepared with collaboration between the Planning Division and the CLRPC, per 2016 minutes - so all in all, CLRPC in its entirety should have been involved at least in final approval.	Tanya Gailus	Oct 01, 2017, 01:38 PM	General	Re: Any other suggestions to make Concord a better place to live?		

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COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Actually, the CHDC should have been subject to OML all along, because per definition of 'public body' (OML laws) they are a housing related corporation for a public purpose, private or not. It does not matter that the Board of Selectmen took this specification out of their charge in 2009. They were still subject to OML. In July, the Selectboard reinstated this as if it were a request. The SB should have been more clear that there had been a violation, which now was being fixed. I spoke and wrote to the SB that they should be more clear about the violation that took place instead of implying that there was unclarity about this- for the sake of preventing any future potential breaches by various committees - but they were only interested in fixing the problem from now on.	Tanya Gailus	Oct 01, 2017, 01:47 PM	General	Re: Any other suggestions to make Concord a better place to live?		
Michelle, thanks...great ideas...love the local events et al. But I have been told by a retailer that the local residents would come in, try on the product, take pictures of the product and then leave. This is a waste of the the retailer's time, staff and more....our local residents are not considering the high rent, payroll, electric and insurance that the retailers must pay to stay in business. They are not dressing rooms for on-line shoppers!	Jessica Harvey	Oct 01, 2017, 02:38 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
I am aware of that proposal, and some of the residents' concerns, so that did come to mind. Preservation is one thing, but adding technology and gimmicks to make money on tourists is another. The historical properties have clearly stood the test of time on their own merit. It's somewhat insulting to Concord's illustrious history (and to modern day people) to suggest tourists won't come to these properties without flashing screens and interactive technology because they have done so for many years. I'm not fully aware of the details of the Manse Visitors Center plans. In theory, a gathering space for presenters and students sounds appealing on its own, but the structure would need to blend in with its surroundings as not to change the vibe of the home.	Lisa Ricci	Oct 01, 2017, 07:17 AM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Thank you. On my part, I thought the visitor center at Walden could have been smaller, if at all needed in the first place. It is a pleasant structure on its own, but there was too much tree loss to accommodate it- and in that sense, not in the spirit of the place. Separately, related to your comment, when there are human guides to lead visitors or to be available for information, the 'meaning' of a place is brought to the present time. I agree that screen interactions, while they can be informative, can also push the significance of the place into a matter of the past - ironically.	Tanya Gailus	Oct 01, 2017, 09:00 AM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Which road are you talking about?	Michelle Touw	Oct 01, 2017, 12:11 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.4588	-71.4106
Groceries-We have 2- Debra's Natural Gourmet and the White Hen Pantry. A 3rd is not viable and 1 reason the WC supermarket closed. Commuter Traffic shuttles from schools to trains? Parents/students may already be making the trip to the schools and could drop off commuters so onky 1 vehicle takes them to trains vs dozens.	Michelle Touw	Oct 01, 2017, 12:19 PM	General	Re: Any other suggestions to make Concord a better place to live?		
Groceries-We have 2- Debra's Natural Gourmet and the White Hen Pantry. A 3rd is not viable and 1 reason the WC supermarket closed	Michelle Touw	Oct 01, 2017, 12:22 PM	Mobility	Re: Are there common destinations you wish were more accessible without a car?		
ABSOLUTELY agree with all of the above. Sick of town supporting groups to bypass open meeting laws.	Michelle Touw	Oct 01, 2017, 12:26 PM	General	Re: Any other suggestions to make Concord a better place to live?		
It is hard to overcome people taking the Easy way of ordering online vs going shopping. In addition to creating more community events/traditions as W C businesses have, locals need to add better websites, online ordering and delivery via local p.o. to compete, sad but true.	Michelle Touw	Oct 01, 2017, 12:31 PM	Economic Viability	Re: Where do you feel economic development should be focused?		
All large businesses should have to provide set % of renewable too, like solar, and there should be higher rats for high volume water usage by homes and businesses to reduce wasteful use of precious water supplies.	Michelle Touw	Oct 01, 2017, 12:41 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45402	-71.3557
Must stop practice of approving special permits which allow teardowns & building beyond new footage bylaws. People who need larger homes must do what we used to do, sell the smaller house and buy up!	Michelle Touw	Oct 01, 2017, 12:49 PM	Housing	Re: What kind of housing options would you like to see in your community?		

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COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Junction village is a prime example of what CONCIIRD SHOULD NEVER DO AGAIN. This is a totally innappropriate way to A) fulfill Walden Woods Project promuse to repkace low income housing for tge trailer homes they displaced 20 years ago, B) is out of place in that small neighborhood and C) putting it in a private dev. Group to circumvent open meeting laws. DISGRACEFUL!	Michelle Touw	Oct 01, 2017, 12:57 PM	General	Re: Any other suggestions to make Concord a better place to live?		
Lets think about the High School having its very own track on campus!	S Irza	Oct 02, 2017, 09:17 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.44762	-71.3445
Sidewalks on Cottage Street in West Concord are way overdue. Even with out sidewalks people do walk on this busy street which has no shoulders. With Bruce Freeman Rail Trail coming in, giving Cottage St pedestrian connectivity makes even more sense.	S Irza	Oct 02, 2017, 09:21 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45491	-71.3896
Crossing of Rte. 2 with bike or walking is dangerous.	Regine Ryder	Oct 02, 2017, 09:22 PM	Mobility	Are there common destinations you wish were more accessible without a car?		
Trails in the woods.	Regine Ryder	Oct 02, 2017, 09:23 PM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
Increasing public access to Warner Pond and dredging Warner Pond would be terrific for West Concord and Concord!	S Irza	Oct 02, 2017, 09:24 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.46402	-71.4004
Hi Michelle, This is Laws Brook Road, intersecting with Bayberry and Sorrel Road on one side and Hill and High Street and Hillside Ave on the other.	Katharina Zuellig	Oct 02, 2017, 09:25 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.4588	-71.4106
Nice playground! Good walking access.	Sarah Bustin	Oct 03, 2017, 06:01 PM	Great!	What's great about Concord today, and what could be even better tomorrow?	42.45497	-71.3505
I love the Umbrella Community Arts Center! So much to see and do! A wonderful cultural resource.	Sarah Bustin	Oct 03, 2017, 06:02 PM	Great!	What's great about Concord today, and what could be even better tomorrow?	42.4575	-71.3525
The Concord Scout House is a beautiful place. It should continue to receive support and maintenance from the Town. Folk dancing run by the New England Folk Festival Association on Thursdays brings many visitors to Concord.	Sarah Bustin	Oct 03, 2017, 06:04 PM	Great!	What's great about Concord today, and what could be even better tomorrow?	42.45789	-71.3491
The Heywood Meadow Stewardship Committee has requested a crosswalk. Unfortunately the Town has determined that it would be dangerous because of the sight lines and traffic speed.	Joanne Gibson	Oct 03, 2017, 12:39 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45793	-71.3464
This site could be used for a few megawatt Solar PV site with storage, which would improve our energy security and lower CO2 emissions, addressing the climate crisis which threatens our planet.	Brad Hubbard-Nelson	Oct 04, 2017, 06:38 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.44153	-71.4209
Here is the intro to the APA planning principles for sustaining places which the Town has said they will use for developing the next Comprehensive Long-Range Plan: 'Planning for sustainability is the defining challenge of the 21st century. Overcoming deeply ingrained economic and cultural patterns that result in resource depletion, climate instability, and economic and social stress requires holistic problem solving that blends the best scientific understanding of existing conditions and available technologies with the public resolve to act. Planning processes allow communities to look past immediate concerns, evaluate options for how best to proceed, and to move towards a better future..... Planning can provide the necessary analysis, the requisite community wide reflection and education, and the momentum required to respond to these monumental challenges. I have asked our Comprehensive Long Range Planning Committee Planning to provide education for our community on why sustainability needs to be incorporated into all of these questions and, then, give the community time to reflect on these. Concord did pass Sustainability Principles in 2011, but we have a way to go to incorporate them.	Lori Pazaris	Oct 04, 2017, 11:10 PM	Sustainability	Re: Where and how do you think Concord can upgrade its sustainability practices?		
Our open space provides value not only to residents but to the entire region. It is difficult to place monetary value on the preservation of open space and other natural resources because it serves a number of purposes that fit the category 'quality of life', namely recreation, inspiration and healing, but open space, plays a critical role in modulation of climate extremes such as extreme storms (e.g. flood control) and preservation of small water cycles (e.g. flood mitigation), providing wildlife habitat, and protecting important ecosystems. Open space supports and protects life.	Lori Pazaris	Oct 04, 2017, 11:15 PM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		

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Everyone would benefit if before answering these questions and completing the survey they reviewed the 6 APA principles for Sustaining Places first - on CLRPC homepage (see SWOT analysis). Here's an abbreviated version: 1 Livable Built Environment: land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, & recreation, with a high quality of life. 2 Harmony with Nature: contributions of natural resources to human well-being are recognized & valued; maintaining their health is a primary objective. 3 Resilient Economy: community prepared to deal with both positive and negative changes in economic health; initiate sustainable urban development (Note: is a modification needed here; Concord is not an urban community?) & redevelopment strategies that foster green business growth & build reliance on local assets. 4 Interwoven Equity: fairness and equity in housing, services, health, safety, and livelihood needs of all citizens and groups. 5 Healthy Community: public health needs recognized & addressed by provisions for healthy foods, physical activity, access to recreation, health care, environmental justice, & safe neighborhoods (Should this include reducing use of hazardous chemicals in our environment - especially pesticides, herbicides, and chemicals that kill living things and potentially cause disease?) 6 Responsible Regionalism: local proposals account for, connect with, & support plans of adjacent jurisdictions & surrounding region	Lori Pazaris	Oct 04, 2017, 11:26 PM	General	Any other suggestions to make Concord a better place to live?		
For bicycle commuting, which should be encouraged, Lexington Rd and 2A to Lexington could be made much safer, with a marked bike lane and less potholes. Would need to happen jointly with Lincoln.	Brad Hubbard-Nelson	Oct 05, 2017, 07:51 AM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.45307	-71.3071
Cross Country skiers get in shape using roller skis. We need a paved track on the CCHS property for them to practice. This would be much safer than having them practice on the hilly roads in Conantum and other areas in Concord. Neighboring towns would likely contribute as the track could be used by skiers around the area. Possibly we could get the track 'for free' by just providing the land for it. The good thing is that hills is what the skiers want and the hilly area of the CCHS property might work.	Mark Hanson	Oct 07, 2017, 10:01 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.44762	-71.3445
In addition to CCHS, lots of other schools use the track at Emerson for practice or meets (Middlesex, Fenn, middle schools, etc.). Having a track at the school will alleviate that pressure. Currently throwing events are held at the school, and running events at Emerson, making it hard for students and spectators to participate in both. More than 10% of the student body participates in xc and track and field, making it one of the most popular activities in the school. As a no-cut sport, with low expenses, and minimal equipment requirements, it make for a great introduction to a lifetime of health and fitness.	Michael Decker	Oct 07, 2017, 11:32 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.44762	-71.3445
I think Dorrie is on target here. When small, relatively affordable houses are replaced by huge, expensive ones, we are making Concord a less desirable and affordable place to live. This is a destructive trend that should not be allowed to continue if we mean what we say when we talk about meeting human needs in a fair and equitable way. A sustainable town is one that adequately houses old and young, rich and poor.	Bob Andrews	Oct 08, 2017, 02:31 PM	Housing	Re: What kind of housing options would you like to see in your community?		
I strongly support what Lori is saying here. Our third sustainability principle alludes to the need to avoid encroachments upon nature. Climate change is a short term, huge threat to all of us; and reduction of carbon emissions by itself will not turn the tide. Preserving nature and protecting natural habitats for diverse species can actually take carbon out of the air and hold it deep within the ground. The Town needs to study this as they have studied alternative energy sources and ways to conserve on energy use.	Bob Andrews	Oct 08, 2017, 02:38 PM	Land Use	Re: What would you like to see more of in Concord?		
I think that bike trails and sidewalks that can take us from one business area to another and to all of our wonderful conservation lands and wildlife preserves are much be desired. We want these areas to be accessible; but we also want to reduce automobile traffic.	Bob Andrews	Oct 08, 2017, 02:41 PM	Mobility	Are there common destinations you wish were more accessible without a car?		
The Post Office is in Prim Retails Space Move it to Keyes Road location, model it as we did in West Concord no steps place to drive through to mail a letter. Use the present building as an indoor mall for many small retailers.	Bill Montague	Oct 08, 2017, 09:59 AM	Great!	What's great about Concord today, and what could be even better tomorrow?	42.45914	-71.3498

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Make Downtown Concord free parking to encourage walk in traffic is what is lacking now.	Bill Montague	Oct 08, 2017, 10:08 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45987	-71.3503
Ask the Select Board to communicate with the retailers find out how to support them.	Bill Montague	Oct 08, 2017, 10:10 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45987	-71.3503
Install Signs all over town so visitors can find their way to North Bridge, Walden Pond, Sleepy Hollow Cemetery, Also to the Depot area and West Concord. Visa versa.	Bill Montague	Oct 08, 2017, 10:12 AM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.46391	-71.3524
Also encourage shops to install benches in front of their business such as Sally Ann Bakery and Main St. Market and Cafe have.	Bill Montague	Oct 08, 2017, 10:14 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.46157	-71.3504
Decorated Concord Center with flowers on lamp posts and shops like West Concord.	Bill Montague	Oct 08, 2017, 10:15 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.46157	-71.3504
Strive to make Concord friendly to outsiders, such as bike racks, for bikers. Seats were people can sit a while. Install an upright piano outside such as Hudson has. Ask Middlesex Bank to put one under cover in front of their Main St. office.	Bill Montague	Oct 08, 2017, 10:18 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.46157	-71.3504
Provide a free Concord Guide book for visitors. With adds in the back by local shops to pay for the publication.	Bill Montague	Oct 08, 2017, 10:21 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.46157	-71.3504
Start up a movie in the Scout House or 51 Walden to show old classic movies. So folks will have a reason to go out and get away from their T.V.s	Bill Montague	Oct 08, 2017, 10:23 AM	Great!	Re: What's great about Concord today, and what could be even better tomorrow?	42.45789	-71.3491
We need a beltway around concord to eliminate the traffic jams in the a.m. and p.m. all roads coverage into the center of town.	Bill Montague	Oct 08, 2017, 10:28 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.46064	-71.3489
Even though I do not like to use the phrase 'town character' and even though I do not think there can legally be a way to limit property purchases by developers or anyone else, I decided to support Joseph's original comment because I agree with its intention of keeping our streets treey and preserving nature in general, and not in designated spots.	Tanya Gailus	Oct 08, 2017, 10:55 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45494	-71.3514
CLRPC should take charge: The CLRPC needs to run its own public hearings as required by its charge and should not substitute consultant- led gatherings in their place. The CLRPC, not consultant, should formulate initial draft plan. Otherwise change the committee's charge to at least factually reflect what is happening . More public attendance at committee meetings is encouraged.	Tanya Gailus	Oct 08, 2017, 11:46 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.46266	-71.3546
I saw in one of your links all the topics you are addressing, the Healthy Community section is of particular interest to me. I would LOVE to see the conversation start around our communities use of and exposure to wireless radiation, as a significant and important health concern for our wonderful Concord community to learn about, especially as it relates to wireless radiation exposure to our students/children and the roll out of smart meters for all homes that is being planned by the light plant, a serious source of 24/7 powerful radiation that is harming many across the country.	Melissa McBride	Oct 09, 2017, 02:31 PM	General	Any other suggestions to make Concord a better place to live?		
I very much enjoy the diverse conservation land and town forest that exists in Concord. I walk frequently in these areas. I also enjoy the Beede Center, especially in cold weather when I prefer not to walk outside. I enjoy going to the playgrounds with my grandchildren, especially Rideout. I have enjoyed riding my bike on the Bruce Freeman Trail where it has been completed and am looking forward to its completion in Concord. Although I am in my eighties I still like both walking and riding my bike. I do not need to see a lot of expansion of what exists for recreational areas. I just want reassurance that they will remain available and will be maintained, leaving in place as much of the natural ecosystems as possible.	Bob Andrews	Oct 09, 2017, 07:41 PM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
I use the Beede Center and the Harvey Wheeler Community Center frequently. Being able to exercise is important to me. Yoga is now available at a low rate at Harvey Wheeler; and I would like to see this continue for seniors. I have benefitted from the past policy of no charge at the Beede Center for octogenarians or older. It is regrettable that that was terminated, although I was grandfathered in and still enjoy it. Affordability is an issue for retired people without large financial assets.	Bob Andrews	Oct 09, 2017, 07:44 PM	Public Facilities + Infrastructure	What public facilities do you use most in Concord?		

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Scheduling a meeting between 10:00 AM to 3:00 PM on a Friday is contrary to the goals of engaging as many residents as possible. Residents working normal business hours will find attending this meeting difficult. The meeting time of Saturday from 9:30 AM to 12:30 PM is marginally better. But many people, especially adults with children in sports and other activities, will find it difficult to attend. I understand that finding times for meetings is always difficult. However, these times seem especially challenging.	Todd Benjamin	Oct 09, 2017, 07:48 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
Create monuments on Monument Square of our most respected Icons such as Thoreau, Emerson, Daniel Chester French, Louisa May Alcott, Sarah Ripley Then the founders of Concord: Squaw Sachem, Simon Willard, Peter Buckley	Bill Montague	Oct 10, 2017, 02:18 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Yes we need more free Parking in all three shopping areas of Concord Parking meters drive people away, so shop close because of lack of customers given away by intimidating parking meters, now they even put them in front of private homes on Thoreau and Main Streets.	Bill Montague	Oct 10, 2017, 02:25 PM	Economic Viability	Re: Where do you feel economic development should be focused?		
Yes I agree! Parking meters serve no useful purpose - except to drive would be visitors away to all the towns around us that have no meters.	Bill Montague	Oct 10, 2017, 02:33 PM	Economic Viability	Re: Where do you feel economic development should be focused?		
A mirror at the Walden St lot onto Hubbard St. The wood fence blocks your view There was a mirror but the DPW. took it down when it became damaged, We need a new one so a pedestrian will not get hit by the hundreds of cars that exit there just to mail a letter.	Bill Montague	Oct 10, 2017, 02:56 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.46549	-71.3221
Yes more free parking all over town.	Bill Montague	Oct 10, 2017, 02:59 PM	Land Use	Re: What would you like to see more of in		
Yes and more benches all over town so people can sit and rest a while.	Bill Montague	Oct 10, 2017, 03:00 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history		
Unfortunately, the xc track is not as good as it used to be. It is very close to Rte 2.	Regine Ryder	Oct 10, 2017, 03:51 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.44762	-71.3445
Mark Hanson - the 'landfill area' could easily be sculpted to support both dryland training and snow covered 'sprint' style cross country skiing which is an olympic sport and more easily maintained with snow making equipment. This would extend the cross country running course and perhaps even youth mountain biking.	Josh Burgel	Oct 10, 2017, 10:26 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.44762	-71.3445
Please devise a management plan for open spaces that includes rangers who patrol our conservation land and educate people about the importance of respecting wildlife and the land itself. The program at White Pond was very successful and needs to be continued especially with the bike trail construction. Since Concord is a tourist town and thousands of people visit our conservation land, the town must have a plan in place to ensure the preservation and protection of these lands. I am also in favor of dog walking restrictions so that dogs do not run freely through the woods disturbing wildlife and other visitors. Many conservation areas in other towns already have stricter regulations than we do. The dog owners have been vocal but please remember there are also many of us who are in favor of reasonable limits. A dog park also seems like a logical solution.	Christine Gerzon	Oct 10, 2017, 11:35 AM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
Please consider converting the White Pond Reservation land to conservation land. This proposal has been suggested for decades by several open space committees. Converting this land would mean it is protected by conservation guidelines. White Pond Woods is an important part of the natural spaces needed by wildlife who depend on them for their habitat. Over the years, the development of the southern part of Concord (the pig farm now Caterina Heights, Captain Miles Lane, Stone Root Lane neighborhood, etc.) has encroached on the available space for wildlife.	Christine Gerzon	Oct 10, 2017, 11:41 AM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
Thanks Tanya. I agree, town character can be somewhat nebulous and different for different people. For me, it's a mosaic - historical structures, an engaged community, thriving local business, tree density, land conservation, and economic diversity.	Joe Stein	Oct 12, 2017, 11:08 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45494	-71.3514
Completely agree Bob. Nicely said.	Joe Stein	Oct 12, 2017, 11:16 PM	Housing	Re: What kind of housing options would you like to see in your community?		
Of critical concern. Can the Town promote broader use of conservation easements?	Joe Stein	Oct 12, 2017, 11:24 PM	Agriculture	Re: Where does farming fit in Concord's future?		
Am I the only one who finds this pro-development question 'Where does farming fit in Concord's future' offensive? Concord has a rich tradition of agriculture and I believe the Town should do everything it can to ensure it remains so for the next several generations.	Joe Stein	Oct 12, 2017, 11:33 PM	Agriculture	Where does farming fit in Concord's future?		

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Trees provide a number of important ecological and environmental services, as well as improve property values and 'town character'. But trees are experiencing increasing stress from road salt, infestations (pine trees are dying all over town), and climate (ie,tar spot due to prolonged wet conditions). I propose the Town consider creating a formal Tree Committee modeled after other successful committees within MA. The committee may be charged with promoting shade tree plantings, soliciting ideas for tree replacement, managing tree dedications, etc. Towns such as Lexington, MA have an active Tree Committee and dedicated town website. Concord should consider the same (I would happily serve as volunteer).	Joe Stein	Oct 12, 2017, 11:52 PM	Sustainability	Where and how do you think Concord can upgrade its sustainability practices?		
Look for ways to connect high density residential areas to the town centers, job clusters, and regional transportation hubs. Plan all future dense housing with this in mind.	Peter DeRosa	Oct 13, 2017, 07:18 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.43772	-71.4287
Would it make sense for Concord to consider purchasing already built smaller homes fand renting to town workers at affordable prices.? This could limit the tear down trend and minimize expanding our built environment.	Lori Pazaris	Oct 15, 2017, 02:00 PM	Housing	What kind of housing options would you like to see in your community?		
In light of increasing climate disruption Concord should work toward maintaining our current building and infrastructure footprint and not expanding it till We study flood plains , location of critical ecosystems, expanse of tree canopy needed to protect against drought, etc.	Lori Pazaris	Oct 15, 2017, 02:09 PM	Public Facilities + Infrastructure	What public facilities do you use most in Concord?		
The word sustainability can be defined in terms of leaving our children with the natural resources they will need for a healthy future. Sustainability must be considered and built into all aspects of the comprehensive plan. Energy is just one segment of sustainability. Maintaining and protecting open space using fewer materials in construction and other projects etc are examples.	Lori Pazaris	Oct 15, 2017, 02:18 PM	Sustainability	Where and how do you think Concord can upgrade its sustainability practices?		
In the case that the middle schools are rebuilt at Sanborn, the Peabody site could be repurposed into a co-housing development. Affordable community housing with shared spaces would be attractive to young families, close to both Willard and CMS. For a nearby example, look at NewView housing in Acton, a really nice living situation.	Brad Hubbard-Nelson	Oct 15, 2017, 03:11 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.43331	-71.405
When consultant keeps saying 'change is going to happen whether we want it or not' or something to that effect, one wonders: Is anyone claiming otherwise? (Doubtful.) The question that then comes to mind is: Is consultant trying to pre-advocate for certain preferences, specifically: not just for conceivably appropriate development, but also for pre-arranged , pre-determined reduction policies in conservation measures, to smooth the road for any not-necessary development. Not dissimilar to some of the policies of the current national administration. Ideas perhaps especially based on closed door meetings with for-profit interests and with town management personnel some of whom have expressed resistance (per draft report) to natural preservation initiatives. This 'baking- in implementation' approach raises concerns, especially when meetings with developers have taken place behind closed doors, and also since consultant has resisted similar meetings with conservation groups. Whatever improved transparency the CLRPC decides to provide from now on will not change this initial rigging of the field. Yes, change will of course happen, as transformation, as evolution. The way to go about is to tackle needs one by one, not to write off or reduce natural preservation measures from the start. In addition, we do not know what exactly might change in two or three years - demographically, ecologically, politically. So it is dangerous to establish pre-set policies. We can only identify immediate needs and future potential needs.	Tanya Gailus	Oct 15, 2017, 03:58 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
Yes, a conversation about this would be very helpful. Thank you.	Tanya Gailus	Oct 15, 2017, 06:43 PM	General	Re: Any other suggestions to make Concord a		
I don't like to walk on roads or pavement. My best experiences are on trails in the woods with my dog. Apart from that I do water exercises at the Beede Center.	Regine Ryder	Oct 15, 2017, 08:16 PM	Open Space + Natural Resources	Re: What recreational facilities do you enjoy, and what would help your family stay active?		
I would like diverse retail businesses, with a good mixture of restaurants, cafes, clothing stores, book stores, hardware stores, food and specialty shops. Parking does not seem a problem .	Regine Ryder	Oct 15, 2017, 08:21 PM	Economic Viability	Where do you feel economic development should be focused?		

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Housing could be in the center, West Concord Center, and further out. Smaller houses or duplexes that are affordable for families. I prefer the woods and the disadvantage is the distance from the center, so that I mostly drive with my car. Safe crossings and more side walks would make me use my bike more.	Regine Ryder	Oct 15, 2017, 08:24 PM	Housing	What kind of housing options would you like to see in your community?		
Concord Center and West Concord Center as well as good transportation to Boston.	Regine Ryder	Oct 15, 2017, 08:25 PM	Mobility	Are there common destinations you wish were more accessible without a car?		
Libraries and Beede Center.	Regine Ryder	Oct 15, 2017, 08:26 PM	Public Facilities + Infrastructure	What public facilities do you use most in		
Farming is already a big part of Concord. And it should stay that way.	Regine Ryder	Oct 15, 2017, 08:27 PM	Agriculture	Where does farming fit in Concord's future?		
Every 'High Rise', meaning more than 4 stories, should be built to accommodate solar.	Regine Ryder	Oct 15, 2017, 08:27 PM	Sustainability	Where and how do you think Concord can upgrade its sustainability practices?		
More sidewalks, better crossings for busy roads, good possibilities for children to walk to school.	Regine Ryder	Oct 15, 2017, 08:28 PM	General	Any other suggestions to make Concord a better place to live?		
One suggestion is to extend the retail area in Concord Center to include some of the buildings with archaic zoning, like banks. Banks are not needing large buildings to serve customers these days, so having them zoned only as bank/financial institutions is limiting. One example is 59 Walden Street which has been vacant for 2 years. Concord center would be better served by having a vibrant business like a restaurant that attracts people to come shop. Another need in Concord is a place for baby Boomers to 'down-size' to. Concord has become an expensive place to reside during retirement for long-time residents. Town planners should encourage housing for a variety of lifestyles. As our regs stand right now, the process is more conducive to building out a lot with the largest house possible (that fits in the FAR), since that is more lucrative than meeting the demands of our community. For example, there is a demand for 55+ housing as well as homes that town employees, farmers, and teachers can afford. A third idea for sustainability, in response to the use of the landfill at CCHS campus, is to consider this or another more central site for the Middle School campus. A centralized campus (CCHS and CMS) is a good way to create better traffic patterns and reduce what I call the 'cross town shuffle' for families with multiple children in grade 6-12. Towns like Weston and Acton are good examples of this. Transportation issues would also be improved.	Abby White	Oct 16, 2017, 11:31 PM	Economic Viability	Re: Where do you feel economic development should be focused?		
Hello Abby White, You propose a good argument to change our Zoning in particular the Walden St. bank building. However my recommendation seeing that you point out Large Banks are no longer needed. I suggest that we Concord people start our own Bank! We did it in 1899 called the Concord Co-op. We pay depositors 4% lone money out at 8% use the 4% to run the bank. There is plenty of money available here in Concord to get it started. If we do that you would see a run on this new bank, like you have never seen before. Everyone wants interest on the money they put into a bank. Today people pay 18% interest on their credit cards. So 8% would be a bargain. Cheers! Bill Montague	Bill Montague	Oct 17, 2017, 09:30 AM	Economic Viability	Re: Where do you feel economic development should be focused?		
The main reason that Concord Shops have closed is because the loss of people coming to Concord to eat and shop. They have been driven away by our Parking Meters. Especially; the new ones. Customers tell me 'If I cannot find a free parking space in the Keyes lot or the Walden St. Lot I leave!' Towns all over the nation have removed parking meters. Dearborn Michigan had a 38% vacancy rate. They remove the meters and in one year they cut their vacancy rate in HALF! Hudson Ma. had 23 vacant shops in 2008 they removed their parking meters 5 years ago they tell me. Now they only have 1 vacant spot. The town of Hudson is booming! So what is Concord doing? Our town government has installed more meters raised the fees and increase the tickets from \$15. to \$20. YOU wonder way shops have closed in Concord Center for the past 2 years. Our government never considered the effect these meter would have on Retailers! I went to a Selectmen meeting last year - I asked what effect will these added new meters have on the Retailers? The answer was 'That's not why we are doing it!' What kind of an answer to give to a Concord Retailer for 40 years? Bill Montague	Bill Montague	Oct 17, 2017, 10:31 AM	Economic Viability	Re: Where do you feel economic development should be focused?		
Increase Free Parking Spaces to help merchants survive.	Bill Montague	Oct 19, 2017, 08:03 PM	Cultural + Historic Resources	What can Concord do to honor its history and		
Help Make Concord a user-friendly town. By having more benches in Concord Center, The Depot area, and West Concord, for people to sit and rest awhile or have a bite to eat.	Bill Montague	Oct 19, 2017, 08:06 PM	Economic Viability	Where do you feel economic development should be focused?		

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COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
More affordable smaller houses so newly weds and retired folks can live here in Concord.	Bill Montague	Oct 19, 2017, 08:07 PM	Housing	What kind of housing options would you like to see in your community?		
If the Prison closes, that is rumored, Make that very large ares into affordable condos or appartment buildings. Where people can walk to West Concord center where there is almost anything one would need. Even the Post office is near by.	Bill Montague	Oct 19, 2017, 08:10 PM	Land Use	What would you like to see more of in Concord?		
Yes a small bus that makes the rounds all day for those who do not want to drive or even have a car. West Concord, - Depot Area - Concord Center p Crosby's parking lot.	Bill Montague	Oct 19, 2017, 08:12 PM	Mobility	Are there common destinations you wish were more accessible without a car?		
Show old classic movies at 51 Walden and or the Scout House that are empty a lot of the time.. Also a Dance hall with light food and live music like the old days. Where older folks could go out and dance like the Balloons of years ago. They get exercise and meet people etc.	Bill Montague	Oct 19, 2017, 08:15 PM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
51 Walden, Emerson Umbrella, the Library, Emerson Playground. They are close by you don't have to drive for miles. The Concord Band. Great Band leader with professional music ties.	Bill Montague	Oct 19, 2017, 08:17 PM	Public Facilities + Infrastructure	What public facilities do you use most in Concord?		
By encouraging towns folks to buy Local. To help the stressed retailers can stay in business.	Bill Montague	Oct 19, 2017, 08:19 PM	Sustainability	Where and how do you think Concord can upgrade its sustainability practices?		
Because Farming I growing Local Food that is better for you than food that is from other states and other nations. With out farmers we would not last long.	Bill Montague	Oct 19, 2017, 08:22 PM	Agriculture	Where does farming fit in Concord's future?		
Start our own Bank. Like we did in 1899 with the Co-op-Bank.	Bill Montague	Oct 19, 2017, 08:23 PM	General	Any other suggestions to make Concord a		
and we need at least one more shelter - not just for the elderly, but for unexpected emergencies in this era of severe climate activity and political unrest	Tanya Gailus	Oct 19, 2017, 08:43 AM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45574	-71.394
One third of the population of Concord is over 65. These citizens would like to stay in Concord, so let's put time and money into making this possible. \$95,000,000 for a high school that students will be in for four years and I believe the budget for the Harvey Wheeler Center is something like \$300,000. (I am open to correction about that figure). We need to foster and value the people who have been here for decades and plan to stay. Consider them cultural and historic resources.	Janet Beyer	Oct 20, 2017, 01:17 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
Sidewalks on 2A with connection to Acton and future Bruce Freeman Railroad	Erin Cusker	Oct 20, 2017, 02:02 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.47301	-71.4055
Bring a beach area back to Warner's Pond. Current water access is not terribly appealing or usable. Long ago there was a beach here and it was much more frequented.	Kevin Neijstrom	Oct 20, 2017, 02:06 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.46214	-71.3991
West Concord center is too crowded with cars. Two traffic lanes and parking on both sides takes up too much space, and is dangerous for bicyclists, and is unattractive. Eliminating street parking here would give us room for bike lanes and wider sidewalks, with possibilities for more open space, outdoor dining and shopping, and greenery. Keep the parking behind the shops.	Kevin Neijstrom	Oct 20, 2017, 02:27 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.45734	-71.3958
Bring trees back to Commonwealth Avenue! Old photos depict a tree-lined street. Our modern street has limited shade and is designed around how many cars we can park along it. It's a great town but could be a more beautiful and useful one.	Kevin Neijstrom	Oct 20, 2017, 02:30 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45702	-71.3951
Well said	Malcolm Bryant	Oct 20, 2017, 08:57 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history		
I agree. While consultants need to earn their salary (I know, I was one for many years), they are only necessary when the competence does not exist within the existing community. Concord clearly has the capability to do this work using its own citizens, many of whom are experts in their own right. If the concern is having an 'independent' lens, then a neutral facilitator to ensure balanced representation and time would make sense, but not to run the show.	Malcolm Bryant	Oct 20, 2017, 09:02 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.46266	-71.3546
Don't shut down West Concord library during the summer months!!!!	Malcolm Bryant	Oct 20, 2017, 09:07 PM	Public Facilities + Infrastructure	Re: What public facilities do you use most in		
But Debra's is too expensive and limited for the average shopper and the 7/11 (the White Hen closed several years ago), only sells garbage at a ridiculous cost. There is a real need for a small, affordable grocery store (perhaps even selling local farm produce) in West Concord. Especially for those of us who are unable to drive.	Malcolm Bryant	Oct 20, 2017, 09:11 PM	General	Re: Any other suggestions to make Concord a better place to live?		

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Repeating what I said before - Debra's is for a specialty market, limited and very expensive, and the 7/11 (How many years ago did the White Hen close?) only sells garbage - and very little of that. The West Concord supermarket closed for many reasons, but there is most definitely a market for a new, competitive grocery for the 'common person'.	Malcolm Bryant	Oct 20, 2017, 09:15 PM	Mobility	Re: Are there common destinations you wish were more accessible without a car?		
How about Sunday afternoon where almost any one could attend.Bill	Bill Montague	Oct 20, 2017, 09:50 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history		
Many of our roads and streets are common bike routes - Lowell, Monument, Bedford, Lexington, Sudbury, Commonwealth, & Lawsbrook. I understand that the width of many of our roads will not allow installation of bike lanes. Painted Sharrows would help remind drivers that these roads are shared & to drive with caution.	Alice Kaufman	Oct 22, 2017, 12:33 PM	Mobility	Are there common destinations you wish were more accessible without a car?		
We need to find way to support our Concord Retailers that have been suffering for the past 5 years or more. There is not enough free parking spaces. Bill Montague	Bill Montague	Oct 23, 2017, 02:35 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
In the past 40 years since I have been a retailer the town has not added to it's parking lots. Yet there are Many more cars on the streets today but we have not planned for the increase in traffic to accommodate them. Bill	Bill Montague	Oct 23, 2017, 03:53 PM	Economic Viability	Where do you feel economic development should be focused?		
Yes but first we must offer free 3 hour parking to encourage shoppers. Today paid parking drives would be customers away. Hence Shops Closed. Bill	Bill Montague	Oct 24, 2017, 01:01 PM	Economic Viability	Re: Where do you feel economic development should be focused?		
West Concord, Concord center, especially crossing Rte 2 and connecting to the commuter rail.	Regine Ryder	Oct 24, 2017, 01:18 PM	Mobility	Re: Are there common destinations you wish were more accessible without a car?		
I think that parking 'solution' isn't good at all. I never had a problem parking in the center and talking to others from Lexington, they always mentioned how easy parking is in Concord.	Regine Ryder	Oct 24, 2017, 01:27 PM	Mobility	Re: Are there common destinations you wish were more accessible without a car?		
Well I have been a Concord Retailer for 40 years. I am quoting what people tell me. When they get \$20.. parking ticket they tell me they will never come back to this town again. Have you seen how many shops have closed? It's parking Meters. Bill	Bill Montague	Oct 24, 2017, 01:52 PM	Mobility	Re: Are there common destinations you wish were more accessible without a car?		
Letter sent to Envision Concord Committee on Oct. 23, 2017 from Terry Rothermel	Town of Concord	Oct 24, 2017, 03:35 PM	General	Envision Concord idea		
Intersection of Harrington and Upland - The sidewalk down Upland stops about 100 feet short of Harrington, and does not exist along Harrington (~100 feet) until it starts again at Ministerial. This is a very dangerous intersection (very busy on Harrington), especially for kids. The stop sign for traffic traveling west on Harrington is obscured by trees and cars often roll through.	Peter Baty	Oct 24, 2017, 07:53 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.44969	-71.3944
Sidewalk on Harrington between Ministerial and Old Marlboro - Sidewalks terminate at the intersection of Old Marlboro & Harrington, and Ministerial & Harrington. The short section of Harrington between is very narrow, has blind turns, and commuter traffic goes very fast. Children from a large neighborhood area (Ministerial-Tarbell Spring- Loring) use this section of road to get to the middle schools and will use to access the BFRT. Should be a 'safe route' consideration for West Concord.	Peter Baty	Oct 24, 2017, 07:57 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.44934	-71.3923
Intersection of Upland and Pine - Confusing intersection because Pine does not have a stop sign. Improved signage to alert drivers of this, plus crosswalk/stop line repainting would greatly enhance safety.	Peter Baty	Oct 24, 2017, 07:59 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.45071	-71.3924
Safe Access to Warner's Pond Pocket Park - The sidewalk on Laws Brook Rd. ends before the triangle intersection, so no connection to the park around the corner or to K. Dunn Square. Also, crosswalk across Commonwealth Ave. at the park needs to be repainted (or painted) as this is a busy roadway. Understood that improvements may be made during upgrades of K. Dunn Square / conversion to a traffic circle?	Peter Baty	Oct 24, 2017, 08:04 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45869	-71.3974
Utility Box in Middle of Main Street Sidewalk, In Front of TD Bank - Concerns (particularly from Concord Greene residents) about the placement of a utility pole/utility box combination that causes the sidewalk to become very narrow, making access with a wheelchair or walker difficult. In addition, during the winter, the sidewalk plow cannot access this area; therefore ice and snow accumulation drive pedestrians into the road, creating a serious safety hazard.	Peter Baty	Oct 24, 2017, 08:07 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.45629	-71.3883
trips to the MBTA depot locations in Concord and West Concord should be coordinated to coincide with the arrival/departure of inbound and outbound trains to integrate our local transit with metro area transit.	Mark Hanson	Oct 24, 2017, 12:25 PM	Mobility	Re: Are there common destinations you wish were more accessible without a car?		

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COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Hi Mark, Yes I was thinking of a separate Commuter Parking lot that would be fenced in and guarded. Perhaps pay \$1.00 for all day for computers to they would not be taking up valuable Town parking spaces. They already have a huge lot in Acton for this purpose. Just copy that and put it half way between Acton, and West Concord. It could be owned by the MBTA etc.	Bill Montague	Oct 24, 2017, 12:53 PM	Mobility	Re: Are there common destinations you wish were more accessible without a car?		
in my experience, forcing people to do something often creates resentment.	Nick Pappas	Oct 25, 2017, 01:02 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.44835	-71.3475
Extending the Minuteman Rail Trail from the Concord/Bedford line to connect with the Bruce Freeman Rail trail near the reformatory is a great idea. Mr. Johnson is right, it would be a safe, quick alternative to the roads to get from Concord Center to West Concord Center. It would require a couple of bridges and I understand there may be some property ownership issues to address, but it's a very worthwhile idea.	Mark Hanson	Oct 25, 2017, 01:21 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45361	-71.3765
Restore Adult Ed to it's former stature in the 1970's. At that time it was the best in the region. I recall learning to speak Swedish, for example. We could also take leadership position in new more affordable housing options for middle income residents.	Mark Hanson	Oct 25, 2017, 02:13 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
Perhaps work toward extending the Minuteman Bike trail to connect with the Bruce Freeman trail along the old reformatory rail route.	Mark Hanson	Oct 25, 2017, 02:16 PM	Mobility	Re: Are there common destinations you wish were more accessible without a car?		
Thank you for your patience while all of the survey data was compiled. All of the final survey data has been posted and can be found by clicking the Updates tab.	Town of Concord	Oct 25, 2017, 02:19 PM	General	Re: Any other suggestions to make Concord a better place to live?		
I agree that the Beede center is too costly for most seniors. I've never bought a membership or used the facility despite supporting it by providing tax dollars for at least part of it's construction and providing it a location on the CCHS campus free of charge. I'm delighted that it provides a pool for CCHS swimmers. That was the main goal, but where I grew up in Edina Minnesota we had a pool at the high school that had open swimming hours with out cost to the community. It'd be nice if there were an open swimming opportunity at Beede. Even for only one hour a week.	Mark Hanson	Oct 25, 2017, 02:23 PM	Public Facilities + Infrastructure	Re: What public facilities do you use most in Concord?		
Yes I just noticed. Thank you.	Tanya Gailus	Oct 25, 2017, 02:44 PM	General	Re: Any other suggestions to make Concord a better place to live?		
Is there currently a FAR (floor area ratio to plot size) maximum? That could be useful to maintain open space on properties.	OARS Sudbury-Assabet-Concord	Oct 25, 2017, 03:37 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45332	-71.3613
Or limit street parking to ONE side of the street.	S. Symons	Oct 25, 2017, 04:14 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45734	-71.3958
Please, beloved town of Concord, construct at least one pedestrian overpass across route 2!	S. Symons	Oct 25, 2017, 04:18 PM	Mobility	Re: Are there common destinations you wish were more accessible without a car?		
Thank you for your comment. The Committee has already received valuable input from a number of conservation and environmental interest, such as the Natural Resource Commission, the Concord Sustainable Energy Committee, ConcordCAN, Agricultural Committee, and OARS for the Assabet, Sudbury & Concord Rivers. We hope other conservation and environmental interests come to the next Special Conservation Coffee on November 7th at 7:30am at 141 Keyes Road to talk about the update to the Comprehensive Plan and discuss 'What do they see are the pressing issues for the Town?' and 'Where do they think there are or will be tensions that the community will need to discuss and find ways to balance?'	Town of Concord	Oct 25, 2017, 04:26 PM	General	Re: Any other suggestions to make Concord a better place to live?		
Thank you very much for your comment. It has been forwarded to the Town's Traffic Management Group.	Town of Concord	Oct 25, 2017, 04:31 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45071	-71.3924
Where can one find ALL the data from the envision survey? Your update from the October 21 public event presentation shows the answers to only 'some' of the questions. Please post the answers to ALL the questions.	Tanya Gailus	Oct 25, 2017, 06:12 AM	General	Any other suggestions to make Concord a better place to live?		

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
The committee's and the consultant's continued resistance and refusal to hold focus group meetings with conservation interests is a shameful hindrance of equal access to all parties. The committee has extended private focus group meetings to select businesses and developers because 'they will not otherwise speak in public' and 'the committee wants to know what they think.' How does the committee know that some conservation interests do not have their own thoughts they might not share in public - which may be of use in the process? Why are they essentially 'forced' to either speak in public or be quiet? Why are they essentially 'forced' to spend extraordinary amount of time and energy attending meetings and writing letters, while for profit interests receive red carpet treatment? This is outright discrimination in public process. The public - not some 'business partnership'- is paying for the consultant. Are the committee and the consultant afraid of what might be said in a closed focus group of people interested in natural preservation and protection? Ideally, there should be no closed focus groups in this process - but if they will be held anyway, they should be made available to everyone.	Tanya Gailus	Oct 25, 2017, 06:31 AM	General	Any other suggestions to make Concord a better place to live?		
Like Having to pay to park.	Bill Montague	Oct 25, 2017, 08:19 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.44835	-71.3475
I note that since meters were installed on Thoreau Street near Main Street, there are many more spaces available when I need one.	Nick Pappas	Oct 25, 2017, 08:40 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.44835	-71.3475
Responding to the concern about creating resentment by 'forcing' students to earn green credits... CCHS already has a public service graduation requirement, and I don't think that's created resentment - quite the contrary.	Matthew Johnson	Oct 25, 2017, 10:33 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.44835	-71.3475
I've run in that area for 20 years, and always wished that there was a way to connect through.	Matthew Johnson	Oct 25, 2017, 11:38 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.4433	-71.411
Andromeda Trail / Fairhaven Trail along the Sudbury River, the Fairhaven Cliffs and Fairhaven Bay is fantastic. But I agree with Wade - there are so many others!	Matthew Johnson	Oct 25, 2017, 12:00 PM	Comment via text	Re: What's your favorite trail or park in Concord?	42.45355	-71.3793
I have another suggestion here - Juniors and Seniors should have to earn a number of 'green credits' to graduate. They can get these by riding the bus, biking/walking, carpooling or using electric vehicles. Alternatively, they could participate in other projects to reduce greenhouse gas emissions. This would support Article 51 and might also reduce peak traffic, while improving teens' awareness and support for sustainability.	Matthew Johnson	Oct 25, 2017, 12:04 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.44835	-71.3475
It would be nice if the crossing was part of the extension of the Reformatory Branch trail. That would reduce the need to create designated bike lanes on already crowded streets, and provide a more pleasant way to travel for pedestrians and cyclists than walking along Main St.	Matthew Johnson	Oct 25, 2017, 12:08 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45361	-71.3765
It is still discriminatory for the committee to offer focus groups to some interests/individuals and deny them to others. To invite select businesses and developers, or town staff, to private concern-sharing gatherings, while 'hoping' that some conservation interests will show up at an open conservation coffee to answer leading questions. One is baffled: Why is there such persistent ongoing resistance to offer a focus group to conservation interests? What has the committee got to lose? Who has what to lose?	Tanya Gailus	Oct 26, 2017, 07:32 AM	General	Re: Any other suggestions to make Concord a better place to live?		
Thoreau St Parking Meters. How would you like to have to pay to park in front of your own property. In addition all your visitors would have to pay also? Bill	Bill Montague	Oct 26, 2017, 07:47 AM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		

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Also: the NRC, CSEC, and the Agricultural Committee are official town committees, and as such offered a requested report, along with other boards and committees, including the Planning Board, Housing Authority, and the CHDC. Nobody assumed the last three speak for development interests. Lastly, when replying to comments as 'Town of Concord', I ask that the Planning Division or Consultant do not implicitly meld their unique functions with that of the committee's (CLRPC) by using a 'we' (as in 'we hope..'), with regards to specifics that are under the committee's jurisdiction. It is the CLRPC which is ultimately responsible for non discriminatory treatment of all parties, by making *all* services equally available to *all*. If some conservation interests were alerted to inherent biases going on, much of it was due to the time, effort, and footwork - and willingness to be vulnerable - of a handful of citizens. That in itself has been an unfair burden to bear - especially when for profit interests get cushy treatment from publicly funded consultant because 'otherwise they will not talk.'	Tanya Gailus	Oct 26, 2017, 07:52 AM	General	Re: Any other suggestions to make Concord a better place to live?		
Excellent suggestion! Concord does have a Tree Preservation Sub Committee that sponsored our Tree preservation bylaw, passed at last year's town meeting. The by-law is a start and can / should be expanded. Many folks are not aware that trees are connected to our water cycles, can protect against drought, and keep our land hydrated and aquifers full. We need to connect the dots by forming a climate resilience committee or task force to review and make recommendations on best land and water management practices (including trees and other vegetation, creation of healthy soil that can provide quick water infiltration, protecting water supplies, etc).	Lori Pazaris	Oct 27, 2017, 09:35 AM	Sustainability	Re: Where and how do you think Concord can upgrade its sustainability practices?		
sorry, who are you Tanya? :)	Melissa McBride	Oct 30, 2017, 02:12 PM	General	Re: Any other suggestions to make Concord a better place to live?		
I have asked coUrbanize to send you my email address, in case you wish to contact me about anything, Melissa.	Tanya Gailus	Oct 30, 2017, 04:15 PM	General	Re: Any other suggestions to make Concord a better place to live?		
A neighborhood bus service would be a wonderful asset to the town. I live on Annrnsnac Hill and would love to be able to get into the town center and to West Concord center without a car. In the summer I ride my bike, 2.5 miles, but it's not possible once the snow comes. Lexington has Lexpress, a fixed route neighborhood mini-bus service operated by the town with six different routes all ending up in the town center. Is this something we could consider for Concord? Other stops could include Walden Pond and Emerson Hospital.	Eddie Lipinski	Oct 30, 2017, 08:41 PM	Mobility	Are there common destinations you wish were more accessible without a car?		
Cars coming up Pine should continue to not have stop sign as the hill is so steep. Upland already has stop signs, it is people coming up Pine who get confused and sometimes stop that create a hazard. Is there such a thing as a Do NOT Stop sign?	Michelle Touw	Nov 07, 2017, 03:47 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45071	-71.3924
Neither is realistic. It's an 'old' village center, like in many a European village. More people biking in via the BFRT will maybe help reduce the # of cars. Once at the village, people can walk their bikes to the local shops. The # of parking spots has already been reduced to a minimum. The latest project between Concord Teacakes & Twin Seafood is bring an outdoor eating area & more plantings, very welcoming. Now for there to be a walk path/ stairway LINK between that area & the Harvey Wheeler Center which will help get people to park a bit away.... :-)	Michelle Touw	Nov 07, 2017, 03:55 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45734	-71.3958
And cars on Upland need to be alerted that cars coming up Pine do not stop. I have had a car from Upland pull across Pine as I was turning at the top of the hill. He expected me to stop.	Kelly Burrell Roberts	Nov 07, 2017, 04:05 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45071	-71.3924
This is a fantastic idea! Does the town own the land parcels on both sides of the river?	Kelly Burrell Roberts	Nov 07, 2017, 04:18 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45028	-71.4022

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
The 'Existing Conditions' presentation that Civic Moxie made at the workshop claimed that Concord's population had grown by 13.4% since 2000. That didn't sound right to me, so I got the town census data from the Town Clerk. It shows Concord's population of 15,537 in 2000 growing to 15,987 in 2016. That's 450 people, or 2.9%, over 16 years. I think it's very important to correct this error, which could mislead readers into thinking that Concord's a fast-growing town, when its population has actually been very stable for the past few decades. (In 1990, the population was 15,424.) I'm not certain, but my guess is that the error came from using US Census data, which counts the MCI Concord prison population. That may have increased substantially as a result of the prison changing from an intake facility to a residential site.	Matthew Johnson	Nov 07, 2017, 04:20 PM	General	Any other suggestions to make Concord a better place to live?		
Concord does own both pieces of land! The north side is Cousins Park, and the other side is Harrington Park. I think it makes sense to connect the two. I think Harrington Park would get a lot more use and appreciation with a connector bridge providing new access.	Andy Smith	Nov 07, 2017, 04:39 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45028	-71.4022
Connecting sidewalk/bike path from Heath Bridge to Nine Acre Corner would make traveling Sudbury Road much safer for all.	Kelly Burrell Roberts	Nov 07, 2017, 10:05 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.42144	-71.3718
Sidewalk/bike path connecting Old Pickard to sidewalk that ends at Stone Root Lane crosswalk would make traveling this section of Powdermill Road safer for all, especially kids who ride to Willard on their bikes.	Kelly Burrell Roberts	Nov 07, 2017, 10:10 AM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.44688	-71.3818
I just looked at the survey results, hoping to see the text responses that people submitted to the open-ended questions. There's only a summary of most used keywords. Is the raw data available anywhere? Sometimes the best insights are in those comments.	Matthew Johnson	Nov 07, 2017, 10:12 AM	General	Re: Any other suggestions to make Concord a better place to live?		
It is a very confusing intersection. I believe cars turning onto Pine from Upland (in either direction) should yield to cars coming up Pine and turning as those cars should not need to stop.	Kelly Burrell Roberts	Nov 07, 2017, 10:13 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45071	-71.3924
And it makes driving dangerous.	Kelly Burrell Roberts	Nov 07, 2017, 10:14 AM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.43876	-71.3708
I love these trails! Both the Concord Land Trust and the lovingly maintained and generously shared trails on the adjoining private land. The private property was for sale recently and I hope Concord will work with the new owners to keep the land open and not mansionized.	Kelly Burrell Roberts	Nov 07, 2017, 10:18 AM	Great!	What's great about Concord today, and what could be even better tomorrow?	42.48718	-71.3763
This new Concord Land Trust property is lovely. It could be better if connected to other trails for a longer woodsy river walk.	Kelly Burrell Roberts	Nov 07, 2017, 10:20 AM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.48569	-71.3234
Almost everything, West Concord needs a grocery store again.	Kelly Burrell Roberts	Nov 07, 2017, 10:32 AM	Land Use	Re: What would you like to see more of in		
I do NOT in support a traffic circle but the West Concord Task Force had wonderful plans linking the pocket park to the path behind Nashoba Bakery and the (then just planned) BFRT. Their idea was to change the Y junction to a modified T junction shifting Kenny Dunn Square to the west a bit and thus allowing for a walkway to the pocket park.	Michelle Touw	Nov 07, 2017, 10:40 AM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45869	-71.3974
We need a town bylaw forbidding trucks from using 'Jake brakes' which they do on this section of Sudbury road. Jake brakes are engine brakes that make a loud noise and are distracting/disconcerting to drivers if the truck is tailgating as well as disruptive to neighboring households. Jake brakes, while fine in rural areas, have been outlawed in other communities.	Mark Hanson	Nov 07, 2017, 12:14 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.43876	-71.3708
Electric trains are a great idea as it would facilitate providing better, more reliable service. Electrifying the line is an expense, but the reduction in operating costs over time and the lower cost of vehicles would more than make up the difference.	Mark Hanson	Nov 07, 2017, 12:17 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45812	-71.3723
Increase the incentive to property owners to add solar on their roofs and/or over parking areas. It will help keep our open space open and the shading will help keep buildings and cars cooler in summer, because of the shading provided by the panels.	Mark Hanson	Nov 07, 2017, 12:26 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.44899	-71.4213
This has been talked about for more than 30 years but never done. It's still a very good idea that would increase both safety and walking/biking enjoyment.	Fred Van Deusen	Nov 07, 2017, 12:49 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.42144	-71.3718

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
I strongly support this idea, but I think that it would make more sense to build it as part of a longer multi-use trail between West Concord and Concord Center. Rt 2 is an obstacle, but for now we could live with a dedicated pedestrian/bike grade-level crossing at Baker Ave. The path could connect from there to the Reformatory Branch trail, which goes the rest of the way to the center. Not only would this approach increase the utility of the footbridge, but it might open up other funding sources.	Matthew Johnson	Nov 10, 2017, 01:08 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45935	-71.393
thank you for looking into this	Tanya Gailus	Nov 11, 2017, 08:28 AM	General	Re: Any other suggestions to make Concord a better place to live?		
Yes you are correct. Decisions to spend thousand of \$ on a parking plan then not to consult the very business that will be effected by their decision is discrimination plain and simple. Bill	Bill Montague	Nov 13, 2017, 11:40 AM	General	Re: Any other suggestions to make Concord a better place to live?		
Find interesting ways to attract all those folks many older generation to get them to go out more and break the Television Habit. Such as a big band type of setting where we can listen to big band music and dance and have some food and drinks at the same time. Music that we were brought up on like Glen Miller, Benny Goodman etc. Older folks like us need the stimulation and the exercise and companionship at the same time. But local by that I mean with in 5 miles or so of Concord. Like the Old Mill in West Concord for instance. There are plenty of musicians around us who would love to play for dancing etc. Bill	Bill Montague	Nov 13, 2017, 12:04 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
I agree, as I read the census numbers the population is essentially flat. The distribution is what has been changing.	Brad Hubbard-Nelson	Nov 14, 2017, 06:04 PM	General	Re: Any other suggestions to make Concord a better place to live?		
After cleanup, a modern indoor multisport recreational facility with adjoining outdoor recreation; and/or a state of the art recycling center (both being implemented in Wellesley)	Paul Boehm	Nov 14, 2017, 11:27 PM	Great!	What's great about Concord today, and what could be even better tomorrow?	42.44178	-71.4218
Thanks for the comment - this mix of uses is an interesting idea.	Town of Concord	Nov 15, 2017, 09:54 AM	Great!	Re: What's great about Concord today, and what could be even better tomorrow?	42.44178	-71.4218
Install electric vehicle charging stations. Designate some for local business employees parking for the day and others for short-term visitor parking to encourage turnover for local business shopping.	Andy Smith	Nov 16, 2017, 01:33 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45891	-71.3508
Build an open park with brick/stone pavers and lots of bench seating and plantings in front of the Visitor Center. Concord Center desperately needs outdoor seating and gathering spaces for eating lunch or accommodating larger groups of tourists without clogging the sidewalks. This would make the Visitor Center more visible from Main Street and provide a more welcoming presence for visitors.	Andy Smith	Nov 16, 2017, 01:46 PM	Could be better	What's great about Concord today, and what could be even better tomorrow?	42.45998	-71.3509
There is no particular 'mix of uses' in the idea expressed above. It's about a recreational facility, with or without an adjacent recycling center. - ie two separate facilities- which may or may not be adjacent.	Tanya Gailus	Nov 16, 2017, 02:58 PM	Great!	Re: What's great about Concord today, and what could be even better tomorrow?	42.44178	-71.4218
Bill has requested free parking for a long time to help his and others' businesses, and has met with opposition, including from some town officials, that free parking has nothing to do with his concerns - that in fact many businesses prefer limited parking so that there is customer turnover. I have been neutral about this discussion, still am. I think there are pros and cons either way. But I am surprised to find out today in the Concord Journal (http://concord.wickedlocal.com/news/20171114/move-to-boost-business-two-days-of-free-parking-in-concord-center) that the Selectboard has approved free parking for two days after Thanksgiving, precisely 'to help businesses' - which makes me wonder about the consistency of the town officials' arguments. Does it perhaps depend on who brings up the issue? If so, should it?	Tanya Gailus	Nov 16, 2017, 03:18 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Hudson 5 years ago removed all parking meters and pay to park. Hudson is now a booming business town. In 2008 they had 23 vacant shops. We do have examples of the damage that parking meters, They replace them with Parking limits 2 hoursHow much more proof do you need? Experience is the best teacher.	Bill Montague	Nov 16, 2017, 06:19 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Not clear what you would consider to be a mix of uses at a site/location, but an indoor recreational facility and a state of the art recycling center (both in keeping with Long Range Planning Themes) are indeed two facilities (i.e., mixed uses) of a site. Maybe just semantics unless you have a particular concern.	Paul Boehm	Nov 16, 2017, 11:03 PM	Great!	Re: What's great about Concord today, and what could be even better tomorrow?	42.44178	-71.4218

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
The Tree-Preservation-Subcommittee was duly dissolved after Town-Meeting 2017. There have been delays in implementing the Tree Bylaw. It was sent late to the AG, in July. Was on town website in October. Rules and regulations are still being worked out. A modest bylaw affecting only periphery and only major construction. Meanwhile, unnecessary tree loss is continuing, as simply to allow for a slightly bigger lawn in new construction-not because a house is to be built on that location. I also agree that we need to look into a more comprehensive discussion/bylaw for preserving 'significant trees' - like 100yr old oak trees. I don't usually write sentimentally in town matters. But yesterday, such a tree (100 yr. oak) was taken down across the street from us, and it literally sounded like a 'cry' as it fell..A number of peripheral tall pine trees were taken down, too, just to expand the future lawn. One has to- and does- respect the existing rights of land owners, including developers. But this is also why our town staff has to act with more diligence in making sure our bylaws are implemented in a timely manner. There is often a lack of communication among town departments as well. So, yes, we need to look into tree preservation in more detail and with more thorough understanding of ecology than the Tree Subcommittee was able to do.- and deal with TM bylaws in a more conscientious manner.	Tanya Gailus	Nov 17, 2017, 03:35 PM	Sustainability	Re: Where and how do you think Concord can upgrade its sustainability practices?		
Hi Paul. It is not just a matter of semantics - though semantics can sometimes be of importance. Mixed use, to me, is a concept that may apply to a given facility itself. I was not really commenting on your ideas themselves. Whether we need another indoor athletic facility and/or an outdoor athletic facility and/or a state of the art recycling center are all valid suggestions that merit their own discussions. I was responding more to a way of rephrasing and re-presenting your suggestion by (presumably) the consultant in this case.	Tanya Gailus	Nov 17, 2017, 10:50 AM	Great!	Re: What's great about Concord today, and what could be even better tomorrow?	42.44178	-71.4218
Yes an important challenge for developers it to build small affordable state of the art houses. On a slab, two car garage right off the kitchen for grocery unloading etc. Basements with steps are far too dangerous and unnecessary	Bill Montague	Nov 18, 2017, 07:30 AM	Land Use	Re: What would you like to see more of in Concord?		
Ask the Town government ways to support the Retailers who are having a difficult time!	Bill Montague	Nov 21, 2017, 12:39 PM	Great!	Re: What's great about Concord today, and what could be even better tomorrow?	42.46349	-71.3762
How About using the new large space at the High School to park school busses. They would be close by and save millage. Start and end up at the same location. Bill Montague	Bill Montague	Nov 22, 2017, 01:59 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
Comment Letter sent to Envision Concord Committee from Richard Forman	Kelsey Hubbard	Nov 22, 2017, 03:04 PM	General	Any other suggestions to make Concord a better place to live?		
Take away those ugly signs on Main Street that explain how to park. The area is now free of cars, that looks a bit more historical. But maybe we shouldn't allow cars at all, only horse buggles. That would be even better.	Regine Ryder	Nov 22, 2017, 06:36 AM	General	Any other suggestions to make Concord a better place to live?		
correlation is not causation. There may be other factors that have affected the the experience in Hudson. Also, a 2 hour limit is still a limit. My biggest concern is that commuters and and others would take over a space for the whole day. And the 2 days after Thanksgiving are not big working days, so the concern about commuters would not apply, so the Select Board is not necessarily being inconsistent.	Nick Pappas	Nov 22, 2017, 09:33 AM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Thank you for this perspective, Nick.	Tanya Gailus	Nov 22, 2017, 10:20 AM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
you know, an effective intra-town bus could help reduce the need for parking. In the context of sustainability, it might make sense to have a goal of reducing the number of cars owned by residents. A good bus service would support a goal like that. It seems silly that our family car is the only practical choice I have for running errands to the town center that is 2.5 miles away.	Nick Pappas	Nov 22, 2017, 12:39 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Make the signs attractive like Show Concord Grapes on them in an attractive way.	Bill Montague	Nov 28, 2017, 02:02 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.46391	-71.3524
I support Mr. Forman's comments and encourage everyone to click on the 'letter' link above and read the actual letter. I hope Mr. Forman will also know that his comments were supported - since an automatic notification might not go to him from coUrbanize, as he is not the one who posted his letter here,	Tanya Gailus	Dec 06, 2017, 07:07 AM	General	Re: Any other suggestions to make Concord a better place to live?		

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
BTW, repeating myself: There is no 'Envision Concord Committee.' There may be an 'Envision Concord' project. But the consultant is not part of the Committee, which is the CLRPC. Please stop using this misleading language, which gives people the impression that the consultant and the Committee carry equal weight in this process. They don't.	Tanya Gailus	Dec 06, 2017, 12:12 PM	General	Re: Any other suggestions to make Concord a better place to live?		
Preserving Neighborhood Trees: I have been looking over the current drafts for vision for concord, opportunities, and the element of preserving trees and nature 'within neighborhoods' is missing. The physical and mental health value of having trees within one's neighborhood should not be underestimated. Natural conservation should not be limited only to designated parcels of interest.	Tanya Gailus	Dec 21, 2017, 06:49 AM	General	Any other suggestions to make Concord a better place to live?		
Thank you for your comment!	Town of Concord	Dec 22, 2017, 01:31 PM	General	Re: Any other suggestions to make Concord a		
I would like to see a public garden/path that acknowledges Concord's sister town relationship with Nanae, Hokkaido, Japan. The garden could integrate elements of traditional Japanese gardens. It could serve as a meditation space and reminder of the strong bonds between Concord and Nanae. The garden could become a visitors' destination, like Shelburne Falls Bridge of Flowers. The Concord Nanae Network is celebrating twenty years of exchanging school groups and community delegations. The exchanges create cultural and personal bonds. Nanae recently dedicated Concord Street. Concord Street runs adjacent to Nanae's town hall and cultural center.	Wade Rubinstein	Dec 25, 2017, 04:17 PM	Missing	What's great about Concord today, and what could be even better tomorrow?	42.45912	-71.3502
And I don't think we are envisioning for grandchildren but for all residents. We need to make the town accessible for people with mobility issues.	Janet Beyer	Dec 26, 2017, 01:28 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45741	-71.3587
Something like Carlton Willard	Janet Beyer	Dec 26, 2017, 01:35 PM	Housing	Re: What kind of housing options would you like to see in your community?		
Our family lives on Harrington, I have 3 kids and would love to walk to Thoreau school and downtown West Concord, but this intersection and the lack of sidewalk on Harrington and anxious commuters that fly by make it an impossible task.	Valeria Petracchi	Dec 26, 2017, 04:11 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.44969	-71.3944
Absolutely. More signs for tourists are needed and some of the existing signs need replacement (peeling paint, splintering wood, etc)	Lydia Lodynsky	Dec 26, 2017, 06:24 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.46391	-71.3524
we should remember to include 'wildlife preservation' along with the trees. Perhaps greater emphasis can be placed on 'preserving habitat'	Lydia Lodynsky	Dec 26, 2017, 06:32 PM	Sustainability	Re: Where and how do you think Concord can upgrade its sustainability practices?		
Thank you Lydia L. for supporting five of my suggestions to improve Concord in any way we can. Cheers Bill	Bill Montague	Dec 27, 2017, 08:47 AM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
I believe the town of Concord should take into account the value that our local retailer provide. The retailers are the Backbone of this town. Without them Concord would be a ghost town. They add so much to this wonderful town. The retailers have been having a great deal of difficulty in the past 3 or 4 years with major shops closings. So far the town government has not consulted the retailers themselves as to what they can do to help them stay in business. I would like to see the town take an active interest in our small independent business to see what they can do to help. We are all connected to each other. When the town, the merchants and the property owners join together and help one another then and only then will we become a strong business community once more, like it was 10 years ago, if you remember back that far? Cheer: Bill Montague a 41 year Concord Retailer.	Bill Montague	Dec 27, 2017, 08:55 AM	Economic Viability	Where do you feel economic development should be focused?		
I would like to print my Concord Guidebook in Japanese. And make it available to then, Perhaps they could translate their guidebook into english. Then that would give us both a way to understand each other better. Cheers! Bill Montague	Bill Montague	Dec 27, 2017, 09:01 PM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.45912	-71.3502

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Small one family homes. On a heated slab foundation, with a deep two car garage for storage, right off the kitchen, to make it easy to shop and bring your groceries in. Then the kitchen would be large family room with dining table in the same room Perhaps with a fireplace for warmth and comfort. One bathroom. Perhaps 3 bedrooms. One can be used as an office if you like. Newley weds would be able to afford it. It could easily support 2 children. When we get older we could move into such a nice comfortable small home, with neighbors like us. No steps to fall on hence no basement. The fireplace needs a cold air inlet as the smoke filled air goes up the chimney it needs outside air to enter. The clean out door in the bottom of the fire place to have cold air come in. The hearth needs to be at least 12 -16' high so the clean out ceramic liner for the clean out can be accessed from he outside. You could have an ash pit or ash barrel for the ashes. You will find the fire place in winter to be just 'The most tolerable third party ', Henry David Thoreau. Concord is the Farmland of the Soul, plant yourself hear, then watch yourself grown, like Emerson and Thoreau. Bill Montague	Bill Montague	Dec 27, 2017, 09:16 AM	Housing	What kind of housing options would you like to see in your community?		
Thank you for your multiple comments!	Town of Concord	Jan 02, 2018, 04:12 PM	Economic Viability	Re: Where do you feel economic development		
Thoreau hated dogs and this is all privately owned land. Stop in at the Town Assessor's office and get an education.	Lee Robb	Jan 02, 2018, 06:04 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.49401	-71.3487
Lee, no need for the tone! Also, for your information, this is not regarding just the privately owned property. It includes much of the Town of Concord property. As far as Thoreau is concerned, he must not be the man I thought he was if he did not like dogs.	Jessica Harvey	Jan 02, 2018, 08:23 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.49401	-71.3487
More housing like Concord Riverwalk. Good for empty nesters or young families. Well insulated and energy efficient. Checkout 'The McKnight Lane Redevelopment Project' in VT. Affordable Housing that is cheap to operate in a cold climate. https://www.cleangroup.org/webinar/mcknight-lane-updates/	Brian Foulds	Jan 02, 2018, 12:38 PM	Housing	Re: What kind of housing options would you like to see in your community?		
I agree, but given the vast solar array close by, maybe only where other uses of this 46 acre mostly wooded site are precluded by certain aspects of the cleanup. Otherwise the cleanup plan is rigorous and allows for any residential, recreational, or light commercial use of the site.	Paul Boehm	Jan 05, 2018, 12:05 AM	Missing	Re: What's great about Concord today, and what could be even better tomorrow?	42.44153	-71.4209
Let the Long Range Plan specifically include a goal of preserving nature in residential areas. The benefits of nature need not be restricted to 'conservation lands.' Neighborhoods with mature tree canopies and mini-meadows provide wildlife corridors and habitat, benefits to human health, and nature instruction to those who pay attention. They multiply the benefits of adjacent conservation lands. Make it a goal to support pollinator and bird friendly native plantings, and to reduce general pesticide use and avoid lawn care methods that require gasoline powered equipment, fungicides, and chemical fertilizers. All great for 'Town Character' and 'Sustainability.'	mark gailus	Jan 08, 2018, 10:58 PM	General	Any other suggestions to make Concord a better place to live?		
https://groups.yahoo.com/neo/groups/concord/conversations/messages/53795H ere's an analysis of what trees mean to the people of Concord, included in my report on the Tree Preservation Subcommittee survey of 2016. Despite our modest means of distribution, 327 people responded.:The survey analysis is part of the message above to the concord yahoogroups list.	Tanya Gailus	Jan 09, 2018, 01:08 PM	General	Re: Any other suggestions to make Concord a better place to live?		
An analysis of the survey the Tree Preservation Subcommittee conducted in 2016: https://groups.yahoo.com/neo/groups/concord/conversations/messages/53795	Tanya Gailus	Jan 09, 2018, 01:10 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45494	-71.3514
I like the idea of Vibrant experience, and tables outside, but worry that parking is already very, very limited. Taking away parking won't help.	J Mark Carr	Jan 09, 2018, 06:39 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45987	-71.3503
Well supporting trees is for the birds, one might say! But them the trees are a good place to start in support of our birds. The trees are their low cost home are they not! Bill	Bill Montague	Jan 09, 2018, 12:27 PM	General	Re: Any other suggestions to make Concord a better place to live?		
Yes. a fleet of small busses to circulate the town would be a great asset to town and also a great service to those who cannot drive wish not to. Those who could go shopping and not need to drive. One could expand on these busses given some thought by some of our bright citizens. Bill Montague	Bill Montague	Jan 09, 2018, 12:44 PM	Mobility	Re: Are there common destinations you wish were more accessible without a car?		

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Changing zoning to allow for more density, especially in 0.5 acre lots, as CivicMoxie is recommending in its opportunity scenarios, is not a good idea. The opposition to mansions being built on small lots is because this results in tree loss and change of 'town character.'. Increasing density in 0.5 acre lots will result in even more tree loss. Moreover, in the survey, Question 15, the two options which were about increasing density received the lowest two rankings - despite the fact that one was obligated to rank every option, ie without being able to leave these blank. The public, as the survey shows, prefers to create affordable housing through existing structures and added in-law units, not zoning changes. People are urged to frequently check documents on the CLRPC's webpage at concordma.gov	Tanya Gailus	Jan 12, 2018, 04:10 PM	General	Any other suggestions to make Concord a better place to live?		
Wildlife preservation has not been specifically covered by the committee so far. A similar view is in Mr. Richard Forman's letter posted by the Town earlier on this site, on November 22. https://res.cloudinary.com/courbanize-production/image/upload/v1/information_plans/etk3arqhxp8j8ulso35Mr . Forman states, in his third paragraph: 'Protect land so that key native species can readily move across town. The rich protected lands of Concord are fundamental resources providing enviable water, wildlife, and walking. A few large areas such as Estabrook Woods support an array of forest-interior species scarce elsewhere, and thus of high importance. But, as a Google Earth image makes clear, Concord's land is fragmented by buildings, roads and other features. To survive or thrive, animals 'need to' move. Think of amphibians/reptiles moving along soil. Establishing, and protecting, spatial patterns across our town that provide connectivity for wildlife in different directions is critical to maintaining valuable biodiversity in the face of both climate change and ongoing urbanization.'	Tanya Gailus	Jan 12, 2018, 05:05 PM	General	Re: Any other suggestions to make Concord a better place to live?		
Autonomous minibus are being tried in many cities. They flexible route planning so you can request one when you need it and get dropped off at our destination. https://www.citylab.com/life/2016/12/meet-the-high-tech-buses-of-tomorrow/509417/	Brian Foulds	Jan 16, 2018, 01:00 PM	Mobility	Re: Are there common destinations you wish were more accessible without a car?		
There will be a need for them once we get the Tourist Busses stopping in Concord Center. The tourist spend about \$35. ea when they visit a destination. This information came from the Tourist Bus people themselves. This income will go a long way in helping support local shops that have been closing for several years in a row. Due to lack of foot traffic. But it seems it is only the Retailers know this. Many people believe it's the Rents. It is the rent when you do not have enough income to be able to pay your Rent -- All retailers depend on walk-in-traffic. What ever cuts down on foot traffic - retailers suffer. Look at Maynard they have no foot traffic. Aubuchon Hardware closed after 70 years in Maynard. They moved to to Stow where they have no Parking metes, they recovered. It' a no-brainer. Look at towns that Free Parking - Business are fine. You look at towns that have Parking Meters you have no Shoppers. Very Simple! Bill Montague	Bill Montague	Jan 16, 2018, 01:44 PM	Mobility	Re: Are there common destinations you wish were more accessible without a car?		
Concord has the best variety of Interesting Shops of any tpwn in Eastern Mass. We are also the best Tourist Town with the North Bridge. We have the Concord Authors that Lexington lacks. Walden Pond the only one in the World where people come here from all over the World to visit. We have to capitalize on our Assets. Get off our Assets and start to take advantage of then business will stop closing and start Booming Like Hudson is now! Cheers Bill Montague	Bill Montague	Jan 16, 2018, 01:52 PM	Mobility	Re: Are there common destinations you wish were more accessible without a car?		
The housing/zoning change recommendation I refer to above, and others, can be found on page 12 of the document: http://concordma.gov/DocumentCenter/Home/View/11923	Tanya Gailus	Jan 18, 2018, 04:17 PM	General	Re: Any other suggestions to make Concord a better place to live?		

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
When we think of change happening 'whether we want it or not,' we should also remember that as chief consultant Ms. Silberberg mentioned during a CLRPC meeting, some of this change will be from outside sources, outside of Concord's control. This is precisely why we should avoid predicting what these outside effects might be and not presume in advance any *particular* kind of change. As such, all envisioned implementation proposals that are of a predictive nature should be accompanied by the qualification 'if it becomes necessary.' This applies to zoning change suggestions, for example, and to other issues as well - though not, for example, to improved intra-town transportation, which is a *current* popular item. Meanwhile, I appreciate that Mr. Kleiman included tree preservation as a desirable condition in land use policy recommendations. Thank you.	Tanya Gailus	Jan 29, 2018, 02:20 PM	General	Any other suggestions to make Concord a better place to live?		
Zoning regulations and setbacks from rivers and ponds are there for a purpose. It's always disappointing to see builders applying for exceptions, particularly for their projects near rivers and within buffer zones. Then to see those exceptions allowed by Planning and/or ZBA.	Judy Hill	Jan 30, 2018, 12:25 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
Is the March 14th public event a 'Public Hearing' of the CLRP Committee or a presentation by the Town's Consultant Civic Moxie of their recommendations so far? A clarification would be appreciated. Last night at the SelectBoard meeting, Town Manager Chris Whelan said the second meeting of CivicMoxie with Town Management Team (planapalooza) had taken place, and that the discussion was about how to incorporate sustainability into the long range plan, and that the consultant would present a draft on March 14th. Is that also going to be a Public Hearing of the Committee itself? Thank you.	Tanya Gailus	Feb 06, 2018, 07:43 AM	General	Any other suggestions to make Concord a better place to live?		
The CLRP Committee will be holding a public hearing on March 14th to present the draft Plan, which will be available a week before the public hearing.	Town of Concord	Feb 06, 2018, 09:40 AM	General	Re: Any other suggestions to make Concord a better place to live?		
Concord has allowed developers to have their way with the town. Unlike other towns in the Western suburbs, Concord has been slow to build protective regulations and reluctant to enforce the rules it makes. A quick glance at the Concord Journal, basically an advertising arm of the real estate companies, gives a useful snapshot of the many ways the town is being mined. It would not take that much to create neighborhood friendly requirements that both allow for new building and preserve the aesthetics of the town. Its not a good thing that Concord is being filled in by the same three huge Colonials over and over and over.	Jeffrey Kerr	Feb 06, 2018, 11:59 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Yes, all the affordable ranch houses are being replaced by almost identical looking mini-McMansions that are 3-6 times the square footage. As a result affordable housing is disappearing and our carbon footprint & energy demand/consumption are skyrocketing. My neighborhood (Elsinore Street) has completely transformed in the last 3 years and soon there will be no ranch houses left.	India Hoeschen-Stein	Feb 07, 2018, 09:42 AM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Concord needs a public restroom in West Concord with easy access to the Bruce Freeman Rail Trail. This would be much appreciated by visitors and businesses. A public restroom could also act as a kiosk to promote local businesses.	Wade Rubinstein	Mar 02, 2018, 01:17 PM	Open Space + Natural Resources	What recreational facilities do you enjoy, and what would help your family stay active?		
thank you for your updates along with the link to the AG's response; much appreciated	Lydia Lodynsky	Mar 06, 2018, 03:59 PM	General	Re: Any other suggestions to make Concord a better place to live?		
Such lack of transparency and availability of the long term plan as it is being developed often cause residents like myself to stay home from public meetings when they occur.	Judy Hill	Mar 06, 2018, 05:06 PM	General	Re: Any other suggestions to make Concord a better place to live?		
if only more of us would consider trees and land as not something that is owned, but rather, something that is leased while we are on this earth, on that piece of property. Trees often outlive generations. They don't belong to us.	Lydia Lodynsky	Mar 06, 2018, 06:46 PM	Sustainability	Re: Where and how do you think Concord can upgrade its sustainability practices?		
how are copies of the draft supplied to individuals who do not have access to the website?	Lydia Lodynsky	Mar 06, 2018, 06:58 PM	General	Any other suggestions to make Concord a better place to live?		

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COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Hi Lydia, the most recent drafts, and many other documents are viewable on the CLRPC webpage, http://concordma.gov/1067/Comprehensive-Long-Range-Plan-Comm I encourage everyone to look at them. There are some good things, too..However, I have an objection that the distinct drafts that the committee chairs prepared (ie what the committee's own findings are, without superimposed additions from consultant and staff opinions in the final version) were communicated outside of public meetings, via emails. The committee itself has done a lot of good work, and we should be able to see that, and compare it to what has been added from Town consultant and staff. I have requested that the committee post their own drafts and edits, and am hoping they will oblige..	Tanya Gailus	Mar 06, 2018, 08:15 PM	General	Re: Any other suggestions to make Concord a better place to live?		
In this case, there has been a mix of transparency and opacity, which is in some ways more complicated, because there is the 'illusion' of transparency (which really is a form of additional opacity.) It is, I believe, even more important, that the public becomes engaged and insists on the committee's own work to receive the visibility and primacy it deserves. I respect the work Committee members have done. I just do not have complete trust in the larger project because of too many behind the scenes elements.	Tanya Gailus	Mar 06, 2018, 08:18 PM	General	Re: Any other suggestions to make Concord a better place to live?		
Create bronze figures to be placed in Monument Square of our most notable citizens who have earned their place there. Such as Thoreau, Emerson at least. Daniel Chester French etc. Bill Montague	Bill Montague	Mar 06, 2018, 08:20 PM	Cultural + Historic Resources	What can Concord do to honor its history and culture?		
Limit the parking to one side of the street! Why? you would be cutting our parking spaces in half. We are already short of parking spaces now.	Bill Montague	Mar 06, 2018, 08:36 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.45734	-71.3958
again - that is access via a website. Not everyone in this town goes to the web for information, especially with documents so long.	Lydia Lodynsky	Mar 06, 2018, 08:44 PM	General	Re: Any other suggestions to make Concord a better place to live?		
The Long Range Plan Committee should please post soon the plan drafts that its own chairs provided towards the final document, as well as committee member edits to these. This circulation of these materials among committee members was carried out outside of open meetings (per chairs' described plan on Feb.23), via using consultant as an intermediary, which is very likely still against the Open Meeting Law. It is also simply ethical for the public to know what the CLRPC itself recommended, given all the private interviews and meetings consultant had with select developers and business interests. Authenticity is one thing, secrecy and opacity is another. The Attorney General recently found that the CLRPC had violated the Open Meeting Law during survey preparation. http://www.oml.ago.state.ma.us It is also ironic that this webpage service, coUrbanize, boasts (rightly) in its publicity that contributors have accountability because we sign in with our names and emails, whereas the consultant boasted (Sept 8, 2017) the utmost privacy they provide to the developers they interviewed.	Tanya Gailus	Mar 06, 2018, 09:24 AM	General	Any other suggestions to make Concord a better place to live?		
Yes, I hear you, and it isn't that simple. The committee is working hard. Where I lack some trust is where the developers have had too strong a thread in the process. Their desires are not always in the interest of the town's future.	Judy Hill	Mar 07, 2018, 09:29 AM	General	Re: Any other suggestions to make Concord a better place to live?		
Thank you for your comment. Copies of the Draft Plan are available for reviewing at the Town Clerk's Office, the Main Library, the Fowler Library and the Planning Division Office. You can also purchase a copy for \$8.70 by calling or emailing Planning Division Administrative Assistant Nancy Hausherr at 978-318-3290 or nhausherr@concordma.gov	Town of Concord	Mar 07, 2018, 10:33 AM	General	Re: Any other suggestions to make Concord a better place to live?		
Thank you for this comment Lydia. A similar perspective I have is that people usually consider ownership of trees (and their fates) an 'individual right.' What is often not recognized is that many peoples right to enjoy trees and benefits is ALSO an individual right.. As such, I find it a misnomer to pit 'individual rights' against 'communal benefits'. It really is individual rights vs individual rights. I know this is a slightly different nuance than your recognition of trees as their own living beings, but process-wise, I think it is relevant to the discourse on matters like this.	Tanya Gailus	Mar 13, 2018, 01:30 PM	Sustainability	Re: Where and how do you think Concord can upgrade its sustainability practices?		

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John Boynton, a CRLP committee member presented a response to the committee referencing my comment - you can find that response here: http://concordma.gov/DocumentCenter/View/12706 . It concerns me that he did not provide that response here where everyone could see it. I only learned that I was being quoted in this document late the evening before the CRLP meeting when it was going to be discussed.	India Hoeschen-Stein	Mar 13, 2018, 01:42 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Thank you India H, for including Mr. Boynton,s response. The home-replacements projects he gives for examples seem to serve the opposite of diversity. The original seller of a ranch wins, the buyer (eg., Ms. Boynton), in order to put up a larger new home, wins when she sells the house, but the town does not win. Developers can't keep building bigger, \$1m-plus homes and expect teachers and firemen to buy them. They will be bought, instead, by two and three-car commuter families making large incomes, and Concord becomes even more a bedroom community, adding citizens who aren't invested in local issues, other than being sure their children's schools remain great.	Judy Hill	Mar 13, 2018, 02:59 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
It is not necessarily true that the original seller wins either. There is no need to assume that an average family or starter couple (or even a middle aged empty nester couple) would not pay good market value for a modest ranch in a treey setting with other local advantages, - whereas a developer would try to bargain the price down since the existing building would be of no value to them.	Tanya Gailus	Mar 13, 2018, 03:29 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
In fact, in Conantum, a family sold to what they assumed was another family. It turned out to be by a proxy buy which was then flipped into a McMansion. It was heartbreaking to the family who had participated in the founding of the neighborhood. It also signaled the first intrusion of an outsized house into an historical mid-century neighborhood. The Boynton Company, along with Hills Bros, has been unwilling to talk about community-influence development and has referred concerned residence to property law.	Jeffrey Kerr	Mar 13, 2018, 03:51 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
I also live on Elsinore Street (14 years as a renter, outbid on an offer I placed about three years ago on a home), and am seeing the change take place in this neighborhood as several houses over the past few years have sold to developers, who in turn build a 'McMansion' that in no way complements Concord's history or historic vibe, while taking up a good deal of land, and driving up the cost of for all homes in the neighborhood significantly. The cost of a 1000 sq. foot home is now roughly 700,000, making it impossible for many (including myself) to own in this neighborhood, or Concord in general. Even rents are sky high. E.g., 1 bedroom 688 sq. foot apartment in W. Concord for \$2,300 plus utilities! Concord is no longer affordable to the middle class (unless you earn so little income you qualify for affordable housing). On a happy note, the house next door to my building was torn down, as the owners are rebuilding with 'green' in mind. :-)	Brianne K	Mar 20, 2018, 01:18 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Jessica - I don't agree that these 60 year old ranch houses are fuel suckers. I worked as an engineer in the energy industry for many years and most (if now all these houses) were insulated and retrofitted during the 90's under the demand-side management era. The gas utilities were offering huge subsidies for energy improvements for many years. I definitely agree that for folks selling their house they will take the best offer. Unfortunately, small, affordable energy efficient houses are not being built in their place. Across the street from me a 960 sqft (3 bedrm, 1 bath) selling for \$580,000 was replaced by a 4,600 sqft home with 4 bedrms and one bath costing \$1.6 million. At the rate that this is happening across Town I can guarantee that Concord will see it's energy use (and cost) rise and age and income diversity will also disappear.	India Hoeschen-Stein	Mar 20, 2018, 01:25 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
India-I live in a 60+ year old drafty home that has blown in insulation and the fuel consumption is more than the 4,000 sf newly-built home behind me. Not all homes were insulated and retrofitted.	Jessica Harvey	Mar 20, 2018, 03:00 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		

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I agree with the statement that older homes are not necessarily 'fuel suckers', since in most cases one can improve home efficiency greatly (taking advantage of rebates from either MassSave or the Town of Concord to help pay for it). These smaller homes serve a wider, more diverse market which is not well served by the \$1M+ new homes. I see nothing wrong with a home buyer deciding to add to or replace a home to suit their needs, but the trend of buying and demolishing small homes to build spec houses - essentially deciding what the market should be - does not serve this town well. Those spec houses, generally built to code-minimum standards, are not necessarily more energy efficient than a smaller home that has been upgraded.	Brad Hubbard-Nelson	Mar 20, 2018, 03:13 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Yes smaller homes and even older homes can be better insulated especially over the ceilings on the top floors. This is where most If the heat escapes. Hear friezes so the ceiling on your top floor is most likely 90 deg or higher. If the rafters above that ceiling are not insulate weitj say 12 inches or more of blow in insulation then this is where most of your heat is gong. You also loose through the windows. The side walls need to be insulated by blower in insulation. The windows can have heavy drapes that one can close at night when you do not need the light. Cheers Bill	Bill Montague	Mar 20, 2018, 07:50 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Spelling error : Heat Rises (not Hear friezes)	Bill Montague	Mar 20, 2018, 07:52 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Jessica, all, this is a great discussion. I just want to reiterate, though, that my initial comment was that Mr. Boynton's implication that only developers will pay the best price, and that the larger the allowed new house the better, is not correct. Otherwise, yes, the seller will of course often (though not necessarily always) sell to the highest bidder - and of course energy efficient measures are desirable in older OR newer homes. The point, though, is that the seller won't necessarily get more money from a developer if we have fewer rules about new house sizes. She/he will still get whatever (more or less) the property is worth. Nor will a developer pay more than someone who wants to use the existing building. So the letter's claims and implications are not necessarily so. The discussion is not whether any new houses should be built. It is whether limiting the size of new construction will in fact hurt the seller, as the letter implies- and it probably will not.	Tanya Gailus	Mar 20, 2018, 10:01 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Hi Tanya,As a Realtor and someone who lives in a transitional neighborhood, I can tell you that the developers were the highest offers on the Capes in my neighborhood. Now, the Capes have become a high demand commodity. People want the Capes for downsizing and for starters, for which they are paying more than the developers at this point. One thing to keep in mind, the developers are not the bad guys. They pay what the seller wants and for them to make money, they have to build a home that will give them a return on their investment...as, in any business.	Jessica Harvey	Mar 20, 2018, 10:56 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Here's a thought: you are selling your home...it is 60 years old and in a nice neighborhood, close to town. You get multiple offers...what do you do? Chose the highest and best offer or pick one that you think may not knock it down? Most people will chose the highest offer. Whether it is a developer or a young family, your nice little home no longer meets the building code of today...it is a fuel sucking monster, with little insulation. New builds and renovations are well-insulated, utilizing less fuel and meeting building codes. Something to ponder...	Jessica Harvey	Mar 20, 2018, 12:30 PM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Yes a public restroom is needed in West Concord. The train depot I believe has restrooms in the train station in the Depot Area.	Bill Montague	Mar 21, 2018, 04:47 AM	Open Space + Natural Resources	Re: What recreational facilities do you enjoy, and what would help your family stay active?		

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COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Hi Jessica. *Nowhere* did I say or have said that 'developers are the bad guys.' Nor did I say they should not make money on their investment. The subject is questionable statements in *Mr. Boynton's specific letter* that a *seller* will be necessarily hurt by limits on new housing sizes.As you mention, depending on market, sometimes it is the developers who will pay higher, other times 'families', - and developers will pay what the seller wants (more or less.)It is fine for a developer (or realtor) to complain that if new housing size is limited that will limit their own immediate profits. They have a right to openly state their complaint and look out for their profits. *However, it is not fine for someone to then claim (presumably to garner community support by scaring sellers) that the seller will hurt, when that will not necessarily be the case. *Thank you for disclosing that you are a realtor, and I do not disagree with what you are saying and have no problem with truthful discourse. However, please do not misrepresent my comments. The discussion is not about developer's rights to maximize profits. It is about potentially misleading statements in a particular letter, by a CLRPC member, that a "seller" will necessarily hurt by limiting sizes on new development. As you point out, people will pay market value no matter what, and therefore a seller is not likely to be hurt - so no need to scare the community.	Tanya Gailus	Mar 21, 2018, 06:41 AM	Cultural + Historic Resources	Re: What can Concord do to honor its history and culture?		
Please attend Town Meeting April 9, 10, 11, and support Article 20, Independence of the Press, and Article 23, Community Resilience Goals. Article 20 asks the Town Manager and the SelectBoard to allow CCTV to remain an independent entity rather than to be taken over by the Town Administration. Please set aside both April 9th, Monday and April 10th, Tuesday as possible dates for this article to come up. Keeping our media venues free of government influence is important for transparent government broadcasting and for guaranteed unhindered access for dissenting opinions. Article 23, Community Resilience Goals, is also essential, since natural preservation has taken a back seat from the start in the Town's ongoing Long Range Plan process.	Tanya Gailus	Apr 02, 2018, 08:33 AM	General	Any other suggestions to make Concord a better place to live?		
Please post the initial two drafts prepared by CLRPC co-chairs, sent to the consultant around February 19, and later shortly after Feb 24-25, so that the public (and CLRPC itself) knows what the committee's own contribution was to the final draft plan - as distinct from revisions by consultant (and also additions by planning division.) These two drafts were prepared by the co-chairs on behalf of the committee and should be publicly posted documents.	Tanya Gailus	Apr 03, 2018, 07:18 AM	General	Any other suggestions to make Concord a better place to live?		
In the introduction, a statement about authentic participation says: 'Not replacing existing processes of participatory democracy in Concord (Town Meeting, public hearings), but supplementing these to draw broader participation and input.' This reveals a misunderstanding about democratic process. Replacing democratic process in the Long Range Plan was never an option in the first place. Nor is the matter Concord specific or limited to Town Meeting and Public Hearings. Transparency rules and guidelines about democratic process are State mandated. The 'authentic participation' should have taken place according to proper public process, certainly involving everyone, but inviting parties to state their views openly and publicly, in person or by proxy. Instead, the democratic process was thwarted by extending special privileged private input to for-profit parties, using public funds. Relatedly, persistently calling the CLRPC the 'Envision Concord Committee' reduces the solemn and central public function of the committee to that of a subordinate and is (unintentionally) pejorative. Similar to calling a Ms. Y. 'Mrs. X.' when Ms. Y. is the leader of a joint project. The project is Envision Concord. The Committee is the Comprehensive Long Range Plan Committee. The sentence 'Not replacing' exposes lack of understanding at best and an over-protecting denial of correct process evasion at worst. The Long Range Plan has been a public private partnership, except in this case the public has helped finance private interests - rather than the other way around. Very disappointing that CLRPC and its chairs continue to play along.	Tanya Gailus	Apr 05, 2018, 07:35 AM	Draft Plan	Share your thoughts on the Envision Concord Draft Plan		

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Relatedly: About the 'Values Statement' at the end of Section 1 : 'The Town of Concord seeks sustainable growth and diversity that protects its historic and natural resources, while preserving its values, qualities and culture.' The primary goal should not be 'growth' - even when 'sustainable.' The bulk of public comment has not been about growth, but about preserving what is good, plus 'affordable housing' - not 'growth.' Push for growth has likely come from closed meetings with business and development interests as mentioned above - ie a handful of individuals - not 'Town of Concord.'Values Statement should instead read: 'The Town of Concord seeks to preserve and protect its historic and natural resources, qualities, and culture, while inviting diversity and encouraging sustainable growth as needed.'	Tanya Gailus	Apr 05, 2018, 08:00 AM	Draft Plan	Re: Share your thoughts on the Envision Concord Draft Plan		
Thank you, CLRPC, for agreeing to post the above requested documents. Much appreciated.	Tanya Gailus	Apr 06, 2018, 10:42 AM	General	Re: Any other suggestions to make Concord a better place to live?		
Sustainability and climate resiliency matters received strong support during Town Meeting, and the committee is deliberating on these aspects with more focus, and also is open to public input in all areas. Please try to attend the Public Hearing on April 25, 7 pm, and also peruse the documents on the CLRPC's webpage, including previous and current meeting documents. http://concordma.gov/1067/Comprehensive-Long-Range-Plan-Comm	Tanya Gailus	Apr 16, 2018, 11:05 PM	Draft Plan	Share your thoughts on the Envision Concord Draft Plan		
That public hearing is important, as is the event the next night April 26 on the Climate Solutions Series, 7:30 at Willard School. See the flyer here: http://files.constantcontact.com/c6979f58201/cf7581ca-fdff-4d4c-b39e-9e84efa8c42f.pdf	Judy Hill	Apr 17, 2018, 11:31 AM	Draft Plan	Re: Share your thoughts on the Envision Concord Draft Plan		
The draft plan should include more planning to increase community gardens. Community gardening is a great recreation. Community gardens bring together all ages of our community. In addition Concord's gardens are organic, so they provide better habitat for endangered pollinators than farms which use pesticides and herbicides. Community gardening is becoming popular. In Conantum 10 years ago 10% of our households had a community garden plot. Over the past decade we've improved our gardens to exclude deer and (almost) rabbits and voles. Coincidentally among new residents there's been a big increase in interest. So, this year 35% of our households have community garden plots. Envision Concord where 35% or more of our residents have the ability to raise organic vegetables, berries and fruits successfully either on their own land or on a community garden plot. We're doing it in Conantum and we could do it in Concord!	Mark Hanson	Apr 21, 2018, 04:36 PM	Draft Plan	Share your thoughts on the Envision Concord Draft Plan		
Section 4.4 - Land Use / Zoning - the goals as elaborate in the draft are excellent, but as summarized in the handout at the hearing on 4/25 are seem diminished. The action to 'adopt zoning that recognized the value of landscape as well as the built environment' could be reworded, suggest replacing 'the value of landscape' with '...the ecological services of the natural resources'	Joan Entwistle	Apr 27, 2018, 01:32 PM	Draft Plan	Share your thoughts on the Envision Concord Draft Plan		
Goal 3 action under sectoin 4.5: need an overall plan on how to connect the bike paths and trails and commercial and tourist attractions to direct the choice of projects.	Joan Entwistle	Apr 27, 2018, 01:36 PM	Draft Plan	Any other feedback on the draft plan?		
Draft section 4.5 - Pedestrians and Bicycles: this paragraph seems more concerned with existing constraints rather than plans and visions. It's disconcerting to read 'the future level of use of new sidewalks and bike paths is uncertain'. Certainly not every new subdivision needs sidewalks, especially if they are required to build connections to existing trails and bike paths. This should be a top consideration of every development plan, commercial or residential. Past experience with trails and bike paths shows that if you build it they will come. Areas of town that are densely developed but have few sidewalks - such as between rt 2 and W. Concord, need more sidewalks, and a separate bike lane or path on rt 62, which needs to be part of the planned bridge replacement. Sudbury has done an excellent job of providing aesthetically pleasing sidewalks on narrow, busy country roads, creating safer, healthier neighborhoods.	Joan Entwistle	Apr 27, 2018, 01:54 PM	Draft Plan	Share your thoughts on the Envision Concord Draft Plan		

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
Concord needs to make safe walking + biking a priority; this means more sidewalks + bike lanes + lower speed limits throughout town (25 mph max). (Lexington, Arlington, Cambridge have already done this.) It shouldn't be so scary going from one side of town to the other on foot or bike! Concord needs to make sure its planning is around people and public physical + social health - not around cars (the driving concern in the 20th century) (Ask, what would Thoreau do?!) It needs to look what other communities have done to make their planning less car-centric (like Copenhagen!) Concord also need to do more 'evidence-based' design, copying prototypes that worked well in other communities both here and abroad, and importing them. It also needs to engage in post-occupancy evaluation of completed plans + developments; assessing how well a new project turned out so the town can learn from its best practices + avoid mistakes. This doesn't seem to happen much now and it shows; the quality of most recent new commercial and public buildings in town is lower than in the past. The future of design and planning will be data-driven with key metrics gleaned from measuring the positive or negative human experience of place; we need to get ready for that now!	Ann Sussman	Apr 27, 2018, 10:22 PM	Draft Plan	Share your thoughts on the Envision Concord Draft Plan		
Fully support 25 mph throughout Concord. Our community should be for families as opposed to those who drive through it on their commute.	Todd Kokoszka	May 01, 2018, 01:08 PM	Draft Plan	Re: Share your thoughts on the Envision Concord Draft Plan		
be careful. nextdoor.com tries various ways to get you to share all your contacts. Most such steps can be skipped if you are signing up.	Nick Pappas	May 01, 2018, 07:40 PM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.46482	-71.326
Indoor recreation is sorely needed in Concord. Focus on a multitude facility serving all ages with gym, track, baseball training, racket ball, at affordable prices. Open ice skating? Good luck finding open rink time.	Paul Boehm	May 01, 2018, 08:30 PM	General	Any other questions or suggestions about the Envision Concord plan or process?		
If it's not too late, the term 'street trees' in 4.6 introduction, page 13, middle paragraph, should be 'neighborhood trees'. The character of neighborhoods in Concord relies on trees on private property as well as public street trees. Relatedly: A future revisiting of the Tree Preservation Bylaw to improve it to include 'significant trees' and more detailed ecological considerations should be considered. This has been mentioned on this site, in public discussions of the Tree Preservation Bylaw by various residents (including pre-Town Meeting 2017), and also some members of the Planning Board.	Tanya Gailus	May 01, 2018, 08:51 AM	General	Any other questions or suggestions about the Envision Concord plan or process?		
Nextdoor.com has several separate 'neighborhood groups' in the East Concord area that are interconnected (some with Bedford too) and have been used actively as a bulletin board for everything from garage sales to inquiries about the best plumbers.	Nate Kemp	May 01, 2018, 11:46 AM	Could be better	Re: What's great about Concord today, and what could be even better tomorrow?	42.46482	-71.326
I think the Broadband infrastructure managed by Concord Light should be leveraged for community wifi/connectivity and a captive portal for both residents and visitors. As residents we could leverage a Concord social platform to be better informed and connected with regard the community, activities and events. For tourists, we can leverage the platform to gather information on our visitors and provides a 'whats on in Concord' service and direct potential customers to local business and attractions.	mark Vella	May 06, 2018, 02:46 PM	General	Any other questions or suggestions about the Envision Concord plan or process?		
About Formula Business Bylaw: CLRPC co-chairs said at LWV meeting on 5/4 that they would leave it to the Planning Board to decide whether it was appropriate, just as the PB had one in place for West Concord. However, it was not the Planning Board which initiated the WC effort a few years back. It was the WC Advisory Comm - ie it took citizen action. It is inconsistent with the envision project's authentic participation tenet not to heed the many voices asking for a Formula Business Bylaw just because some commercial property owners (not surprisingly) oppose it. The idea should at least be articulated in the Plan. As for a proposal by John B. of the CLRPC that an incentive plan may be more effective whereby property owners get reduced taxes if they rent to a non formula business: Businesses in Concord are already subsidized by the community by paying the same tax rate as residential. The proposal would mean commercial properties would pay even less tax than residential! We have zoning bylaws about many other things, such as an ordinary resident not being able to run a business - say a cafe - out of their home. Why not consider other zoning? FBBYlaw has not been my primary area of interest, but I was disappointed by the weak and unconvincing arguments given by the co-chairs in explaining why the matter is not part of the final plan.	Tanya Gailus	May 06, 2018, 08:27 PM	General	Any other questions or suggestions about the Envision Concord plan or process?		

Public Comments from EnvisionConcord.org Website (by Date)

COMMENT	CREATOR	DATE_CREATED	TAGS	TITLE	LAT	LON
About growth: Co-chair Gary K. said at CLRPC meeting on April 27 that the committee would be 'agnostic' about growth. It makes sense that one can not know in advance whether or not there will be growth, and furthermore, that some is likely to happen. However, the value statement starts out stating that Concord 'seeks sustainable growth' -- which is not an agnostic (or neutral) statement.	Tanya Gailus	May 06, 2018, 08:36 PM	General	Any other questions or suggestions about the Envision Concord plan or process?		
We won't stop people from commuting through Concord but we can slow them down so they pay attention and are more aware of the crosswalks.	Judith Hill	May 08, 2018, 03:51 PM	Draft Plan	Re: Share your thoughts on the Envision Concord Draft Plan		
I disagree. Outdoor recreation is healthier.	Mark Hanson	May 09, 2018, 07:14 AM	General	Re: Any other questions or suggestions about the Envision Concord plan or process?		
Economic vitality and FBB related: *Members of the public* should be included in the leasing team described in the May 9th draft version, section 4.2, goal 1, step 3 (page 23). Current version: 'A leasing team would be established with property owners, commercial brokers, businesses, and Town economic development efforts to work together to market and lease-up vacant space.' The public in Concord subsidizes businesses through equal tax rates. Residents deserve a say in what businesses they want in town without requiring additional incentives for commercial property owners.	Tanya Gailus	May 15, 2018, 08:05 AM	General	Re: Any other questions or suggestions about the Envision Concord plan or process?		
Tree preservation: May 9th draft, http://concordma.gov/DocumentCenter/View/14035/Draft-Plan-Section-4-CM-Track-Edits-5-9-18 section 4.4, Goal 5- pp 71-72 says 'consider ways to encourage development to include more street trees...' Street trees- ie public shade trees- already have protection under State laws. It is the private property trees that need more encouragement for preservation. Similarly, section 4.6, on page 102, Goal 1, new item 4 'Provide incentives and support for the creation and protection of natural habitat on private lands' needs to include to consider an expanded Tree Preservation Bylaw to protect trees on private property through regulations and incentives.	Tanya Gailus	May 15, 2018, 08:18 AM	General	Any other questions or suggestions about the Envision Concord plan or process?		

Grass Fields for Safe Sports Committee Report to Envision Concord

Grass Fields for Safe Sports (GFSS) was formed in May 2015 to address the safety of synthetic turf playing fields in Concord. By this time seven fields had been installed, two at Fenn School, two at the Middlesex School, and three at the Concord Carlisle Regional High School. Many Concord citizens are alarmed at the toxicity of the materials in these fields and the lack of data as to their effects on the health of the children playing on them as well as on the environment. In response to these concerns, a group of concerned citizens formed GFSS to encourage Concord to follow its sustainability guidelinesⁱ, to maintain grass fields for sports and recreation, to monitor the synthetic turf fields already in place and to monitor the ongoing, world-wide research on the safety of synthetic turf.

Town Meeting 2016 passed a moratorium, proposed by GFSS, to halt the development of any new synthetic turf fields in town on town land for three years. This moratorium will end in April 2019. In 2016 three studies were underway, the Washington State investigation into cancer in soccer players, the California State study and the EPA study on synthetic turf research. The EPA study was designed to answer the specific questions of four US Congressmen about the safety of crumb rubber. The Washington investigation came out in April 2017. The findings were inconclusive and the researchers admitted to significant limitations in their methodology. The EPA and California studies have yet to be published.

Crumb rubber, the infill material in synthetic turf fields, is made from ground up tires. They have not been coated or rendered inert in any way. There is a long list of chemicals found in crumb rubber, some of them known carcinogens and endocrine disrupters. For example, samples tested in Concord indicated the presence of benzo(a)pyrene, benzo(b)fluoranthene, chrysene, indeno(1,2,3-cd)pyrene, bis(2-ethylhexyl)phthalate as well as zinc and chromium. The crumbs are loose and in direct contact with the players who also swallow and breathe them in during games. Their younger siblings play with the crumbs while watching the games which also exposes them to the chemicals.

Previous studies have been done on the potential harmful effects of synthetic turf fields. In these studies, the methods have been flawed and the sample sizes too small to be able to draw meaningful conclusions. For example, in one study that looked at the urine of players who had played on the fields, only seven subjects were included. Although this sample size is too small

to be in any way conclusive, the synthetic turf industry has widely quoted this study as proof of the “safety” of synthetic turf.

In addition, although the water draining from the fields is being monitored, significant amounts of crumb rubber particles are washed off the fields during heavy rain and are carried downhill some distance from the fields. No-one yet knows the impact of these on the environment. We know that the chemicals do leach out of the crumb rubber particles; because of the small size of the crumbs, the chemicals leach out at a much faster rate than from whole tires.

The moratorium passed at town meeting does not cover poured rubber surfaces that are sealed and often used in playgrounds for younger children. However, there are now questions around the exposure of children to the underlying rubber when their surfaces become worn or are ruptured.

In conclusion, we would like to express our continuing concern regarding these fields and we urge Envision Concord to express opposition to the use of synthetic turf on any surfaces in town. We do not know what the long-term health and environmental effects of synthetic turf fields are. As international and national concern around synthetic turf grows, it would be wise to avoid investing in any more synthetic turf for the sake of our children’s health and the health of the environment. As a town, we need to have policies in place to require public input before decisions are made to develop town and school playing fields. Grass fields can be maintained organically to be efficient and safe at less cost than synthetic turf fields. We hope that, as need grows, more grass fields will be built in Concord to keep our children fit and healthy.

Beverley Bryant
Janet Miller

Grass Fields for Safe Sports

ⁱ The four sustainability principles that were adopted by the Select Board on July 25, 2011 are:

- 1) Reduce dependence upon fossil fuels, underground metals, and minerals;
- 2) Reduce dependence upon synthetic chemicals and other manufactured substances
- 3) Reduce encroachment upon nature
- 4) Meet human needs fairly and efficiently

October 11, 2017

Dear Ms. Hughes, Ms. Rasmussen and members of the Concord Envision team,

Thank you for the opportunity to submit comments to help develop Concord's next Comprehensive Long Range Plan. I am submitting these comments as a Concord resident and as a board member of OARS, the watershed organization that advocates for the three rivers that come together here in our town: the Concord, the Sudbury, and the Assabet rivers. The national significance of these three rivers has been recognized by being designated as federal Wild and Scenic Rivers. OARS is located in West Concord and has been running a river water quality monitoring program for 24 years, for which I volunteer (see: www.oars3rivers.org).

I have a lot of pride in my town – especially our support for the environment. We value recycling, sustainable energy management and preserving our historic setting (including the scenic meadows and open space.) As a town full of scientists, Concord has been open to embracing new technology, such as using the innovative CoMag system to remove phosphorus from our wastewater before we discharge it to the Concord River.

The Concord Envision project has attempted to categorize and prioritize our community's concerns. However, since Concordians generally take our clean water and careful water management for granted, environmental sustainability has been underrepresented in the methodology used by Envision. Concord depends on town wells and a pond in other towns to provide its entire water supply. We dispose of our municipal wastewater into the Concord River and into the groundwater through many individual septic systems. The connections of brooks, streams, rivers and ponds that provide the life blood of our community are obscured by culverts and bridges. Concord residents may not understand that what they do on their own property travels through this watery circulation system and affects what comes out of their faucets.

Our community cannot build new buildings unless there is adequate water for bathrooms, kitchens and commercial uses, and a septic system or sewer line to dispose of the wastewater. Roads aren't safe unless the rain, ice, and snow have a suitable place to go. It can be hard to explain to a homeowner on Old Marlborough Road why paving a larger driveway could reduce the recharge for municipal wells – but it could. The sustainability of our water resources does not appear to be high on Concord's priority list when we are forced to rank it in importance with immediate concerns like available housing, transportation, schools and rising municipal costs. But that doesn't mean that these other priorities do not depend on it.

Managing our water and open space resources is not just about "Town Character." We are a town of neon green lawns and shiny black pavement. In the summertime, we use more water per person than the state standard or than surrounding communities. We waste water with sprinklers that allow most of the water to evaporate before it can nourish the grass it was intended for. The fertilizer, chemicals and wastewater that enter our rivers compromise efforts to restore the health of the rivers, streams and ponds, reducing their recreational value, scenic beauty and on occasion even public health. We should not forget that the town of Billerica draws its sole public drinking water supply from the Concord River,

downstream of our town and all that we put into the river. Unless carefully planned, each new development reduces the open space where porous soil can absorb rain and runoff to recharge the aquifers we draw our drinking water from. And we are reducing the open space along our waterways that serves as an extended floodplain.

Our waterways, our drinking water, our open space – these are all utilities that we take for granted. But the environmental services that they provide are at risk from climate change and careless development. The Concord Comprehensive Long Range Plan needs to include the preservation and expansion of these systems if we expect Concord to grow without reducing our quality of life or ability to support our residential, commercial and institutional development. We can make our town more resilient. Concord needs to be committed to implementing climate change actions that both reduce greenhouse gas emissions and invest in long-term adaptation. As a start, Concord should take a leadership role in implementing the Climate Change Resilience Plan developed by the MAPC/MAGIC partnership with our town's input. In addition, below are elements that Concord Envision needs to add to the long range plan:

Preparing for floods:

As increasing global warming puts more and more moisture into the atmosphere, we need to be prepared for catastrophic rain events like those associated with hurricane Harvey. What would happen if 50 inches of rain fell on Concord in less than a week? Rivers and streams would overflow. Dams upstream of Concord could break, inundating us with water contaminated with toxic sediments and wastewater. Utilities would be undermined. Culverts would be blocked with debris, and water would find new routes through our town.

Protecting wetlands and open space is not just about nature and beauty; it is also about flood resilience. Open space throughout our town, whether it is playing fields, farms, cemeteries, stormwater basins or wetlands, provides a porous surface that allows floodwaters to be absorbed. Every time we pave a parking lot or build a building we reduce our resilience to a future flood. Sustainable development helps to protect us.

But regulations and bylaws are not keeping up with climate change. Concord should use its bylaws and zoning to expand its no-build zones around rivers and streams to reflect the new normal of more frequent floods caused by the steady increase in intensity of precipitation events. Our authorities should consider replacing the 100-year flood zone with the 500-year flood zone. Concord can also be more aggressive about enforcing our wetlands bylaws, and it should establish no-disturb areas around intermittent streams. We can and should manage our stormwater better through assertive application of green and grey infrastructure requirements to increase recharge. We can demand more use of porous paving surfaces and better drainage designs when we grant building permits, and do field inspections of as-built plans to ensure that stormwater is being managed as promised. We can require that any new building project use mitigation to make sure that we do not lose recharge areas.

We are fortunate that Concord has numerous family farms that provide both open space to recharge our groundwater and drainage for rain events. We can provide better incentives, lower rents and cheaper utility rates to help these farms survive.

Historically, the rivers that flow through our town have been working rivers, with dams and reservoirs upstream of our town. In a flood event, we may not have control over what flows into our town, and we might be surprised to learn just how much of our town is in the path of a flooding river. Therefore, we need to work with our neighboring towns to ensure that they are practicing these same sustainability practices. Dams that once provided needed power for factories have left us with outdated impoundments with contaminated sediments. Concord could go beyond just coordinating with existing regional green infrastructure plans and instead become a leader for responsible sediment mitigation and dam removal, before a catastrophic weather event takes these options out of our hands.

Preparing for droughts:

Booming economic development has come with a price in Concord. Last year's drought highlighted how vulnerable our water supply is to climate change and to vandalism. There are two good strategies to preserve our water supply: we can reduce the wasteful uses of water, and we can provide more opportunities to recharge the water wherever we take water out of the ground.

To reduce our wasteful water use, we need to rethink grassy lawns. So much of our water is spent spraying it into the air, where much of it evaporates before it reaches the ground and a significant portion of the rest evaporates on the surface before being absorbed into the ground. Such landscape irrigation is a wastefully consumptive and non-essential water use. We need open space to recharge the water table, but that space does not need to be grass covered. Concord needs to incentivize the use of groundcovers that do not require regular (or any) watering or energy-wasting mowing. Where there are lawns that need water, like parks and playing fields, we need to encourage the use of soakers instead of sprinklers, and the use of hardy, drought resistant grasses.

Private wells are not the solution to the water-hungry lawn problem. Water taken from the ground by private wells still reduces the water supply for the rest of the town. The Town can reduce this drain on our aquifer by regulating private wells through a private well bylaw. This would help to ensure the equitable use of our limited water resources and make enforcement of water use restrictions more even-handed.

Recycling water is another way to increase water use efficiency. Water from handwashing sinks and showers can be used to flush toilets and water lawns. Concord can work with other towns to develop and support the legislative action needed to amend the state plumbing and building codes to make efficient water use, using greywater where possible, the standard for all new buildings and renovations in Concord. We can incentivize greywater use by giving utility discounts to residents and businesses that add water reuse systems to their properties.

An important principle of water management is that water should be put back into the ground near where it is taken out, not sent down a drainage pipe into a river as it flows out of town. But Concord's sewers collect water from our aquifer and send it through our wastewater treatment plant into the Concord River as it leaves town. We need to encourage people to put the water back in the ground in Concord, preferably as far upstream as possible. This should be a principle adopted by any working group or other municipal discussion of expanding our municipal wastewater system.

To recharge our aquifer, we need to carefully manage our wastewater and stormwater. Concord should develop more systems that discharge our wastewater into the ground, so that it gets another round of cleanup by filtering through the soil and subsoil before it travels to wells and waterways. Right now,

Concord has a plot of land near our wastewater treatment plant designated for this purpose. But this location is still on our border with Bedford, far from our own Town wells, where the recharge effect will not help Concordians. We need to develop more ground discharge areas in West Concord and at the upstream edges of our Town.

Concord is not going to be able to install sewer lines to every home and business, but we can encourage the use of better septic systems that incorporate secondary treatment or other alternative septic designs. Concord residents have resisted the siting of small group wastewater treatment systems in residential areas of the Town, but these kinds of shared “package” treatment systems can be required for new businesses and residential condominium complexes. We can also provide incentives for groups who band together to upgrade to shared innovative wastewater treatment systems. Taking these steps would mean that the water we discharge near our homes and businesses will be cleaner when it recharges our aquifer.

Rain and storm water are great resources to recharge our aquifer. Using principles of low impact design and green infrastructure helps in preparing for droughts just as it helps in controlling floods. These techniques will not only save money on energy and water use, but will also reduce the impervious footprint that channels water out of town where we cannot benefit from it. We should discourage impervious paved surfaces whenever possible. Where we must use an impervious surface, like on a paved highway, we need to design drainage systems that collect the water and recharge it to ground in a healthy way. Just as vegetative swales help channel away flood waters, these drainage systems would help recharge our watershed. Similarly, just as our wetlands bylaws require that any intrusions be mitigated with wetlands restoration in other areas, Concord should enforce recharge protection to all open space, so that loss of recharge areas due to new buildings can be offset with better recharge and drainage development in other locations. We cannot afford to lose another square inch of open space.

Being responsible about our water supply extends to our drinking water reservoir in Littleton: Nagog Pond. We are dependent on the towns of Acton and Littleton to enforce the safety and continuity of this major source of water for our Town, in the same way that we are dependent on the towns that are upstream from our drinking water wells, and in the same way that the town of Billerica is dependent on our good actions to keep the water in the Concord River safe for them to drink. We should take responsibility to minimize the impacts of our water use on Nagog Brook, a coldwater fishery resource. The contracts and permits that regulate our watershed are not enough to keep clean water flowing for the use of wildlife and humans. Concord needs to take a leadership role in regulations and practices to protect all our drinking water supplies and water resources in general. This will need to include concrete measures to increase the town’s water use efficiency.

Keeping our water clean:

Concord does not just depend on having enough water to drink; we also depend on that water to be clean and safe to drink and to support healthy aquatic wildlife. While water filtration and sanitation can be important steps in making water clean, mother nature provides a lot of help, if we let her do her job.

Yet here again, we help ourselves by protecting open spaces, so that stormwater can be absorbed and filtered into the ground on its natural path to our wells and waterways. There are many more pollutants that can get into our water than we can realistically detect. But we can use the health of the plants and animals in our watershed to gauge the effectiveness of our efforts to clean up our water. When our

rivers and streams are flowing swiftly, with clear open water that provides oxygen and light, and vigorous populations of fish, frogs, shellfish, turtles, macroinvertebrates and birds, we can be more confident that the water is healthy and safe to drink.

I have been wading into the Assabet, Concord, and Sudbury Rivers for more than 20 years to collect water samples for OARS' water quality monitoring program. This program was originally developed to focus on the pollution coming from municipal wastewater treatment plants. We measured phosphorus and nitrogen compounds – the fertilizer-like nutrients that caused the overgrowth of plants and algae that smelled so bad and killed the aquatic life. In the last 20 years, the municipal wastewater treatment plants have reduced this pollution dramatically, and my back yard no longer smells like a swamp for half the summer.

But wastewater treatment permits only govern a small portion of the threats to the rivers. It is not prudent to trust the regulators to think of everything. Concord's wastewater treatment plant needs to stay ahead of the regulatory mandates and prepare for higher winter limits on its phosphorus discharges. We also need to test for emerging contaminants, such as estrogen mimicking chemicals, and be prepared to develop new, innovative systems to remove them from our wastewater if necessary. Above all, we need to plan to recharge any new wastewater flows. We cannot be adding more wastewater into our rivers.

Insecticides are also a threat to the health and safety of Concord's waterways. Concord is ahead of the game compared with many communities. We know that targeting mosquito larvae is more effective than killing adults, and using organic toxins is safer for the rest of us. Concord remains a member of the East Middlesex Mosquito Control Project; so we participate in mosquito surveillance, and we select particular remedies that target only the mosquito problems that actually affect human health. Concord needs to remain a strong voice for choice in mosquito control and encourage our neighboring towns to resist mandatory aerial spraying.

Mosquitos can be a sign of a healthy ecosystem. Mosquitos that carry human disease, such as Zika and Eastern Equine Encephalitis, do not actually live in the rivers. They live in the trash and incidental water basins that are part of developed neighborhoods, junkyards and open landfills. Regulations and bylaws that promote recycling of containers, old tires and other man-made catch basins reduce the populations of disease-causing mosquitos and, therefore, reduce the need for insecticides that threaten the health of our watershed.

Concord can support personal, environmentally responsible behavior by Concord residents and businesses by supporting environmental education and recreational access to the spaces along the river. Thoreau Elementary School has an outdoor classroom along the Assabet River. Concord could support the development of more of these dedicated outdoor educational spaces along the rivers. Concord Envision has already prioritized linking bike trails, walking trails, sidewalks, roadways and open spaces to encourage recreational access. These pathways should also be linked to our waterways, so that residents can enjoy the scenic vistas provided by our rivers. New construction near the water should include public access, including handicapped boat access where possible.

These ideas for building resilience into our watershed – so that we can survive periods of drought, flood and heat waves and still have a healthy environment to live in – do not fit neatly into a prioritized spreadsheet. But these ideas, if implemented, will benefit all Concordians in the long run. We need to incentivize planning for the future, not just building for today. Concord should actively support the laws, environmental policies and rules at both the federal and state level that will help us to restore the health of our rivers – in particular, the Clean Water Act – and ensure the sustainability of our water resources.

OARS has 130 members who live in Concord. We all have houses to maintain and bills to pay, children to educate and feed. But we spend our time and money supporting OARS because we know that having a healthy watershed is a priceless resource. Clean water might not show up as everyone’s first priority, but it is a priority that we all share—and it would rapidly become our first priority if it were absent. It is not enough to just say we will meet State and Federal environmental regulations. We need to plan assertively to protect Concord’s natural resources.

Please make sustainable water and open space management a high priority in the Concord Comprehensive Long Range Plan.

Thank you,

Pam Rockwell
1810 Main Street
Concord, Massachusetts

cc: Alison Field-Juma, Executive Director, OARS, 23 Bradford St., Concord

Overcoming Opposition to Multifamily Rental Housing
Mark Obrinsky and Debra Stein
March 2007

Joint Center for Housing Studies
Harvard University

I. Introduction and Background

“NIMBY” project (Not in My Backyard). - “LULUs” (“Locally Unwanted Land Uses”).
“CAVEs” (Citizens Against Virtually Everything) - “BANANAs” (to Build Absolutely Nothing Anywhere Near Anyone).

II. Opposition to Multifamily Rental Housing In General

(1) actions in opposition to specific projects; and (2) actions against a whole class of housing

Opposition can also be woven into the fabric of regulations, ordinances, and planning Documents

Fiscal Burden

apartments actually pay more in taxes and have fewer school children on average than single-family houses.

apartment residents are subsidizing the public education of the children of homeowners

higher density developments like apartments are actually more fiscally prudent than traditional suburban sprawl.

On average, 100 single-family owner-occupied houses => 51 school-age children.

100 apartment units average 31 children

apartments are attractive to single people, couples without children, and empty nesters.

New construction: 64 children/100 new single-family houses vs. 29 children/100 new apts.

12 children/100 households (residents earning more than 120% of AMI), residents earning less than 80 % of AMI (37 /100 household) than single-family homes.s

Apartments built in jurisdictions with first-rate schools might be designed to be more attractive to families (e.g., by having more bedrooms) and therefore house more children. Second, opponents of multifamily housing may point to the fact that 100 apartment units will probably still have more school-aged children than 10 single-family homes built at the same site.

Even in areas with high quality schools, we suspect that the mix of apartment units the market would offer would still feature fewer units with three or more bedrooms than would be provided by single-family housing.

The market for apartments with three or more bedrooms historically has been much thinner than the market for one- and two-bedrooms; for this reason, three-bedroom floor plans tend to be a small portion of the total unit count. Average household size not expected to increase.

The key issue may not be whether new housing developments impose a burden on schools, but rather whether communities will develop the kind of housing that would attract households without children.

With infrastructure, high-density development is more efficient. Longer sewer lines and sprawling utility (water, gas, and electric) supply systems are more costly; traditional development patterns also dictate expensive road construction.

Traffic

By any measure, it is clear that single-family houses generate more automobile traffic than apartments – or any other type of housing.

The proper comparison, however, is to the impact on congestion of an equal number of new single-family units.

apartment residents own fewer cars (1) than single-family homeowners (2). Single family housing generates more automobile trips per household, as evidenced in the table below.

On weekdays, a single-family detached house generates 42 percent more trips than does a unit in an apartment. The difference is even greater on the weekend: 58 percent more trips on Saturdays, and 50 percent more trips on Sundays.

Not only are there more cars per household in single-family houses, each of those cars generate more traffic – and a higher demand for parking spaces at retail stores, offices, schools, and other facilities.

Property Values

Most research shows: neither multifamily rental housing, nor low-income housing, causes neighboring property values to decline.

One study conclusion: working communities (neighborhoods of predominantly low- and moderate-income working households) with multifamily dwellings actually have *higher* property values than other types of working communities. In other words, the average value of owner-occupied houses was highest in working communities with the most multifamily units.

Case studies examining the effects of multifamily and/or subsidized single-family properties on surrounding property values, including the potential impacts of conventional apartments, mixed-income multifamily rentals, low-income housing tax credit developments, and federally assisted rental housing projects

Their conclusions:

“We find that large, dense, multi-family rental developments...do not negatively impact the sales price of nearby single-family homes.” 18

“We find that if located properly with attractive landscaping and entranceways, adverse price effects can be minimized and sometimes can add value. In the long term, such apartment complexes probably raise the overall value of detached homes relative to their absence.”¹⁹

“In sum, the presence or proximity of subsidized housing made no difference in housing values as measured by relative price behavior in a dynamic market.”²³

Social Interaction and Crime

But there are also countervailing forces. For example, single-family renters do not tear down old houses and replace them with “McMansions,”

Neighborhood residents may be less interested in distinguishing the exact cause than in ensuring the best outcome, and for many, promoting homeownership rather than renting seems an effective way to do so. In fact, that turns out not to be the case:

- Apartment residents are almost twice as likely to socialize with their neighbors as owners of single-family houses (33 percent vs. 17 percent).
- Apartment residents are just as likely as house owners to be involved in structured social groups like sports teams, book clubs, and the like

Just like single-family owners, apartment residents identify closely with the town or city they live in

Police data - on a per unit basis, the rate of police activity in apartment communities is no worse than in single family subdivisions, and in many cases, is lower than in single family areas.”²⁸

“These data show no relationship between housing density and delinquency...The observed correlation coefficients between housing density and the six criminological measures were all small in magnitude (very close to “0”), statistically significant...and in some cases in the opposite direction predicted by the hypothesis of a direct relationship between housing density and crime.”³⁰

The Multifamily Record: Conclusion

Multifamily rental housing: (1) does not impose greater costs on local governments; (2) does not increase traffic and parking problems; (3) when well-designed and appropriate to the neighborhood, does not reduce (and may even enhance) property values; and (4) does not inherently attract residents who are less neighborly or more apt to engage in (or attract) criminal activity.



November 15, 2017

Marcia Rasmussen
Director of Planning and Land Management
Town of Concord
141 Keyes Rd
Concord, MA 01742

Dear Ms. ^{Marcia}Rasmussen, and members of the Comprehensive Long Range Plan Committee,

On behalf of the River Stewardship Council of the Sudbury, Assabet and Concord Wild and Scenic River, and the National Park Service, thank you for the opportunity to comment on Envision Concord, and the Concord Comprehensive Long Range Plan.

Concord has a unique and unparalleled resource in the Sudbury, Assabet and Concord Wild and Scenic River. Wild and Scenic Rivers comprise less than 1% of all rivers nationally. Approved by Town vote, Concord was one of 8 towns that came together with State and Federal agencies to designate 29 miles of the Sudbury, Assabet and Concord as Wild and Scenic in 1999. This designation recognized the outstanding river resources in Concord, including the ecology and scenery, recreational resources, and their place in American history and literature. The Town of Concord is unique among the river towns in that it sits at the confluence of these rivers.

The National Park Service is responsible for the long term protection of the Wild and Scenic River and administering the Wild and Scenic Rivers Act. NPS works closely with the River Stewardship Council (RSC), which is comprised of representatives from each of the shoreline communities, as well as two nonprofit organizations, and state and federal agencies.

The Council has been particularly active in working with the Town of Concord and the community over the last twenty years. We have reviewed and commented on development projects and other technical projects, including the Bruce Freeman Rail Trail, the Ball's Hill land acquisition, and the Lee's Bridge restoration. Our community grants have helped fund CLCT's October Farm acquisition, river cleanups, and invasive species removal in Fairhaven Bay. Our annual Riverfest celebration on Father's Day in June culminates in a full day of activities in Concord including the annual solstice concert and bonfire at the Old Manse and last year's cardboard boat race.

In surveys as part of Envision Concord process, town residents noted open space and natural resources as being of the highest priority for planning. While water resources and the health of the rivers may not have been directly mentioned, the health of the land and water are intimately connected. The Sudbury, Assabet, and Concord Rivers are a fundamental piece of the cultural fabric of the town, in that it is part of its Revolutionary history, and core to the writings of Thoreau and Emerson, a history with which Concord prides itself. The rivers are a critical

component of the ecosystem, providing habitat for wildlife, flood control, and filtration to the rest of the ecosystem. In addition, Concord residents rely on wastewater treatment and disposal into the Concord River, and draw on town wells for their water supply. For all of these reasons the rivers are therefore also part of its economic vitality, and will only be more vital as climate change becomes more pressing.

In its recent planning retreat in April, the River Stewardship Council noted the following as major concerns to address moving forward:

1. Improve access to the river for recreation
2. Strengthen water quality protections through full compliance with permitting requirements under the Clean Water Act
3. Contribute to water quality monitoring programs
4. Building resilience to climate change impacts on the river through strengthened wetland and floodplain protection under the town's bylaws.
5. Find mechanisms to bring private well use in line with public water use restrictions in times of drought
6. Invest in green infrastructure wherever appropriate and strengthen green infrastructure requirements in town bylaws, strengthening town regulations and policies to recharge stormwater and prevent pollution of the rivers by stormwater
7. Protect coldwater fisheries in headwaters and tributaries of the rivers
8. Preserving open space, particularly riparian areas
9. Collaborate with the River Stewardship Council in project and policy reviews where relevant

My experience on the River Stewardship Council has shown me what a valuable yet underutilized resource the rivers are. I firmly believe that with greater protection of the rivers, showcasing of their natural beauty and historical significance, and nurturing of their delicately balanced ecology, the rivers can and will become once again a Town jewel, with ever increasing integration into the Towns' natural, historical, and recreational lore.

We would like the Town of Concord to lay out actions that address these concerns as part of the Comprehensive Long Range Plan. We welcome the opportunity to work with the Town in considering hydrology, clean water protections, green development, and sustainability in moving forward in your planning. Thank you for your time and consideration,

On behalf of the River Stewardship Council,



Elissa Brown, Concord Representative

Cc: Elizabeth Hughes, Town Planner
Cc: Delia Kaye, Town of Concord

Date: 10/23/17

To: Comprehensive Long Range Plan Committee

From: Terry Rothermel

Subject: Housing's Place in Long Range Planning

I. AFFORDABLE HOUSING "EXCEPT NOT ... "

"Objective H-4. In the 2005 Long Range Plan

"Locate housing in Village Centers or already built areas and avoid consuming Village green space, natural habitat and undeveloped land."

This statement restricting housing goals appeared in the section of the 2005 Plan dealing with Housing. Similar restrictions also appeared in our previous long-range plans. Thus, Housing, a major Town need, has been subordinated to another major Town need: Open Space. There can be little doubt that Open Space advocacy is the strongest political force in Concord. After all these Town Plans, however, I urge that Housing be released from such explicit Open Space restrictions this time around.

II. THE MYTH OF SMART GROWTH

-- IN THE CASE OF HOUSING IN CONCORD.

Too often, MA Smart Growth principles are used to prescribe town-center placement of affordable (and other) housing developments. The philosophy of the restriction being that such housing should be placed near our train stations so residents can better go to their work outside of Concord. Concord's experience belies that logic. The residents of affordable developments built by the Concord Housing Trust over the years tend to work in Concord: in our schools, in our businesses, and at Emerson hospital.

In your Committee's work to date, you have found that our business community would like to hire more workers from Concord, itself. Affordable housing increases the chances of local worker availability. Indeed, it may be that our trains are also serving to bring employees into our Town centers.

Oh, ... and residents of affordable housing do have cars. They should not be assumed to be so poor, that they cannot afford cars. Cars are a given in our metropolitan society. Low- and moderate-income families are not likely to do without cars just because they might live near our train stations.

III. SOME SMALL EVIDENCE OF HOUSING BEING SUBORDINATED IN THE WORKING DOCUMENTS OF THE COMMITTEE. (Yes, as a housing advocate, I am sensitive to possible nuance, whether intended or not.)

a. [C]ournal 8/17/17] “Consider zoning bylaw changes to protect natural resources while meeting future housing demands

This is different from wording in SWOT analysis (2.3). “It would be prudent to assess and update Zoning Bylaws to reflect this dynamic and protect the natural resources while meeting future housing and market demands.”

Again “housing” seems to equal affordable housing. Market-rate housing is the greater force and it should be the mentioned first.

b. [C]ournal 8/17/17] “The pace of development – including affordable and market priced housing – is not abating.”

Given that most developments are market-based, again why is affordable housing mentioned first?

c. [SWOT, 4.1] “Many residents still don’t see or understand why Concord needs affordable housing, and would prefer to see land used in other ways.”

If there is no desire to maintain some economic and demographic diversity in Concord [SWOT, 4.2], then scratch the need for affordable housing. If we would like to maintain our human landscape in Concord as well as maintain our natural landscape, then we very much need to “integrate” different town needs, e.g., within new land acquisitions. Open Space interests have been reluctant to agree to such integrated goals in past specific opportunities.

IV. OUTCOME OF YOUR MAY 31 HEARING AND DISCUSSION

As an advocate of maintaining demographic diversity and affordable (and other) housing needs in Concord, I was encouraged that the prevailing concern of the May 31 meeting was a new watershed of concern that unmet housing needs were atop the priorities of so many. I felt fulfilled, given the other important alternatives before that group.

Then I heard rumors that the Committee and/or its Consultants had partly written off that outcome as only the position of the gray hairs in town. Another interpretation of that meeting was that the “regulars” of our Town government and Town Meetings there determined that it was Housing ... not Open Space ... not Sustainability ... that first needed attention in Concord, no matter what the current process emphasizes.

V. CONCLUDING QUESTIONS

Will the land use opportunities for housing needs be less restrictive and more integrated in the 2018 Plan than in previous plans?

Will Smart Growth principles be examined as they specifically apply to Concord, and not asserted as a general -- “one size fits all”-- overlay?

Will the Committee be careful when it addresses development to put market housing as the greater force before affordable housing?

Will a separate focus group on Housing be held so that the Consultants understand the issues, successes, and challenges for housing diversity in this upscale town? (Being lumped in with Social Services was not enough, in my opinion.)

Will Concord’s need for maintaining diversity and affordable housing be able to stand out in the Committee’s final report, even though the theme is Sustainability? “Sustainability of our human landscape?”

From: tbartevyan
To: [Thomas McKean](#); [Jane Hotchkiss](#); [Alice Kaufman](#); [Michael Lawson](#); [Linda Escobedo](#); [Chris Whelan](#); [Kate Hodges](#); [Gary Kleiman](#); [Matthew Johnson](#); [Marcia Rasmussen](#); [Elizabeth Hughes](#); [Ewoodward](#); [Delia Kaye](#)
Cc: [Andrew Mara](#); [Nancy Hausherr](#); [Carmin Reiss](#); [Town Moderator](#); [Susan](#); [Diane Proctor](#); [Mark Gailus](#)
Subject: Comments on Long Range Plan to Planning Board and Select Board
Date: Monday, July 23, 2018 11:31:59 AM

Please forward to the members of the Concord Planning Board, the Comprehensive Long Range Plan Committee, the Natural Resources Commission, and the Conservation Restriction Stewardship Committee. Thank you very much.

July 23, 2018

Dear Members of the Concord Planning Board and the Concord Select Board,

As you move towards adopting and accepting the Long Range Plan for Concord on July 24th and July 30th, respectively, I would like to contribute a perspective on the Plan, based on my long term and consistent involvement with the Comprehensive Long Range Plan Committee's work since June 2017.

The plan has turned out biased towards development interests, because there was initial preferential treatment towards these interests early in the process.

It was believed or assumed early on that most members of the development or real estate community would not speak in public, therefore private focus groups were organized. (This was a reason given to me when I objected early in the process.) Furthermore, some individual developers were offered private, one-on-one, anonymous interviews by Karl Seidman of the consulting team (and perhaps by others.) This is declared by chief consultant Susan Silberberg during the September 8th, 2017 meeting of the CLRPC, of which I have an audio tape (which I requested from the Planning Division at the time for other purposes.) [As I write this letter, these private interviews are not mentioned in the Appendix of the Plan along with other summaries. I have requested, on three occasions, that they be included - once a few days ago- so we can wait and see.]

[Relatedly- Please note that while the consultant emphasized the anonymity and privacy it provides the developers they interviewed, its sub-contractor, coUrbanize boasts, on its webpage "accountability" of individuals who have to sign in with name and email in order to comment. While not even a mention is (yet) made of the private interviews, the entire coUrbanize exchanges are in the Appendix, to be online forever under individual commentors' names - even though these were comments made "in context" of what was going on at the time, in direct response to other comments, and with a 250 word limit to write shortened, abbreviated messages. I do not think that is fair or respectful, and the only reason I do not ask that they be taken off is because it is good for the public to see all the problems that were there along the way.]

To come back to the focus groups and interviews:

There is nothing wrong whatsoever in asking the opinions or preferences of the development community. It is important to do so. I want to be clear that I respect the professional and personal rights of anyone, and I am cognizant that we do need some development projects in town for various purposes.

What is wrong is the following:

1) Affording secrecy and privacy and comfort to a certain sector - and a for-profit sector at that - and at the expense of the public (plus the consultant asked and received close to 50 percent more than the originally allocated amount,

ADDED 7/30/18

<https://www.concordma.gov/DocumentCenter/View/10851/RFP361-Comp-Plan-Recommend-Award-2-2-17> ,) while people like myself and others, who are particularly interested in natural preservation, were then put on the "defensive". This meant *having to* go to many meetings, having to repetitiously voice our objections, having to alert some other committees, having to suffer anxiety of speaking yet another time (including this one, frankly,) worrying if our points would be reflected accurately in minutes and making corrections (and the potential unpopularity all this creates,) and having to rely on last resort measures, such as an OML review request, which was not only time consuming, but stressful. Not only upsetting, but also sad.

On my behalf, I can say that I have suffered a few physical health consequences from the entire process.

All this was because some of us care about the basic, primary, and "obvious" benefit to *each* individual in our community, of natural preservation. (Even developers who clear trees to build their projects benefit from remaining trees in the neighborhood for scenery for their prospective clients. One wonders what would happen to real estate values if all trees were cleared for various developments.)

- and all these efforts resulted only in some ameliorating measures in the final plan..

2) Whatever development and real estate interests voiced is not "proportionally" reflected in the plan - this, to me, is not "authentic participation" - it's certainly not equal standing inclusion. The voices and wishes of a few have instead formed a skeleton, - or perhaps a developmental skeleton was already prematurely assumed - on which additions have been made as "incentives" or "caveats" concerning natural preservation. Even that is too often referred to with the elastic and nebulous word "sustainability." (Note: I thank the committee for adding the basic words such as "trees" at my request in various places.)

3) There is a lack of transparency, despite summaries of focus groups, - because we do not know who said what, within what context, and with what emphasis. We do not know which individual developer or real estate professional said what in a private meeting, and then how what they said is reflected in the plan *and* may be connected to one of the projects this individual may be proposing to the Town directly. In other words, *whenever a zoning variance proposal is presented which is seemingly in accord with the Long Range Plan, one will question whether the applicant was there initially to put in her/his preference during private sessions.* This is unhealthy for the community.

I would like to enumerate a few indications that there was an assumed primacy of development interests in the beginning by the consultant (whether due to their own vision or how they may have been directed initially or a combination) :

1) After the first public gathering on May 31, 2017 (at which I was not present,) the consultant mentioned at the June 9th, 2017 meeting of the CLRPC that among various comments, there were some on conservation, but these would be put on the back burner (paraphrasing) because so much has been done in that regard already. (This is at the start of the data gathering process.)

2) During the survey distribution, paper copies of the survey were made available at the Harvey Wheeler Center with an accompanying sign that read: *"The Town of Concord is seeking the input of its residents in setting development objectives for the next decade or two. Take a few moments to fill out a questionnaire to let the town know what is important to you. To find out more and to leave comments, see the web page at ENVISIONCONCORD.ORG "*

Note how the goal is described in the first sentence: "setting development objectives for the next decade or two."

3) The consultant has frequently stated that (paraphrasing) "change will happen whether we want it or not, therefore it is best to be proactive about it." Clearly, this is an obvious given *provided* one knows what the particular change is that one is being proactive about. Yet, this thought may have been used to justify proposed development projects and suggested zoning changes.

Among the few *predictable* changes are the aging of a large number of community members and climate change related concerns. These call for convenient (and/or affordable) housing and mobility related measures for the benefit of the elder population, and for strict natural preservation measures to deal with climate change. The first has been addressed (and zoning change suggestions for village centers and some transportation improvements are one outcome.) The second has taken back burner to all proposals, with conservation "incentives" added as caveats.

Another interest is of course enabling children who grew up here to be able to settle here as adults if they wish. (It is heartening to see that young people who were consulted also valued natural preservation.)

These do not necessarily require the encouragement of development for its own sake. They require perhaps an adjustment of how we re-use existing housing.

In short, there is an impression that "change will happen whether we want it or not" may have been a reason for "creating" specific change - which may or may not have happened otherwise. It has "enabled" development, not all of which may have been necessary.

It is important, in the future, that our **Planning Board and other Town Committees and Administrators** of various divisions **keep in mind that "growth" (for its own sake) was NOT the goal of the Long Range Plan - and this has been specified during CLRPC meetings.** (Co-chair Gary Kleiman said "we are agnostic about growth" at a recent meeting.) During discussions of the executive summary, John Boynton (who in fact frequently represented business/development interests among others (co-chair Elise Woodward referred to him as such at a LWV presentation)) felt the need to specify that the Committee was not advocating growth per se, but just describing how it should happen if it happens. [I must add here that despite possible disagreements with Mr. Boynton on various matters, I appreciate his willingness to speak openly in meetings - which is what is lacking from closed door interviews and focus groups.]

It is important to keep in mind that all natural preservation measures deserve to be honored. This is very important. The details are important.

Much of it was put there by the hard work, "blood, sweat, and tears," of regular citizens and non-profit groups with the welfare of the community in mind.

The Committee worked very hard. I thank them again for their efforts and dedication. I simply ask that the caveats I bring up be given due attention.

Thank you for your time and interest,

Tanya B. Gailus
62 Prescott Road

Dear Select Board and Planning Board,

Our Concord Long Range Planning committee has developed a remarkable, yet complex and lengthy, Comprehensive Long-Range Plan, Envision Concord, 2030. I heartily congratulate the team for their dedication to this effort. The plan contains extensive areas of well-thought out ideas, effective recommendations, and solid guidance. Use of the systems approach is the optimal way to approach Concord's challenges.

There are, nevertheless, circumstances that make finding ways to continuously update and improve the plan, a necessity during this time of increasing climate uncertainty. Climate change is considered a top existential threat to life on earth. New information is constantly being generated. In many cases, a new study will show that common practices result in less than ideal consequences and will provide alternatives that can increase sustainability and resilience. Relying on state and federal programs and regulations is inadequate given the long lead times required to implement effective changes and the politics and compromises needed. Many programs that stem from our state's biggest urban center, Boston, and are based on urban characteristics and solutions. We need to review, modify, and adopt these programs to support sustainability and resilience goals for our unique town characteristics.

The plan is strong. There are, additional, opportunities to further strengthened and clarify it so that guidance for town management, committees, boards, residents, and businesses is consistent and open to continuous improvement. Below is a list of additions and considerations that, I believe, will further help Concord achieve our sustainability and resilience goals. I am requesting that you, please, add these to the addendum. The list is, also, attached.

With great appreciation,

Lori Gill-Pazaris

Suggested Ammendments to CLRP 2030:

Executive Summary - Highlights of the Plan

- **Section 2:**
 - **Environmental Sustainability** (Highlights of the Plan / Community Criteria p.7) – States, “All plan elements support carbon-neutral, carbon-sequestering, and water-efficient municipal services, are fiscally sustainable, and provide incentives for residents to pursue sustainable choices”.
 - Improvement:** This statement does not embrace all sustainability principles; the principles are broader than energy and carbon. It may be appropriate to state that the town's primary objectives are carbon reduction and water, but given the extensive discussion throughout the plan, particularly of resilience, as well as the town's decision to consider resilience a component of sustainability and the passage of Article 23 this year calls, community criteria for environmental sustainability should be broader and

recognize environmental resilience as a top priority for Concord. Water is a top category and should include ensuring quality and sufficient quantity for Concord's critical usage. There are many components of water resilience and sustainability besides efficiency or conservation, i.e. groundwater recharge.

Additionally, throughout the plan, recommendations are made for the town, businesses, and residents that advocate for sustainable / resilient actions that are not adequately described by this criterion or in section 1., i.e. there is no discussion of resilience.

- **Section 3**

- **Big Ideas:** Highlights of the Plan / Big Ideas p.8: The Big ideas are somewhat problematic, in my opinion, because of the limited systems approach applied and the fact that not all the big ideas represent the 3 top community priorities, e.g. open space and natural resources is considered the #1 category contributing to quality of life and the health of Concord and #2 priority for the comprehensive planning process).The fact that big ideas other than the top three community priorities are highlighted, leads to the question, "Whose big ideas are these?"

Improvement Example: Open Space and Natural Resources could have formed the basis of a Big Idea and opportunities discussed to contribute to economic viability, historic character, housing, land use, mobility, and transportation, as well as recognition of Concord as a community dedicated to nature, sustainability, and resilience.

Encouragement of businesses that attract tourists and residents interested in preserving and protecting nature, finding sustainable and resilient solutions to our changing climate, or other environment related objectives, could have been recognized as an entrepreneurial opportunity.

- **Section 4 (Plan Elements):**

- **General:** The goals listed in the Executive summary do not appear to, always, align with those discussed in Section 4 of the plan. Simply listing the actual goals for plan elements presented in Section 4 would have been clearer.
- **Section 4.1 Cultural + Historic Resources:** States, "Concord's "unique character" is a result not just of its abundance of well-preserved structures that figure prominently in our nation's political and literary history, but of the interplay between the various land uses, topography, architecture, landscape and clusters of businesses, institutions, and other uses interacting together."

Improvement: The plan should, consistently acknowledge the contribution of open space and nature to Concord's unique character and include representatives from the environmental community in discussions of goals and actions, e.g. Expand" Foster better collaboration between cultural organizations, historical groups, and local businesses" to include environmental / nature groups. Provide guidance to tourists on how our community is meeting the challenges of our changing climate and loss of wildlife.

Section 4.4: Land Use:

- An amendment was added to a bylaw, passed this year at town meeting, requiring new development be both sustainable and resilient. Soil is beginning to be recognized as a

- critical natural resource. Current construction practices include the unsustainable removal of vegetation and top soils. This practice reduces resilience and needs to be discontinued.
- Goals, Strategies, Policies, Actions: p.155. Goal 2: “Explore zoning alternatives (e.g., based on land characteristics rather than strictly geographic location) that enable higher density, mixed use, more walkable and economically diverse neighborhoods within/near village centers while simultaneously preserving and restoring the rural and pastoral qualities of outlying neighborhoods and resilience of natural systems.”

Improvement: The goal should be to maintain ecosystems and nature on all Concord land including village centers, especially as they pertain to resilience.

- **Section 4.6 Open Space & Natural Resource:**

Goal:” Determine the amount of conservation land and protected open space required to protect important ecosystems and natural systems and increase or maintain as necessary.”

Improvement: This goal is not consistent with Concord’s commitment to sustainability and resilience. Most renowned environmental and biologic academics and practitioners acknowledge that the earth has lost about half of our wildlife, including critical beneficial insects and pollinators. A top Scientist (E.O. Wilson) recommends that we preserve and dedicate half our lands for functional nature-based systems. Our long-range plan should acknowledge that over 50% of Concord is open space. Preserving ecosystems and habitat on 50% of our land would be ideal. We should be able to accommodate modest development, but we must use incentives and regulations to ensure important natural resources are protected, and, better yet, restored. A more realistic approach would be to acknowledge that Concord’s current open space is protecting us and wildlife; that we do not know how much further we can continue to develop and still maintain this equilibrium; and that we must proceed cautiously and apply new knowledge to protect nature and ecosystems, as well as people and property.

Goal: “Continue to protect rivers, wetlands, ponds, vernal pools, upland habitats, and other natural resources to preserve and enhance biodiversity.”

Improvement: The plan overview states that our waterbodies are degraded. Other habitats and natural resources have, also, been degraded. Use of the phrase, *continue to protect*, is not sufficient. We need to identify new programs to protect and restore these resources.

- **Section 4.7 Public Facilities + Infrastructure:**

Goal: Section states, “Strengthen Town sustainability goals consistent with long-term climate change and resiliency planning goals.”

Improvement: What does this mean? Should this read *strengthen implementation of town sustainability and resilience goals*? What are the towns resiliency planning goals?

Goal: “Make landscape and infrastructure resiliency a central planning priority for Town management operations, planning, and practices in order to minimize service disruption, and economic and environmental impacts.”

Improvement: This is a valuable goal. Section 4.7. refers not only to landscape and infrastructure resilience, but to terms such as resilience, resilience planning, cyber security

resilience, and resilience from synthetic physical barriers among other terms. Except for landscape, no definitions are provided for other resilience terms. For example, the introduction for section 4.7 states “Improved climate resiliency through use of alternative energy sources, energy and water conservation, and new technologies, care of Town-owned land, etc.” Resilience is well addressed in section 4.7 but is lacking clarity of purpose. This may have been avoided had an overview of the scope of sustainability and resilience measures been discussed in the Executive Summary or section 1 and a more comprehensive list of resilience measures, i.e. groundwater recharge through healthy soils, use of permeable paving (or goal to maintain and not significantly increase the amount of impermeable pavement we have today), keeping water on land instead of allowing runoff, hydrate healthy soil, and counter drought, and planting native tree, shrub, and perennials to strengthen ecosystem functions, been provided.

Goal: “Establish cyber-security planning and reinforce the Town’s information technology infrastructure.”

Improvement: In section 4.7. Goals, Policies, Strategies, & Actions, Goal 1, Action 6:” “Prepare and consider infrastructure resiliency by conducting a threat assessment and security plan.” This goal and action specifically discuss cybersecurity and manufactured physical protections. We should consider adding other actions that pertain to infrastructure resilience, e.g. permeable surfaces, use of plants to mitigate flooding, not building in flood plains.

Glossary: Meaning and intention throughout the plan could be strengthened by adding new or modifying key definitions. More comprehensive definitions would, potentially, reduce confusion and encourage systems thinking. As a member of ConcordCAN during the development of our sustainability principles, a core feature of these principles, namely that an action is sustainable when it meets all 4 criteria, has largely been misinterpreted. In a strict sense if an energy solution requires massive encroachment on nature and the use of minerals and synthetic materials, it is not truly sustainable.

Definitions:

Environmental Sustainability – “A broader term that encompasses all four aspects of the town’s sustainability framework (i.e. reduce dependence on fossil fuels, metals, minerals; reduce dependence on synthetic chemicals; reduce encroachment on nature; and meet human needs fairly and efficiently) and embraces the concept of meeting present needs without compromising the ability of future generations to meet their own needs.”

Improvement: Environmental sustainability encompasses all four sustainability principles and further but has been further informed by passage of Article 51 and 23. Note the *Financial Times* definition:

Environmental sustainability: A state in which the demands placed on the environment can be met without reducing its capacity to allow all people to live well, now and in the future. Evidence is strong that we are exceeding and eroding the earth's carrying capacity, that there are limits to growth on a finite planet. Effects are interactive, complex, unpredictable, and escalating, as we head for a global average temperature rise of more than 2 degrees centigrade over pre-industrial levels. Sometimes 'environmental', 'social' and 'economic' are termed to be the three pillars of

sustainability. But this is problematic..... Leading thinkers suggest that to stand any chance of achieving environmental sustainability, businesses need to move from a sense of right-to-exploit the natural environment to a worldview of mutual interdependence and radical eco-innovation.

Resilience – Examples of Additional Definitions:

Climate resilience: generally the capacity for a [socio-ecological system](#) to: (1) absorb stresses and maintain function in the face of external stresses imposed upon it by [climate change](#) and (2) adapt, reorganize, and evolve into more desirable configurations that improve the [sustainability](#) of the system, leaving it better prepared for future climate change impacts

Ecological resilience: (Wikipedia) the capacity of an ecosystem to respond to a perturbation or disturbance by resisting damage and recovering quickly. Such perturbations and disturbances can include stochastic events such as fires, flooding, windstorms, insect population explosions, and human activities such as deforestation, fracking of the ground for oil extraction, pesticide sprayed in soil, and the introduction of exotic plant or animal species. Disturbances of sufficient magnitude or duration can profoundly affect an ecosystem and may force an ecosystem to reach a threshold **beyond which a different regime of processes and structures predominates**. [Note: Human activities that adversely affect ecosystem resilience such as reduction of biodiversity, exploitation of natural resources, pollution, land use, and anthropogenic climate change are increasingly causing regime shifts in ecosystems, often to less desirable and degraded conditions. Interdisciplinary discourse on resilience now includes consideration of the interactions of humans and ecosystems via socio-ecological systems, and the need for shift from the maximum sustainable yield paradigm to environmental resource management which aims to build ecological resilience through "resilience analysis, adaptive resource management, and adaptive governance".]

Infrastructure resilience: the ability to reduce the magnitude and/or duration of disruptive events. The effectiveness of a resilient infrastructure or enterprise depends upon its ability to anticipate, absorb, adapt to, and/or rapidly recover from a potentially disruptive event.

Urban resilience (APA): the capacity of individuals, communities, institutions, businesses, and systems within a city to survive, adapt, and grow no matter what kinds of chronic stresses and acute shocks they experience.

Resiliency Planning?

Examples for Other Missing Definitions:

Ecosystem Services: The many and varied benefits that humans freely gain from the natural environment and from properly-functioning ecosystems, often grouped into four broad categories: *provisioning*, such as the production of food and water; *regulating*, such as the control of climate and disease; *supporting*, such as nutrient cycles and oxygen production; and *cultural*, such as spiritual and recreational benefits.

Soil Health (USDA and <http://soil4youth.soilweb.ca/wp-content/uploads/sites/11/2015/05/LessonPlan5-SixEcosystem-Oct2013.pdf>) : Also referred to as soil quality, is the continued capacity of soil to function as a vital living ecosystem that sustains plants, animals, and humans. Healthy soils provide important ecosystem services such as producing healthy foods, providing habitat for soil life, recycling and providing nutrients by decomposing waste and dead matter, and regulating water, i.e. storing water, allowing it to seep down to recharge groundwater, removing toxins, mitigating drought.

Section 4 Plan Elements:

Section 4.4 Land Use: Land use is a broad category and includes use of land for conservation,

Section 4.6. Goals for each section sometimes do and sometimes should overlap. Section 4.4 introduction states, “More specific issues of natural resource protection, resilience planning, and recreational opportunities are covered in the Open Space plan element.” To increase clarity and maintain consistency, language should be incorporated here to link section 4.4 with section 4.6. Land development should be informed by section 4.6.

- **Open Space:** includes valuable town and privately owned natural resources and ecosystems that should be protected by zoning modifications and other incentives and regulatory tools, even if the goal is to increase density in village areas. This approach should, also, be applied to neighborhoods bordering natural areas, such as wetlands, forests, fields, and bodies of water. Residents in many of these neighborhoods, such as Connantum, the Annursnac Hill / Strawberry / College Rd and Old Marlboro / Pickard Rd areas, are privately maintaining the natural characteristics, e.g. habitat, forest, ecosystem services, of their surrounding natural areas, but new ownership often does not value and encroaches upon these habitats and services.
- **Increasing density in village centers:** Should we keep increasing density because these areas are already highly developed? Development in these areas does make sense because of their proximity to transportation and shopping and support of our energy / GHG emission goals. The MAGIC Climate Vulnerability Assessment Report identified major climate vulnerabilities for Concord. These vulnerabilities apply to village centers, as well as less developed, rural, surrounding areas. We may need to, not only protect, but restore natural areas and ecosystems across all Concord lands. The belief that we can meet our **resilience** goals by just conserving large tracts of land is not realistic. Conservation is based on large land requirements. Land protection of smaller parcels can be equally valuable and contribute to the safety and well-being of all residents.
- **Aligning the section 4.4 with the town’s overall goals of sustainability and resilience (articulated well in Section 4.6):** “protecting biodiversity and native species (some of which are rare and under threat), providing climate resiliency, protecting water supplies, and supporting local food systems” across all Concord lands.

Section 4.6 Open Space and Natural Resources:

OSRP: This is a well thought out and comprehensive document. The plan considers climate change, adaptation, and mitigation opportunities that are achievable with proper land management practices. But the plan heavily relies on conservation lands which are increasingly expensive to purchase. The town must consider ways to achieve the same conservation goals

on smaller properties, not currently acceptable for conservation. Regulatory tools and incentives could be offered to private property owners, e.g. neighborhoods managed for nature.

We can no longer rely on this statement from the CLRP, alone:

“Extensive wetlands and strong efforts to preserve the historic, rural character of the town have limited development in certain areas, thereby protecting many of today’s open space and recreation resources. But today, development threatens to spread. Continued awareness and planning to protect the highly sought and much-valued open space and recreation resources in Town is needed”.

Miscellaneous:

- **Resilience vs. Sustainability:** In the literature resilience may be considered a component of sustainability or sustainability may be considered a component of resilience, or the two may be considered two different concepts. An article in the Journal Sci Total Environ, Feb 18, defines sustainability through the triple bottom line of environmental, social, and economic system considerations and resilience as the ability of a system to prepare for threats, absorb impacts, recover, and adapt following persistent stress or a disruptive event. Both share common goals. It is useful to identify similarities, but, at the same time, consider that applying cost restraints to resilience may be counterproductive. Building resilience will ultimately help the town save money over the long-term.
- **Concept of Life Cycle Costs and Ability of Town to Pay:** Current climate instability and knowledge that we will be facing stronger, more intense, and more frequent storms must inform discussions of cost. Constructing a new building may be justified by life cycle cost analysis, but if the structure does not include resilient and sustainable building standards and codes because they cost too much, then the construction may not be justified. Permeable paving is expensive right now, but we know that cities with extensive sections of non-permeable pavement are subject to greater flooding.

July 18, 2018

To:
Ms. Marcia Rasmussen, Town Planner
And the Long Range Plan Committee

Dear Ms. Rasmussen and the Committee,

Thank you for your work on the Long Range Plan. We were alarmed, however, to see the references to “open space” in the body and recommendations of the upcoming “Envision Concord- Bridge to 2030” Long Range Plan. In the report, many such references appear to include both public and private land. This is an ongoing problem that has caused no end of confusion, disagreements, and even destructive confrontations regarding land in Concord.

The definition of “open space” as defined in this report in the definitions section, also on page 41, and as found on the internet is:

*“Open space is any open piece of land that is undeveloped (has no buildings or other built structures) **and is accessible to the public.**”*

Furthermore, the use of the possessive in “Concord’s Open Space” or “the Town’s open space” indicates that the discussed open space is possessed or owned by the Town.

Therefore, this phrase is doubly problematic when describing private land. It causes citizens to believe that they can trespass on private undeveloped land as a matter of right, and further that citizens can ignore the wishes or rules of private landowners who have provided permission for public access on parts of their land. In our case, we have had many people assert that the Town says our private land is a public park, and we have even had people constructing trails on our land. Instead of being grateful and respectful visitors on private open space, which was the case for decades, they claim entitlement and refuse to recognize the rights of

property owners. This is a very significant problem that does not serve an agenda of private-public partnerships. Misleading information disseminated to the public, such as in this report, unintentionally drives property owners to install fences, gates, and “no trespassing” signs on their property perimeters.

We believe the *intent* of the term “open space” in this document is to refer to “undeveloped space within Concord” but regret to say that many people reasonably interpret the meaning to be “*publicly accessible open space belonging to the Town of Concord.*” The written definitions of “open space” in this document clearly suggest that. This causes people to wrongly assume that the recommendations in this report apply to private land.

While most of the references to “open space” are not a problem when applied to both private and public “open space”, there are some problematic references. For example, consider the use of the Term “open space” in the Sec 4.6 Goal actions:

“Ensure that Concord’s open space and recreation facilities are physically and financially accessible to all residents... Enhanced connectivity will provide more opportunities for accessing the entire network of open space....Ensure that open spaces, the Town’s commitment to sustainability, and cultural destinations are included in maps and in marketing strategies to attract increased tourism consistent with capacity limits for protected spaces...Provide increased accessibility at all open space.”

These and a few other such references are clearly inappropriate if applied to privately owned undeveloped space.

Yet the Envision document does not distinguish and even conflates private and Town owned undeveloped land when it mixes them on the Maps such as on Figure 43 and Appendix A-4. Those maps should be changed to clearly distinguish between Town-owned and private “open space.”

I attach an excerpt from the 1987 Long Range Plan that seems to recognize the nuance of public-private partnership in a better way than the current plan does. This 1987 plan prophetically suggests a breakdown of public-private partnership may occur with promotion of public use of private lands.

In any case I believe some clarification of the phrase “open space” in this document is required to prevent public confusion and to avoid a deterioration of public-private partnerships. At a minimum, this requires that:

- 1) Maps should be changed to clarify the distinction between private and publicly owned “open space.” If that is not possible, then at least a note should be provided on each map that the shaded areas are natural spaces that include both public and private lands.
- 2) The definitions of “open space,” such as in the definitions section and page 41, need to be corrected to clarify that not all private open space has public access.
- 3) An additional clarification sentence should be added to the preface to section 4.6 explaining use of the term “open space” in the document, and that its subsequent use in specific recommendations refers to such space owned by the Town and not to private undeveloped land.
- 4) Specific recommendations in the report should be reviewed; in cases where the “open space” recommendation is inappropriate if applied to private land, language should be changed to limit the recommendation to publicly owned land (like changing such reference to “Town-owned open space”).

Thank you for your attention to this matter.

Neil Rasmussen
393 Estabrook Road

Attachment: Excerpt from 1987 LRP

VII. TRAILS AND OPEN SPACE NETWORKS

CURRENT SITUATION

Few appreciate the extent of the existing informal network of wilderness trails in Concord. Though unorganized and largely unmaintained, it comprises many miles for hiking, walking, horseback riding, and running. There are few paths for cycling.

The current lack of interest in this resource is largely attributable to the fact that it has never been mapped for public distribution. This is in part understandable because such a large portion of the mileage exists on privately owned land, and many of these landowners recoil at the notion of attracting more public crossings. In these situations, a delicate balance exists between acceptable levels of usage and imposition where landowners will shut off access completely. In order to discover Concord's hidden trail network, therefore, one needs to explore. Many believe that this inconvenience has played a significant role in the preservation of this resource for the few who use it.

Structurally, the network includes three prospective subsystems. The first and most obvious is the abandoned railroad right-of-way running north-south from Bedford through the two Town Centers to Sudbury. The path is approximately 50-foot wide and flat, but overgrown, and has largely remained in public ownership. Currently it is interrupted by three river crossings where bridges have been demolished and by Route 2 near the Prison.

The second subsystem follows the Millbrook from the site of the Community Services Building on the Concord River through Concord Center to the Town Forest and, prospectively, to Walden Pond. This is entirely unimproved at the present time but lies largely in public ownership.

The third subsystem encompasses an intricate array of non-integrated paths (encompassing numerous additional subsystems) in the outlying rural areas of Town.

VISION FOR THE FUTURE

The existing trail resources need to be improved, integrated, and made more accessible for walking, running, and horseback riding for Town residents. It is not an objective to promote these resources for non-residents, but rather to upgrade and subtly publicize them in order to safeguard their accessibility for Concordians.