

**WARRANT FOR TOWN MEETING
SUNDAY, APRIL 12, 2015**

1:00 PM

**(No New Business will be taken up after
5:30 p.m. on Sunday)**

SPECIAL NOTICE:

*THE TOWN MODERATOR HAS SCHEDULED
DISCUSSION OF ARTICLES 21 THROUGH 30
CONCERNING TOWN AND SCHOOL BUDGET
MATTERS TO BE HEARD ON
MONDAY, APRIL 13.*

**CONCORD-CARLISLE REGIONAL HIGH SCHOOL
500 WALDEN STREET**

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

**PRESORT STANDARD
U.S. POSTAGE PAID
PERMIT No. 51**

**RESIDENTIAL CUSTOMER
LOCAL 01742**

PUBLIC HEARINGS

All at 7:00 P.M.

PLEASE NOTE START TIME OF THE HEARINGS

FINANCE COMMITTEE Town Budget & Articles including Capital	Town House Hearing Room	* Monday, February 23
FINANCE COMMITTEE School Budgets & Articles Community Preservation Committee Article	Town House Hearing Room	** Wednesday, February 25
BOARD OF SELECTMEN	Town House Hearing Room	*** Monday, March 2
PLANNING BOARD	Town House Hearing Room	*** Tuesday, March 3
FINANCE COMMITTEE Enterprise Fund Budgets & Articles	Town House Hearing Room	**** Monday, March 16

PUBLIC HEARING – SNOW DATES

- * Snow date for this day will be Tuesday, February 24, 2015
- ** Snow date for this day will be Thursday, February 26, 2015
- *** Snow date for this day will be Wednesday, March 4, 2015
- **** Snow date for this day will be Thursday, March 5, 2015
- ***** Snow date for this day will be Tuesday, March 17, 2015

**In case of snow call 978-318-3006 for cancellation information.
Website notices available at www.concordma.gov**

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OLD NORTH BRIDGE

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

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

February 2015

Dear Concord Voter:

We encourage you to read these articles carefully and to participate in our Town Meeting process.

Over the next several months, you will have numerous opportunities to participate actively in the democratic process of Town government by electing Town officials, attending hearings and taking action at Town Meeting on the wide range of subjects described in the accompanying Warrant. This brief introduction summarizes the activities leading up to the elections and to the Town Meeting.

TOWN CAUCUS: Nominations of candidates for election were made at the Town Caucus which was held on Monday, January 26, 2015. Names of Caucus nominees will be on the ballot for the Town Election which will be held on Tuesday, March 31, 2015. The deadline for unregistered residents to register to vote at the Town Election is March 11, 2015.

WARRANT: The publication of the Warrant is the first event leading up to Town Meeting. The Warrant serves as the agenda for the Meeting; it is a combination of proposals by the Town's committees and professional staff, and those brought by petitions signed by at least ten registered voters. Each Article on the Warrant represents a separate agenda item and describes the subject on which the voters at Town Meeting will be asked to take action. Any motion made under an Article at Town Meeting must fit within the scope of that Article as presented in the Warrant as determined by the Moderator. The motion will often be more specific, however. For example, estimated amounts may be replaced by more precise figures in appropriation Articles, or the details of a zoning Article may be refined to make the intended action more workable as a result of discussion during the hearing process.

Some Articles provide for various funding methods. The phrase, "**raise and appropriate**" means funding through the property tax levy. The phrase "**transfer from available funds**" means funding through monies already on hand in the Town treasury and not already reserved or committed for other purposes. Finally, the Treasurer may be authorized "**with the approval of the Board of Selectmen, to borrow ...**". This means the issuance of debt for which the Town commits its credit to make future repayment of the loan with interest. The motion made under a financial Article will always specify the financing method from among the possible options. The amount of money in the motion may vary up or down from the amount appearing in the Article text.

Does the majority always rule? Some votes require super-majority votes in accordance with state law. These include Articles authorizing the issuance of debt and zoning bylaws. You will be informed by the Moderator when a motion is made under an Article whether a 2/3rds or other super-majority vote is required for passage.

PUBLIC HEARINGS: Following publication of the Warrant, five public hearings will be held in the Town House hearing room as shown on the schedule at the end of this section. All citizens are encouraged to attend the hearings that provide an opportunity to gain a better understanding of the background and issues and serve a number of purposes:

- to provide better information on Warrant Articles to boards and committees charged with making recommendations to Town Meeting;
- to provide information to voters to help enable them to decide how to vote on Warrant Articles;
- to identify needs for further information on Warrant Articles;
- to provide an opportunity for voters to make brief comments about the content of the proposals being made, allowing time for the Warrant Article presenters to make changes in the motions prior to Town Meeting, if needed;
- to provide Warrant Article presenters with constructive feedback to help them improve presentations, respond to likely questions and objections, clarify ambiguities, remedy potential technical problems, and avoid unintended consequences.

After the hearings, the Finance Committee, which consists of fifteen citizens appointed by the Moderator, will prepare its report to the Town. This report summarizes the Town's financial position, reports on various issues, and makes recommendations to Town Meeting on each Article with financial impact. The recommendations of the Selectmen on all Articles are also included in the report.

SCHEDULE OF PUBLIC HEARINGS Held at the Town House in the Hearing Room			
Committee	Articles	Time	Date
Finance Committee: FC Town Budget, related Articles and Town Capital Articles	3-5, 21, 29, 33, 36-44, 52-57	7:00 PM	Monday, February 23
Finance Committee: FC/SC School Budgets & Articles Community Preservation Committee: FC/CPC	22-28, 30	7:00 PM	Wednesday, February 25
Board of Selectmen: BOS	1, 2, 6-10, 31, 32, 34, 35, 58	7:00 PM	Monday, March 2
Planning Board: PB	11-20	7:00 PM	Tuesday, March 3
Finance Committee: FC/ENT Enterprise Funds Budgets & Articles	45-51	7:00 PM	Monday, March 16

SPECIAL ARRANGEMENTS OR NEEDS: Anyone with a disability requiring special arrangements for the Public Hearings or Town Meeting should contact the Assistant Town Manager/ADA Coordinator at (978) 318-3000.

TOWN MEETING: Will begin on Sunday, April 12, 2015 at 1:00 PM and will convene at the Concord-Carlisle Regional High School. All registered voters are eligible to attend and vote.

The deadline for unregistered residents to register to vote at the Town Meeting is Wednesday, March 11, 2015. Attendees must check in with the Town Clerk's staff in the lobby. Check-in is done alphabetically by last name.

The Moderator, who presides at the Meeting, is elected each year at the annual Town Election. The Moderator will be on the stage, as will the Town Clerk. The Finance Committee and Selectmen, along with the Town Manager, will be seated at tables at the front of the auditorium.

The Moderator will call each Article and its sponsor will make a motion. After the motion has been seconded, debate will start according to Town Meeting rules of order as set forth in the book, Town Meeting Time, which is available at the Town libraries. The Moderator will recognize the speakers, rule on motions and amendments with respect to conformance to parliamentary procedure, and call for votes. The recommendations of Town Committees may be made on each Article. For additional information on

the conduct of the Meeting, refer to the pamphlet "Concord Town Meeting Traditions and Procedures" which is available on the Town's website www.concordma.gov, from the Town Clerk's office in the Town House, or in the lobby as you enter Town Meeting.

Article Three, "Meeting Procedure," has been submitted by the Finance Committee to address the special constraints placed on Town Meeting by "Proposition 2½." Additional information on the Town's status relative to Proposition 2½ will be presented in the Report and Recommendations of the Concord Finance Committee to be published and mailed to all residents in early April.

We will again use a consent calendar, which is intended to expedite action on Articles that are expected to be non-controversial. (A full explanation will appear in the Finance Committee Report which will be mailed to residents in early April.) Also consistent with our recent procedures, certain Articles that attract a high level of community interest may be scheduled for specific dates and times. (Please watch for advance notice in the local media.) Other Articles will be taken up in accordance with the order of the Warrant until the conclusion of the Warrant.

SPECIAL NOTICE:

THE TOWN MODERATOR HAS SCHEDULED DISCUSSION OF ARTICLES 21 THROUGH 30 CONCERNING TOWN AND SCHOOL BUDGET MATTERS TO BE HEARD ON MONDAY, APRIL 13.

Town Meeting is an important democratic institution open to all Concord registered voters, and is Concord's legislative body. The procedures are simple, and all have a right to attend and be heard. On each Article you will hear a formal presentation and recommendations from citizen committees. You may speak on the issues if you wish, and then cast your vote. By this process, the decisions made are based on the collective will and wisdom of the Meeting. We encourage your active participation, particularly for those Articles that are of greatest importance to you.

If you would like to serve your community as a volunteer member of a Town Board or Committee, or on a short-term assignment, bring yourself to the attention of the appointing authorities by filling out a "Green Card" and submitting it to the Secretary of the Board of Selectmen in the Town House. See page 38 to 40 of this Warrant for further information and a tear-out copy of the "Green Card."

Respectfully,

Steven Ng

Alice N. Kaufman

Michael E. Lawson

Carmin C. Reiss

Eric E. Van Loon

MODERATOR

Elise F. Woodward

BOARD OF SELECTMEN

**THE COMMONWEALTH OF MASSACHUSETTS
WARRANT FOR THE ANNUAL TOWN MEETING 2015**

Middlesex, ss.

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

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 7:00 AM on Tuesday, the thirty-first day of March next, as follows, all in said Concord:

Those residing in Precinct 1 – at the Dept. of Planning & Land Management, 141 Keyes Road;

Those residing in Precincts 2 and 3 – at the Harvey Wheeler Community Center, 1276 Main Street;

Those residing in Precinct 4 – at the Ripley School Building, 120 Meriam Road;

Those residing in Precinct 5 – at the Hunt Gymnasium, 90 Stow Street;

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, at least seven days before the thirty-first day of March, then and there to act on the following articles:

ARTICLE 1. To bring their votes on one ballot for the following Town Officers:

One for Moderator	for one year
Two for Board of Selectmen	for three years
Two for School Committee	for three years
One for Housing Authority	for three years (to fill an unexpired term)

You are further required in the name of the Commonwealth of Massachusetts to notify the legal voters of said Town of Concord, as aforesaid, to meet at the Concord-Carlisle Regional High School at 500 Walden Street, in said town, on Sunday, the twelfth day of April 2015, at 1:00 pm in the afternoon, then and there to act upon the following Articles:

CHOOSE TOWN OFFICERS

ARTICLE 1. To choose all necessary Town Officers and Committees.

HEAR REPORTS

ARTICLE 2. To hear and act upon the reports of Town Officers and Committees.

MEETING PROCEDURE

ARTICLE 3. To determine whether the Town will adopt a rule of the meeting governing requirements on Motions and amendments to Motions made at this meeting under Articles concerned with expenditures, in order to assure compliance with the requirements of Chapter 59, Section 21C of the Massachusetts General Laws (generally referred to as "Proposition 2½"), or take any other action relative thereto.

The motion to be made by the Finance Committee will specify that every motion to appropriate funds will be required to identify the source of funding. This meeting procedure has been adopted by Town Meeting for a number of years.

RATIFY PERSONNEL BOARD CLASSIFICATION ACTIONS

ARTICLE 4. To determine whether the Town will vote to ratify the Personnel Board's actions to amend the Classification and Compensation Plan as follows:

1. Delete the title "Deputy Town Manager" from Grade MP-8 and replace it by adding the title "Assistant Town Manager" to Grade MP-7 effective December 19, 2014.
2. Add the title "Facilities Manager" to Grade MP-5 effective December 19, 2014.
3. Make all other changes to the Classification and Compensation Plan voted by the Personnel Board between January 5, 2015, and April 12, 2015.

or take any other action relative thereto.

The Town Manager has authority to create and modify positions throughout the fiscal year; titles and salary ranges are determined using the Town's established classification system. Under the Personnel Bylaw, the Personnel Board is authorized to approve temporary changes in the Classification and Compensation Plans, pending ratification of such actions at the next Town Meeting. Two actions already taken appear in the Warrant; if additional actions are taken by the Personnel Board after the close of the Warrant, notice will be filed with the Town Clerk and details will be presented at Town Meeting.

CLASSIFICATION & COMPENSATION PLAN FOR REGULAR-STATUS POSITIONS

ARTICLE 5. To determine whether the Town will vote to amend the Classification and Compensation Plan for regular-status Town positions by adopting the following schedules to become effective July 1, 2015, or take any other action relative thereto:

CLASSIFICATION AND COMPENSATION PLAN
Effective July 1, 2015

ADMINISTRATIVE-CLERICAL

<u>Grade Number & Class Title</u>		Minimum	Mid-Point	Maximum
AC-1	Hourly	15.83	19.04	22.24
Receptionist/Clerk Recreation Clerk				
AC-2	Hourly	17.68	21.26	24.83
Account Clerk Department Clerk Senior Recreation Clerk Utility Account Clerk				
AC-3	Hourly	20.05	24.11	28.16
Senior Account Clerk Senior Department Clerk				
AC-4	Hourly	21.66	26.04	30.41
Administrative Assistant Collections Assistant Retirement Assistant Treasury Assistant				
AC-5	Hourly	23.15	27.83	32.50
Assistant Town Clerk Human Resources Assistant Senior Administrative Assistant				
AC-6	Hourly	23.94	28.79	33.64
Finance Assistant				
AC-7	Hourly	26.46	31.82	37.17
Executive Assistant to the Town Manager				

TRADES-CRAFTS-LABOR

Grade Number & Class Title		Minimum	Mid-Point	Maximum
TCL-1 Building Custodian	Hourly	15.62	18.89	22.15
TCL-2 Building Maintenance Custodian Laborer/Truck Driver	Hourly	17.65	21.33	25.01
TCL-3 Cemetery Specialist Equipment Operator Park & Tree Specialist Water/Sewer System Maintainer	Hourly	19.41	23.47	27.53
TCL-4 Equipment/Line Operator Master Mechanic Park & Tree Specialist (Aerial) Senior Park & Tree Specialist	Hourly	21.73	26.28	30.83
TCL-5 Cemetery Supervisor Crew Leader Senior Master Mechanic Treatment Systems Operator	Hourly	24.06	29.09	34.12
TCL-6 Fleet Supervisor Senior Treatment Systems Operator	Hourly	27.02	32.68	38.33
TCL-7 Public Works Supervisor	Hourly	29.98	36.26	42.54

MANAGERIAL-PROFESSIONAL

*Annual rates are controlling and are based on 52.2 weeks at 40 base hours per week;
compensation will be prorated for part-time schedules.*

Grade Number & Class Title		Minimum	Mid-Point	Maximum
MP-1	Annual	43,005	53,939	64,872
Aquatics Supervisor				
Associate Engineer				
Engineering Technician				
Recreation Supervisor				
MP-2	Annual	48,531	60,868	73,205
Administrative & Special Projects Coordinator				
Assistant Aquatics Coordinator				
Assistant Local Inspector				
Assistant Natural Resources Director				
Budget Analyst				
COA Program Supervisor				
Environmental Health Inspector				
Environmental & Regulatory Coordinator				
Field Lister				
GIS Technician/Analyst				
Information Systems Technician				
Office Accountant				
Public Health Inspector				
Senior Engineering Technician				
Telecommunications Network Technician				
Utility Software Coordinator				
Water Conservation Coordinator				
MP-3	Annual	57,265	71,824	86,382
Aquatics Coordinator				
Assistant Human Resources Director				
Assistant Public Health Director				
Assistant Public Works Engineer				
Assistant to the Water/Sewer Superintendent				
Assistant Town Accountant				
Assistant Treasurer				
Civil Engineer				
Customer Service Administrator				
Energy Conservation Coordinator				
Facilities Maintenance Supervisor				
Fitness Coordinator				
Local Inspector				
Management Analyst				
Recreation Coordinator				
Retirement System Administrator				
Senior Budget & Operations Analyst				
Senior Environmental & Regulatory Coordinator				
Senior Planner				

MP-4	Annual	61,222	76,786	92,350
Assistant Recreation Director				
Budget & Purchasing Administrator				
Council on Aging Director				
Environmental Services Program Administrator				
Financial Administrator				
GIS & Application Integration Program Manager				
Natural Resources Director				
Operations Engineer				
Public Works Engineer				
Telecommunications Coordinator				
MP-5	Annual	65,853	82,593	99,333
Assistant Library Director				
Deputy Fire Chief				
Deputy Treasurer/Collector				
Facilities Manager				
Highway & Grounds Superintendent				
Police Lieutenant				
Public Health Director				
Town Clerk				
Town Planner				
MP-6	Annual	72,571	91,020	109,468
Building Commissioner				
Deputy Police Chief				
Human Resources Director				
Town Accountant				
Town Assessor				
Town Engineer				
Water/Sewer Superintendent				
MP-7	Annual	83,098	104,223	125,348
Assistant Town Manager				
Chief Information Officer				
Director of Planning & Land Management				
Library Director				
Recreation Director				
MP-8	Annual	92,579	116,115	139,651
Fire Chief				
Police Chief				
Public Works Director				
MP-9	Annual	101,463	127,259	153,054
Finance Director				

ELECTRICAL LABOR

Grade Number & Class Title		Minimum	Mid-Point	Maximum
EL-1 Meter Reader	Hourly	17.22	20.83	24.43
EL-2 Lineworker, Grade 3 Meter Technician	Hourly	21.85	26.43	31.00
EL-3 Lineworker, Grade 2 Utility Electrician	Hourly	27.73	31.35	34.96
EL-4 Lineworker, Grade 1	Hourly	34.42	38.92	43.42
EL-5 Lead Lineworker	Hourly	36.05	40.76	45.46
EL-6 Line Supervisor	Hourly	38.82	43.89	48.96

ELECTRICAL MANAGEMENT

*Annual rates are controlling and are based on 52.2 weeks at 40 base hours per week;
compensation will be prorated for part-time schedules.*

Grade Number & Class Title		Minimum	Mid-Point	Maximum
EM-1 Meter Supervisor	Annual	58,620	70,474	82,328
EM-2 Electrical Engineer	Annual	68,938	82,877	96,816
EM-3 Assistant CMLP Director Power Supply & Rates Administrator	Annual	82,003	98,584	115,164
EM-4 CMLP Director	Annual	108,180	130,053	151,926

SWIM & FITNESS

Grade Number & Class Title		Minimum	Mid-Point	Maximum
SF-1	Hourly	9.00	34.50	60.00
Swim/Fitness Specialist				

HUMAN SERVICES

Grade Number & Class Title		Minimum	Mid-Point	Maximum
HS-1	Hourly	15.23	22.84	30.45
Human Services Specialist				
HS-2	Hourly	15.23	27.92	40.60
Child Care/Education Specialist				

With annual adjustments and periodic comprehensive reviews, the Classification & Compensation Plan keeps Town salaries competitive in the employment market, maintains internal equity of salary ranges, maintains comparability with salaries of unionized employees, and keeps pace with changes in the cost of living. This article does not control the amount of the actual salary increases to be received by employees in FY16. The Town Manager and Personnel Board set actual salary increase amounts after Town Meeting, based upon the approved budget.

TOWN CHARTER AMENDMENT – IDENTIFYING OPEN TOWN MEETING AS THE TOWN’S LEGISLATIVE BODY

ARTICLE 6. To determine whether the Town will vote to authorize the Board of Selectmen to petition the Massachusetts General Court to amend Chapter 280 of the Acts of 1952 by adding immediately before Section 1 thereof a Preamble reading “Preamble: The legislative body of the Town is an open town meeting, open to all registered voters of the Town,” or take any other action thereto.

Adoption of this Article would implement the recommendation of the Town Governance Study Committee to amend the Town Charter to specifically identify open town meeting as the Town’s legislative body.

TOWN CHARTER AMENDMENT – GENDER-NEUTRAL LANGUAGE

ARTICLE 7. To determine whether the Town will vote to authorize the Board of Selectmen to petition the Massachusetts General Court to amend Chapter 280 of the Acts of 1952, as amended, by substituting for the term “board of selectmen,” and for the word “selectmen,” in each and every place either one appears, the term “select board” or “member of the select board”, by substituting the words “his or her” for the word “his” in each and every place where it appears, and by substituting the term “member of the select board” for the word “selectman” in each and every place where it appears, or take any other action relative thereto.

Adoption of this Article would implement the recommendation of the Town Governance Study Committee (TGSC) to amend the Town Charter to reflect gender-neutral language. The TGSC has not proposed specific language for this purpose.

TOWN CHARTER AMENDMENTS – (A) ELIMINATE THE PROVISION FOR PERIODIC REVIEW AND REVISION OF THE TOWN BUILDING CODE and (B) INCREASE THE NUMBER OF DAYS PRIOR TO TOWN MEETING WITHIN WHICH TO SUBMIT A PETITION TO REVOKE ACCEPTANCE OF THE CHARTER

ARTICLE 8. To determine whether the Town will vote (A) to authorize the Board of Selectmen to petition the Massachusetts General Court to amend Section 2(B)(1) of Chapter 280 of the Acts of 1952, as amended, by deleting from the end the words “and revising the building code of the town;” and, (B) to amend Section 21 of Chapter 280 of the Acts of 1952 by changing the word “sixty” in the first sentence of that section to “one-hundred-twenty,” or take any other action relative thereto.

Adoption of this Article would implement the Town Governance Study Committee’s recommendation that the Town make two housekeeping changes to the Charter recommended by the 2006 Bylaw Recodification Committee: (A) eliminating the provision for periodic review and revision of the town building code by the Board of Selectmen in recognition that the provision was superseded by the state Legislature’s adoption of a state-wide building code in 1972; and (B) increasing the number of days prior to an annual town meeting within which a petition must be submitted to revoke acceptance of the charter from “sixty” to “one-hundred-twenty,” in recognition of the typical practice of closing the warrant approximately 110 days in advance of Annual Town Meeting.

TOWN CHARTER AMENDMENT – PROVISION FOR DEPUTY MODERATOR

ARTICLE 9. To determine whether the Town will vote to authorize the Board of Selectmen to petition the Massachusetts General Court to amend Section 1(C) of Chapter 280 of the Acts of 1952, as amended, by inserting immediately before the final sentence thereof, “In the event that the Moderator is absent, disabled from performance of his or her duties, or has recused him or herself, the deputy moderator elected at the Annual Town Meeting shall act as moderator; in the event of a vacancy in the position of moderator, the deputy moderator shall act as moderator until the next regularly elected moderator takes office,” or take any other action relative thereto.

Adoption of this Article would implement the recommendation of the Town Governance Study Committee to amend the Town Charter to provide for substitution of the Deputy Moderator when the Moderator is not available to perform his or her duties or leaves office before term expiration.

BY PETITION RECALL OF ELECTED TOWN OFFICIALS

ARTICLE 10. To determine whether the Town will vote to instruct the Board of Selectmen to submit a bill to the state legislature, in order to grant Concord voters the power to recall elected town officials.

PETITIONER’S EXPLANATION: Recall is a process which allows voters to remove an elected official prior to the completion of his/her term of office. Approximately 150 communities in Massachusetts have recall provisions. A municipality obtains recall by both approval of Town Meeting and action of the State Legislature authorizing recall in the community. The petitioners will submit a motion under the article entitled, “An Act Providing For Recall Elections In The Town of Concord,” which would be submitted to the State Legislature if approved at Town Meeting. The proposed motion under the article is based upon recent legislation, which was passed by the Senate and House of Representatives, authorizing recall elections in multiple Massachusetts communities.

ZONING BYLAW AMENDMENT – BOARDING HOUSE

ARTICLE 11. To determine whether the Town will vote to amend the Zoning Bylaw Classification of Principal Uses Section 4.2.8 Boarding house as follows:

- insert the phrase “(lodging for more than 30 days) are let to four or more persons not within second degree of kindred” following the phrase “in which permanent lodging”,
- insert the phrase “and shall include fraternity houses and dormitories of educational institutions, but shall not include dormitories of charitable or philanthropic institutions or

- convalescent or nursing homes or rest homes or group residences licensed or regulated by agencies of the Commonwealth” following the phrase “to the owner or proprietor”, and delete the phrases “is provided for consideration to more than three (3) persons unrelated” and “The term “boarding house” shall include dormitories” so that Section 4.2.8 reads as follows:

4.2.8 Boarding house: A single-family detached dwelling in which permanent lodging (lodging for more than 30 days) are let to four or more persons not within second degree of kindred to the owner or proprietor, and shall include fraternity houses and dormitories of educational institutions, but shall not include dormitories of charitable or philanthropic institutions or convalescent or nursing homes or rest homes or group residences licensed or regulated by agencies of the Commonwealth.

or take any other action relative thereto.

An explanation will be provided in a handout at the Public Hearing.

ZONING BYLAW AMENDMENT – LOT WIDTH

ARTICLE 12. To determine whether the Town will vote to amend the Zoning Bylaw **Interpretation Section 6.2.5 Lot Width** to insert the phrase “in addition to the required frontage,” before the phrase “a width of not less” in Section 6.2.5 so that the section reads as follows:

Lot width: Each lot shall have, in addition to the required frontage, a width of not less than eighty (80) percent of the required frontage at all points between the sideline of the right-of-way along which the frontage of the lot is measured and the nearest point on the front wall of the dwelling upon such lot and, that the angle formed by the intersection of the side lot line and the sideline of the right-of-way shall not be less than 45 degrees. Such width shall be measured along lines, which are parallel to such sideline.

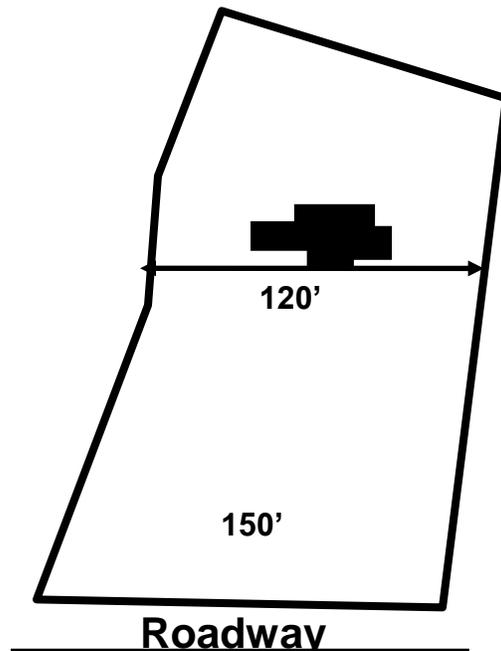
or take any other action relative thereto.

The Planning Board has been made aware that although this section of the Zoning Bylaw includes a table (shown below) listing the required frontage for each residential district and corresponding 80% lot width and a graphic to illustrate the table, the language of Section 6.2.5 does not specifically state that a lot has to have the required frontage when using Section 6.2.5 Lot Width. By adding the words “in addition to the required frontage,” the language in the bylaw matches what is shown on the table and the graphic example.

Existing Table

Lot Frontage:	
Res. AA	200'
Res. A	150'
Res. B	125'
Res. C	80'
Lot Width:	
Res. AA	160'
Res. A	120'
Res. B	100'
Res. C	64'

Res. A Example



ZONING BYLAW AMENDMENT – EARTH REMOVAL & PERSONAL WIRELESS COMMUNICATION

ARTICLE 13. To determine whether the Town will vote to amend the Zoning Bylaw to insert reference to the Town’s Wetlands Bylaw in **Section 7.5 Earth Removal** and **Section 7.8 Personal Wireless Communication Facility** as follows:

Amend **Earth Removal Section 7.5.2.3 Wetlands Protection Act** to insert twice the phrase “and the Town’s Wetlands Bylaw” following the phrase “Wetlands Protection Act” so that Section 7.5.2.3 reads as follows:

Section 7.5.2.3 Wetlands Protection Act and the Town’s Wetlands Bylaw: Removal pursuant to an order of conditions issued under the Wetlands Protection Act (G.L. c. 131 sec.40) and the Town’s Wetlands Bylaw when such removal is incidental to a use permitted without review by the Board in the Flood Plain Conservancy District.

Amend **Personal Wireless Communication Facility Section 7.8.4.2(j) iv. General Requirements** to insert at the beginning of the Section the word “Town,” and delete the word “a” prior to the word “Massachusetts” so that Section 7.8.4.2(j) iv. reads as follows:

Section 7.8.4.2(j) iv. Town, Massachusetts or federally regulated bordering vegetated wetland;

or take any other action relative thereto.

The proposed amendments incorporate reference to the Town’s Wetland Bylaw, which was adopted after each of these sections in the Zoning Bylaw.

ZONING BYLAW AMENDMENT – WETLANDS CONSERVANCY DISTRICT

ARTICLE 14. To determine whether the Town will vote to amend the Zoning Bylaw **Wetlands Conservancy District Section 7.3.1 Definition** and **Section 7.3.2 Purpose** as follows:

Amend **Section 7.3.1 Definition** to insert the words “hydrology, and” after the words “wetland soils”, to insert the word “wetland” after the phrase “the presence of”, to insert the phrase “can tolerate” prior to the phrase “the presence of water”, to insert the phrase “have been mapped as” prior to the last word “wetlands”, to strike the word “or” prior to the phrase “the presence of”, to strike the work “require” following the phrase “plant communities, which”, to strike the phrase “the growing season, or for seven (7) to nine (9) months of” following the phrase “for a significant portion of”, and to strike the word “are” following the phrase “areas within the Town, which” so that Section 7.3.1 reads as follows:

Section 7.3.1 Definition: Wetlands are wet meadows, marshes, swamps, bogs, and areas of flowing or standing water. Wetlands are characterized by the presence of wetland soils, hydrology, and the presence of wetland plant communities, which can tolerate the presence of water at or near the ground surface for a significant portion of the year. The Wetlands Conservancy District consists of areas within the Town, which have been mapped as wetlands.

Amend **Section 7.3.2 Purpose** to insert the phrase “Town’s Wetlands Bylaw and the” following the phrase “wetlands in accordance with the” and the phrase “and/or Town Wetland Bylaw” at the end of the Section so that Section 7.3.2 reads as follows:

Section 7.3.2 Purpose: The purpose of the Wetlands Conservancy District is to provide preliminary wetlands information in a zoning context for planning purposes without the requirement of delineating actual wetlands in accordance with the Town’s Wetlands Bylaw and the Commonwealth of Massachusetts Wetlands Protection Act. Development of a site or property that has wetlands located thereon shall be required to comply with any Order of Conditions issued under the Wetlands Protection Act and/or Town Wetland Bylaw.

or take any other action relative thereto.

This Bylaw amendment brings the definition into conformance with the definition established in the Town’s Wetland Bylaw. Additionally, the Purpose in the Wetlands Conservancy District Bylaw does not reference the Town’s Wetland Bylaw, which was adopted subsequent to the Wetlands Conservancy District.

ZONING BYLAW AMENDMENT – RESIDENTIAL CLUSTER DEVELOPMENT OPEN SPACE

ARTICLE 15. To determine whether the Town will vote to amend the Zoning Bylaw **Residential Cluster Development Section 9.2.4 Open Space** to insert at the end of that Section the phrase “At least 50% of the area of open space shall be upland (land that is not within the Flood Plain Conservancy District or freshwater wetlands as defined under the Town’s Wetlands Bylaw and the Wetlands Protection Act)” so that Section 9.2.4 reads as follows:

9.2.4 Open Space. The area of the open space shall equal at least fifty (50) percent of the total area of the Residential Cluster Development tract. At least 50% of the area of open space shall be upland (land that is not within the Flood Plain Conservancy District or freshwater wetlands as defined under the Town’s Wetlands Bylaw and the Wetlands Protection Act).

or take any other action relative thereto.

The purpose of the Residential Cluster Bylaw is to encourage the conservation of significant open space and the efficient use of land in harmony with its natural features. The proposed amendment ensures that the Bylaw protects upland open space, not only wetlands that would not be built upon under the Wetlands Protection Act and Wetlands Bylaw. This Bylaw amendment is also consistent with the requirements of the Planned Residential Development Bylaw and includes compliance with the definition of a wetland as established in the Town’s Wetlands Bylaw, which was adopted after the Residential Cluster Development Bylaw.

ZONING BYLAW AMENDMENT – PLANNED RESIDENTIAL DEVELOPMENT OPEN SPACE

ARTICLE 16. To determine whether the Town will vote to amend the Zoning Bylaw **Planned Residential Development Section 10.2.9 Common Open Space** to insert at the end of that Section the phrase “and the Town’s Wetlands Bylaw” and **Section 10.3.4.2(a) Preliminary Site Development and Use Proposal** to correct the section reference from Section 10.3.1.1 to Section 10.4.1.1 so that each section reads as follows:

10.2.9 Common Open Space: All land within the PRD tract which is not covered by buildings, roads, driveways, parking areas or service areas, or which is not set aside as yards, patios, gardens, or similar areas for exclusive or shared use by the residents, shall be common open space. The area of the common open space shall equal at least twenty-five (25) percent of the total area of the PRD tract. At least 50% of the area of common open space shall be upland (land that is not within the Flood Plain Conservancy District or freshwater wetlands as defined under the Wetlands Protection Act and the Town’s Wetlands Bylaw).

10.3.4.2 Preliminary Site Development and Use Proposal: Any person who desires to submit an Alternative PRD proposal to Town Meeting shall prepare a development statement and plans consisting of the following:

- (a) A development statement consisting of a preliminary written proposal meeting the requirements of Section 10.4.1.1;

or take any other action relative thereto.

The amendment to the Common Open Space is to add a reference to the Town’s Wetlands Bylaw, which was adopted after the Planned Residential Development Bylaw. The amendment to the Preliminary Site Development is to correct the section reference, which was printed incorrectly in the warrant in 2001.

ZONING BYLAW AMENDMENT – RESIDENCE A & AA BUILDING HEIGHT & DIMENSIONAL TABLE

ARTICLE 17. To determine whether the Town will vote to amend the Zoning Bylaw **Section 6.2.11 Height** and **Table III Dimensional Regulations** as follows:

Amend **Section 6.2.11 Height** to insert in the third and fourth paragraph the phrase “Residence AA, Residence A” prior to the phrase “Residence C and Residence B Districts” so it reads as follows:

6.2.11 *Height:* The height of a building shall be measured as the vertical distance from the mean ground level of each side of the building to either the highest point of the exterior in the case of a flat roof or to the mean average finished grade between the plate and the ridge in the case of a pitched roof. Chimneys, spires, towers, and other projections not used for human occupancy or storage may extend above the height limits herein fixed except wind turbine facilities, which can only exceed the maximum height requirement by special permit granted by the Board.

In the Medical-Professional District south of Route 2, no portion of a building shall exceed thirty-five (35) feet in height unless such portion sets back from each street and such Medical-Professional District boundary line an amount equal to the sum of (1) the applicable minimum yard requirement and two (2) feet for each foot of height in excess of thirty-five (35) feet, provided that in no case shall any portion of a building exceed one hundred ten (110) feet in height.

In the Residence AA, Residence A, Residence C and Residence B Districts, the height of a building shall be measured as the vertical distance from the 'base elevation' to the peak of the roof, or the highest point of the exterior in the case of a flat roof. The 'base elevation' is the average of the elevations of the ground where the two corners of the lowest foundation wall of any existing structure meet the ground. In the absence of an existing structure, the base elevation shall be the average elevation (measured as indicated in the previous sentence) of the ground at the location on the site where the new building is to be placed, prior to any grading or mounding.

The Board may grant relief from the above definition for the height of a building in the Residence AA, Residence A, Residence C and Residence B Districts provided the Board finds that a literal application of this requirement would be unreasonable because there are no reasonable alternatives available and that the desired relief may be granted without substantial detriment to the neighborhood and without derogating from the intent and purpose of this Bylaw.

In the Residence C and Residence B Districts any part of the principal structure that extends into the three (3) foot side yard exception as defined in subsection 6.2.7 shall be no greater than fifteen (15) feet in height.

In the West Concord Business and West Concord Village Districts, the minimum height of the side and rear portions of a principal building shall be fifteen (15) feet; the front façade shall have a minimum height of eighteen (18) feet.

Amend **Table III Dimensional Regulations** to insert Footnote #2 in the Maximum Height in Feet Column for Residence AA and Residence A and amend Footnote #2 to include Residence AA and Residence A so it appears as follows:

CONCORD ZONING – TABLE III – DIMENSIONAL REGULATIONS

*Maximum
Height*

Zoning Districts in Feet

Residence AA	35 ²
Residence A	35 ²

² Refer to Zoning Bylaw Subsection 6.2.11 for Residence AA, A, B and Residence C Districts

or take any other action relative thereto.

In 2011 and 2013, Town Meeting amended the Zoning Bylaw for the Residence C and Residence B Zone District respectively for how the height of a structure is measured so that it is measured from the base elevation to the peak of a pitched roof or the highest point of a flat roof. The base elevation is an average elevation of the ground for an existing structure or, for a new building it is the average elevation of the ground prior to any grading or mounding. This amendment is proposed to change the way the height of a structure is measured in the Residence A and Residence AA Zone Districts to be the same as the Residence C and B Zone Districts.

The bylaw amendment allows the Zoning Board of Appeals to grant relief from the height definition if there are no reasonable alternatives to the proposed height available, provided the relief from the height requirements is not substantially detrimental to the neighborhood.

Having the same requirement for measuring building height in all four of the residential zone districts simplifies the interpretation for residents and architects, promotes consistency in enforcement, further protection of adjacent properties and preservation of neighborhood character.

Currently in the Residence A and Residence AA, the height of a structure is measured as the vertical distance from the mean ground level of each side of the building to either the highest point of a flat roof or to the mean average finished grade between the plate and the ridge in the case of a pitched roof. Below is an illustration for determining the height of a pitched roof house.



What this illustration does not show is the fact that the current language for determining the height of a structure in the Residence A and AA Zone Districts does not establish a 'base elevation', or require the height to be measured prior to any grading or mounding (such as for a septic system in areas of high groundwater). As development in Town continues, property owners and developers are bringing in fill to raise the elevation or expand the footprint of a house into an area that was previously avoided because of steep slopes or to mound a septic system. While these homes technically meet the 35-foot height limitation, they often are out of scale and character with the existing neighborhood and can appear to tower over adjacent homes.

ZONING BYLAW AMENDMENT – DEFINITIONS & DIMENSIONAL REGULATIONS

ARTICLE 18. To determine whether the Town will vote to amend the Zoning Bylaw as follows:

1. Insert the terms "Floor area ratio" and "Gross living area" to **Definitions Section 1.3** as follows and renumber subsequent definitions accordingly:
 - 1.3.10 *Floor area ratio (FAR):*
 - (a) For residential structures in residential districts, the gross living area of all buildings on the lot divided by total lot area.
 - (b) For all others: Gross floor area of all buildings on the lot divided by total lot area. Any portion of a basement not used for storage, parking or building mechanicals shall be included in determining the floor area ratio.
 - 1.3.14 *Gross living area:* the gross floor area of finished, above-grade residential space.
2. Amend **Dimensional Regulations Section 6.2.13 Maximum floor area ratio** to delete the words "maximum square footage per acre of lot area as noted" and insert the phrase "values listed" after the phrase "shall not exceed" and insert at the end the sentence "In the residential districts, the Board may grant relief from the maximum floor area ratio if the proposed structure is

consistent with the size, scale and character of other structures in the neighborhood” so that it reads as follows:

6.2.13 Maximum floor area ratio: The total gross floor area of all buildings on a lot shall not exceed the values listed in Section 6, Table III, except as provided in G.L. c.40A, sec. 9C for a child care facility as an accessory use. In the residential districts, the Board may grant relief from the maximum floor area ratio if the proposed structure is consistent with the size, scale and character of other structures in the neighborhood.

3. Amend **Table III Dimensional Regulations** to insert in the column Maximum Floor Area Ratio for Residence A, Residence B and Residence C the following numerical values as follows:

CONCORD ZONING – TABLE III – DIMENSIONAL REGULATIONS

*Maximum
Floor Area
Zoning Districts Ratio*

Residence A	0.20
Residence B	0.25
Residence C	0.30

or take any other action relative thereto.

An explanation will be provided in a handout at the Public Hearing.

BY PETITION ALTERNATIVE PRD PRELIMINARY SITE DEVELOPMENT AND USE PROPOSAL FOR LOT 6F AND PARCEL 6B FOREST RIDGE ROAD

ARTICLE 19. To determine whether the Town will vote pursuant to Section 10.3.4 of the Zoning Bylaw to approve the Black Birch Alternative PRD Preliminary Site Development and Use Proposal for Lot 6F and Parcel 6B Forest Ridge Road dated December 18, 2014 as filed with the Town Clerk and Planning Board or take any other action relative thereto.

PETITIONER’S EXPLANATION: Concord’s Long-Range Plan and Housing Production Plan have set goals for the Town to facilitate development of housing options for residents looking to downsize. Town Meeting approval of the Black Birch Alternative PRD Preliminary Site Development and Use Proposal will enhance these housing opportunities and is the same type of approval voted in 2001 under Article 41 for the residences at Riverbend. Approval of this Article is based upon: a maximum of 25 units each occupied by at least one individual who is 55 years or older; the provision of three affordable units; and the establishment of not less than 8 acres of Common Open Space.

BY PETITION RELEASE OF RESIDENTIAL RESTRICTION APPLICABLE TO LOT 6F PARCEL 6B FOREST RIDGE ROAD

ARTICLE 20. To determine whether the Town will vote to authorize the Board of Selectmen to enter into an agreement to release Lot 6F Forest Ridge Road containing 14.99± acres and Parcel 6B Forest Ridge Road containing 0.58 ± acres both as shown on a plan entitled “Plan of Land in Concord, Massachusetts, Owned by: Todd A. Pulis, Trustee of Thoreau Realty Trust” dated September 30, 2011 and recorded with the Middlesex South District Registry of Deeds as Plan No. 722 of 2011 from a certain Easement and Restrictive Covenant Agreement dated September 19, 1990 and recorded with said Deeds in Book 20781, Page 75 and to agree that said Lot 6F and Parcel 6B may be used for residential purposes as a primary use, or take any other action relative thereto.

PETITIONER'S EXPLANATION: This Article requests Town Meeting to vote to authorize the Board of Selectmen to enter into an agreement to release Lot 6F and Parcel 6B Forest Ridge Road from a 1990 covenant and agree that this property may be used for residential purposes. This request is the same type of approval voted in 2001 under Article 42 wherein Lot 2 Forest Ridge Road was released from the covenant in order to allow the residences at Riverbend to be developed as an Alternative PRD.

SPECIAL NOTICE:

THE TOWN MODERATOR HAS SCHEDULED DISCUSSION OF ARTICLES 21 THROUGH 30 CONCERNING TOWN AND SCHOOL BUDGET MATTERS TO BE HEARD ON MONDAY, APRIL 13.

TOWN BUDGET

ARTICLE 21. To determine whether the Town will vote to raise and appropriate money for the following necessary and expedient purposes of the Town for the fiscal year ending June 30, 2016, or take any other action relative thereto:

General Fund Operating Budget

Item No.	Department	Fiscal 2014 Expenses	Fiscal 2015 Appropriation	Fiscal 2016 Proposal
General Government				
\$2,702,467 is 7.2% of Total				
1	Town Manager's Office			
	A. Town Manager	\$ 320,198	\$ 341,188	\$ 366,308
	B. Human Resources	198,015	202,606	215,367
	C. Town-Wide Building Maint. Fund	180,000	200,000	220,000
	D. Resource Sustainability Fund	40,000	75,000	75,000
	E. Visitor's Center and Restroom	24,329	24,924	27,426
	Subtotal	762,542	843,718	904,101
2	Legal Services	217,788	225,000	225,000
3	Elections and Registrars			
	A. Elections	15,270	40,368	52,164
	B. Registrars	5,765	8,031	8,103
	Subtotal	21,035	48,399	60,267
4	Town Meeting and Reports	75,366	81,550	81,550
5	Planning			
	A. Planning Administration	310,283	349,345	439,629
	B. Natural Resources	190,302	228,737	205,256
	C. Inspections	387,395	395,662	422,087
	D. Health	261,600	286,582	291,209
	Subtotal	1,149,580	1,260,326	1,358,181
6	141 Keyes Road	74,095	74,817	73,368
	Total General Government	\$ 2,300,406	\$ 2,533,810	\$ 2,702,467
Finance and Administration				
\$2,116,924 is 5.6% of Total				
7	Finance Committee	2,581	3,410	3,410
8	Finance			
	A. Finance Administration	264,887	273,539	275,831
	B. Treasurer-Collector	265,003	272,135	281,056
	C. Town Accountant	137,037	143,171	150,769
	D. Assessors	384,092	396,632	392,676
	E. Town Clerk	223,261	232,427	233,879
	Subtotal	1,274,280	1,317,904	1,334,211
9	Information Systems	693,084	639,133	675,933
10	Town House	87,341	104,757	103,370
	Total Finance and Administration	\$ 2,057,286	\$ 2,065,204	\$ 2,116,924

Item No.	Department	Fiscal 2014 Expenses	Fiscal 2015 Appropriation	Fiscal 2016 Proposal
Public Safety				
\$8,703,216 is 23.1% of Total				
11	Police Department	4,106,647	4,157,814	4,217,360
12	Fire Department	3,793,889	4,058,386	4,143,072
13	West Concord Fire Station	35,750	36,697	60,062
14	Police-Fire Station	228,495	227,034	234,812
15	Emergency Management	6,444	12,810	22,810
16	Animal Control Officer	21,750	25,100	25,100
	Total Public Safety	\$ 8,192,975	\$ 8,517,842	\$ 8,703,216
Public Works and Facilities				
\$3,927,312 is 10.4% of Total				
17	Public Works			
	A. CPW Administration	178,912	182,363	181,462
	B. Engineering	348,498	374,595	373,062
	C. Highway Maintenance	1,239,559	1,279,897	1,281,986
	D. Parks and Trees	649,873	666,670	633,992
	E. Cemetery	60,401	61,100	67,380
	Subtotal	2,477,243	2,564,625	2,537,882
18	Snow and Ice Removal	825,362	555,000	570,000
19	Street Lighting	71,052	73,463	73,463
20	CPW Equipment	277,000	288,000	250,000
21	Drainage Program	205,000	205,000	205,000
22	Sidewalk Management	100,000	100,000	100,000
23	Road Improvements	90,000	90,000	90,000
24	133/135 Keyes Road	109,058	109,414	100,967
	Total Public Works and Facilities	\$ 4,154,715	\$ 3,985,502	\$ 3,927,312
Human Services				
\$2,680,690 is 7.1% of Total				
25	Library	1,866,975	2,003,016	1,995,097
26	Human Services			
	A. Human Services Administration	-	-	9,000
	B. Recreation Programs	100,543	106,471	50,000
	C. Hunt Recreation Center	87,742	91,481	95,623
	D. Council on Aging	284,373	311,881	328,996
	E. Harvey Wheeler Community Center	144,642	117,717	117,079
	F. Veterans	59,679	55,771	60,889
	G. Ceremonies and Celebrations	21,696	24,006	24,006
	Subtotal	698,675	707,327	685,593
	Total Human Services	\$ 2,565,650	\$ 2,710,343	\$ 2,680,690

Item No.	Department	Fiscal 2014 Expenses	Fiscal 2015 Appropriation	Fiscal 2016 Proposal
Unclassified \$983,404 is 2.6% of Total				
27	Town Employee Benefits			
	A. Unused Sick Leave	90,000	90,000	90,000
	B. Public Safety Disability	267	2,500	2,500
	C. Employee Assistance Program	7,003	7,500	7,500
	Subtotal	97,270	100,000	100,000
28	Reserve Fund*	-	225,000	225,000
*Transfers totaling \$64,388 were made to other accounts in Fiscal Year 2014.				
29	Salary Reserve**	56,000	211,312	643,404
**Transfers totaling \$417,679 in Fiscal Year 2014 and \$344,123 (to date) in Fiscal Year 2015 were made to other accounts.				
30	Land Fund	10,000	15,000	15,000
	Total Unclassified	\$ 163,270	\$ 551,312	\$ 983,404
SUBTOTAL FOR REFERENCE ONLY Account 1-30		\$19,434,302	\$ 20,364,013	\$21,114,013
Joint (Town - CPS) \$16,610,500 is 44.0% of Total				
31	Insurance			
	A. Group Insurance	4,650,000	4,650,000	4,650,000
	B. OPEB - Transfer to Trust Fund	650,000	900,000	1,150,000
	C. Property/Liability Insurance	200,000	225,000	225,000
	Subtotal	5,500,000	5,775,000	6,025,000
32	Unemployment/Workers' Comp.			
	A. Unemployment Compensation	67,100	100,000	100,000
	B. Workers' Compensation	85,579	100,000	100,000
	Subtotal	152,679	200,000	200,000
33	Retirement	3,035,000	3,125,000	3,220,000
34	Social Security and Medicare	647,788	685,000	740,000
35	Debt Service			
	A. Long-Term Debt			
	Town Principal and Interest	2,497,868	2,527,576	2,534,050
	CPS Principal and Interest	810,896	899,281	979,838
	Subtotal	3,308,764	3,426,857	3,513,888
	Interest on Short-Term Notes	3,104	38,143	51,112
	Issuance Expense	13,082	35,000	40,000
	Subtotal Within Levy Limit	3,324,950	3,500,000	3,605,000
	B. Excluded Debt			
	Town Principal and Interest	212,286	208,720	204,906
	CPS Principal and Interest	4,412,168	4,286,912	4,115,594
	Less: Use of Stabilization Funds	- 965,000	- 500,000	-1,500,000
	Subtotal Excluded Debt	3,659,454	3,995,632	2,820,500
	Total Debt Service	6,984,404	7,495,632	6,425,500
	Total Joint (Town - CPS)	\$16,319,871	\$17,280,632	\$16,610,500
	Total Appropriation	\$35,754,173	\$37,644,645	\$37,724,513

That the appropriation for equipment under these various line items is to be expended by the Town Manager. The Town Manager is authorized to turn in or sell at public auction the surplus equipment, the amount allowed or received therefor to be applied against the purchase of new equipment;

That the sum of \$11,000, state aid to libraries, be transferred to the use of the Library Committee for the purchase of books, periodicals, and subscriptions;

That the Town appropriate and transfer the sum of \$500 from the dog inoculation fees reserve account for the cost of the Board of Health's rabies clinic;

That the appropriation for salary reserve under line item 26 shall be transferred by the Town Manager to the various salary line items in accordance with salary levels established at July 1, 2015 and thereafter pursuant to the salary schedules adopted under Article 5, the implementation of the merit pay plan in accordance with Section 10.2 (2) of the Personnel Bylaws, and collective bargaining agreements. Any such transfers shall be reported periodically by the Town Manager to the Board of Selectmen and the Finance Committee, and a final report shall be issued when all such transfers have been completed for the fiscal year;

That the Town authorize the following sums to be expended from the Title 5 Septic Loans Betterments reserve account to meet the loan payments to the Massachusetts Clean Water Trust due and payable during FY 2016.

<u>Amount</u>	<u>Loan #</u>	<u>Original Loan</u>	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Town Authorization</u>
\$10,828.73	T5-97-1070	\$200,000	12/22/99	FY21	Art. 46 (1997)
\$70,317.00	T5-05-1243	\$703,170	03/18/09	FY19	Art. 50 (2004)
\$29,572.00	T5-05-1243-A	\$296,830	06/13/12	FY23	Art. 50 (2004)
\$32,472.00	T5-05-1243-B	\$324,715	05/22/13	FY23	Art. 42 (2009)
\$19,745.70	T5-05-1243-C	\$197,457	01/07/15	FY25	Art. 42 (2009)

The Town budget article provides for all General Fund (tax-supported) Town operations and activities organized by Town Charter under the direction of the Town Manager. The total appropriation to be presented for Town Meeting approval meets the spending guideline set by the Finance Committee in November 2014.

PUBLIC SCHOOL BUDGET

ARTICLE 22. To determine whether the Town will vote to raise and appropriate money for the following necessary and expedient purposes of the public schools of the Town for the fiscal year ending June 30, 2016, or take any other action relative thereto:

SCHEDULE A - PUBLIC SCHOOL BUDGET				
	Department	Fiscal 2014 Adopted	Fiscal 2015 Adopted	Fiscal 2016 School Committee Vote of Dec. 9, 2014
1	Concord Public Schools Budget/Appropriation	\$31,140,538	\$32,440,538	\$34,542,735

This article provides the annual operating budget for the Concord Public Schools. The appropriation to be presented for Town Meeting approval of \$34,542,735 is at the Concord School Committee adopted budget level voted on December 9, 2014.

CONCORD PUBLIC SCHOOLS RENOVATIONS

ARTICLE 23. To determine whether the Town will vote to raise and appropriate, or transfer from available funds in the treasury, or authorize the Town Treasurer with the approval of the Board of Selectmen to borrow money by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of \$650,000, or any other sum, to be expended under the direction of the School Committee for remodeling, constructing, reconstructing or making extraordinary repairs, including original equipment and related work, at various Concord Public School facilities, or take any other action relative thereto.

This article authorizes the Treasurer to borrow \$650,000 for construction, renovations, repairs, and related work at various Concord Public School facilities. This borrowing is part of the Town Manager's five-year Capital Plan, with the debt service cost to be funded within the Levy Limit.

CONCORD PUBLIC SCHOOL BUS DEPOT

ARTICLE 24. To determine whether the Town will vote to raise and appropriate, or transfer from available funds in the Treasury, or authorize the Town Treasurer with the approval of the Board of Selectmen to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of \$950,000, or any other sum, to be expended under the direction of the Town Manager, for the purpose of designing, constructing and originally equipping a transportation facility to be located at 214Y Main Street (Assessors parcel #2322) including facilities for vehicle repair, storage and parking, and related activities, and including design, engineering, testing and other related work, or take any other action relative thereto.

The funding requested under this article will be combined with a \$925,000 expenditure authorized under Article 12 of the 2014 Annual Town Meeting to provide sufficient funds to construct a new school transportation facility on land currently owned by the WR Grace Company which the Town has been authorized to acquire. Progress has been made in the negotiations for the purchase of the property, and constructing this facility will enable the school department to avoid costly lease payments, fuel costs, and travel time associated with storing and repairing school vehicles at a leased facility on Route 27 in Acton. Use of the new facility by the Concord-Carlisle Regional School District will be subject to a rental fee to be paid to the Town.

CONCORD PUBLIC SCHOOLS BUS REPLACEMENT

ARTICLE 25. To determine whether the Town will vote to raise and appropriate or transfer from available funds in the treasury, or authorize the Town Treasurer with the approval of the Board of Selectmen to borrow money by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of \$600,000, or any other sum, to be expended under the direction of the School Committee for school bus replacements and related equipment, or take any other action relative thereto.

This article provides for the immediate replacement of CPS school buses. It is anticipated that this funding will support the purchase of six buses.

CONCORD-CARLISLE REGIONAL HIGH SCHOOL BUDGET

ARTICLE 26. To determine whether the Town will vote to raise and appropriate the sum of \$20,070,650, or any other sum, as set forth below, for the following necessary and expedient purposes of the Concord-Carlisle Regional School District for the fiscal year ending June 30, 2016, or take any other action relative thereto.

CONCORD-CARLISLE REGIONAL HIGH SCHOOL BUDGET				
	Department/Description	Fiscal 2014 Adopted	Fiscal 2015 Adopted	Fiscal 2016 School Committee Vote of Dec. 9, 2014
1	Concord-Carlisle Regional High School			
	Budget	\$26,305,603	\$27,437,330	\$30,643,037
	Assessment	\$16,908,064	\$17,715,062	\$20,070,650*
*(includes \$16,556,221 assessment for operating budget and \$3,514,429 assessment for debt exclusion)				

This article provides Concord's assessed share of the annual operating budget for the Concord-Carlisle Regional High School. The appropriation to be presented for Town Meeting approval meets the spending guideline set by the Concord Finance Committee in November 2014.

CCRSB SCHOOL BUS REPLACEMENT

ARTICLE 27. To determine whether the Town will vote to approve \$400,000, or any other sum, of debt authorized by the Concord-Carlisle Regional School Committee for school bus replacements and related equipment, or take any other action relative thereto.

This article provides for the cost for replacement of Concord-Carlisle Regional School District buses. It is anticipated that this funding will support the purchase of four buses.

MINUTEMAN REGIONAL TECHNICAL HIGH SCHOOL DISTRICT BUDGET

ARTICLE 28. To determine whether the Town will vote to raise and appropriate the sum of \$406,353, or any other sum, as set forth below, for the following necessary and expedient purposes of the Minuteman Regional Technical High School District for the fiscal year ending June 30, 2016, or take any other action relative thereto.

MINUTEMAN REGIONAL TECHNICAL HIGH SCHOOL DISTRICT BUDGET				
	Department/Description	Fiscal 2014 Adopted	Fiscal 2015 Adopted	Superintendent's Proposed Budget & Fiscal 2016 Assessment
1	Minuteman Regional High School			
	Budget	\$18,547,097	\$19,645,065	\$19,831,003
	Assessment	\$227,033	\$191,689	\$406,353 (est. @ 1/7/15)

This article provides Concord's assessed share of the annual operating budget for the Minuteman Regional Technical High School District. Concord's assessment increase is due primarily to increased enrollment. At October 1, 2013, enrollment was 7 high school students. At October 1, 2014, enrollment was 12 high school students and 4 post-grad students. Each of the 16 member town assessments is done by a formula established pursuant to the regional agreement.

HIGH SCHOOL DEBT STABILIZATION FUND ADDITION AND USE

ARTICLE 29. To determine whether the Town will vote to appropriate and transfer from Free Cash the sum of \$750,000, or any other sum, to be added to the Stabilization Fund established by vote under Article 2 of the November 7, 2011 Special Town Meeting for the purpose of reserving funds to be used to lower the tax levy impact of the Town’s assessed share of principal and interest payment on bonds issued and to be issued by the Concord-Carlisle Regional School District for the new District High School construction project, said transfer to occur at the earliest opportunity following the conclusion of the Town Meeting; and further, to determine whether the Town will vote to appropriate the sum of \$1,500,000, or any other sum, from said Fund, to be expended under the direction of the Town Manager, to pay a portion of Concord’s share of debt service costs excluded from the property tax levy limit due and payable during fiscal year 2016; or take any other action relative thereto.

This article provides that \$750,000 of the Uncommitted Fund Balance (“Free Cash”) be added to the Town’s existing High School Debt Stabilization Fund, and further that the third year of a planned multi-year allocation be made to mitigate the FY16 property tax increase that would otherwise occur due to payment of the Town’s apportioned share of debt service on the Concord-Carlisle Regional School District bonds issued and to be issued in connection with the construction of the new high school building.

COMMUNITY PRESERVATION COMMITTEE APPROPRIATION RECOMMENDATIONS

ARTICLE 30. To determine whether the Town will vote to appropriate the sum of \$1,802,921, or any other sum, from the Concord Community Preservation Fund, of which up to \$498,178 shall be appropriated from the undesignated fund balance as of June 30, 2014; \$51,743 shall be appropriated from the Community Housing Reserve Fund; and up to \$1,253,000 shall be appropriated from projected Fiscal Year 2016 Fund Revenues, in accordance with Chapter 44B of the Massachusetts General Laws, to be expended under the direction of the Town Manager as follows:

Item	Project/Description	Total Amount Recommended	Category	Community Housing Reserve Fund	Prior Year Fund Balance	FY16 CPA Fund Revenues
A	Town of Concord – Regional Housing Services Program	27,000	Community Housing			27,000
B	Concord Housing Development Corporation – Junction Village Affordable Assisted Living	45,000	Community Housing			45,000
C	Concord Housing Authority – Peter Bulkeley Terrace, Phase II	370,804	Community Housing	51,743	50,000	269,061
D	The Trustees of Reservations - Old Manse Interior Restoration, Phase II	74,500	Historic Preservation			74,500
E	Dept. of Corrections – MCI Concord Fountain Restoration	60,680	Historic Preservation			60,680
F	First Parish Church, Trustees of Donations – Wright Tavern Restoration of Windows, Gutters and Door	75,000	Historic Preservation			75,000
G	Town of Concord – Archaeology Program Administration	10,000	Historic Preservation			10,000
H	Town of Concord - Bruce Freeman Rail Trail Phase 2B and 2C in Concord	125,000	Open Space			62,500
			Recreation			62,500
I	Town of Concord - Warner’s Pond Dredging Feasibility Study	65,000	Open Space			32,500
			Recreation			32,500

J	Concord Carlisle at Play, Inc. – Fields Renovation Project at Concord Carlisle High School	670,000	Recreation		263,178	406,822
K	Concord Children's Center – Phase II Infrastructure and Accessible Elements for the Natural Playscape at Ripley	64,937	Recreation			64,937
L	Open Space Reserve Fund (reserve for future appropriation)	35,000	Open Space		35,000	
M	Land Acquisition Fund (reserve for future appropriation)	150,000	Unassigned		150,000	
N	Town of Concord – Staff and Technical Support	30,000	Administrative			30,000
		\$1,802,921		\$51,743	\$498,178	\$1,253,000

or take any other action relative thereto.

This article authorizes the appropriation of funds from the Community Preservation Fund for the completion of specific projects as listed in the above chart and allowed under the Community Preservation Act (CPA). These projects will expend a total of \$442,804 for Community Housing, \$220,180 for Historic Preservation, \$130,000 for Open Space, \$829,937 for Recreation, \$30,000 for Administration, and will set \$150,000 aside for future land acquisition projects in any category. Under the CPA statute, Town Meeting may reduce or reject but may not increase the appropriation from the Community Preservation Fund for any item proposed by the Committee, provided, however, that the CPA requires that a minimum of 10% of the annual revenues of the Community Preservation Fund be either appropriated to or reserved for future spending for each of three categories: Community Housing, Historic Preservation and Open Space purposes.

AUTHORIZE ACQUISITION OF THE 2229 MAIN STREET PROPERTY

ARTICLE 31. To determine whether the Town will vote to authorize the Board of Selectmen to acquire or take by eminent domain, under terms and conditions agreeable to the Selectmen, fee, easement and/or other property interests in, on, over, across, under and along all or any portion of the property at 2229 Main Street in West Concord formerly operated by Nuclear Metals, Inc. and Starmet, Inc., shown on the assessors maps as parcel #2970-1, containing 46.4 acres more or less, for municipal purposes, upon the completion of the on-going work of the US Environmental Protection Agency to abate the contamination on the site, provided that prior to such acquisition the Selectmen shall hold a public hearing at which time the specific terms and conditions of the acquisition shall be disclosed and discussed publicly, or take any other action relative thereto.

The property at 2229 Main Street was formerly owned by the Starmet Corporation and its predecessors and is contaminated with a variety of hazardous materials, including depleted uranium, Volatile Organic Compounds (VOCs) and 1, 4 dioxane. In 2001, the site was declared a US Superfund Site, and the US Environmental Protection Agency is currently engaged in a clean-up process including the removal of existing structures on the property. This effort will be followed by a clean-up of the soil, which is expected to leave some contamination encapsulated in-place below ground. When the clean-up is completed, it is expected that it will be possible to reuse the site for various activities, including commercial enterprise, recreation and solar power generation. Having the property in public ownership could speed the completion of the clean-up and the planning for re-use of the property. This article gives the community an opportunity to consider the future use of a large parcel of property in West Concord.

HOME RULE PETITION TO ESTABLISH A CONCORD PROPERTY TAX ASSISTANCE FUND

ARTICLE 32. To determine whether the Town will request home rule legislation in the following form to establish a Concord Property Tax Assistance Fund.

Appropriation for the purpose of providing property tax payment assistance

Section 1: Notwithstanding any other provision of the Massachusetts General Laws, the Town of Concord is hereby authorized to establish a special revenue fund to be titled "Property Tax Assistance Fund".

Section 2.1: The Property Tax Assistance Fund (PTAF) is authorized to receive funds pursuant to private gifts and donations, and appropriations made from taxation within the levy limit or from any available funds of the town by affirmative vote of Town Meeting, without limitation as to amounts.

Section 2.2: The PTAF shall be authorized to disburse funds to qualified homeowners for property tax relief. The income qualifications for this purpose shall be based on those set forth for the State Income Tax Circuit Breaker for the calendar year preceding the start of the town's next fiscal year.

Section 2.3: The PTAF shall be segregated and maintained by the Town Accountant as a separate town account on the Town's books.

Section 3: A town bylaw enacted by majority vote at an Annual Town Meeting shall be required prior to implementation of this Act. The bylaw shall establish a five-member committee to oversee the implementation of the Bylaw and the PTAF to be appointed by the Board of Selectmen subject to such term limits and other provisions as the Selectmen shall deem necessary and sufficient. The bylaw shall set forth the rules and procedures to be followed in determining recipients and amounts of assistance to be granted, but in no event shall aggregate assistance be granted in excess of the amount certified by the Town Accountant to be available in the fund, inclusive of prior commitments made but not yet disbursed from the fund, at the time such determinations are made by majority vote of the committee.

Section 4: Meetings of the Committee shall be subject to the provisions of the Open Meeting Law. The Committee shall be authorized to review and discuss financial information and documents pertaining to individual assistance determinations in executive session, and such records shall not be subsequently available as public records, but the names and amounts of taxpayers receiving assistance shall be retained in the custody of the Town Treasurer and be made available for audit examination by the firm or individual retained to perform the annual audit examination of the Town.

Section 5: In the event of the dissolution of the Committee, any funds remaining in this account shall be transferred to the Hugh Cargill Fund in order to maintain the tax exempt status of gifts made to the PTAF.

Section 6: Acceptance of this Act shall be by affirmative vote of a majority of the voters at any regular or special town election at which the question of acceptance has been placed on the ballot. This act shall become effective on the thirtieth day following an affirmative vote.

or take any other action relative thereto.

This article asks the Town to request our state senator and representative to file legislation allowing Concord to establish a Property Tax Assistance Fund. This fund would aid homeowners of modest means with payment of a portion of their property tax. The fund could receive appropriations from taxation as well as gifts and donations. If state legislation is approved, the Bylaw establishing the fund would have to be enacted by Town Meeting and the Act would have to be approved by a majority of voters at a Town election.

DEBT RESCISSION

ARTICLE 33. To determine whether the Town will vote to rescind the following unused borrowing authorization:

Article 55 of the 2013 Annual Town Meeting –
Town House Exterior Renovations \$200,000

(original authorization of \$950,000 reduced by \$125,000 Bond Anticipation Note redemption made from unused Note proceeds; \$625,000 bond issued June 1, 2014)

The Town House exterior renovation project cost was substantially under original estimates. This article removes from the town's accounting records a debt authorization that will no longer be required to accomplish the purpose of the original article. This is routine fiscal practice.

BY PETITION CLEAN WATER RESOLUTION

ARTICLE 34. To determine whether the Town will urge the Board of Health to discontinue the fluoridation of all public water supplies with sodium fluorosilicate or sodium fluoride.

PETITIONER'S EXPLANATION: This article urges the Board of Health to discontinue fluoridation of town water using a known neurotoxin, now established as an endocrine disruptor, which damages the pineal gland, thyroid gland, and reproductive systems. When fluoridation was approved in 1969, proof of toxicity and the nature of the fluoride were less well understood. Our town water now includes "sodium fluoride," which does not exist in nature and is a waste product of manufacturing collected from smokestack scrubbers contaminated with arsenic, lead, and cadmium. It is purchased from a Chinese company (Solvay Fluorides) in powdered form. In liquid form, this material is correctly labeled "hydrofluorosilicic acid."

Based on recent scientific articles from The Lancet, USEPA, the Union of Concerned Scientists, and Harvard, the Board can use the Precautionary Principle to remove these toxic materials.

BY PETITION PLASTIC BAG REDUCTION BYLAW

ARTICLE 35. To determine whether the Town will vote to amend the Town Bylaws by adding a Bylaw for the reduction of plastic checkout bags, as follows:

Section 1. Purpose and Intent

The production and use of thin-film single-use plastic checkout bags have significant impacts on the environment, including, but not limited to: contributing to the potential death of marine animals through ingestion and entanglement; contributing to pollution of the land environment; creating a burden to solid waste collection and recycling facilities; clogging storm drainage systems; and requiring the use of millions of barrels of crude oil nationally for their manufacture.

The purpose of this bylaw is to eliminate the usage of thin-film single-use plastic bags by all retail and grocery stores in the Town of Concord, on or after January 1, 2015.

Section 2. Definitions

- 2.1 *Checkout bag:* A carryout bag provided by a store to a customer at the point of sale. Checkout bags shall not include bags, whether plastic or not, in which loose produce or products are placed by the consumer to deliver such items to the point of sale or checkout area of the store.
- 2.2 *Grocery Store:* A retail establishment where more than fifty percent (50%) of the gross floor area is devoted to the sale of food products for home preparation and consumption, which typically also offers home care and personal care products.
- 2.3 *Retail Store:* An establishment that offers the sale and display of merchandise within a building.
- 2.4 *Reusable checkout bag:* A bag, with handles, that is specifically designed for multiple use and is made of thick plastic, cloth, fabric or other durable materials.
- 2.5 *Thin-film single-use plastic bags:* Typically with plastic handles, these are bags with a thickness of 2.5 mils or less and are intended for single-use transport of purchased products.

Section 3. Use Regulations

- 3.1 Thin-film single-use plastic bags shall not be distributed, used, or sold for checkout or other purposes at any retail or grocery store within the Town of Concord.
- 3.2 Customers are encouraged to bring their own reusable or biodegradable shopping bags to stores. Retail or grocery stores are strongly encouraged to make reusable checkout bags available for sale to customers at a reasonable price.
- 3.3 Thin-film plastic bags used to contain dry cleaning, newspapers, produce, meat, bulk foods, wet items and other similar merchandise, typically without handles, are still permissible.

Section 4. Enforcement Process

Enforcement of this bylaw shall be the responsibility of the Town Manager or his/her designee. The Town Manager shall determine the inspection process to be followed, incorporating the process into other town duties as appropriate. Any retail or grocery store distributing plastic grocery bags in violation of this bylaw shall be subject to a non-criminal disposition fine as specified in Appendix A of the Regulations for Enforcement of Town Bylaws under M.G.L. Chapter 40, §21D and the Bylaw for Non-Criminal Disposition of Violations adopted under Article 47 of the 1984 Town Meeting, as amended. Any such fines shall be paid to the Town of Concord.

And to amend Appendix A of the Non-Criminal Disposition Bylaw by adding the following:

Bylaw	Fine Schedule	Fine Allowed	Enforcement Agency
Plastic Bag Reduction Bylaw	1 st offense 2 nd offense 3 rd & each subsequent offense	Warning \$25.00 \$50.00	Town Manager's Designee

or take any other action relative thereto.

PETITIONER'S EXPLANATION: This Article furthers Concord's commitment to sustainability by eliminating the use of thin-film plastic checkout bags by retailers.

Please note: when the Article is submitted at Town Meeting, the effective date (in Section 1) will be January 1, 2016.

AUTHORIZE LONG-TERM LEASE FOR MUNICIPAL BUILDING ROOFTOP AND GROUND-MOUNTED SOLAR PANELS

ARTICLE 36. To determine whether the Town will vote to authorize the Town Manager to enter into long-term leases, licenses, agreements for payment in lieu of taxes and/or other contractual agreements, subject to terms and conditions approved by the Board of Selectmen, for all or portions of the following municipal properties: 22 Monument Street - Town House (parcel 0844), 133/135/141 Keyes Road - Public Works and Planning facilities (parcel 1682), Bedford Street Wastewater Treatment Plant site (parcels 1195,1196,1197,1198,1199, 1200, 1201, 1249, 1249-2), Light Plant Operations Center (parcel 1999-1), Harvey Wheeler Community Center (parcel 2247), Hunt Gym (parcel 0154), Walden St. Police/Fire Station (parcels 0240, 0238-1), and the West Concord Fire Station site (parcel 2456), for the purposes of installing and operating solar energy generating facilities and supplying solar energy, including rooftop, ground-mounted and other solar facilities, and further to authorize the Selectmen and Town Manager to take such action as may be necessary under State law to effectuate said agreements, or take any other action relative thereto.

It has long been a goal of the Town and the Concord Municipal Light Plant to increase the amount of energy the Town purchases from renewable sources. By contracting with third party solar energy providers to place solar energy generating facilities on municipal land, the Town can support the development of renewable solar power without making the large capital investment required of a major solar energy generating installation. This project will build upon the successful lease of the former Landfill site on Walden Street, which is currently generating about 1.5% of the Town's electric energy needs.

ACCEPTANCE OF GENERAL LAW CHAPTER 44, SECTION 53F ¾
- TO CREATE PEG ACCESS AND CABLE-TELEVISION RELATED FUND and AUTHORIZE TOWN
MANAGER TO ENTER INTO PEG ACCESS SERVICES CONTRACT

ARTICLE 37. To determine whether the Town will vote to accept the provisions of G.L. c. 44, §53F ¾ and to authorize the Town Accountant to create a separate account on the Town's books to be known as the PEG Access and Cable-Related Fund to which shall be credited funds received in connection with the cable television franchise agreement between the Town and Comcast Corporation (Comcast), or any other cable provider, said funds to be used only for cable-related purposes consistent with the franchise agreement; and further, to appropriate the sum of \$180,000, or any other sum estimated to be received from Comcast during the fiscal year commencing July 1, 2015 (FY16); and further to appropriate and transfer from Free Cash into said Fund the equivalent amount received from Comcast in FY15 prior to the establishment of this Fund and to appropriate as a current year appropriation said amount from the Fund, to be expended under the direction of the Town Manager for such PEG access services; and further to authorize the Town Manager to enter into a long-term contract of up to ten years or such lesser term as the Town Manager shall determine to be in the best interest of the Town for the provision of PEG community access television services; or take any other action relative thereto.

In 2004, the Town signed a ten-year cable television franchise agreement with Comcast Corporation, which required Comcast to pay to the Town or its designee 4.5% of the total annual revenue of the company from Concord ratepayers. However, there was no mechanism in State law for this revenue to be reserved for PEG Access services (Public, Educational, and Governmental local cable channels). The Town directed Comcast to send payment to our local PEG access provider, Concord-Carlisle TV (CCTV). This left the Town out of the decision-making process concerning use of the funds. The Massachusetts legislature recognized this as a problem in many communities, and adopted in 2014 a new law that allows the Town to receive the money from Comcast, and to pay it out for local cable access services and to have some involvement in deciding how the funds will be used. The intent is NOT for the Town to determine local programming decisions, but to play a role in expanding services offered via local cable television.

EMERGENCY RESPONSE STABILIZATION FUND APPROPRIATION - \$100,000 FOR OPERATION
OF WEST CONCORD AMBULANCE IN FY 2016

ARTICLE 38. To determine whether the Town will vote to appropriate \$100,000, or any other sum, to be expended under the direction of the Town Manager, from the Emergency Response Stabilization Fund for the purpose of partially paying the second year operating costs of the Fire Department for the deployment of an ambulance in West Concord, including salaries, protective gear, equipment, fuel and related expenses, or take any other action relative thereto.

In 2012, the Town voted under Article 29 on the Annual Town Meeting warrant to create the Emergency Response Stabilization Fund and to transfer \$1,000,000 into the fund in accordance with the Development Agreement between the Town and the developer of the Concord Mews project on Nathan Pratt Drive. The funds were intended to be used to improve emergency responsiveness in West Concord. This article provides for the second year of a three-year plan to phase in the General Fund cost of the augmented ambulance service operated out of the West Concord Fire Station.

FREE CASH USE

ARTICLE 39. To determine whether the Town will vote to authorize and direct the Assessors to take \$950,000, or any other sum, from free cash to reduce the tax levy for the fiscal year ending June 30, 2016, or take any other action relative thereto.

This article seeks Town Meeting approval to allocate a portion of the available General Fund balance to support the FY2016 budget. The proposed amount is consistent with the Finance Committee's FY2016 Guideline Budget Plan.

UNPAID BILLS

ARTICLE 40. To determine whether the Town will vote to raise and appropriate or transfer from available funds in the Treasury, monies to pay the unpaid bills of prior fiscal years, or take any other action relative thereto.

If there are unpaid bills of a prior fiscal year, state law requires that such bills be presented to the Town Meeting.

PROPERTY TAX EXEMPTIONS

ARTICLE 41. To determine whether the Town will vote to accept the provisions of Section 4 of Chapter 73 of the Acts of 1986 as amended by Chapter 126 of the Acts of 1988, and further to act under the aforesaid statutes to increase by 100% the amount of property tax exemption granted to persons who qualify for said exemption under clauses 17D, 22, 22A, 22B, 22C, 22D, 22E, 37A, and 41C of Section 5 of Chapter 59 of the Massachusetts General Laws, or take any other action relative thereto.

State law establishes property tax exemptions, reimbursed by the State, for disabled veterans, blind persons, and elderly citizens who meet income and asset limitation requirements. State law also allows towns, by annual votes, to increase state-set exemption amounts up to 100%, although without state reimbursement. Since 2001, Concord Town Meeting has voted this, for example, increasing the \$500 state-set senior exemption to \$1000 each year since 2005.

2016 ROAD PROGRAM

ARTICLE 42. To determine whether the Town will vote to raise and appropriate, or transfer from available funds in the treasury, or authorize the Town Treasurer with the approval of the Board of Selectmen to borrow the sum of \$1,200,000, or any other sum, for the repair, reconstruction, renovation or design of roads and streets within the town including drainage and sidewalk improvements; and that to meet said appropriation, the Treasurer with the approval of the Board of Selectmen be authorized to borrow the sum of \$1,200,000, or any other sum, under the provisions of Chapter 44 of the Massachusetts General Laws; said funds to be expended under the direction of the Town Manager; and further that the Town Manager be authorized to accept and expend state grants as may be available for the same purpose, and that the Treasurer, with the approval of the Board of Selectmen, be authorized to borrow up to the amount stipulated in such grant or grants under the provisions of Chapter 44 of the Massachusetts General Laws, in anticipation of reimbursement of this amount, or take any other action relative thereto.

This article authorizes the Treasurer to borrow \$1,200,000 for the repair, reconstruction or renovation of Concord's roads. Combined with expected state road aid and \$90,000 proposed under Article 23, item 23, funds will be used to protect and replace Concord's 107 miles of public roads including drainage and sidewalk construction and renovation. This borrowing is part of the Town Manager's Five-Year Capital Plan, with the debt service cost to be funded within the Levy Limit.

ROAD REPAIR REVOLVING FUND EXPENDITURES

ARTICLE 43. To determine whether the Town will vote that the income from fees paid by applicants to the Town for permits to dig up, alter, or disturb a public way in accordance with the Motion passed under Article 47 of the 1992 Annual Town Meeting, in an amount not to exceed the sum of \$165,000, or any other sum, be expended without further appropriation for the purpose of repairing, restoring, maintaining and inspecting public ways, to be managed and expended by the Town Manager in accordance with Chapter 44, Section 53E½ of the Massachusetts General Laws, or take any other action relative thereto.

Pursuant to Article 47 of the 1992 Annual Town Meeting, this article authorizes up to \$165,000 of fees collected through the Town's Right-of-Way Street Permit Program to be used in fiscal year 2016 for repairing, restoring, maintaining and inspecting the Town's public ways. This is a routine annual action, with the amount of the authorization dependent upon the available unreserved balance of the Fund at the time of the vote.

REGIONAL HOUSING SERVICES REVOLVING FUND EXPENDITURES

ARTICLE 44. To determine whether the Town will vote that the fees paid by member towns into the Regional Housing Services Revolving Fund, in an amount not to exceed \$180,000 be expended for the fiscal year ending June 30, 2016 without further appropriation under the direction of the Town Manager, for the purposes of continuing the operation of a multi-town consortium set up to assist member communities in managing affordable housing resources, in accordance with Chapter 44, Section 53E½ of the Massachusetts General Laws; and further, that the vote under Article 35 of the 2014 Annual Town Meeting for the operation of the Regional Housing Services Office for the fiscal year ending June 30, 2015 be amended by changing the sum of \$150,000 to \$180,000 on account of the addition of the Town of Burlington to membership during the current year; or take any other action relative thereto.

In 2011, the Boards of Selectmen in Concord, Lexington, Lincoln, Sudbury and Weston approved an inter-municipal agreement to jointly operate a Regional Housing Services Office (RHSO). The RHSO provides a variety of affordable housing-related services including monitoring of developer/owner compliance with affordable housing requirements; consulting with affordable housing supporters and committees to develop community-sensitive housing; developing ready-buyer and ready-renter list to ensure maximum availability of affordable housing units; exploring regional solutions to affordable housing challenges. In 2012, Lincoln left the consortium and Acton joined the group. Sudbury served as lead community for the first three years of operation through June 30, 2014. This year, the Town of Burlington has joined the consortium. Concord serves as lead community for FY15 through FY17.

LIGHT PLANT PAYMENT IN LIEU OF TAXES

ARTICLE 45. To determine whether the Town will vote to authorize a transfer of \$472,400, or any other sum, from the Operating Fund of the Light Plant to be used by the Board of Assessors to reduce the tax levy for the fiscal year ending June 30, 2016, or take any other action relative thereto.

This article authorizes the transfer of \$472,400 from the Operating Fund of the Light Plant to the General Fund as a Payment In Lieu of Taxes (or PILOT) for fiscal year 2016. The amount is determined as the product of the net plant investment of the Light Plant on the previous June 30 and the property tax rate of the current fiscal year. This makes the PILOT equivalent to the amount an investor-owned utility with the same physical plant would pay in property taxes, thus avoiding any indirect subsidy from property taxpayers to the Municipal Light Plant.

LIGHT PLANT EXPENDITURES

ARTICLE 46. To determine whether the Town will vote that the income from sales of electricity and from servicing and jobbing during the ensuing fiscal year together with the balance of operating cash in the Light Plant Fund, be expended without further appropriation under the direction and control of the Town Manager for the expenses of the Light Plant for said fiscal year, as defined in Section 57 of Chapter 164 of the Massachusetts General Laws; and/or for other plant extensions, enlargements, additions, renewals and reconstruction, or take any other action relative thereto.

This article authorizes the Town Manager, as Manager of the Light Plant, to expend the income received by the Light Plant from the sale of electricity along with other departmental income to be used for the purposes of operating the department for the Fiscal Year. This is a routine annual action.

SOLID WASTE DISPOSAL FUND EXPENDITURES

ARTICLE 47. To determine whether the Town will vote that the income from user fees for solid waste disposal services, associated services, and jobbing services by Concord Public Works during the ensuing fiscal year, together with the balance of operating cash in the Solid Waste Disposal Fund, be expended without further appropriation under the direction and control of the Town Manager in

accordance with the Motion passed under Article 27 of the 1989 Annual Town Meeting, or take any other action relative thereto.

Pursuant to Article 27 of the 1989 Annual Town Meeting, this article authorizes the Town Manager to use cash on hand in the Solid Waste Disposal Fund and user fee revenue in fiscal year 2016 to be used to operate the Town's "pay-as-you-throw" curbside solid waste and recycling collection and disposal program. The Program consists of two major components: curbside collection and disposal including recycling and Drop-Off Days; and the operation and maintenance of the Town's composting site including the former landfill. This has been a routine annual action.

SEWER SYSTEM EXPENDITURES

ARTICLE 48. To determine whether the Town will vote that the income from user fees, special service fees and jobbing services by the Water and Sewer Division of Concord Public Works during the ensuing fiscal year, together with the balance of operating cash in the Sewer Fund be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 37 of the 1976 Annual Town Meeting, or take any other action relative thereto.

Pursuant to Article 37 of the 1976 Annual Town Meeting, this article authorizes the Town Manager to use cash on hand in the Sewer Fund and fiscal year 2016 revenue for the operation and maintenance and improvement of the Town's sewer system. Similar to the Town's Water and Light Plant Funds, the Sewer Fund is an enterprise fund. The entire cost of operations, maintenance, and capital replacement and renewal is funded by user fees. At the present time approximately one-third of Concord's residences and many businesses and institutions are connected to the Town's municipal sewer system. This has been routine annual action.

SEWER IMPROVEMENT FUND EXPENDITURES

ARTICLE 49. To determine whether the Town will vote that the income from sewer improvement fees during the ensuing fiscal year, together with the balance of operating cash in the Sewer Improvement Fund, be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 25 of the 1989 Annual Town Meeting and applicable state enabling statutes, or take any other action relative thereto.

Pursuant to Article 25 of the 1989 Annual Town Meeting, this article authorizes the Town Manager to use cash on hand in the Sewer Improvement Fund (a sub-fund within the Sewer Fund) and fiscal year 2016 fees for constructing and expanding the Town's sewer lines and treatment facility capacities. Sewer improvement fees are charged to certain properties connecting to the sewer system. This has been a routine annual action.

WATER SYSTEM EXPENDITURES

ARTICLE 50. To determine whether the Town will vote that the income from user fees, special service fees, and jobbing services by the Water and Sewer Division of Concord Public Works during the ensuing fiscal year, together with the balance of operating cash in the Water Fund, be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 38 of the 1974 Annual Town Meeting, or take any other action relative thereto.

Pursuant to Article 38 of the 1974 Annual Town Meeting, this article authorizes the Town Manager to use cash on hand in the Water Fund and fiscal year 2016 revenue for the operation and maintenance and improvement of the Town's water system. Similar to the Town's Sewer and Light Plant Funds, the Water Fund is an enterprise fund. The entire cost of operations, maintenance, and capital replacement and renewal is funded by user fees. Almost all of Concord's residences and businesses/institutions are connected to the Town's municipal water system. This has been a routine annual action.

BEEDE SWIM & FITNESS CENTER ENTERPRISE FUND EXPENDITURES

ARTICLE 51. To determine whether the Town will vote to appropriate the amount required for the total expenses of the Community Pool Enterprise Fund for the fiscal year beginning July 1, 2015 (FY2016) for the operation of the Community Pool, in accordance with Chapter 44, section 53F½ of the Massachusetts General Laws, said funds to be expended under the direction of the Town Manager, or take any other action relative thereto.

This article enacts the operating budget for the Community Swim and Fitness Center, which is self-supporting from its own revenues. State law applicable to this enterprise fund, adopted by the 2005 Town Meeting, requires that a budget be enacted by Town Meeting. No tax funds are involved. In 2014, Town Meeting appropriated an operating budget of \$2,747,441 (\$2,525,804 from estimated revenues, \$221,637 from the undesignated fund balance) and a capital budget of \$260,000 (funded from the undesignated fund balance). The FY16 budget will be submitted by the Town Manager and reviewed at a public hearing on March 16, 2015.

RIDEOUT AND EMERSON PLAYGROUND IMPROVEMENTS

ARTICLE 52. To determine whether the Town will vote to raise and appropriate, or transfer from available funds in the Treasury, or authorize the Town Treasurer with the approval of the Board of Selectmen to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of \$600,000, or any other sum, to be expended under the direction of the Town Manager for the purpose of replacement, renovation, and any other work related to the improvement of playing fields, courts and related recreation equipment and facilities at Rideout and Emerson Playgrounds, or take any other action relative thereto.

The tennis and basketball courts at Rideout Field were last reconstructed in 1999 and are in need of renovation. In addition the natural grass surface of the playing fields at both Rideout and Emerson Playgrounds are in need of rehabilitation. The courts at Emerson Playground were renovated in 2008 so the bulk of these funds will be expended at Rideout, but some work will be undertaken at Emerson other than the basketball and tennis court areas.

PARKING MANAGEMENT PLAN IMPLEMENTATION

ARTICLE 53. To determine whether the Town will vote to raise and appropriate, or transfer from available funds in the Treasury, or authorize the Town Treasurer with the approval of the Board of Selectmen to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of \$250,000, or any other sum, to be expended under the direction of the Town Manager for the purpose of purchasing and installing new parking meters, and related equipment, markings, signage, and technology, including any related design and consulting services, said funds to be expended under the direction of the Town Manager, or take any other action relative thereto.

The Town completed a Parking Management Study in the spring of 2013 which includes a variety of recommendations to better utilize on-street and off-street public parking in Concord. Public parking is a significant resource that must be managed to support the business community and promote public convenience. Some low-cost measures recommended in the Study have already been implemented. However, several key recommendations require the purchase of new equipment and technology to meet the needs of the travelling public. This article would enable the Town to implement recommended parking improvements. This borrowing is part of the Town Manager's Five-Year Capital Plan, with the debt service cost to be funded within the Levy Limit.

TOWN HOUSE INTERIOR RENOVATIONS

ARTICLE 54. To determine whether the Town will vote to raise and appropriate, or transfer from available funds in the Treasury, or authorize the Town Treasurer with the approval of the Board of Selectmen to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of \$700,000, or any other sum, to be expended under the direction of the Town Manager for the purpose of remodeling, reconstructing or making extraordinary repairs to the Town House at 22 Monument Square, including design, engineering, construction original equipment, and other related work, or take any other action relative thereto.

In 2013, the Town completed the restoration of the exterior of the Town House, including the restoration of brickwork and brownstone elements. This article would provide funding to undertake improvement inside this historical structure, including up-grading the public meeting spaces, improving handicapped accessibility, and improving building security. The building provides work and meeting spaces for the Selectmen, Town Manager, Finance Department, Town Clerk and Human Resource operations. This borrowing is part of the Town Manager's Five-Year Capital Plan, with the debt service cost to be funded within the Levy Limit.

37 KNOX TRAIL BUILDING RENOVATIONS AND SITE WORK

ARTICLE 55. To determine whether the Town will vote to raise and appropriate, or transfer from available funds in the Treasury, or authorize the Town Treasurer with the approval of the Board of Selectmen to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of \$200,000, or any other sum, to be expended under the direction of the Town Manager for the purpose of remodeling, reconstructing or making extraordinary repairs to the building at 37 Knox Trail in Acton, including design, engineering, construction original equipment, site work, and other related work, or take any other action relative thereto.

The Town purchased the property at 37 Knox Trail in Acton in November of 2014 for the primary purpose of gaining access to the adjacent 79.9 acres of land in Concord owned by the WR Grace Corporation. The Town was authorized to purchase the WR Grace property in 2012, however, legal access to the site had been a challenge. 37 Knox Trail includes a 9,000 sq ft office building which the Town intends to use of administrative offices. However, the structure does not meet current building code and energy efficiency requirements and the requested funds will be used to up-date mechanical systems, replace windows and carpeting, and create a second means of egress from the top floor. This borrowing is part of the Town Manager's Five-Year Capital Plan, with the debt service cost to be funded within the Levy Limit.

FUNDING FOR WHITE POND MANAGEMENT

ARTICLE 56. To determine whether the Town will vote to raise and appropriate or transfer from available funds in the treasury, the sum of \$25,000 or any other sum, to be expended under the direction of the Town Manager to implement management improvements concerning the use and care of public lands and facilities adjacent to White Pond, including recommendations contained in the "White Pond Management Plan", the "Recreation Master Plan", and the "Parking Management Plan", or take any other action relative thereto.

Town Meeting voted in 1991 to purchase 40.5 acres of land abutting White Pond for municipal purposes. The Town owns nearly 35 additional acres reserved for conservation and water supply purposes. These lands have attracted swimmers, hikers and other users for many years, but there are only 3 authorized parking spaces. Neighbors in the area have complained about violations of parking restrictions and other rules. There has been a lack of public trash barrels, sanitary facilities, and proper trail maintenance to prevent erosion into the pond. The Board of Selectmen has encouraged a dialogue among interested parties on these issues, and the requested funds would enable the Town to begin to implement recommended solutions to the problems experienced in that area over the years.

FIRE ENGINE #7 REPLACEMENT

ARTICLE 57. To determine whether the Town will vote to raise and appropriate, or transfer from available funds in the Treasury, or authorize the Town Treasurer with the approval of the Board of Selectmen to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of \$550,000, or any other sum, for the purchase of a new Fire Pumper Truck and any necessary related equipment, said funds to be expended under the direction of the Town Manager, or take any other action relative thereto.

This article would provide funding to replace a 1990 pumper truck housed in West Concord. Engine 7 is twenty-five years old, is in fair condition, and would require extensive costly repairs to maintain it in serviceable condition. The Town's fire engine replacement program calls for rehabilitation of fire engines after 10 years of use and replacement after twenty years. Replacement of engine 7 has been included in the Five-Year Capital Plan. It is the practice of the Fire Department to purchase high quality, durable, good value apparatus without expensive customizable upgrades. This borrowing is part of the Town Manager's Five-Year Capital Plan, with the debt service cost to be funded within the Levy Limit.

FIREFIGHTER RESIDENCY

ARTICLE 58. To determine whether the Town will vote to authorize the Board of Selectmen to petition the Massachusetts Legislature to adopt special legislation permitting Concord firefighters to reside in such communities as may be mutually agreed by the Town and the Firefighters union through the collective bargaining process, notwithstanding the requirements of MGL c. 41, section 99A, or take any other action relative thereto.

Massachusetts General Laws Chapter 41, section 99A requires municipal firefighters hired after 1978 to reside within 15 miles of the community in which they work. The Town and the firefighters union believe that this rigid residency requirement works to the disadvantage of both the employer and the employee and have therefore agreed to work together to seek special legislation that would allow the parties to negotiate via the collective bargaining process an appropriate distance within which a Concord firefighter should reside.

Hereof fail not and make due return of this Warrant with your doings thereon, to the Town Clerk, at or before the time of meeting aforesaid. Given under our hands this 9th day of February in the year two thousand-fifteen.

Steven Ng

Alice Kaufman

Michael Lawson

Carmin C. Reiss

Elise F. Woodward

BOARD OF SELECTMEN

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

ATTENTION CITIZENS

The Town of Concord depends upon the immense talent pool possessed by our citizens and we are always seeking interested townspeople to serve on citizen boards and committees, and also to carry out short-term projects. If you are willing to serve your Town on a voluntary basis and desire to participate in shaping the Town's future, please indicate your interest by filling out a "Green Card". Green cards are short forms for listing your areas of interest and any skills relevant to committee or project participation. The form is reproduced on the following page. You may fill it out, and return it to the Administrative Assistant to the Board of Selectmen in the Town House. Additional copies of the form are also available at the Town House, or will be mailed upon request (call 978-318-3001 or 978-318-3000).

You will find the Town Report useful for information on specific activities and responsibilities of the various boards and committees. For further information or to discuss your participation in town government in more detail, please feel free to talk with any member of the Board of Selectmen.

Please understand that, happily, we often have more interested citizens than vacancies on particular committees. For that reason, you may find that you may not be matched up immediately or matched up with a committee that is your top priority. Nonetheless, your indication of interest is strongly encouraged and appreciated.

COMMITTEE LISTING

KEY: + APPOINTED BY MODERATOR
 = APPOINTED BY BOARD OF SELECTMEN
 # APPOINTED BY TOWN MANAGER WITH APPROVAL OF THE BOARD
 OF SELECTMEN
 * APPOINTED BY TOWN MANAGER

=	AGRICULTURAL COMMITTEE
=	BOARD OF APPEALS
#	BOARD OF ASSESSORS
=	BRUCE FREEMAN RAIL TRAIL COMMITTEE
=	CABLE TV COMMITTEE
*	CEMETERY COMMITTEE
=	COMMUNITY PRESERVATION COMMITTEE
#	COMPREHENSIVE SUSTAINABLE ENERGY COMMITTEE
=	CONCORD CULTURAL COUNCIL
*	CONCORD MUNICIPAL LIGHT BOARD
*	COUNCIL ON AGING BOARD
+	FINANCE COMMITTEE
=	HANSCOM FIELD ADVISORY COMMISSION REPRESENTATIVE & ALTERNATE
*	BOARD OF HEALTH
#	HISTORICAL COMMISSION
=	HISTORIC DISTRICTS COMMISSION
=	HUGH CARGILL TRUST COMMITTEE
=	LIBRARY COMMITTEE
=	MASSPORT COMMUNITY ADVISORY COMMITTEE
*	MAPC REPRESENTATIVE
=	MBTA REPRESENTATIVE
+	MINUTEMAN REGIONAL TECHNICAL HIGH SCHOOL REPRESENTATIVE
#	NATURAL RESOURCES COMMISSION
=	PERSONNEL BOARD
=	PLANNING BOARD
=	PUBLIC CEREMONIES & CELEBRATIONS COMMITTEE
*	PUBLIC WORKS COMMISSION
=	RECORDS & ARCHIVES COMMITTEE
*	RECREATION COMMISSION
=	BOARD OF REGISTRARS
*	RETIREMENT BOARD
=	TAX FAIRNESS COMMITTEE
=	TAX RELIEF COMMITTEE
=	TRUSTEES OF TOWN DONATIONS
=	2229 MAIN STREET COMMITTEE
=	WHITE POND ADVISORY COMMITTEE
=	YOUTH COORDINATOR ADVISORY BOARD

LAST NAME:	FIRST NAME:	PRECINCT #:	TOWN OF CONCORD COMMITTEE INTEREST		
STREET ADDRESS:			INDICATE COMMITTEE PREFERENCE		
E-MAIL ADDRESS:			1.		
PHONE – HOME:		OFFICE:	2.		
FAX #:		CELL#:	3.		
PLACE OF EMPLOYMENT:			DATE APP'T	COMMITTEE	TERM EXPIRED
PROFESSION/TITLE:					
RELEVANT EXPERIENCE, EDUCATION:					
RELEVANT DEGREES, PROFESSIONAL CERTIFICATES:					

PLEASE CHECK THE ANNUAL TOWN REPORT FOR A COMPLETE LISTING OF COMMITTEES AND COMMITTEE REPORTS, THEIR APPOINTIVE AUTHORITIES, AND TERMS OF OFFICE.

ADDITIONAL COMMENTS:

CARDS WILL BE IN ACTIVE FILE FOR 5 YEARS.

MAIL COMPLETED CARD TO: ADMINISTRATIVE ASSISTANT
BOARD OF SELECTMEN
TOWN HOUSE
PO Box 535
CONCORD, MA 01742

TOWN ELECTION

Tuesday, March 31, 2015

POLLS OPEN 7AM TO 8PM

The deadline for unregistered residents to register to vote at the Annual Town Election, and to register to vote and participate in the Annual Town Meeting is Wednesday, March 11, 2015.

In addition to regular office hours (Mondays-Fridays, 8:30 am to 4:30 pm), the Town Clerk's Office will hold a special evening voter registration session on Wednesday, March 11, 2015 from 4:30 to 8:00 pm at the Town Clerk's Office, 22 Monument Square.

Voter registration may be done either by mail or in person.

A mail-in registration form may be downloaded from the Town's Web Site (www.concordma.gov

– click "Elections & Voting") or call the Town Clerk's office and ask that a form be mailed.

For in-person registration, visit the Town Clerk's office at the Town House
22 Monument Square – 978-318-3080.

TOWN MEETING

BEGINS SUNDAY, April 12, 2015

1:00 PM

Concord-Carlisle Regional High School
500 Walden Street

Adjourned sessions start at 7:00 PM - if necessary

Monday	April 13, 2015
Tuesday	April 14, 2015
Wednesday	April 15, 2015
Thursday	April 16, 2015