

**TOWN OF CONCORD
SELECT BOARD
AGENDA
September 10, 2018**

7 PM – Select Board Meeting Room – Town House

1.	Call to Order
2.	Consent Agenda: <ul style="list-style-type: none"> • Town Accountant Warrants • Gift Acceptance <ul style="list-style-type: none"> · Linear Retail \$1,030.50 Caffe Nero Bike Rack Gift Account • One Day Special Licenses <ul style="list-style-type: none"> · AB United Way 12/1 7pm-11pm 246 ORNAC All Alcohol · Concord Women’s Chorus 11/3 6pm-11pm 81 Elm Street Wine & Malt · Rotary Club of Concord 9/29 11am-4pm 11 Wheeler Road Wine & Malt · Saltbox Farm 9/22 11am-4pm 40 Westford Road Wine & Malt
3.	Town Manager’s Report
4.	Chair’s Report
5.	7:05pm Public Hearing – Grant of Location: Concord Municipal Light, to relocate Utility Pole 5 Keyes Road
6.	7:10pm Public Hearing – Grant of Location: Comcast of Massachusetts III, Inc., for installation of coaxial cable, from Utility Pole 23 Old Bedford Road to Utility Pole 4 Meriam Road
7.	Change Hours of Operation – Rapscaillon, 208 Fitchburg Turnpike
8.	Amend Entertainment License – Trail’s End Café, 97 Lowell Road (for one-time event)
9.	Review Dog Park Feasibility Study Committee Preliminary Report
10.	Town Manager Evaluation and Goals
11.	Discuss Special Town Meeting Articles
12.	Nominations for Boston Region Metropolitan Planning Organization (MPO) Municipal Election
13.	Public Comments
14.	Committee Liaison Reports
15.	Miscellaneous/Correspondence
16.	Committee Nominations: Betsy Levinson of 124 Nashoba Road to Concord Local Cultural Council
17.	Committee Appointments: Lucy Rosborough of 56 Elm Street to the Hugh Cargill Trust Committee for an unexpired term to expire May 31, 2019; Ruth Lauer of 100 Keyes Road #323 to the PEG Access Advisory Committee for a term to expire May 31, 2021
18.	Adjourn

PENDING

Wednesday	September 12	7pm	<u>Joint Public Hearing (for Oct. 1 STM)</u> <i>Select Board, Finance Committee, Planning Board</i>	Town House
Tuesday	September 18		Yom Kippur	No evening meetings
Thursday	September 20	7pm	<u>Joint Meeting (for 2019 ATM)</u> <i>Select Board, Finance Committee, School Committee</i>	Town House
Monday	September 24	7pm	Select Board Meeting	Town House
Monday	October 1	6:30pm	Select Board Meeting	CCHS – Room 242
Monday	October 1	7pm	Special Town Meeting	CCHS – Auditorium
Tuesday	October 2	6:30pm	Select Board Meeting <i>(If Necessary)</i>	CCHS – Room 242
Tuesday	October 2	7pm	Special Town Meeting <i>(Adjourned Session If Necessary)</i>	CCHS – Auditorium
Monday	October 8	All Day	Columbus Day	Town Offices Closed

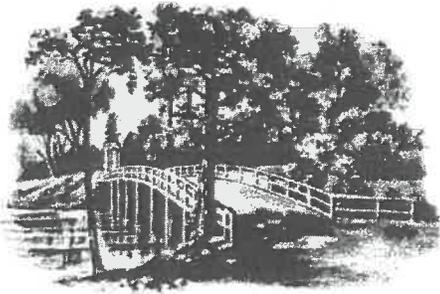
Supporting materials for agenda items are available online at www.concordma.gov/sbmtgdocs. Materials are uploaded on the Friday before a Select Board meeting

Gift Acceptance Log – September 10, 2018

Gift Received From:	For Gift Account:	Total Amount:
Linear Retail Concord #1 LLC	Caffe Nero Bike Rack Gift Account	\$1030.50

Weekly One Day License Log – September 10, 2018

Applicant Name & License Number	Phone Number	Date	Location	Type of Alcohol	Event Details
18-132 AB United Way	978 263-1777	12/1	246 ORNAC	All	Event Coordinator: Jeanie Meijer Bartenders: Sara Killelea Under 21: No First License in Concord: No
18-133 Concord Women's Chorus	978 852-4239	11/3	81 Elm Street	Wine & Malt	Event Coordinator: Cynthia Sorn Bartenders: Jane Luckner Under 21: Yes First License in Concord: No
18-134 Rotary Club	978 371-2500	9/29	11 Wheeler Road	Wine & Malt	Event Coordinator: Rosario Rizzo Bartenders: Henry Dane, Therese Oliver, Leigh Ann Crimmings Under 21: Yes First License in Concord: No
18-135 Saltbox Farm	617 877-3859	9/22	40 Westford Road	Wine & Malt	Event Coordinator: Ben Elliott Bartenders: Ben Elliott Under 21: No First License in Concord: Yes



OLD NORTH BRIDGE

TOWN OF CONCORD

SELECT BOARD'S OFFICE
22 MONUMENT SQUARE – P.O. BOX 535
CONCORD, MASSACHUSETTS 01742

TELEPHONE (978) 318-3001
FAX (978) 318-3002

TOWN OF CONCORD SELECT BOARD

PUBLIC HEARING NOTICE

Notice is hereby given that a Public Hearing will be held at the Town House in the Select Board Meeting Room, 22 Monument Square, Concord, MA on **September 10, 2018 at 7:05 PM**, upon the petition of Concord Municipal Light to **relocate utility pole #5 Keyes Road** in accordance with the plan dated August 29, 2018, filed with the Select Board.

Questions on this matter should be directed to Jeff Cosgrove, Municipal Light Electrical Engineer, (978) 318-3115

By Order of the Select Board

Michael Lawson
Clerk

PETITION PLAN

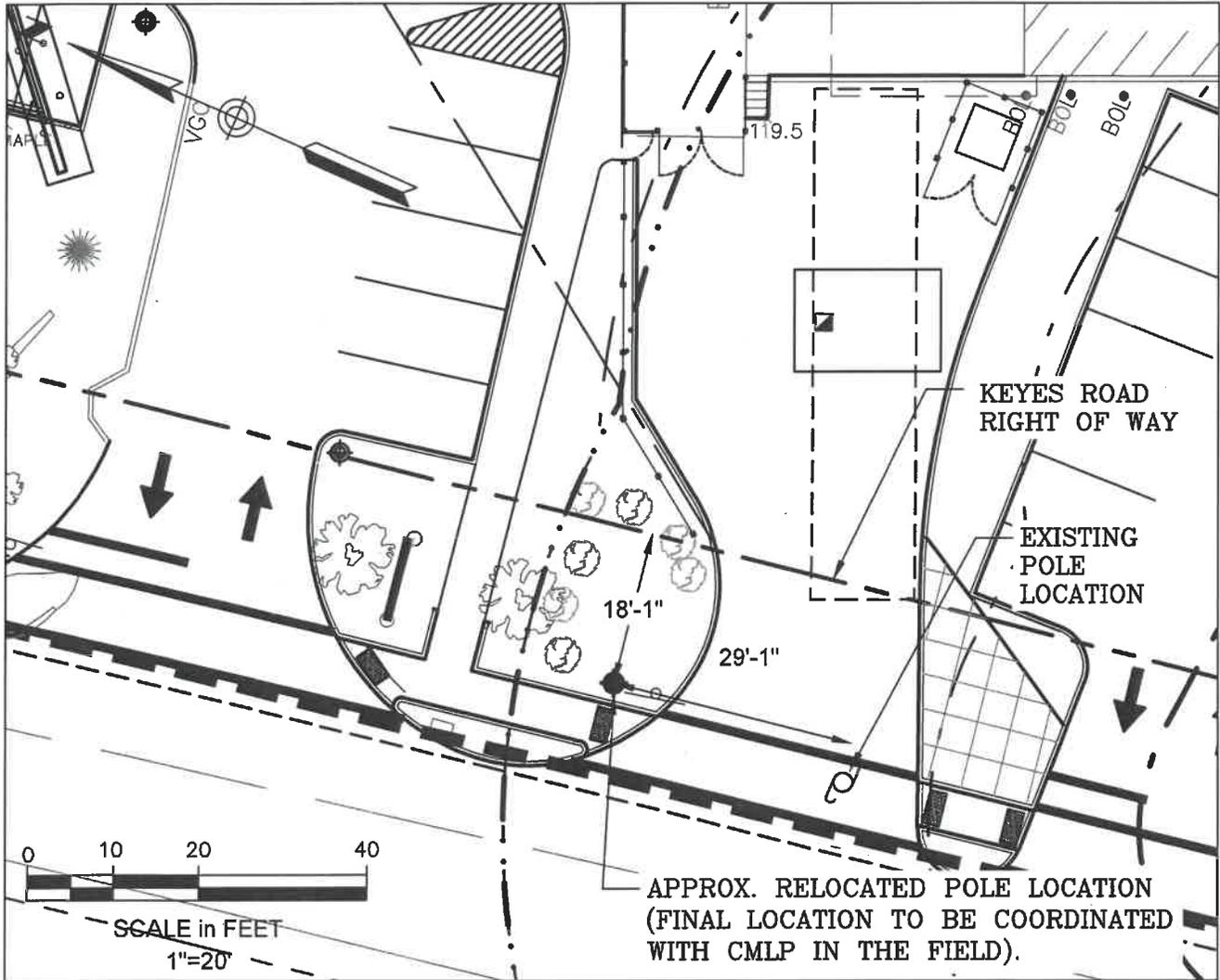
No. 08292018

Municipality Concord

Date AUGUST 29, 2018

Concord Municipal Light Plant

Showing Pole 5 KEYES ROAD TO BE RELOCATED



SCALE: 1"=20'

DISTANCE SHOWN ARE APPROXIMATE

Prepared by: SPM

EXISTING

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- - - - -

▲ WF/RF-2

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- - - - -



PROPERTY LINE
WETLANDS LINE
WETLANDS FLAG
CURB
FENCE
TREE

PROPOSED

=====
=====

CURB
SIGN





OLD NORTH BRIDGE

TOWN OF CONCORD

SELECT BOARD'S OFFICE
22 MONUMENT SQUARE -- P.O. BOX 535
CONCORD, MASSACHUSETTS 01742

TELEPHONE (978) 318-3001
FAX (978) 318-3002

TOWN OF CONCORD SELECT BOARD

PUBLIC HEARING NOTICE

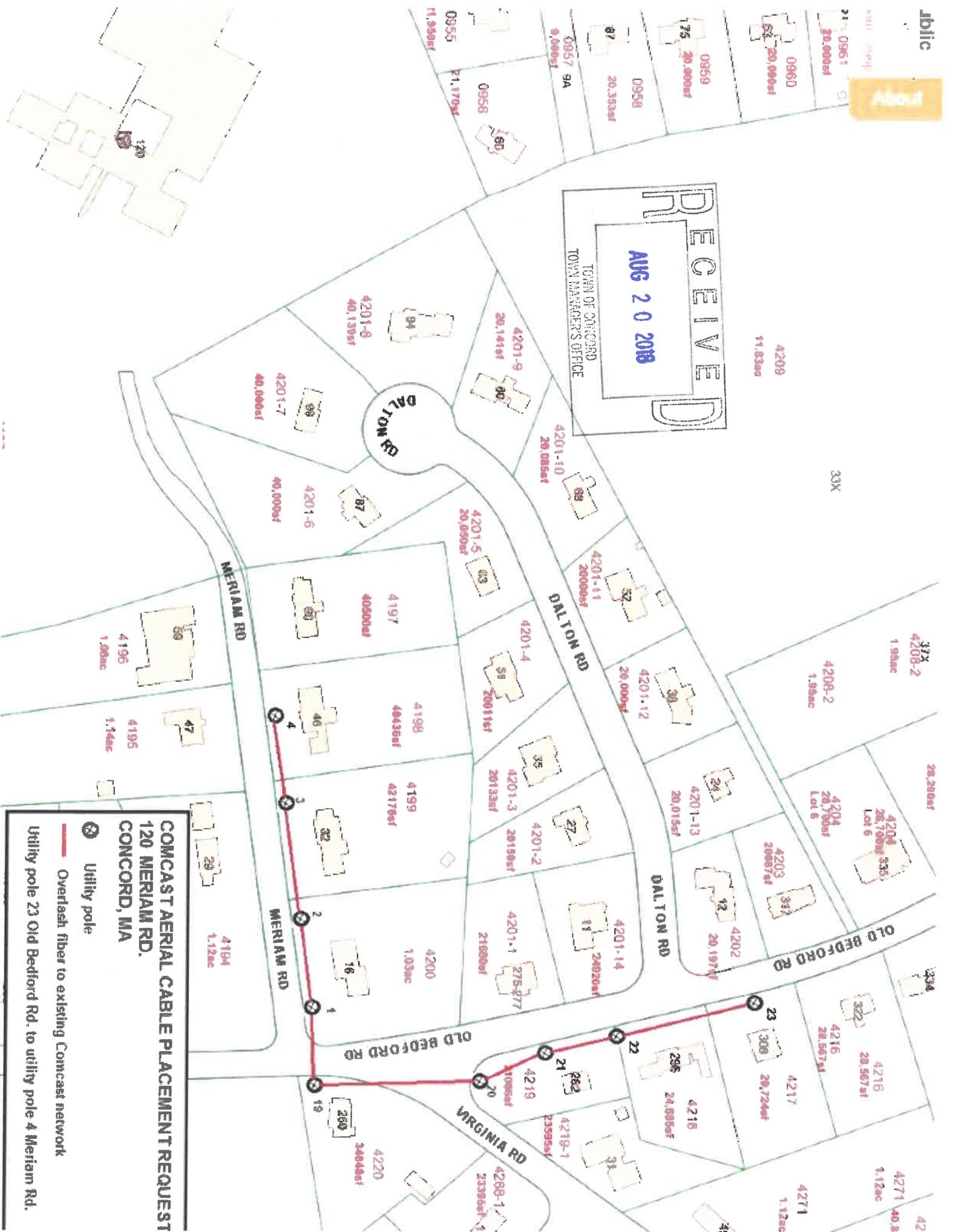
Notice is hereby given that a Public Hearing will be held at the Town House in the Select Board Meeting Room, 22 Monument Square, Concord, MA on **September 10, 2018 at 7:10 PM**, upon the petition of Comcast of Massachusetts III, Inc. to **install overhead coaxial cable from utility pole 23 Old Bedford Road to utility pole 4 Meriam Road** in accordance with the plan Aerial Cable Placement Request received August 20, 2018 filed with the Select Board.

Questions on this matter should be directed to Greg Franks, Senior Manager Government & Regulatory Affairs Comcast Cable, 508-647-1418.

By Order of the Select Board

Michael Lawson
Clerk

RECEIVED
AUG 20 2018
TOWN OF CONCORD
TOWN MANAGER'S OFFICE



**COMCAST AERIAL CABLE PLACEMENT REQUEST
120 MERIAM RD.
CONCORD, MA**

-  Utility pole
-  Overlaid fiber to existing Comcast network
-  Utility pole 23 Old Bedford Rd. to utility pole 4 Meriam Rd.

CHANGE OF HOURS OF OPERATION

NAME OF LICENSEE: Concord Brewery Inc

DBA: Rapsallion

ADDRESS: 208 Fitchburg Tpk Rd

MANAGER OF RECORD: Peter Daniel

ALTERNATE MANAGER OF RECORD: Gene Tranter

CURRENT HOURS OF OPERATION: SUNDAY: 1130am - 1130pm

MONDAY: closed

TUESDAY: 1130 - 1130pm

WEDNESDAY: 1130 - 1130pm

THURSDAY: 1130 - 1130pm

FRIDAY: 1130 - 1130pm

SATURDAY: 1130 - 1130pm

PROPOSED HOURS OF OPERATION: SUNDAY: 11am - 1130pm

MONDAY: 1130 - 1130pm

TUESDAY: 1130 - 1130pm

WEDNESDAY: 1130 - 1130pm

THURSDAY: 1130 - 1130pm

FRIDAY: 1130 - 1130pm

SATURDAY: 11am - 1130pm

I UNDERSTAND THAT I AM REQUIRED TO BE OPEN FOR BUSINESS DURING THE TIMES LIST ABOVE AND I AGREE TO BE OPEN FOR BUSINESS DURING ALL OF THE HOURS LISTED ABOVE.

Peter Daniel
SIGNATURE

8/28/18
DATE

Number 2018-06

Fee: \$100.00

**THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF CONCORD**

WEEKDAY ENTERTAINMENT LICENSE

**FOR INNHOLDERS, COMMON VICTUALLERS
AND OTHER KEEPERS OF RESTAURANTS AND OTHER
ESTABLISHMENTS**

In accordance with the provisions of Chapter 140 of the General Laws as amended by Chapter 299 of the Acts of 1926 and amendments thereto, this **Weekday Entertainment LICENSE** is hereby granted to:

**Trail's End Café LLC
d/b/a Trails' End Café**

to conduct the amusements as herein described in connection with his regular business of innholder, Common Victualler, or owner, manager or controller of a café, restaurant or other eating or drinking establishment, on the premises located at: **97 Lowell Road**

Description of amusements to be conducted: **Soft Live or Recorded Music, guest speakers, bar games such as "Trivia"**

To be conducted on weekdays between the hours of: **Sundays 10AM – 10PM;
Weekdays 11AM -- 11PM**

This License is granted as subject to the provisions of the General Laws, Chapter one hundred and forty, Sections twenty-two to thirty-two inclusive, and of Chapter two hundred and seventy-two, Sections twenty-five to twenty-seven inclusive, and amendments thereto, and shall not be valid for a location other than as herein described.

In Testimony Whereof, the undersigned have hereunto affixed their official signature, this **December 11, 2017**

EXPIRES December 31, 2018



Thomas M. Keane
Emily
Helen Langman

CONCORD SELECT BOARD

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE

Trail's End Café
97 Lowell Rd
Concord, MA 01742
(978) 610 – 6633
Bethany@theconcordmarket.com

To:
Christopher Whelan
22 Monument Square
Concord, MA 01742



August 31st, 2018

Dear Mr. Whelan,

The Trail's End Café is requesting a one – time permit for dancing after dinner in celebration of a 50th Birthday, on Saturday, September 15th from 6pm to 10pm. The restaurant will remain open with the event being held in the lounge section of the café. There will be approximately 30 people in attendance. General Manager, Manny Rodriquez, has completed the crowd manager training and will be on-site for the event.

Attached, you will find a floor plan with the dance floor.

Sincerely,

Bethany Helmer
Catering Manager
Trail's End Cafe

DOG PARK FEASIBILITY STUDY COMMITTEE PRELIMINARY REPORT

SUBMITTED TO THE CONCORD SELECT BOARD
SEPTEMBER 4, 2018



DOG PARK FEASIBILITY STUDY COMMITTEE PRELIMINARY REPORT

SUBMITTED TO THE CONCORD SELECT BOARD
SEPTEMBER 4, 2018

I. Executive Summary

The Town of Concord established a Dog Park Feasibility Study Committee in December 2017, to consider the following:

- Community interest in a dog park(s)
- Key elements of these dog parks
- A review of possible sites for these dog parks

This report contains the process used by the Committee as well as its findings.

The Committee's work began with outreach to a variety of Town personnel to best understand the regulatory landscape of dog parks and general recreational land use, Town-owned land usage designations, and Town personnel experience with dog parks. Combining that input with personal experience and further investigations into a variety of existing dog parks, the Committee then created a set of ideal criteria and preferable criteria for dog parks. Using these criteria, the Committee then surveyed all Town-owned open-space parcels of at least five acres in size. The Committee also discussed historical data and cost models for implementing and maintaining a dog park.

The Committee took steps to understand community interest in a dog park by evaluating survey results and conducting a public hearing. The tenor of the community feedback from the hearing and other public input made it clear to the Committee that there is a good deal of fear that a dog park would be used to exclude dogs and dog walkers from other Town land and open spaces.

The lack of community interest and support for a dog park, coupled with the considerable cost to taxpayers to provide and maintain such a facility, as well as the lack of an appropriate site, resulted in the Committee concluding that, at this time, a dog park is not feasible for Concord.

The Committee ends this report with a recommendation to create a standing Committee to serve as a forum for addressing and resolving dog-related issues in Town.

II. Dog Park Feasibility Study Charge

Established in December 2017, the Dog Park Feasibility Study Committee was charged to consider whether there is community interest in, and a need for,

a dog park in Concord, a place designated and reserved for use specifically by dogs and dog owners. And, if a need was deemed to exist, to consider whether there is need for more than one dog park for the convenient access and use by all interested residents of the Town.

The Committee was also charged to determine key elements that would be desirable in a dog park and to consider whether the need exists for a larger parcel of land designated for dog use that may not be fenced, allowing for long, off-leash walks in a wooded or natural area that won't conflict with other users.

Further, the Committee was asked to review Town-owned land for the purposes of creating a dog park and to consider whether privately held land might exist where landowners might welcome dog walkers. (Appendix I)

The Committee's charge expires at the end of December 2018.

III. Background

The Town of Concord's "2015 Open Space & Recreation Plan" states in a 2014 citizen survey, that "the need for a formal dog park was raised as a community desire and requires further evaluation" (p. 91). In that survey, 63 of 416 respondents selected a dog park as one of their top three recreational facility needs.

IV. Research

A. Town Resources

The Committee began its study of the feasibility of a dog park in Concord by interviewing several Town employees whose positions would help provide a window into various aspects of our inquiry. We sought simple definitions of regulatory considerations as well as how to use the GIS system to identify Town-owned parcels of land. We received the following assistance:

1. Marcia Rasmussen, Director of Planning and Land Management, who tutored the Committee in the effective use of the Concord Geographic Information System (GIS). She explained the system of 'layers' that allows one to isolate government owned lands, open spaces land and wetlands.

Further, she also identified for us the seven Town departments with oversight of parcels of Town land:

- Concord Housing Authority
- Concord Municipal Light and Power
- Concord Public Schools
- Concord Public Works
- Finance Committee

- Natural Resources Commission
- Recreation

[NOTE: A few parcels are not assigned to any specific town department]

Ms. Rasmussen provided the Committee with a list of twelve Concord sites she recommended we evaluate for use as a dog park.

2. Jill Moonheron, Concord's GIS Analyst. Based on information gathered by the Committee from Town records and provided to her, she created a GIS 'layer' showing the location of dog owners throughout Concord. This layer shows concentration of dogs in a band on either side of Lexington Road, Main Street, Elm Street and along Route 62.
3. Kate Hodges, Assistant Town Manager, explained the vocabulary associated with recreation and recreation facilities, specifically 'open space,' 'recreation' and 'mixed use.' She also provided us with articles about dog parks in Ann Arbor, MI, and Montgomery County, MD.
4. Ryan Kane, Recreation Director, shared his experiences with dog parks in South Windsor, East Windsor and Glastonbury, all in Connecticut, prior to taking the Recreation position in Concord. Mr. Kane provided the Committee with details of the East Windsor, CT dog park (voted best in CT), including size, cost, ground material, community involvement.
Discussion focused on existing multi-use, Recreation Department facilities open to dog walkers, namely Emerson Field and Rideout Park. The Committee learned of the complex nature of Emerson Field's make-up, given that the land was acquired piecemeal and different parcels within Emerson Field have different restrictions. The Recreation Department is also responsible for South Meadow, aka Southfield Meadow, playing fields.
5. Alan Cathcart (via Kate Hodges), Water Superintendent, advised the Committee that Massachusetts General Law Regulations regarding drinking water [Section 310 CMR22.21 (1)(b)5] forbid a dog park in or around Town wells or water sources that might impact the water supply itself. "Active park lands which invite a concentration of nutrients/contaminants (i.e., dog waste) into the recharge area of a public water supply are not in keeping with the State regulation." Cathcart stated that he and other members of the water division would not be supportive of a dog park near a Zone 1 Ground Water (well) areas.

V. Definition of a Dog Park

Concurrent with these interviews/information gathering sessions with Town officials, the Committee discussed the definition of a dog park at length, both generally as outlined by the American Kennel Club, the Veterinary School at the University of California Davis and numerous other dog park guidelines from across the country, in Canada and England (See Appendix II); and specifically as one might apply to Concord.

1. National — Existing dog parks from around the country were evaluated to the best of the Committee’s ability, using articles, websites, field visits and word-of-mouth. Issues of size, location, cost, parking, accessibility by dog owners, hard vs. soft boundaries, lighting, water availability and other amenities were noted. The Committee looked at dog parks in the following places: Edmonton, Alberta, Canada; the Royal Parks in London; San Francisco, CA; El Paso, TX; Brunswick and Kennebunk, ME; Ann Arbor, MI; and Naples, FL. The parks ranged in size from 1 acre to over 40 acres outside San Francisco.
2. Regional — Closer to home, in Massachusetts, the Committee looked at dog parks or dog friendly recreational facilities in Boxborough, Perkins School for the Blind, Billerica, Newton, Chelmsford, Cambridge, Hyannis and Nantucket.
3. Local — Dog data for Concord and West Concord was gathered from the Concord Police Department (Appendix III, reported incidents of bad behavior by dogs); from a survey completed by 650 local dog owners (identified through Town dog licensing) conducted by Concord Unleashed to assess interest in a Concord dog park by Concord dog owners; and from a Public Hearing held by the Committee on May 27, 2018.
4. Community Support — First and foremost, the Committee identified three components essential for a Concord dog park. These are: size, location and community involvement. This last point cannot be overstated. Community interest can guarantee the success of a dog park, while the lack of community support can be its undoing. For instance, the Windsor, CT, dog park (1.04 acres) cost only \$17,000 because of donated services and materials. Community involvement can substantively reduce the cost to build a dog park. It is also necessary for the on-going success of such a facility, from self-policing to identifying deteriorating infrastructure (e.g., the need for fence or gate repair; dead or dying shade trees; broken water source, etc.).

5. Size — Although fenced-in dog parks of one acre or less are common throughout our area, the Committee determined that such a small site would not meet the needs of Concord’s dog owners or its dogs, because:
- a. There are 1,943 licensed dogs in 1,565 Concord households as of August 2018. Unlicensed dogs must also be factored into any consideration of a dog park. Thus, in a one-acre or smaller dog park, overcrowding becomes a serious concern. Overuse can lead to the degradation of the site, especially the surface material (i.e, grass cannot recover fast enough, chips would require regular replacement, etc.; and the consequent cost) and poses the potential risk of conflict between dogs for want of enough space;
 - b. Community desire for human as well as dog exercise. This is another underrated consideration for a dog park. Most dog owners in Concord enjoy exercising *with* their dog. For example, many dog walkers will walk around the outside of the Emerson Field track; many also walk *to* Emerson Field or to Rideout in order to maximize the human benefit;
 - c. Because socializing dogs is integral to their training, sufficient space for this purpose is important both for the success of a dog park and for the training of ‘good citizen’ dogs;
 - d. Community desire for off-leash exercising, including the space to run a dog, play games (fetch) or practice agility exercises, demands a dog park site of 2-3 usable acres at a minimum;
 - e. This last point means that parking, where not available on-street, must be factored into any dog park siting without diminishing the acreage set aside for the park itself.
6. Therefore, the Committee determined that the **ideal parameters** for a dog park in Concord are:
- 5 or more acres (with a minimum of 2-3 acres set aside for the park itself)
 - Adequate parking
 - Grass surfacing
 - Access to water
 - Access to shade
 - Drainage
 - Variable topography (i.e., access to woodland trails as well as open space)
 - Waste bag dispensers; waste removal
 - Maintenance/cleanliness
 - Educational signage (e.g., park rules; rules of dog etiquette, etc.)
 - Accessibility to Concord dog owners (i.e., be located in reasonable proximity to those areas listed above as representing the majority of local dog owners)

Other desirable features, depending on the site location, may include:

- Fencing
- Hard/soft boundaries
- Handicapped accessibility
- A small parcel within the dog park set aside for small dogs
- Access to trails for human as well as dog exercise
- Access to pond/stream/river
- Pavilion or similar rain/lightning cover
- Lighting
- Residential buffers (to minimize impact on abutting neighborhoods)
- Restrooms

VI. Location — Possible Dog Park Sites in Concord/West Concord

A. The Committee made a spreadsheet of all open-space parcels of land in Concord over five acres. These 106 parcels were then color-coded to identify potential dog park sites as well as potential conflicting uses that might preclude use as a dog park (see Appendix IV). Conflicting uses were identified as any of the following:

- Wetlands
- Town wells (see IV.A.5)
- Current agricultural use/farmland
- Conservation land with high value or restrictions
- Maxed out with municipal uses (e.g, sports fields, DPW, future use by schools, etc.)
- Hostile topography (precipitously steep, too densely wooded, etc.)

B. By a process of elimination, the Committee deemed 79 of the 106 parcels immediately deemed inappropriate for use as a dog park:

- 28 parcels were eliminated because they are either federally protected wetlands (e.g, Jenny Dugan Swamp; 28A & 27 B Cambridge Turnpike) or so significantly wet that, at the least, a superstructure (i.e., a bridge) would have to be built across an existing flood zone, as in the case of 6Y Quail Run Drive, or the parcel is predominantly wet, as in the case of 10A Sandy Pond Road, where half of this eight acre parcel is Crosby's Pond;
- 19 parcels of conservation land or land bearing restrictions, including Punkatasset, Monument Farm, October Farm, the Hapgood Wright Town Forest (aka Fairyland), Mattison Field and Old Rifle Range;
- 18 parcels currently being actively farmed. Given the historic importance of farming in Concord and the value placed on small

farmers by this community, the Committee opted not to consider these parcels. Examples include 15B, 33A, 52A, 52X, 41A & 42A Barretts Mill Road; 38A Virginia Road (Gaining Ground), Arena Farm and 38A Fairhaven Road;

- 4 Town well sites: Williams Well, 97A Old Marlboro Road; Thoreau Hills Well, 20A Border Road; Hugh Cargill Well on the back side of the Alcott School & abutting the Community Gardens; and Deaconess Well (next to Deaconess Rehab), 363 ORNAC;

- Hostile terrain sites include:

- 28A Laws Brook Road - Extremely steep
- 205 Hemlock Street (White Pond neighborhood) – steep drop-off
- 22X Laws Brook Road (behind Warner’s Pond) – very steep
- 3A Hillcrest Road (abuts Kennedy’s Pond) — extremely steep;

- Sites already maxed out for use include parcels abutting most schools, which may also be earmarked for future expansion

[Note: For details beyond these examples, refer to Appendix IV]

C. Other sites were weaned from the list because the Committee deemed them unsuitable for use as a dog park. Reasons for this determination include:

- Inappropriate land configuration [e.g., Reformatory Branch Trail; 10A Border Road (long and thin); 15B Virginia Road, across from Gaining Ground (thin and L-shaped)]
- Lack of accessibility [e.g, 8X Thornton Lane (behind Thornton Lane condos); 48B Fitchburg Turnpike (backside of White’s Pond from Sudbury)]
- Sleepy Hollow cemetery
- Wastewater treatment
- Community gardens

D. No private parcels of land that might be made available for use as a dog park have come to the Committee’s attention.

VII. Parcels Evaluated As Possible Dog Park Sites

From the remaining sites, the Committee selected the most promising six. Four were selected from Marcia Rasmussen’s suggested twelve; two others were added by the Committee after close scrutiny of site options. These six are:

- The former landfill
- The bus depot
- Burke-Meriam Farm
- Southfield Meadow

- Willow Guzzle
- Concord Municipal Light Plant property

1. **755 Walden Street at Route 2** (site of the former landfill)

- Pros:
 - Town owned
 - 36 acres (total)
 - Parking
 - Fenced
- Cons:
 - Solar array covering all or most of the parcel
 - Composting facility
 - Snow removal deposit site
 - Unfavorable terrain – steeply sloped in a bowl shape, the base of which is a catch basin for rain (therefore a potential breeding ground for mosquitos) and in winter is used for snow removal deposits; terrain would restrict use to the able-bodied
 - Walkers must cross Route 2, potentially increasing pedestrian flow at a very busy intersection

2. **Knox Trail Bus Depot** — 214Y Main Street

- Pros:
 - Town-owned
 - 73 acres (total)
 - Fenced
 - Parking
 - Existing lighting
- Cons:
 - Land split between bus depot and depot building/parking lot
 - What land remains is heavily sloped and/or wetlands
 - Locked at night
 - Large solar array covers most of the parcel

3. **Burke-Meriam Farm** — 11A Old Bedford Road, abutting Ripley School, Burke Landing housing and the Heritage Club; essentially, two plots separated by an irrigation pond

- Pros:
 - Town owned
 - 11+ acres

- Good natural surroundings
- Not too far from Concord Center
- Parking at Ripley School a possibility (new parking lot could be created off Bedford Road)

• Cons:

- Currently being farmed
- Was purchased with the idea that it might be used for future school purposes
- No variety in the natural surroundings (no shade trees, shrubs, etc. Existing trees are outside the boundary of a prospective dog park)
- Parking lot on the field end by Ripley is already maxed out on soccer or baseball game days and practice days
- Pond is too small for use as swim exercise for dogs

4. Southfield Meadow — 10A Riverdale Circle

• Pros:

- Town owned
- 22 acres
- Close to Concord Center
- Natural surroundings are flat but not featureless
- On non-game days, dogs could be run in South Meadow

• Cons:

- Active use by the Recreation Department for playing fields
- Only two acres available when playing fields and wetlands are taken into account
- No parking; neighborhood already stressed on game days
- May be too close to playing fields; on game days, dog walkers would have to make their way down a narrow strip of land at one end of the fields to access dog park
- Neighborhood pushback occurred when a playground was suggested at this location; therefore, pushback is expected if a dog park is suggested.

5. Willow Guzzle — 139A Sudbury Road, at Powder Mill Road

• Pros:

- Town owned
- 27 acres (total)
- Limited intrusion into residential areas

- Cons:
 - Only four dry acres
 - Some acreage under wetlands protection
 - Would require taking some farmland
 - Limited existing parking
 - Two houses in the middle of the site

7. **Concord Municipal Light Plant** — 1175 Elm Street, between Route 2A and Route 2, behind the gas station at the Rotary

- Pros:
 - Town owned
 - 24 acres
 - Parking available at light plant or easily installed in field
 - Utility hook-up possible
- Cons:
 - Stressful location — Rotary traffic
 - Access by car only, potentially compounding already congested entry to the Rotary
 - On Acton border, not easily accessible to Concord dog populations
 - Would require full fencing

VIII. Cost Assessment

Initially, the Committee did a cost assessment for a one-acre dog park to get a baseline figure. That figure came in as \$234,050. The projected cost to build a ±5-acre dog park in Concord would then necessarily be considerably more than \$234,050, with another estimated \$17,500 per annum for maintenance (see Appendix V). This projected cost *does not include land acquisition*. All estimates are based on the use of Town land. Given that the Committee concluded that only a dog park of five+ acres would meet Concord's needs, all cost estimates herewith should be considered minimums.

A. Research

1. The Committee solicited cost profiles from the following regional Towns with dog parks.

- Medford — .25 acre — \$250,000
- Billerica — .50 acre — \$200,000
- Bedford — 1 acre — \$200,000
- Westford — 2 acres — \$250,000

[NOTE: Cost profiles were not available for dog parks of two-to-three designated dog park acres, so the above figures must be viewed as baseline]

2. The Stanton Foundation has funded or helped fund 34 dog parks in Massachusetts. Their maximum grant is \$250,000, which may have influenced the size of dog parks in these communities.
3. Our determination of +\$250,000 to establish a dog park was based on the above as a baseline figure and took into consideration cost for the following:
 - Design
 - Site preparation (tree removal, grading, subsurface and surface)
 - Fencing — 5' vinyl
 - Gates
 - Hardscape (entry and walkway)
 - Infrastructure (irrigation, engineering, water service)
 - Parking
 - Amenities (bag dispensers, trash receptacles, benches, water fountain, lighting, landscaping, shade trees)
 - Legal costs
4. Our determination of approximately \$17,500 per annum for maintenance of a dog park (see Appendix V) took into consideration the cost of the following:
 - Trails
 - Mowing
 - Waste disposal
 - Snow removal
 - Periodic resurfacing
 - Cash reserve fund for infrastructure repair and/or replacement over time
 - Insurance

IX. Community Interest

While there have been a vocal few who have voiced strong opposition to dogs off leash on Town and conservation land, the Committee determined that the community at large has very little interest in a dog park in Concord. This determination was made by evaluating community participation in a public hearing, public attendance at the Committee's open meetings, and responses to a large survey sent out to all Concord households that licensed their dogs.

A. Concord Unleashed survey

Concord Unleashed, a special interest group, sent out an in-depth survey in 2017 to the owners of all Town-registered dogs (1818, that year). It received 650 thoughtful responses.

1. One question on the survey asked the following question: How likely would you be to use the following sized dog park? The following answers reflect the largest percentages in each category

- | | | |
|------------------------|------------------|----------|
| • .5-1 acre — | not at all | — 55.32% |
| • 2-3 acres — | not at all | — 26.84% |
| | extremely likely | — 2.62% |
| • 5 acres/open field — | not at all | — 18.31% |
| | somewhat likely | — 29.93% |
| • 5 acres/wooded | not at all | — 23.49% |
| | somewhat likely | — 24.56% |

Another question on the survey asked: Would you prefer to use a dog park instead of conservation land? Answers:

- Not at all — 49.83%
- Not really — 26.90%
- Not sure — 10.17 %
- Possibly — 6.38%
- Definitely — 6.72%

(For full survey details, see <https://www.surveymonkey.com/results/SM-HP7NJZP5/>)

B. Public Hearing and Other Community Input

1. On May 22, The Dog Park Feasibility Study held a public hearing to invite comment and input from interested and concerned Concord residents (for minutes see Appendix VI). The hearing was advertised by the Committee on the Town website and through flyers around Town, including at Emerson Field and at trail heads; a letter to the editor of the Concord Journal; and, notices on several Concord online NextDoor forums. At the hearing, we provided, a survey of our own design to augment that done by Concord Unleashed. Thirty-five members of the public attended, of which 19 offered comments.
 - a. Dog Park Feasibility Study Committee chair, Anne Umphrey, opened the hearing with an overview of the Committee’s work to date, including: a brief explanation of the Committee’s charge (see Appendix 1); that the Committee had looked into more than 30

- successful dog parks across the nation to help develop a profile of what makes a good dog park and that the Committee had met with several Town officials Town as part of its information gathering process. The Chair then opened the floor to public comment;
- b. Most of those who attended voiced their disapproval of the idea of a dog park and were distressed at the actions of the Natural Resource Commission to exclude off-leash dog walking on conservation lands, such as Punkatasset. Many naysayers were driven by fear that a dog park would serve as license for further exclusion from conservation/Town open spaces, and they were adamant they did not want to trade their right to walk their pets off-leash in conservation lands for a dog park;
 - c. Some interest was shown for a small, fenced dog park established for smaller dogs and for handicapped dog owners who would welcome a way to exercise their pets in a confined environment;
 - d. One professional dog trainer in attendance said only a park of 15 or more acres would meet the exercise needs of the Town's dog population;
 - e. One citizen at the hearing was adamant that a dog park was essential for the safety of walkers without dogs. He made a suggestion for a possible site. (The Committee took that under advisement, researched it immediately and found that the parcel he suggested is the site of a town well);
 - f. Hearing attendees gave 'wish list' suggestions of amenities they would wish to see in any Concord dog park (see section V.6);
 - g. A survey was compiled by the Committee and made available at the public hearing. Questions included: Are you interested in seeing a dog park built in Concord? If not interested in a dog park, why not? What does 'dog park' mean to you? Three people completed the survey.
2. The Committee has met twelve times since it was established, with each meeting duly and appropriately announced on the Town website. Over the course of that time, only seven members of the public have attended meetings of the Dog Park Feasibility Study.

[NOTE: A second public hearing will be held in October, 2018, to allow the public to review and comment on this report]

X. Conclusion

At this time, the Dog Park Feasibility Study Committee has concluded that a dog park is not feasible for Concord. The reasons are fivefold:

- Considerable cost to the Town (and by extension, to Concord taxpayers, whether or not they are dog owners)
- No standout location for a dog park at this time, one without conflicting use or purpose. In the future, should the issue of whether or not to build a dog park be revisited, others sites be considered that are not available now. Some that may be worthy of future consideration include: the Gerow property, the Middle School properties and 2229 Main Street.
- No volunteer organization in place to work with the Town to address dog issues generally or to oversee the success of a dog park specifically, from the initial stages through on-going use of such a facility
- Lack of community support for a dog park at this time. While there has been a highly public and highly polarized debate in Concord recently on the subject of the 'rights' of dogs to run off-leash on public/conservation land, the Committee, despite concerted effort, did not find that the community at large had interest in a Town-financed dog park. Because community support and involvement is critical to the success of a dog park, the lack thereof precludes, in the determination of this Committee, the feasibility of a dog park at this time.
- Significant fear on the part of dog owners that their rights as citizens of Concord to avail themselves with their dogs of public/conservation land, as has been traditionally allowed for all previous generations of Concord residents, will be compromised if a dog park is built

XI. Recommendations

The Committee has determined that a dog park is not feasible at the present time. Future interest and/or new location options may arise, at which time the idea of a dog park could be revisited. In the meantime, this Committee recommends the following:

- A. The formation of a freestanding Committee to serve as a liaison between Town interests and dog-related concerns in Concord. Other communities such as Carlisle, have such a group. The mandate of this group would be to:
 1. Advance public education in dog etiquette at multi-use sites such as Emerson Field and Rideout as well as at trail heads

2. Develop a “Dog Owners’ Rule Book” to be given to all dog owners when licensing their pets
3. Work with the Recreation Department to improve such things as pet/playground buffers and general respect and cooperation
4. Provide a forum for addressing and resolving pet behavior issues
5. Encourage *responsible* shared use of all Concord open spaces
6. To work with similar committees in surrounding communities

B. That existing multi-use public parks in Concord be considered for responsible use by dog-owners. Where such use is already informally in place, that use could be formalized and overseen by a working relationship between the aforementioned freestanding dog committee and the Recreation Department.

Respectfully Submitted,

The Dog Park Feasibility Study Committee

Anne Umphrey, chair

Susanne Jarnryd

Deborah Richardson

Bob Schulman

Don Shobryd

Kate Stout

Jeff Young

APPENDIX I

Adopted: October 2, 2017

Town Of Concord
Dog Park Feasibility Study Committee
Committee Charge

A. Purpose

The purpose of the Dog Park *Feasibility* Study Committee is to explore the opportunity to create one or more dog parks in Concord where residents may exercise their dogs in a secure and friendly environment.

B. Background

The Town's "2015 Open Space & Recreation Plan" states in a 2014 citizen survey, "the need for a formal dog park was raised as a community desire and requires further evaluation" (p.91). Part of evaluating the feasibility of creating a dog park is to identify one or more sites where a dog park could be located. The evaluation of public land for a possible future dog park is not intended to influence the discussion of whether it would be appropriate to require dogs to be on-leash in certain Town-owned conservation parcels. That determination will be made by the Natural Resources Commission.

A dog park is a fenced-in area with multiple gated points of entry that allows dogs to roam and play off-leash in a safe manner. Dog owners also are free to socialize while their dogs are playing. This helps new residents establish community connections and is an opportunity for neighbors to stay connected. An area designated for dogs to run off-leash avoids conflicts with other users of public lands such as at playgrounds or public parks.

C. Membership and Term

The Committee will be comprised of the following members appointed by the Select Board:

Seven (7) citizens at-large from various sections of Concord with diverse backgrounds and at least 2 of which shall be dog owners.

Members shall serve until May 30, 2018 unless the term is amended or extended by the Select Board.

D. Duties and Responsibilities

1. To consider whether there is interest in and a need for a dog park in Concord as a place designated and reserved for use specifically by dogs and dog owners. And if a need exists, to consider whether there is need for more than one dog park for the convenient access and use by all interested residents of the town.
2. To determine key elements that would be desirable in a dog park, including parking, fencing waste removal, a water supply, and other amenities.
3. To consider whether the need exists for a larger area of land designated for use by dogs and dog-owners that may not be fenced in, which would allow for long, off-leash walks in a wooded or natural area that won't conflict with other users.

4. To review the list of town-owned land for possible use as a dog park and to consider whether there are privately owned parcels which the owners may be interested in allowing to be used for a dog park.
5. To hold a public hearing at the outset of the study process to solicit comments from the community on the need for a dog park, as well as the desired elements and locations.
6. To develop a draft report, including the Committee's preliminary findings and recommendations to the Select Board concerning dog parks, and to hold a second public hearing at which the draft report is publicly discussed and public comments are solicited.
7. To prepare a final report to the Select Board on or about March 1, 2018 on the Committee's findings and recommendations upon reflecting on comments received at the public hearing or otherwise concerning the draft report.
8. The Committee may request that this committee charge be amended to add additional duties, and the Select Board will give the request due consideration.

E. Other Considerations

The Committee will conduct business in compliance with all relevant State and local laws and regulations, including but not limited to, the Open Meeting Law, Public Records Law and Conflict of Interest Law. The Committee shall consult with the Town Manager concerning the allocation of town staff or financial resources toward this project.

APPENDIX II

Links to DOG PARK GUIDELINES Reviewed by the Dog Park Feasibility Study Committee

1. Ann Arbor, MI Dog Park Guide

<https://www.a2gov.org/departments/Parks-Recreation/play/Documents/Recommendations%20and%20Guidelines%20for%20Dog%20Park%20Site%20Selection%20updated%204-10-15.pdf>

2. El Paso County, TX Dog Park Guide

https://communityservices.elpasoco.com/wp-content/uploads/Parks_Planning/BearCreekDogParkMasterPlan.pdf

3. University of California, Davis, Dog Park Study

<http://thestantonfoundation.org/assets/canine/Dog-Park-Resources/UC-Davis-Study-Dog-Park-Maintenance.pdf>

4. London Royal Parks Dog Regulations

<https://www.royalparks.org.uk/managing-the-parks/park-regulations-legislation-and-policies/dogs-in-the-royal-parks>

5. Vancouver, B.C., CA Dog Park Guidelines

<https://vancouver.ca/files/cov/people-parks-dogs-strategy-implementation-guide.pdf>

6. Edmonton, Alberta, CA Dogs In Open Spaces Strategy

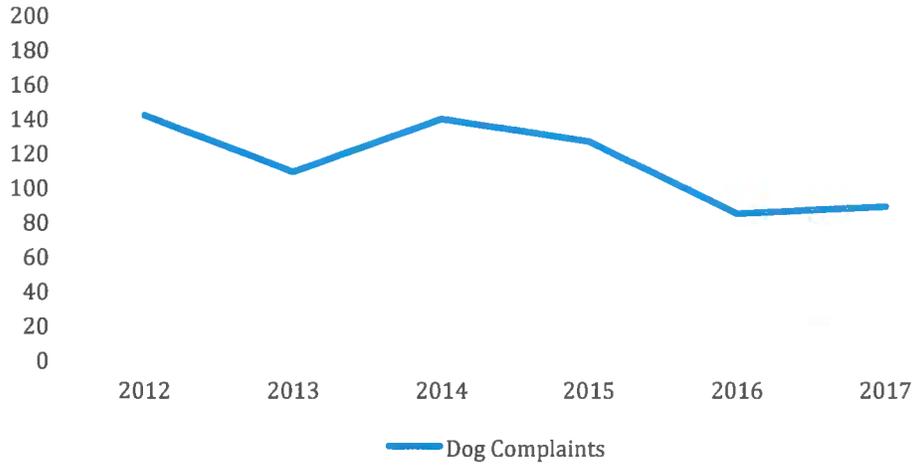
<https://www.edmonton.ca/documents/2016DogsInOpenSpacesStrategy.pdf>

7. American Kennel Club Dog Park Guidelines

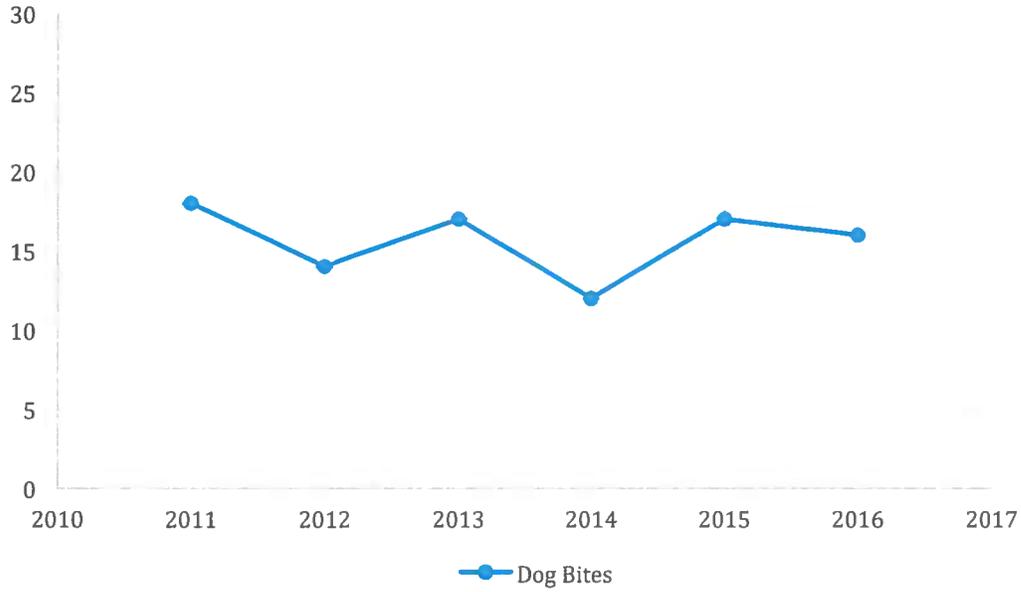
<https://images.akc.org/pdf/GLEG01.pdf>

APPENDIX III

Dog Complaints



Dog Bites



Dog Park Feasibility Study-Potential Sites

Acres	Parcel ID	ADDRESS	OWNER/ CO_OWNER	Commonly known as	Features	Current Use	
5.01	4067	64A CAMBRIDGE TPK	TOC	DNR	Crosby's Corner (across from gas station)	All wet-no land Features	Current Use Empty wetlands
5.05	3101-2	14Y JENNIE DUGAN RD	TOC		Jennie Dugan Swamp	All wet-no land	
5.18	1195	40S BEDFORD ST	TOC	HUGH CARGILL	Comeau/Wastewater treatment	Flat	Agricultural Empty wetlands
5.28	0374-2	24A SADBURY RD	TOC	DNR	Next to Crosby's Plaza	All wet-no land	
5.33	1986-7	42A BARRETT'S MILL RD	TOC	DNR	Barrett's Mill Farm		Agricultural
5.42	2475-1	11A PINE ST	TOC	DNR	Next to Assabet River	All wet-no land	
5.61	2971-3	150 FOREST RIDGE RD	TOC	CMLP	Forest Ridge Substation		
5.84	2022-1	49B LAWS BROOK RD	TOC	W&S	long skinny piece of land abutting Acton		
5.92	1320	15Y LOWELL RD	TOC	DNR	Bet Lowell & Monument	All wet-no land, landlocked	
5.94	2891-82	3A HILLCREST RD	TOC	DNR	Thoreau Hills/Kennedy's Pond	Extremely steep, no parking	
6.00	1249-2	18A MONUMENT ST	TOC		Reformatory Branch Trail	Long, skinny, trail	
6.11	0252	25X WALDEN ST	TOC	DNR	Thoreau Amble		Conservation / passive rec
6.31	4062-1	15B CONCORD TPK	TOC	DNR	Between Rte 2 & Crosby's Pond	Wet, hilly	Empty
6.41	2891-81	10A BORDER RD	TOC	DNR	Approx. 91 Border Rd.	Skinny parcel in a dense neighborhood	Empty
6.45	2019	160Y WRIGHT RD	TOC	DNR	Behind Wright Road	Wet, landlocked	
6.46	2498-2			DNR	Back end of Cousins Park		Community gardens
6.47	2970-1-9	9 FOREST RIDGE RD	TOC	DNR	Behind 210-300 Border Rd.	Long, skinny parcel parallel to Border Rd.	
6.90	3083-8	8X THORNTON LN	TOC	DNR	Behind Thornton Ln. Condos	Landlocked, behind neighborhood	
7.18	1196	50X BEDFORD ST	TOC	HUGH CARGILL	Wastewater treatment plant leaching fields	Flat	Wastewater treatment
7.18	1950	15B BARRETT'S MILL RD	TOC	DNR	Barrett's Mill Farm	Flat	Agricultural
7.20	1986-10	52X BARRETT'S MILL RD	TOC	DNR	Barrett's Mill Farm	Wet	Agricultural
7.46	1986-5	41A BARRETT'S MILL RD	CPS		Corner of SHR & Barrett's Mill	Flat	Agricultural-res'd CMS?
7.63	0319-1	282 THOREAU ST	CHA		Housing in front-wet beyond	All wet-no land	
7.84	3049-2	25B OLD MILL RD	TOC	DNR	Old Rifle Range		Conservation / passive rec
7.87	2999	1231 OLD MARLBORO RD	CPS		Peabody School		
7.91	1735	25Y LOWELL RD	TOTD	DNR	Egg Rock		
8.05	1965-1-6	76B STRAWBERRY HILL RC	TOC	DNR	SHR conservation land		
8.08	1649-1	12B BARRETT'S MILL RD	TOC	DNR	Approx 130 Barrett's Mill Rd.	All wet-no land	
8.10	4063	10A SANDY POND RD	TOC	DNR	Along Sandy Pond Rd. + Part of Sandy Pond	Wet (1/2 of parcel is Crosby's Pond)	
8.20	4114	28A CAMBRIDGE TPK	TOC	DNR	Wetlands on Cambridge Tpk.	All wet-no land	
8.22	0220	416 WALDEN ST	TOC		Back side of Alcott School		Community Gardens & Hugh Cargill Well
8.24	1200	40W BEDFORD ST	TOC	HUGH CARGILL	Wastewater treatment	Flat	Agricultural
8.25	1436-1-5	97A MONUMENT ST	TOC	DNR	Punkatasset	Wooded	
8.25	3412-1	116 SHORE DR	TOC	DNR	White Pond conservation land		
8.62	1205	43A BEDFORD ST	TOC	DNR	Wastewater treatment field	2/3 wetlands, 1/3 field	

8.75	3432	185X SUDBURY RD	TOC	DNR	Between Nashawtic CC and Sudbury River	All wet, landlocked	
8.76	1198	509 BEDFORD ST	TOC	HUGH CARGILL	Wastewater treatment plant	No free land	
8.78	0259-1A	27B CAMBRIDGE TPK	TOC	DNR	Wetlands on Cambridge Tpk	All wet-no land	
8.88	0272-2	53 WALDEN ST	TOC	DNR	Pedestrian way by 51 Walden	No open space	
9.02	2256-2	22X LAWS BROOK RD	TOC	DNR	Behind Warner's Woods	Steep, wet in middle, no parking	
9.14	0269-2	31Y CONCORD TPK	TOC	DNR	Back end of Fairyland		
9.14	1948-22	74A BARRETT'S MILL RD	TOC	DNR	Wetlands off Barrett's Mill Rd.	All wet	
9.75	1682	133 KEYES RD	TOC	DPW	DPW/		DPW storage
9.79	3000	7B OLD PICKARD RD	CPS		Peabody School		
10.05	2717	39A HARRINGTON AVE	TOC	DNR	Approx. 351 Harrington Ave.	Wet	
10.31	1986-6	14A STRAWBERRY HILL RC	TOC	DNR	Strawberry Hill Rd. Conservation	Wooded, wet	
10.39	4118-2	25A CAMBRIDGE TPK	TOC	DNR	Across from Fairyland-wet	All wet	
10.73	2278	28A LAWS BROOK RD	TOC	DNR	Next to Domino Dr.	Extremely steep	
10.94	2244	61 LAWS BROOK RD	TOC	Recreation	Rideout field		
11.04	1249	40X BEDFORD ST	TOC		Reformatory Branch Trail	Long thin trail, not suitable for a park	
11.35	3007-1	1045 OLD MARLBORO RD	TOC	DNR	Off Rail Trail, behind Capt Miles I	No access	
11.51	1376-1-?	TBD BALLS HILL RD	TOC	W&S	October Farm		
11.69	4209	33X OLD BEDFORD RD	TOC		By Meriam School	Middle of a neighborhood	Agricultural
12.15	1986-9	52A BARRETT'S MILL RD	TOC	DNR	Barrett's Mill Farm		Agricultural
12.51	2970-1-1	8X FOREST RIDGE RD	TOC	DNR	Paralleling Border Rd.	Thin, L shaped parcel	
12.64	4185-2	11A OLD BEDFORD RD	TOC		Burke-Meriam Farm-	Flat	Agricultural
					Approx 95 Old Bedford Rd.		
12.78	1201	40R BEDFORD ST	TOC	HUGH CARGILL	Peter Spring Farm		Agricultural
13.31	3008-1	97A OLD MARLBORO RD	TOC	W&S	Williams Well	Partially Wet	Well, no public access
13.52	2891-830	20A BORDER RD	TOC	DNR	Thoreau Hills Well area		Well, conservation
13.90	1950-2	33A BARRETT'S MILL RD	TOC	DNR	Barret's Mill Farm		Agricultural
14.05	1397-19	6A MONUMENT FARM RD	TOC	DNR	Monument Farm	Private road-no parking	Conservation
14.10	4222	18Y OLD BEDFORD RD	TOC	DNR	Behind 138 Old Bedford Rd.	Flat	Agricultural
14.34	3080	42B ORNAC	TOC	W&S	Across From Deaconess Well	Very wet-swamp	
14.48	0478	47B CONCORD TPK	TOC	DNR	Back side of South Meadow	Wet	
					Field-borders Rte. 2		
14.86	0186	26A STOW ST	TOC	Recreation	Emerson Park		Recreation
15.62	2712	249 HARRINGTON AVE	TOC	DNR	Harrington Park		Historical/farming
16.50	4262-12	6Y QUAIL RUN DR	TOC		Hebb Land/Quail Ridge, End of Elm Brook Ln.	Inaccessible from Quail Run bc of water	
16.66	0256-3	20Y CAMBRIDGE TPK	TOC	DNR	Fairyland/Hapgood-Wright		
17.00	1374-1	26A BALLS HILL RD	TOC		October Farm		
17.46	4187	120 MERIAM RD	CPS		Merriam School		
17.90	4286-1	38A VIRGINIA RD	TOC	DNR	Gaining Ground		
18.53	2476	29 PRAIRIE ST	CPS		Thoreau School		

18.80	1675-1	35A LOWELL RD	TOC	DNR		Davis Land (across the river from Old Galf Pasture)	Wet	Conservation / passive rec
18.81	3417-2	205 HEMLOCK ST	TOC	W&S		White Pond neighborhood	Steep drop off, very tight neighborhood	
19.31	3476	185 POWDER MILL RD	CPS			Willard School		
19.46	1376-1-?	TBD BALLS HILL RD	TOC	DNR		October Farm		
19.95	4262-13	5Y QUAIL RUN DR	TOC	DNR		Hebb Land/Quail Ridge, End of Elm Brook Ln	Inaccessible from Quail Run bc of water	
20.00	4221	13B OLD BEDFORD RD	TOC	DNR		Farmland across fr. Merriam Rd.	Flat	Agricultural
20.38	4268-42	15B VIRGINIA RD	TOC	DNR		Across from Gaining Ground	Wet, Skippy, L shaped	
20.47	1677-1	20A LOWELL RD	TOC	DNR		Old Galf Pasture	Mostly wet-fully floods in spring	
21.96	0477	10A RIVERDALE CIR	TOC			South Meadow	Potential to split off 2 1/2 acre section	Active rec (sports fields)
22.48	0387	38A FAIRHAVEN RD	TOC	DNR		Arena Farm	Half wet Flat, currently farmed	Agricultural
23.61	3101-1	4Y WILLIAMS RD	TOC	DNR		Jennie Dugan Swamp	Swamp	Town Forest
23.75	0270-1	35Y CONCORD TPK	TOC	DNR		Back side of Town Forest		
24.02	1999-1	1175 ELM ST	TOC	CMLP		Light Plant-between 2A & 2		
24.63	3159-1-4	79B ORNAC	TOC	DNR		Across fr. South side of Mattison Field	Rotary	Agricultural
26.26	4093-2	47A CAMBRIDGE TPK	TOC	DNR		Kennedy Farm-no access (across water)	Partially wet/inaccessible	
26.97	0221	91 LAUREL ST	CPS			Alcott School		
27.20	3479-1	139A SUDBURY RD	TOC			Willow Guzzle	Partially wet, 4 dry acres, close neighbors	Agricultural/passive rec
27.77	3646	363 ORNAC	TOC	W&S		(Combine with 3479-2)	Partially wet-next to Sudbury river	about 5 usable acres
31.59	3010-2-1	835 OLD MARLBORO RD	CPS			Deaconess Well		
34.56	4260	26A SHADYSIDE AVE	TOC	DNR		Sanborn School	1/2 dry & v. flat, 1/2 wet	Agricultural
35.74	4039	755 WALDEN ST	TOC			Shady side Ave	Very sloped into a bowl-	
37.64	3991	647 SUDBURY RD	TOC	W&S		Landfill/solar array	center has standing water	
39.87	3416-1	48B FITCHBURG TPK	TOC			Abutting Sudbury River	Mostly wet-dry part inaccessible	Empty
40.27	4092	56Y LEXINGTON RD	TOC	DNR		Back of Wt. Pond from Sudbury	Landlocked	Agricultural
42.62	3634-1	63A ORNAC	TOC	DNR		Kennedy Farm/Mill Brook-	Flat	
52.00	4012	67X FAIRHAVEN RD	TOC	DNR		Bet Lex, Hawthorn & Conc Tpk		
71.03	0271	55A WALDEN ST	TOC	DNR		Mattison Field		
72.92	2322	214Y MAIN ST	TOC	FINANCE DIR		Between Fairhaven Bay & Walden Pond -inaccessible	Buses, solar array, locked after working hours	
76.29	2017	2X WARNER ST	TOC	DNR		Fairyland/Hapgood- Wright		
91.51	1436-1-1	86A MONUMENT ST	TOC	DNR		41 Knox Trail-Bus Depot		
94.83	0298	500 WALDEN ST	CCHS			Warner's Pond (the pond itself + small portion wetlands)		High School

96.39	1213	361 BEDFORD ST	TOC	HUGH CARGILL	Sleepy Hollow		Cemetery
108.05	3055	66B OLD MARLBORO RD	TOC	DNR	Old Rifle Range		
118.53	1981-2	57A STRAWBERRY HILL RE	TOC	DNR	Annursnac Conservation	Heavily wooded	

TOC=Town of Concord
 CPS=Concord Public Schools
 CHA=Concord Housing Authority
 TOTD=Trustees of Town Donations
 DNR=Department of Natural Resources
 FD=Finance Director
 W&S=Water & Sewer Dept
 HC=Hugh Cargill
 DPW=Public Works

Parcel too wet, oddly shaped or inaccessible to contain a 1-2 acre dog park
 Well (health laws disallow use as dog park)
 Conservation land with high value or restrictions
 Maxed out with municipal uses (school, sports field, DPW, etc)
 Active farmland

APPENDIX V

COST ESTIMATE FOR A ONE ACRE DOG PARK*

* Mostly from Bedford's cost estimate:

Design:	\$45,000.00
Site Preparation:	
Tree clearing	\$15,000.00
Grading	\$18,000.00
Subsurface	\$10,000.00
Surface	\$11,000.00
Fencing	
5' vinyl (950 lineal ft)	\$40,000.00
Gates	\$2,800.00
Drive gate	\$1,000.00
Hardscape	
entry	\$1,500.00
walkway	\$20,000.00
Infrastructure	
Irrigation	\$3,250.00
Engineering	\$1,500.00
Water service	\$12,000.00
Parking	\$12,000.00
Amenities	
Benches/signage	\$9,000.00
Water fountain	\$4,000.00
Lighting	\$10,000.00
Landscaping	\$5,000.00

Shade trees \$3,000.00

Legal costs \$10,000.00
\$234,050.00

TOTAL ESTIMATED COST: \$234,050.00

(Does not include land acquisition or upkeep)

Estimated Annual Maintenance

trails	\$1,000.00	
mowing	\$2,000.00	
waste disposal	\$2,000.00	
snow removal	\$2,000.00	
Insurance	\$3,000.00	
Reserves for replacements	\$2,500.00	(fencing, water line repairs, etc.)
resurfacing	\$5,000.00	
	<u>\$17,500.00</u>	

Comparable nearby towns dog park costs:

town	size	cost	annual costs
Medford	12,000 ft2	\$250,000.00	\$10,000.00
Billerica	1/2 acre	\$200,000.00	\$10,000.00
Bedford	1 acre	\$200,000.00	\$10,000.00
Westford	2 acres	\$250,000.00	\$10,000.00
Auburn		\$200,000.00	

APPENDIX VI

Dog Park Feasibility Study Committee Public Hearing May 22, 2018

Committee members present:

Susanne Jarnryd
Deborah Richardson
Bob Schulman
Don Shobry
Kate Stout
Ann Umphrey
Jeff Young

The meeting was called to order at 7:05. The committee, Select Board Chair Tom McKean, and 25 members of the public were present. Ten more members of the public came during the course of the hearing.

The Committee members and Tom McKean were introduced. Anne reviewed the path forward and gave a recap of the committee's activities, and then asked for comments from the public. Her comments are included at the end of this document.

Martha Gilpatrick, 140 Revolution Road: Is this to supplant existing locations or in addition to existing locations? How big would this be?

Committee Chair Anne Umphrey replied that, as far as we know, this is in addition to existing facilities and we are assessing interest. The size is to be determined.

Michael Dettlebach, 89 Assabet Avenue: It would be helpful to know what other kinds of dog facilities are out there? Are there url's you can steer us to?

Committee Clerk Don Shobry replied that the committee's minutes are online and refer to specific examples, and also contain some urls.

Marlene Boyaner, 1540 Monument Street: What process does this have to go through to get approval?

Tom McKean replied that the committee's charter goes through the end of the year, and it would be up to the Select Board to determine what to do next. If there is any significant cost involved with the next steps, it would likely go before the Town Meeting. This is not intended in lieu of existing facilities, and will most likely be a multi-year process.

Penny Rodday, 6 South Mountain Ridge: What have you done up to date? (She came in after Anne gave her recap) Have you done any surveys? I would not favor a dog park when we have such beautiful areas to walk through.

Committee member Jeff Young briefly described his own survey, which had 650 responses.

Judy Bernard, 107 Deer Grass Lane: I do not agree with the AKC guideline, (which suggest a minimum of 1 acre and recommend as much space as possible). The minimum should be between 10 and 15 acres with three separate fenced areas for small, large and senior dogs, respectfully. It should include paths that dogs can run on, safe access to water, with things for dogs to do. I worry that we could end up with an acre or two of mud that would sit idle most of the time.

Carol Aronson, 7 Wright Farm: I would not use a dog park. I have an active dog and I want to be able to play catch. There would not be enough space to do that in a 1 to 2 acre park.

Donna Peterson, 355 Lexington Road: I would like a contained area. There is a fabulous area in Kennebunk, Maine of 2 to 3 acres covered with mulch, which never has more than 8 dogs at a time. It has dog runs, loose tennis balls, a kiddie pool and dog bag dispenser. People take responsibility for cleaning up.

Marianne Zasa, 73 Hugh Cargill Road: This is my second dog. The dog park design does not address dogs being aggressive and owners that don't pay attention to dogs.

Ronnie Olitsky, 264 Bedford Street: Is the dog park in Maine only open to local dogs?

Donna responded that it is open to local communities but she did not know if they had a system to control access.

Marlene Boyaner, 1540 Monument Street: I go to Maynard because I had a young dog that would go out of Emerson park. Some people that go there are incapacitated. I would love to see a park in Concord.

Marcia Schloss, 86 Hillside Avenue: I have two dogs that get pummeled by other dogs. I am still not convinced that a dog park will not be used to impose other restrictions on dogs. Also, will the town incur any liability?

Lisa Resnick, 45 Laurel Street: Have people asked if the dog park will lead to other restrictions? If you want a true sense of whether they want a dog park, they need to know if there would be any more restrictions.

Tom McKean noted that the Select Board does not control the Natural Resources Commission (NRC), which gets its authority from the state and controls conservation lands. There is also land owned by conservation trusts. The Select Board only controls the lands owned by the Town of Concord that are not designated as conservation lands. The Select Board does not control what the

NRC or land trusts do. Land availability keeps changing and additional properties may come under the control of the Select Board.

Lisa: Does any one know the size of Emerson?

Committee members replied that Emerson is about 14 acres.

Dinny McIntyre, 26 Simon Willard Road: I would not use a dog park. I would see it as a solution to an urban problem that we don't have. Dogs need to be able to run. We have met people who are afraid to let dogs off leash because they would run. Instead of investing in a park, can we invest in training or use the money in other ways?

Rob Morrison, 63 Monument Street: I have no desire for a dog park and support Dinny's points. We should be using open space to exercise dogs.

Cheryl Baggen, 3 Bolton Street: There are advantages to having a dog park. The larger the better, you don't need to have the young and old dogs separated. It would be nice to walk dogs early or late.

Judy Bernard, 107 Deer Grass Lane: A dog park might not be a bad idea because there are dogs that need to be in fenced areas, if it is done right. Dogs need amenities like agility style obstacles. The problem at Emerson is that people don't pay attention to their dogs. There should be space for people to train their dogs.

Committee member Kate Stout – Do we need to educate people on dogs?

Judy – Yes

Committee Chair Anne Umphrey – Would people like to see training sessions? Also, there is the Yuppy Hour they have at a dog park in the south, where a beer truck pulls up in the late afternoon and serves adult beverages.

Comment from audience: In Toronto, on the beaches, there is a fenced section off the boardwalk where dogs can run.

Amy Hanselmann, 37 Nimrod Drive: I have a good dog but I have seen dogs run out of Emerson. Can we put gates in? It makes it more accessible for less money than creating a dog park. What has happened in other places? Have there been donations?

Ned Perry, 362 Bedford Street: This dialog is going on too long in this town. Look at the Brunswick, Maine Dog Park. It is totally fenced, with small dog and large dog areas, and is 1 to 2 acres in size. Relative to fencing Emerson Field, where dog walkers don't always pay attention to when their dogs eliminate, dogs should be someplace else. The perfect place is between the garden plots, town wells, Alcott School, and the Courthouse. There is a path from Alcott to Walden Streets. The committee should talk to the 12,000 people who can't go out because of dogs(?). My wife was attacked 3

times by the same dog, and there should be an easier way to submit dog complaints. This is a rural problem as well as an urban one.

Committee member Jeff Young commented that dog problems should be reported to the Police. Committee member Kate Stout stressed the need for public education.

Martha Gilpatrick, 140 Revolution Road: Don't paint all dog owners with the same brush. Look at the denominator. There is a way to educate people.

Carol Aronson, 7 Wright Farm: The survey in 2014 that indicated interest in a dog park did not ask respondents if they had a dog, and if they wanted a dog park. The motivation for building a dog park should come from dog owners.

Ronnie Olitsky, 264 Bedford Street: Not everyone has children but we still build schools.

Marcia Schloss, 86 Hillside Avenue: There are two dog parks in Gloucester worth looking at.

Michael Dettlebach, 89 Asabett Avenue: I like seeing the dogs in Madison Square Park in Manhattan. I go to Emerson to find dogs for my dog to play with

Bonnie Polakoff, 68 Whits End Road: I do not want a dog park if it becomes political and the NRC votes to keep dogs off of trails. Otherwise I have no objection.

We then had a general discussion of desirable attributes for a dog park. People wanted enough space and access to trails so that they can walk around with their dogs. They would like to see agility equipment and classes, and a water source like a pond. They also mentioned parking, fenced in areas for the dogs that need it, benches, good drainage, accessibility, double gates at entrances/exits, poop bag dispensers, lighting, tennis balls and chukkers, frisbees, and plowing of snow. One person commented that she would prefer to see amenities be put in place over time rather than waiting for the perfect facility to be built.

Anne thanked the public for attending and the hearing was adjourned at 8:20.

Opening Statement by Committee Chair Anne Umphrey

Welcome

We are here as part of the charge that the Select Board gave to the Dog Park Feasibility Committee.

This included:

1. Consider whether there is an interest in and a need for one or more dog parks in Concord.
2. Determine the key elements that would be desirable in a dog park, and the amenities desired.
3. Consider the size and type of dog park, fenced (?) and/or paths for long off-leash walks.
4. Review a list of town owned land for possible use as a dog park and whether there are privately owned parcels that might be available.

At the end of this process the Committee is to develop a draft report including the Committee's preliminary findings and recommendations to the Select Board concerning dog parks and to hold a second hearing to present the draft report and solicit public comments before making a final report to the Select Board.

What we have done so far:

The Committee has looked at types of dog recreation facilities in use in the US and Canada, reviewing more than 30 different ones, collecting and reviewing descriptions and guidelines including cost estimates for development and use of these facilities.

The Committee has met with Marcia Rasmussen, Director of planning and Town Management who introduced the Committee to the Concord Geographic Information System, or GIS. She has provided an overview of the town lands and what bodies have the responsibility for managing them. The public can access these maps by going to <https://www.concordma.gov/461/Geographic-Information-System-Program>

Jill Moonheron, Concord's GIS analyst has kindly provided overlays to the website showing how dogs are distributed across Concord by size.

Kate Hodges, Assistant Town Manager has provided an overview of recreation terminology and practices.

Ryan Kane, Director of Recreation, has discussed the properties under the purview of the Recreation Department and dog-related issues associated with recreation facilities and programs.

As part of the charge to the Committee the Select Board requested it to hold a public hearing to solicit comments from the community on the need for a dog park, the desired elements and possible locations. So here we are this evening.

We wish to solicit from you your thoughts on a dog park for Concord.

The floor is open for comments and questions. We will try to answer from what we have gleaned already but mostly this is for you to speak to us.

Please state your name and address. And please make your comments and questions somewhat brief, and to the point. We are not here to hear complaints on what has been, but to look forward to what could be.

**TOWN OF CONCORD
TOWN HOUSE
CONCORD, MA 01742**

**BULK RATE
U.S. POSTAGE PAID
PERMIT No. 51**

**RESIDENTIAL CUSTOMER
LOCAL 01742**

**WARRANT FOR SPECIAL TOWN MEETING
MONDAY, OCTOBER 1, 2018**

7:00 PM

CONCORD-CARLISLE REGIONAL HIGH SCHOOL AUDITORIUM
500 WALDEN STREET

**ADJOURNED SESSION (IF NECESSARY)
TUESDAY, OCTOBER 2, 2018**

IN CASE OF INCLEMENT WEATHER VISIT THE TOWN'S WEBSITE
AT WWW.CONCORDMA.GOV OR CALL 978 318-3006

**JOINT PUBLIC HEARING
WEDNESDAY, SEPTEMBER 12, 2018**

7:00 PM

TOWN HOUSE – HEARING ROOM

**FINANCE COMMITTEE, PLANNING BOARD
& SELECT BOARD**

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PARKING – On-site parking, via the Walden Street entrance, is limited and carpooling is encouraged. Additional parking for those who need to be close will be marked. Overflow parking will be at Alcott School first and, if necessary, at the Concord District Court. Shuttle buses will be available to bring residents to and from the satellite parking.

CHILDCARE – Will be provided by Concord Recreation at the high school for children ages 2½ and older at a cost of \$5 per child per hour or \$25 for two or more children for the evening. Please call 978/369-6460 to reserve your child’s place.

SENIOR TRANSPORTATION – Seniors may arrange transportation with the Council on Aging office at 978/318-3020. Advance reservations are necessary. Rides will be available on a first come first served basis.

CHECK-IN – All voters who are registered to vote by Sept. 21, 2018 are eligible to participate at Town Meeting. Voters should check-in at the tables in the High School Cafeteria and pick up a Town Meeting ballot on each night of attendance. Only one ballot per voter per evening of attendance. Ballots are not transferrable. **Assisted Listening Devices** will be available at check in.

SEATING – Meeting will be held primarily in the auditorium with the Gymnasium reserved for overflow only if necessary. Accommodations for addressing the audience and voting will be provided by the deputy moderator. Viewing of the meeting is available in the Cafeteria but no voting will take place.

**THE COMMONWEALTH OF MASSACHUSETTS
WARRANT FOR SPECIAL TOWN MEETING
Monday, October 1, 2018**

Middlesex, ss.

To any of the Constables of the Town of Concord, in said County,

In the name of the Commonwealth of Massachusetts, you are hereby required to notify the legal voters of said Town of Concord, qualified to vote at Town Meeting for the transaction of Town affairs, to meet at the Concord-Carlisle Regional High School at 500 Walden Street, in said town, on Monday, the first day of October, 2018, at 7:00 o'clock in the evening, by posting a printed copy of this Warrant by you attested, at the Town House and in at least one public location in each precinct in Concord. Further a copy thereof shall be mailed to every household at least fourteen days before the Town Meeting, then and there to act upon the following Articles:

EMINENT DOMAIN SETTLEMENT (214Y MAIN STREET) – ADDITIONAL COMPENSATION

ARTICLE 1 To determine whether the Town will vote to raise and appropriate, transfer from available funds, or authorize the Town Treasurer with the approval of the Select Board to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws, or any other authority, the sum of \$300,000, or any other sum, to be paid to W.R. Grace & Co. – Conn., as a settlement payment in compensation for the property at 214Y Main Street taken by eminent domain by the Town in August of 2015, said funds to be expended under the direction of the Town Manager, and further that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with the Massachusetts General Laws c. 44, § 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; or take any other action relative thereto.

Town Meeting voted under Article 36 of the 2012 Annual Town Meeting to authorize the Select Board to purchase the property at 214Y Main Street from the W.R. Grace Corporation, for solar power generation, wastewater treatment and other municipal purposes, for the sum of \$1,200,000, to be funded through a borrowing to be repaid equally by the Sewer Fund and the Electric Fund. The parties were unable to negotiate mutually-agreeable terms for sale of the property, and as a result, Town Meeting voted under Article 1 of the April 2015 Special Town Meeting to authorize the Select Board to take the property by eminent domain for the fair market value price of \$1,200,000, or any other fair market value of the appraisal. State law allows town government to take private property by eminent domain, provided doing so serves a municipal purpose. The property was taken in August of 2015 and the appraised value of \$800,000 was paid at that time. In the fall of 2017, W.R. Grace notified the Town that the company believed this appraisal did not account for the full value of the property and that the company was owed substantially more than had been paid by the Town. A settlement of this matter has been reached whereby the Town will pay an additional \$700,000 for the property, for a total compensation amount of \$1,500,000. For the purposes of funding the additional compensation, this article proposes that \$300,000 be authorized above the \$1,200,000 appropriation previously authorized by Town Meeting in 2012. The additional compensation to the company is one piece of a three-part settlement between the Town and W.R. Grace.



EMINENT DOMAIN SETTLEMENT (214Y MAIN STREET, CONCORD & 37 KNOX TRAIL, ACTON) – GRANT OF EASEMENT

ARTICLE 2 To determine whether the Town will vote to authorize the Select Board to grant or deed an easement, on terms and conditions acceptable to the Select Board, over a parcel of land owned by the Town at 214Y Main Street, Concord and 37 Knox Trail, Acton, MA for the purposes of providing and maintaining emergency access to W.R. Grace & Co. – Conn., and its successors and assigns (collectively “Grace”), to and from Grace’s property in Acton; or take any other action relative thereto.

This Article authorizes the Select Board to deed an easement over land the Town took by eminent domain from W.R. Grace in 2015, to be used for emergency access only, to connect property the company owns in Acton to Knox Trail in Acton. This article is one piece of a three-part eminent domain settlement between the Town and W.R. Grace.

EMINENT DOMAIN SETTLEMENT (214Y MAIN STREET) – ZONING BYLAW AMENDMENT

ARTICLE 3 To determine whether the Town will vote to amend the **Zoning Bylaw Section 4.4.1 Concord Municipal Use** to (i) add “(1)” before the words “the general use and welfare of the Town”; (ii) replace the period after the words “within the Town” with a semicolon (;); and (iii) add at the end of the section “or (2) emergency vehicular or pedestrian access over land owned by the Town to access an adjacent property.” so that the section reads as follows (changes are shown below in bold for reference only) - or take any other action relative thereto.

4.4.1 *Town of Concord Municipal Use:* use of any building, facility and/or area owned or leased by the Town of Concord for **(1)** the general use and welfare of the Town, its inhabitants or businesses located within the Town; **or (2) emergency vehicular or pedestrian access over land owned by the Town to access an adjacent property.**

This Article makes a zoning change to allow the use of the easement proposed under Article 2. It would permit access over Town-owned land to an adjacent parcel with the Town’s permission. This article is one piece of a three-part eminent domain settlement between the Town and W.R. Grace.

WHITE POND ASSOCIATES, INC. – GIFT OF REAL ESTATE

ARTICLE 4 To determine whether the Town will vote to authorize the Select Board to accept from White Pond Associates Inc. the gift of the fee, easement or other property interests in, on, over, across, under and along all or any portion of Lot A-1, Lot B-1, Lot C-1 and Parcel X all as shown on a plan entitled “Plan of Land in Concord, Massachusetts,” prepared for White Pond Associates Inc. dated August 2, 2018 by Perley Engineering LLC, containing a total of 18.14 acres, more or less, with improvements thereon (herein the “White Pond Property”) subject to a perpetual restriction limiting the use of the White Pond Property to recreation, open space and/or conservation purposes under such terms and conditions as the Select Board and White Pond Associates Inc. mutually determine; or take any other action relative thereto.



White Pond Associates, Inc. owns 18.14± acres located off Plainfield Road, Power Mill Road and Seymour Street. The existing principal use of this property is community recreational swimming. White Pond Associates Inc. seeks to work with the Select Board to ensure that the White Pond Property will continue to be used for recreational swimming and other uses compatible with preserving White Pond.

WHITE POND – APPROPRIATION OF FUNDS FOR BEACH OPERATIONS

ARTICLE 5 To determine whether the Town will vote to raise and appropriate, or transfer from available funds, the sum of \$30,000, or any other sum, to be expended under the direction of the Town Manager, for the costs of operating a public bathing beach at White Pond, including staffing, equipment, materials, and consulting services related to operating a public bathing beach facility, and other costs necessary or incidental thereto; or take any other action relative thereto.

In order to begin operating a public bathing beach at White Pond in the spring of 2019, it will be necessary to provide a preliminary budget for the hiring of staff, training, purchasing of supplies and other expenses related to operating the bathing beach beginning on Memorial Day weekend of 2019. An annual budget request will be submitted for consideration at the April 2019 Annual Town Meeting. This preliminary funding will help get the bathing beach up and running before the beginning of Fiscal Year 2020.

CONCORD-CARLISLE REGIONAL HIGH SCHOOL – CAPITAL IMPROVEMENTS

ARTICLE 6 To determine whether the Town will vote to approve \$100,000 of debt, or any other sum, authorized by the Concord-Carlisle Regional School Committee, for the purpose of making capital improvements at Concord-Carlisle Regional High School, including (i) drainage improvements at Lower Field, (ii) spray booth duct work, (iii) emergency shower repairs, and (iv) an ambulance cut to improve access to the nurse's office, and for the payment of all costs incidental and related thereto, which amount shall be expended at the direction of the Concord-Carlisle Regional School Committee; or take any other action relative thereto.

This Article provides Concord's share of the cost for various capital improvements to the Concord-Carlisle Regional High School. The costs to be assessed annually over a period of years consistent with the term of bonds to be issued by the district with debt service expected to commence in Fiscal Year 2020. The debt issued under this article has not been excluded under the provisions of Massachusetts General Law c.52 §21(C), Proposition 2 ½.

CONCORD-CARLISLE REGIONAL HIGH SCHOOL – CAPITAL FEASIBILITY STUDY

ARTICLE 7 To determine whether the Town will vote to approve \$200,000 of debt, or any other sum, authorized by the Concord-Carlisle Regional School Committee, for the purposes of conducting a design and engineering study of the Concord-Carlisle High School building and campus, including cost analysis and feasibility of potential capital improvements, said study to be undertaken at the direction of the Concord-Carlisle Regional School Committee; or take any other action relative thereto.

This Article provides Concord's share of the cost for a design and engineering study of the Concord-Carlisle Regional High School. The study will assess various capital improvements, including cost analysis and feasibility of (i) additional parking, (ii) potential uses for landfill area, (iii) roadway and lighting improvements, (iv) field improvements including concessions and restrooms, and other items as recommended by the School Committee and Superintendent. The costs will be assessed annually over a period of years consistent with the term of bonds to be issued by the district with debt service expected to commence in Fiscal Year 2020. The debt issued under his article has not been excluded under the provisions of Massachusetts General Law c.52 §21(C), Proposition 2 ½.

TOWN MANAGER SEARCH – APPROPRIATION OF FUNDS

ARTICLE 8 To determine whether the Town will vote to raise and appropriate, or transfer from available funds, the sum of \$20,000, or any other sum, to be expended under the direction of the Town Manager, for the cost of hiring a professional recruiting firm, and advertising and other costs associated with recruiting a new Town Manager; or take any other action relative thereto.

This article would provide funding to allow the Town to hire a professional search firm to help recruit a qualified candidate to replace the current Town Manager, who plans to retire on or before July 1, 2019.

POLICE DEPARTMENT – FISCAL YEAR 2019 SUPPLEMENTAL APPROPRIATION

ARTICLE 9 To determine whether the Town will vote to transfer the sum of \$48,000, or any other sum, from the Emergency Response Stabilization Fund to be added to the amounts previously appropriated under Item No. 11, Police Department, of Article 7 of the 2018 Annual Town Meeting, said sum to be expended under the direction of the Town Manager; or take any other action relative thereto.

This Article would amend the Fiscal Year 2019 budget by transferring \$48,000 to the Police Department from the Emergency Response Stabilization Fund to be combined with gift funds to pay the salary of one additional School Resource Officer within the Concord Public School System.

STATE GRANT FOR TRANSIT SERVICES – APPROPRIATION OF FUNDS

ARTICLE 10 To determine whether the Town will vote to appropriate from Transportation Network Surcharge Fees, the sum of \$3,210, or any other sum, to address the impact of transportation network services on municipal roads, bridges and other transportation infrastructure or any other public purpose substantially related to the operation of transportation network services in the town, including but not limited to, the complete streets program established pursuant to Massachusetts General Laws c. 90I, § 1, and other programs that support alternative modes of transportation; or take any other action relative thereto.

Chapter 187 of the Acts of 2016 established a Commonwealth Transportation Infrastructure Fund. As required, each Transportation Network Company submits to the Department of Public Utilities the number of rides from the previous calendar year that originated within each city or town and a per-ride assessment of \$0.20, which is credited to the Fund. The Town received an allocation from the Commonwealth of Massachusetts in the amount of \$3,210, based on the estimated number of commuters believed to have passed through Concord while commuting to work during Fiscal Year 2018. These funds may only be used to provide transportation services in the community and must be appropriated by Town Meeting in order to be expended.

LEGAL SERVICES – APPROPRIATION OF FUNDS

ARTICLE 11 To determine whether the Town will vote to raise and appropriate, or transfer from available funds, the sum of \$100,000, or any other sum, to be added to the funds appropriated under Article 7, Item 2 Legal Services of the 2018 Annual Town Meeting, said sum to be expended under the direction of the Town Manager; or take any other action relative thereto.

The Town is currently involved in several litigation and collective bargaining matters that require expenditures for legal services above the \$250,000 annual allocation of funds for Legal Services. This supplemental appropriation will cover these higher costs without the need to fully utilize the Reserve Fund of the annual budget (Article 7, Item 32 of the 2018 Annual Town Meeting).

AMENDMENT OF PHASE II BLACK BIRCH SITE DEVELOPMENT AND USE PROPOSAL

ARTICLE 12 To determine whether the Town will vote to approve an amendment of the Phase II Black Birch Alternative Planned Residential Development (PRD) Preliminary Site Development and Use Proposal for Lot 4A and Parcel A Forest Ridge Road dated September 12, 2016, as further amended through March 14, 2017 (herein the "Phase II Black Birch Site Development and Use Proposal"), which Phase II Black Birch Site Development and Use Proposal was approved under Article 42 of the 2017 Annual Town Meeting pursuant to Section 10.3.4 of the Zoning Bylaw, by adding the following standard to the Phase II Black Birch Site Development and Use Proposal - or take any other action relative thereto.

"4. As an alternative to the provision of two (2) affordable units as set forth in Paragraph 3 and in exchange for approval from the Town to complete the sixteen (16) units in Black Birch Phase II as market-rate units, ABODE agrees to donate one million dollars (\$1,000,000.00) to the Town, or any other entity designated and approved by the Select Board, to be placed in a fund restricted to affordable housing purposes subject to terms and conditions to be established by the Board of Appeals and approved by the Select Board based upon a determination by both Boards that such funds will enhance affordable housing opportunities in the Town of Concord."

The 2017 Annual Town Meeting approved (Article 42) the Preliminary Site Development and Use Proposal for Black Birch II Alternative PRD that included a provision that two of the sixteen units would be sold as affordable units to persons earning not more than 80% of area median income. The intent was that the units would be included in the Town's Subsidized Housing Inventory (SHI) which measures the Town's compliance with the Massachusetts General Laws c. 40B goal of 10% affordable housing. A recent State decision regarding age restricted units, however, means that the proposed Black Birch units may not count in the SHI. The Select Board and Black Birch II have agreed to put before the voters and the Planning Board an amendment to the Site Development and Use Proposal which adds the option for the Town to receive a \$1,000,000 contribution from the Black Birch II in lieu of providing the units on site. Receipt of the funds would allow the Town to "buy down" existing units that would count in the SHI as well as provide additional options toward the expansion of the Town's affordable housing inventory.

BRUCE FREEMAN RAIL TRAIL – GRANT OF EASEMENT

ARTICLE 13 To determine whether the Town will vote to authorize the Select Board, for purposes of establishing, constructing, operating and maintaining an improved multi-use rail trail for non-motorized transportation, open space and recreation purposes and for all other purposes for which rail trails are now or hereafter may be used in the Commonwealth, to acquire by purchase, gift, eminent domain or otherwise fee, easement, leasehold, license or other real property interests in, on, over, across, under and along (a) all or any portion of the land, premises, easements, rights-of-way and/or other rights in Concord comprising the former Lowell Secondary Track railroad right-of-way acquired by the Commonwealth of Massachusetts, (acting through its former Executive Office of Transportation and Construction) by deeds dated April 28, and November 29, 1982, and recorded in the Middlesex South District Registry of Deeds at Book 14609, pages 302-317 and Book 14836, pages 507-512, and (b) abutting and underlying properties as necessary for clearing title to said railroad right-of-way, laying out an improved multi-use rail trail in that right-of-way and within associated easement, and providing access to the rail trail area for construction, maintenance and repair purposes, on such terms and conditions as the Select Board may determine, and further to see if the Town will raise and appropriate or transfer from available funds the sum of \$25,000, or any other sum, or accept gifts for these purposes, or take any other action relative thereto.

This Article authorizes the Select Board to acquire the former railroad right-of-way to allow design and construction of the Bruce Freeman Rail Trail between the Acton town line and Commonwealth Avenue (the bridge over Route 2 connecting Phase 2A in Acton to the parking area located off Commonwealth Avenue at the end of Phase 2C).

Hereof fail not and make due return of this Warrant with your doings thereon, to the Town Clerk, at or before the time of said meeting aforesaid.

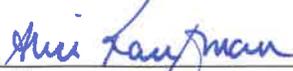
Given under our hands this 13th day of August in the year two thousand-eighteen.



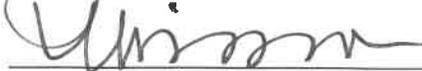
Thomas McKean



Jane Hotchkiss



Alice Kaufman



Michael Lawson



Linda Escobedo

SELECT BOARD

Commonwealth of Massachusetts Middlesex, ss.

Concord _____
Date

By virtue of this warrant I have notified the legal voters of the Town of Concord to meet at the times and places and for the purposes within named as directed:

Constable of Concord

SPECIAL TOWN MEETING VOTER REGISTRATION INFORMATION

The deadline for unregistered residents to register to vote at the Special Town Meeting is:

Friday, September 21, 2018

In addition to regular office hours, a special evening registration session will be held on Friday, September 21, 2018 until 8:00 PM at the Town Clerk's Office, 22 Monument Square for residents who are currently not registered voters in Concord.

Voter registration may be done online, by mail or in person.

Download a mail-in registration form by visiting the Town's Election & Voting web page
concordma.gov/elections-voting

Call the Town Clerk's Office at 978/318-3080 to have the form mailed to you.

Visit the Town Clerk's office at the Town House to register in person
22 Monument Square
Mondays-Fridays, 8:30 am-4:30 pm



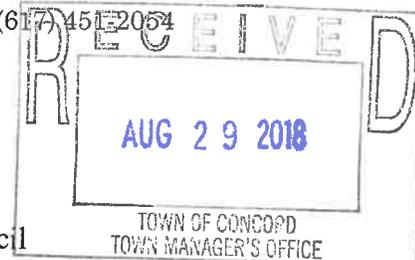
MBTA Advisory Board

177 Tremont Street, Boston, MA 02111

Tel: (617) 426-6054 Fax: (617) 451-2054

August 27, 2018

TO: Chief Elected Officials
FR: Paul Regan, Executive Director, MBTA Advisory Board
Marc Draisen, Executive Director, Metropolitan Area Planning Council
RE: **Reminder, Municipal Elections to the Boston Region Metropolitan Planning Organization**



IMPORTANT DATES:

- **Nomination Papers Due – Friday September 28, 2018, at 5:00 PM, to MAPC;**
- **Election – MAPC Fall Council Meeting Wednesday October 31, 2018 location TBD**

This is a reminder of the process for the elected municipal seats on the Boston Region Metropolitan Planning Organization (MPO). The MPO decision-making board is responsible for planning and programming federal financial resources for a multi-modal transportation system for the 97 municipalities in the Boston metropolitan region. (An overview of MPO member responsibilities is included as Attachment C of the Official Notice of Elections.)

There are four seats on the MPO up for election. The MPO seat currently held by the City of Newton representing the 24 cities in the region, the seat currently held by the Town of Arlington representing the 73 Towns in the region, the seat currently held by the City of Woburn representing the North Suburban Planning Council sub-region, and the seat currently held by the Town of Norwood representing the Three Rivers Interlocal Council (TRIC) sub-region, are up for election this year.

Any city in the region may run for the open City seat and any town in the region may run for the open Town seat, while only municipalities from either the North Suburban or TRIC sub-regions may seek nominations to run for those respective open sub-regional seats.

The MPO has 22 voting members, which currently include representatives from the following:

State Agencies and Authorities

Massachusetts Department of Transportation (MassDOT) with three seats appointed by the Secretary of Transportation, at least one of which is from its Highway Division

Massachusetts Bay Transportation Authority (MBTA)

Massachusetts Port Authority (Massport)

Regional Councils

Metropolitan Area Planning Council (MAPC)
MBTA Advisory Board
Regional Transportation Advisory Council (RTAC)

Municipalities

City of Boston with two seats

Eight (8) elected municipalities representing each of the eight MAPC sub-regions:

Inner Core Committee: Somerville
Three Rivers Inter-local Council: Norwood
South West Area Planning Committee: Medway
MetroWest Regional Collaborative: Framingham
North Suburban Planning Council: Woburn
North Shore Task Force: Beverly
Minuteman Advisory Group on Inter-local Coordination: Bedford
South Shore Coalition: Braintree

Four (4) elected municipalities serving at-large seats:

Two (2) cities filling at-large seats: Newton and Everett
Two (2) towns filling at-large seats: Arlington and Lexington

All twelve elected municipal seats (including the sub-regional seats) are elected by all of the 97 municipalities in the Boston Region MPO area. Each of the 97 municipalities may vote for one (1) municipality for each of the four (4) open seats.

The election will be held at MAPC's Fall Council Meeting on October 31st (location TBD).

In order to qualify to be on the ballot, each chief elected official who wishes to be a candidate must secure the signatures of five chief elected officials in the region, including their own.

Chief elected officials may only sign nomination papers for one municipality per sub-region for the two open sub-regional seats, and one each for the open town and city seats.

Nominations are due to MAPC by 5:00 PM on Friday, September 28, 2018 and must be filed in person or by mail at the MAPC, 60 Temple Place, 6th Floor, Boston, MA 02111.

Faxes or emails will not be accepted.

A copy of the official notice and procedures for nomination and election to the MPO are attached. If you have questions, please call Eric Bourassa (617) 933-0740 or Paul Regan at (617) 426-6054.

Attachments:

Official Notice, including Attachments A - C
Nomination Papers
Statement of Candidacy

Official Notice

2018 Boston Region MPO Municipal Election Procedures

At the MAPC Fall Council Meeting, on Wednesday October 31, 2018 (location TBD), elections will be held for four (4) of the twelve (12) elected municipal seats on the Boston Region Metropolitan Planning Organization (MPO). At that time one of the at-large City seats and at-large Town seats, as well as the North Suburban Planning Council sub-region and Three Rivers Interlocal Council (TRIC) sub-region seats, will be elected to the MPO by the chief elected officials of the 97 municipalities which constitute the Boston metropolitan region. Pursuant to the MPO Memorandum of Understanding, approved on July 7, 2011, MAPC and the MBTA Advisory Board (Advisory Board) administer the election of the municipal representatives to the MPO.

MPO Seats Up For Election

- One (1) town from any part of the Boston MPO region.
 - One (1) city from any part of the Boston MPO region.
 - One (1) municipality from the North Suburban Planning Council sub-region.
 - One (1) municipality from the TRIC sub-region.
- Terms of election on the MPO are for three years.

Nomination Process

Nominees for the elected municipal seats shall be the chief elected official of the municipality. In cities this is the Mayor or, if the city does not have the office of Mayor, then the Chairman of the Council, with the exception of Plan E cities (Cambridge) in which case it shall be the City Manager. In towns, the chief elected official is the Chairperson of the Board of Selectmen. The MPO will accept the Chair's nomination of a candidate whether or not the full Board of Selectman has voted it.

A nominee for an open municipal seat must receive five nominations made by any chief elected official from the Boston region, regardless of which sub-region they are from. A chief elected official may nominate his or her municipality and that nomination shall count as one of the five nominations needed to place a municipality on the ballot. Each chief elected official may only sign nomination papers for one municipality per open seat.

Nominations papers are due on Friday, September 28, 2018 to MAPC by 5:00 PM and must be filed in person or by mail at MAPC, 60 Temple Place, 6th Floor, Boston, MA 02111, Attn: MPO Elections. Faxes or emails will not be accepted. Nomination papers shall include a statement of candidacy (250 word limit) of the community, also due at this time.

Voting Process

Each of the 97 municipalities may vote for one (1) municipality for each of the four (4) open seats.

Ballot

A ballot will be prepared by MAPC and the Advisory Board based on the certification of nomination papers. The ballot shall contain a list of the nominated municipalities. Candidate communities shall appear on the ballot in an order drawn by lot by designated officers of MAPC and the Advisory Board. The subregion of each of the communities shall be identified on the ballot. A candidates' booklet shall be issued that shall contain the statement of candidacy of the communities. The list of communities shall appear in the booklet in the same order that they appear on the ballot. In a second mailing, MAPC and the Advisory Board will include an absentee ballot and instructions for how municipalities can cast their vote.

Opportunities for Discussion with Representatives of the Candidate Communities

The Metropolitan Area Planning Council and the MBTA Advisory Board shall provide appropriate opportunities for the electorate to meet representatives of candidate communities and discuss issues. In 2018, this may be accomplished by holding a Candidates Forum at the State Transportation Building in early October (date and time TBD).

Election

The election will be held at MAPC's Fall Council Meeting on October 31st (location TBD). On that day, the designated officers of MAPC and the Advisory Board shall supervise the election to the municipal seats. Ballots shall be cast by the chief elected official of the municipality (as defined by the rules for nominees), or that person's designee. Designees shall present a letter signed by the chief elected official to the designated officers of MAPC and of the Advisory Board thirty minutes prior to the convening of the election on election day. This letter will appoint the designee and confirm his or her authority to cast the municipality's ballot. Such a designation shall be delivered in person or by mail. Designees may represent only one municipality in the election. The designation may require the designee to vote for specific individuals or may vest discretion in the designee.

If the chief elected official is unable to attend the election and does not designate another individual to attend, an absentee ballot may be filed. Such an absentee ballot must be filed by 5 PM the day before the election with the Metropolitan Area Planning Council, 60 Temple Place, Boston, MA 02111. No faxes will be accepted. This ballot is valid for any election (e.g. run off election in case of a tie) held on the day of the MPO election for which the candidates selected on the ballot are still eligible to receive votes.

The MPO seat is held by the municipality. The chief elected official (or their official designee) shall represent the municipality throughout the municipality's term of office.

The designated officers of MAPC and of the Advisory Board shall certify the results of the election to the chairman of the MPO by 12 noon on the Friday following the election.

MAPC Sub-regions

SUBREGION	COMMUNITIES
North Shore Task Force	Beverly, Danvers, Essex, Gloucester, Hamilton, Ipswich, Manchester-by-the-Sea, Marblehead, Middleton, Nahant, Peabody, Rockport, Salem, Swampscott, Topsfield, Wenham
North Suburban Planning Council	Burlington, Lynnfield, North Reading, Reading, Stoneham, Wakefield, Wilmington, Winchester, Woburn
Minuteman Advisory Group Interlocal Coordination (MAGIC)	Acton, Bedford, Bolton, Boxborough, Carlisle, Concord, Hudson, Lexington, Littleton, Lincoln, Maynard, Stow, Sudbury
MetroWest Regional Collaborative	Ashland, Framingham, Holliston, Marlborough, Natick, Southborough, Wayland, Wellesley, Weston
South West Advisory Planning Committee (SWAP)	Bellingham, Dover, Franklin, Hopkinton, Medway, Milford, Millis, Norfolk, Sherborn, Wrentham
Three Rivers (TRIC)	Canton, Dedham, Dover, Foxborough, Medfield, Milton, Needham, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood
South Shore Coalition	Braintree, Cohasset, Duxbury, Hanover, Hingham, Holbrook, Hull, Marshfield, Norwell, Pembroke, Rockland, Scituate, Weymouth
Inner Core	Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Everett, Lynn, Malden, Medford, Melrose, Milton, Newton, Quincy, Revere, Saugus, Somerville, Waltham, Watertown, Winthrop

Boston Metropolitan Planning Organization 97 Cities and Towns

Cities

Beverly	Gloucester	Quincy
Boston	Lynn	Revere
Braintree	Malden	Salem
Cambridge	Marlborough	Somerville
Chelsea	Medford	Waltham
Everett	Melrose	Watertown*
Franklin*	Newton	Weymouth
Framingham	Peabody	Woburn

**MAPC Legal Counsel has rendered an opinion that Franklin and Watertown are defined as cities for the purpose of the MPO Election.*

Towns

Acton	Hudson	Reading
Arlington	Hull	Rockport
Ashland	Ipswich	Saugus
Bedford	Lexington	Scituate
Bellingham	Lincoln	Sharon
Belmont	Littleton	Sherborn
Bolton	Lynnfield	Southborough
Boxborough	Manchester	Stoneham
Brookline	Marblehead	Stow
Burlington	Marshfield	Sudbury
Canton	Maynard	Swampscott
Carlisle	Medfield	Topsfield
Cohasset	Medway	Wakefield
Concord	Middleton	Walpole
Danvers	Milford	Wayland
Dedham	Millis	Wellesley
Dover	Milton	Wenham
Duxbury	Nahant	Weston
Essex	Natick	Westwood
Foxborough	Needham	Wilmington
Hamilton	Norfolk	Winchester
Hingham	North Reading	Winthrop
Holbrook	Norwell	Wrentham
Holliston	Norwood	
Hopkinton	Randolph	

Overview of MPO Member Responsibilities

Background:

The Metropolitan Planning Organization (MPO) is established as a required part of the transportation planning process under federal law. It is responsible for planning and programming federal financial resources for a multi-modal transportation system for the Boston metropolitan region. The MPO was established in 1973.

The Boston Region MPO Memorandum of Understanding (MOU) that details the governing structure and process of the MPO can be viewed at www.bostonmpo.org/mpo

Specific Responsibilities:

The MPO must prepare and approve several plans and programs on an annual basis. These include:

- The Unified Planning Work Program (UPWP), which programs funds for transportation planning programs in the region;
- The Transportation Improvement Program (TIP), which programs federal (and matching state and local) funding for surface transportation projects (highway and transit).

The MPO also prepares and approves several other plans and programs as required. These include:

- The Long-Range (or Regional) Transportation Plan (LRTP), which provides a 20- to 25-year plan for the region's transportation infrastructure to address needs and priorities; and
- The conformity of all surface transportation plans and programs with applicable federal laws (including air quality, the Americans with Disabilities Act, and Title VI and Environmental Justice).

MPO Meetings:

Meetings are held as needed to accomplish the MPO's business. Typically, two MPO meetings are held each month, and all but four are held in Boston at the state transportation building. Up to four MPO meetings (one per quarter) are held in a community outside of Boston. MPO meetings typically begin at 10 AM on the first and third Thursday of the month, and last approximately two to three hours.

The MPO has the authority to establish necessary committees to accomplish its responsibilities. Recent experience suggests that the municipal members of the MPO or their designees attend at least two meetings per month to accomplish the work of the MPO.

2018 MPO Election Nomination Papers

Nominated Community	Name of Chief Elected Official	Signature
Open MPO Seat Community is Running For (only check one)	<input type="checkbox"/> North Suburban Seat	<input type="checkbox"/> TRIC Seat
	<input type="checkbox"/> City Seat	<input type="checkbox"/> Town Seat

Endorsers

Nominating Community	Name of Chief Elected Official	Signature

Individual endorsements may be attached as a separate letter but must specify the municipality and the official being nominated and must be signed by the chief elected official of the endorsing community.

**Please return in person or by mail
 By 5 PM on Friday, September 28, 2018 to:
 Metropolitan Area Planning Council
 60 Temple Place
 Boston, MA 02111**

Phone inquiries to
 Eric Bourassa, MAPC (617) 933 -0740
 Paul Regan, MBTA Advisory Board (617) 426-6054

2018 MPO Statement of Candidacy

(250 Word Limit)

Municipality: _____

Chief Elected Official: _____

(Suggestions include a brief statement of qualifications; comments on the importance of transportation to the region; and expectations for the Boston Metropolitan Planning Organization)

Boy Scout Troop 132 Concord MA

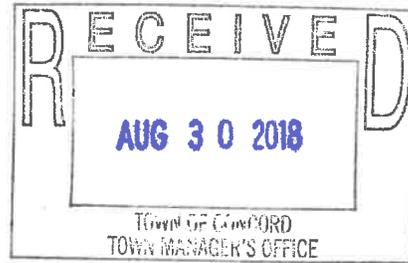
Curtis Gekle
Troop Committee Chair

committeechair@troop132.com • 339-234-0287
Concord Scout House, 74 Walden St., Concord, MA 01742



August 25, 2018

Tom McKean
Chair, Select Board
Town House, 22 Monument Square
Concord, MA 01742



Dear Chairperson McKean:

We are pleased to inform you that the following two young men from Massachusetts' Spirit of Adventure Council, Troop 132 in Concord, MA have recently attained the rank of Eagle Scout:

Will Duggan (Eagle Board of Review on 6/4/2018)
Michael John Flannery (Eagle Board of Review on 6/21/2018).

We would be most grateful if you could write congratulatory letters to these outstanding young men. The letters should be addressed and sent to:

- 1- Will Duggan
115 Upland Road, Concord, MA 01742
- 2- Michael John Flannery
1840 Main Street, Concord MA 01742

We respectfully request that the letters be mailed to the scouts within 2 weeks of receipt from you.

Thank you for your help in commemorating this remarkable achievement.

Yours in scouting,

William Duggan, Scoutmaster Troop 132 and Curtis Gekle, Committee Chair Troop 132