

**TOWN OF CONCORD
SELECT BOARD
AGENDA**

May 20, 2019 – 6:30 p.m. – Select Board Room – Town House

1.	Call to Order
2.	6:30 p.m. – Executive Session for the purposes of discussing employee contracts (Town Manager), litigation (Estabrook Road), and to review draft Executive Session minutes
3.	7 p.m. – Reconvene in Open Session
4.	<p>Consent Agenda:</p> <ul style="list-style-type: none"> • Town Accountant Warrants • Minutes – 4/9, 4/10, 4/22 • Proclamations • Gift Acceptance <ul style="list-style-type: none"> · The Boston Foundation \$2,500 Nanae Gift Account • One Day Special Licenses <ul style="list-style-type: none"> · Concord Country Club 7/11, 7/18-19, 8/2-3, 8/9 12pm-8pm 246 ORNAC All Alcohol 9/5-6-7-8-9, 9/20, 11/1 · Saltbox Farm 6/21 6pm-9pm 40 Westford Road Wine & Malt · Elizabeth Cannon 6/5 3pm-6pm 40 Westford Road Wine & Malt · Concord Academy 6/7-8 4pm-11pm 166 Main Street Wine & Malt · AMC Bike Club 6/8 3pm-7pm 11 Wheeler Road Wine & Malt · Verrill Farm 6/14 5pm-7pm 11 Wheeler Road Wine & Malt · Concord Museum 6/10 11am-7pm 246 ORNAC All Alcohol · Rotary Club of Concord 6/8 (6/9 rain date) 1pm-7pm 58 Main Street Wine & Malt • Extension of Hours <ul style="list-style-type: none"> · Saltbox Kitchen 6/8 10pm, last call at 9:30pm 84 Commonwealth Ave • Sunday Entertainment Licenses <ul style="list-style-type: none"> · 51 Walden, Inc. 6/8 2pm-5pm 51 Walden Street Theater · Rotary Club of Concord 6/9 1pm-7pm 58 Main Street Jazz Fest • Tour Guide License renewals
5.	Approve Executive Session Minutes
6.	Town Manager's Report
7.	Chair's Remarks
8.	New Tour Guide licenses – Victor Curran
9.	New Weekday Entertainment License – Rapsallion, 208 Fitchburg Turnpike
10.	7:15 p.m. Public Hearing: Alteration of Licensed Premises associated with existing Section 15 Retail Package Store Wine & Malt License, to remove entire second floor area (4,542 sq. ft.) and portion of first floor (980 sq. ft.) from existing licensed premises – Concord Market, 77 Lowell Road (APPLICANT HAS REQUESTED CONTINUANCE TO JUNE 17, 2019 MEETING)
11.	Consider Request from owner of 68A Monument Street to waive the Town's first right of refusal to purchase the property under MGL c.61 – Beth Ellen Fishman, property owner
12.	Approval of Certifications relative to 2019 General Obligation Bond Issue – Kerry Lafleur, Finance Director
13.	Review & approve Affordable Housing Trust Committee charge
14.	Long Range Plan update
15.	Review & approve 2019-2020 Board meeting schedule
16.	Review & approve 2019-2020 Board goals
17.	Public Comments
18.	Committee Liaison Reports
19.	Miscellaneous/Correspondence
20.	Committee Nominations: David Bell of 1657 Monument Street to the Public Ceremonies and Celebrations Committee; Geoffrey Walton of 42 Buckmaster Drive to the West Concord Advisory Committee (associate member); Pam Rockwell of 1810 Main Street, Paul Boehm of 11 Ridgewood Road, Gary Kleiman of 57 Central Street, and Karl Seidman of 93 Wright Road to the Nuclear Metals/Starmet Property Re-use Planning Committee

Continued on next page

21.	Committee Appointments: Melissa Maxwell of 449 Barrett's Mill Road to the Agriculture Committee (unexpired term/associate member) for term to expire May 31, 21; Ravi Faiia of 169 Plainfield Road to the Zoning Board of Appeals (associate member) for a term to expire May 31, 2022; Karl Seidman of 93 Wright Road to the West Concord Advisory Committee (full member) for a term to expire May 31, 2022; Superintendent of Schools Dr. Laurie Hunter, School Director of Finance & Operations Jared Stanton, Concord Middle School Principal Justin Cameron, and Concord Sustainability Director Kate Hanley to the Middle School Building Committee; Paul Grasso of 68 Southfield Road to the Community Preservation Committee (Recreation Commission representative) for a term to expire May 31, 2021; Jane Hotchkiss of 1479 Main Street as MAPC/MAGIC representative for term to expire May 31, 2020
22.	Committee Reappointments: Deena Whitfield of 67 Whit's End Road to Hugh Cargill Trust Committee (unexpired term) to expire May 31, 2020; John Brady of 105 Lexington Road to the Zoning Board of Appeals for a term to expire July 31, 2019*; Pam Rockwell of 1810 Main Street, Len Rappoli of 98 Shore Drive, Fred Seward of 158 Spencer Brook Road, and Deborah Farnsworth of 2132 Main Street (Board of Health representative) to the 2229 Main Street Oversight Committee for terms to expire May 31, 2022*
23.	Town Manager Appointments with Select Board Approval: Michael Capizzi of 11 Wood Street to the Historical Commission (full member) for term to expire May 31, 2022; Alan Bogosian of 1624 Main Street to the Historical Commission (associate member) for term to expire May 31, 2020; Nick Pappas of 300 Virginia Road to the Natural Resources Commission for term to expire May 31, 2022
24.	Appoint Election Officers
25.	Adjourn

PENDING

Monday	May 27	All Day	Memorial Day	Town Offices Closed
Monday	June 3	7 pm	Select Board Meeting	Town House
Tuesday	June 4	7 am – 8 pm	Special Municipal Election	All Precincts
Monday	June 17	7 pm	Select Board Meeting	Town House
Monday	July 1	7 pm	Select Board Meeting	Town House

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

Gift Acceptance Log – May 20, 2019

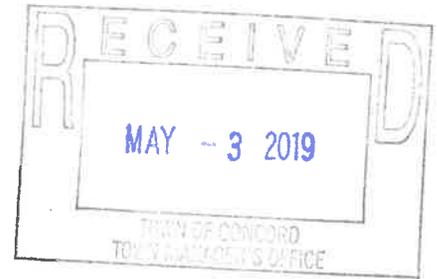
Gift Received From	For Gift Account	Total Amount
The Boston Foundation	Boston Foundation – Gift Account	\$2,500.00

Weekly One Day License Log – May 20, 2019

Applicant Name & License Number	Phone Number	Date	Location	Type of Alcohol	Event Details
19-76 Concord Country Club	978 371-1089	7/11	246 ORNAC	All	Event Coordinator: Jessica Eftink Bartenders: Kali Aquaro, Sara Killelea, Alliso Rusch, Taryn O'Neil, Under 21: No First License in Concord: No
19-77 Concord Country Club	978 371-1089	7/18	246 ORNAC	All	Event Coordinator: Jessica Eftink Bartenders: Kali Aquaro, Sara Killelea, Alliso Rusch, Taryn O'Neil, Under 21: No First License in Concord: No
19-78 Concord Country Club	978 371-1089	7/19	246 ORNAC	All	Event Coordinator: Jessica Eftink Bartenders: Kali Aquaro, Sara Killelea, Alliso Rusch, Taryn O'Neil, Under 21: No First License in Concord: No
19-79 Concord Country Club	978 371-1089	8/2	246 ORNAC	All	Event Coordinator: Jessica Eftink Bartenders: Kali Aquaro, Sara Killelea, Alliso Rusch, Taryn O'Neil, Under 21: No First License in Concord: No
19-80 Concord Country Club	978 371-1089	8/3	246 ORNAC	All	Event Coordinator: Jessica Eftink Bartenders: Kali Aquaro, Sara Killelea, Alliso Rusch, Taryn O'Neil, Under 21: No First License in Concord: No
19-81 Concord Country Club	978 371-1089	8/9	246 ORNAC	All	Event Coordinator: Jessica Eftink Bartenders: Kali Aquaro, Sara Killelea, Alliso Rusch, Taryn O'Neil, Under 21: No First License in Concord: No
19-82 Concord Country Club	978 371-1089	9/5	246 ORNAC	All	Event Coordinator: Jessica Eftink Bartenders: Kali Aquaro, Sara Killelea, Alliso Rusch, Taryn O'Neil, Under 21: No First License in Concord: No
19-83 Concord Country Club	978 371-1089	9/6	246 ORNAC	All	Event Coordinator: Jessica Eftink Bartenders: Kali Aquaro, Sara Killelea, Alliso Rusch, Taryn O'Neil, Under 21: No First License in Concord: No
19-84 Concord Country Club	978 371-1089	9/7	246 ORNAC	All	Event Coordinator: Jessica Eftink Bartenders: Kali Aquaro, Sara Killelea, Alliso Rusch, Taryn O'Neil, Under 21: No First License in Concord: No
19-85 Concord Country Club	978 371-1089	9/8	246 ORNAC	All	Event Coordinator: Jessica Eftink Bartenders: Kali Aquaro, Sara Killelea, Alliso Rusch, Taryn O'Neil, Under 21: No First License in Concord: No
19-86 Concord Country Club	978 371-1089	9/20	246 ORNAC	All	Event Coordinator: Jessica Eftink Bartenders: Kali Aquaro, Sara Killelea, Alliso Rusch, Taryn O'Neil, Under 21: No First License in Concord: No

Weekly One Day License Log – May 20, 2019

19-87 Concord Country Club	978 371-1089	11/1	246 ORNAC	All	Event Coordinator: Jessica Eftink Bartenders: Kali Aquaro, Sara Killelea, Alliso Rusch, Taryn O'Neil, Under 21: No First License in Concord: No
19-88 Saltbox Farm	617 877-3859	6/21 (rain date: 6/22)	40 Westford Road	Wine & Malt	Event Coordinator: Ben Elliott Bartenders: Ben Elliott Under 21: No First License in Concord: No
19-89 Elizabeth Cannon	781 239-210	6/5	40 Westford Road	Wine & Malt	Event Coordinator: Elizabeth Cannon Bartenders: Ben Elliott Under 21: No First License in Concord: No
19-90 Concord Academy	978 402-2248	6/7	166 Main Street	Wine & Malt	Event Coordinator: Elizabeth Cannon Bartenders: Laurel Perkins, Kevin Lynn, Sarah Meleski, Michael Clifford, Dwayne Delaney, Morgan Fuller Under 21: Yes First License in Concord: No
19-91 Concord Academy	978 402-2248	6/8	166 Main Street	Wine & Malt	Event Coordinator: Elizabeth Cannon Bartenders: Laurel Perkins, Kevin Lynn, Sarah Meleski, Michael Clifford, Dwayne Delaney, Morgan Fuller Under 21: Yes First License in Concord: No
19-92 AMC Bike Club	857 206-6962	6/8	11 Wheeler Road	Wine & Malt	Event Coordinator: Jack Donohue Bartenders: Leo Lafarge Under 21: No First License in Concord: No
19-93 Verrill Farm	978 369-4494	6/14	11 Wheeler Road	Wine & Malt	Event Coordinator: Jen Verrill Bartenders: Leo Lafarge Under 21: No First License in Concord: No
19-94 Concord Museum	978 369-9763 x228	6/10	246 ORNAC	All	Event Coordinator: Caite McGrail Bartenders: Kali Aquaro, Sara Killelea, Alliso Rusch, Taryn O'Neil, Under 21: No First License in Concord: No
19-95 Rotary Club of Concord	978 369-8333	6/8 (rain date 6/9)	58 Main Street	Wine & Malt	Event Coordinator: Henry Dane Bartenders: Henry Dane, William Eldredge, Ed Rolfe Under 21: Yes First License in Concord: No



Benjamin T. Elliott
Proprietor, Saltbox Kitchen
84 Commonwealth Avenue
Concord, MA 01742

Wednesday, January 2nd, 2019

To the Board of Selectmen, Town of Concord:

I respectfully request permission for extension of our regular business hours until 10p on Saturday, June 8, 2019. Alcohol will be offered in addition to a special dinner menu; last call will be at 9:30p.

Thank you for your consideration in advance,

Ben Elliott

A handwritten signature in blue ink, appearing to read "Ben Elliott", written over a horizontal line.

Sunday Entertainment Log – May 20, 2019

Applicant Name	Phone Number	Date of Event	Location of Event	Type of Entertainment
51 Walden, Inc.	978 369-7911	6/9	51 Walden Street	Performance
Rotary Club of Concord	978 369-8333	6/9	58 Main Street	Jazz Fest

2019-2020 Tour Guide License Renewals

	Last Name	First Name	Middle Initial
1	Aronson	Carol	R.
2	Beardsley	Tom	
3	Beaudet	Bonnie	
4	Belton	Shelley	
5	Berger	Melvyn	S
6	Bracco	Anna Marie	
7	Braschler	JulieAnna	
8	Brock	Donna	L.
9	Cardullo	William	A.
10	Clark	Judith	
11	Curran	Victor	
12	Dalton	John	
13	Dewart	Timothy	
14	Dorothy	Sharlene	
15	Economou	Elizabeth	A.
16	Ewen	Barbara	
17	Feeley	John	J.
18	Finn	Taunya	Wolfe
19	Foley	Marie	M.
20	Fousek	Bernice	
21	Galinat	Alice	
22	Gerrity	Robert	M.
23	Griffin	Mary Margaret	
24	Gwinner	Suzanne	
25	Hagerstrom	James	
26	Hamel	Gail	C.
27	Hansen	Susan	
28	Harrington	Anne (Penny)	M.
29	Healey	Peter	
30	Helfman	Howard	
31	Hone	Jessica	
32	Hubbard-Nelson	Andrea	
33	Hunt	Susan	
34	Ingram	Jennifer	
35	Karr	Enid	
36	Kelly	Brenda	
37	King	David	
38	Kingman	Karolyn	
39	Kingman	Julie	
40	Kluft	Jacqueline	
41	Kuziemski	Nancy	
42	Lang	Ann	
43	LaRosee	Susan	
44	Levine	Mark	
45	Lipinsky	Lynne	
46	Marchi	Linda	A.
47	Martin	Kristi	L.
48	Marrocco	Gerard	
49	McCormick White	Rev. Janet	
50	McGrath	Jim	
51	McGrath	Michael	
52	Olitsky	Ronni	
53	Olson	Barbara	
54	Pagliuca	Joan	
55	Parry	David	
56	Pettingell	C. Winslow	
57	Quintal, Jr.	George	A.

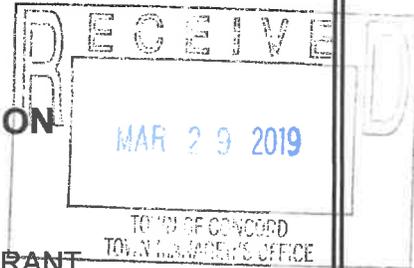
2019-2020 Tour Guide License Renewals

	Last Name	First Name	Middle Initial
58	Ribeiro	Elizabeth	
59	Rohan	Martha	
60	Rudd	Lois	J.
61	Russell	Abigail	M.
62	Sacco	Frances	A.
63	Sandberg	Sonja	
64	Sawyer	Sylvia	
65	Sebor	Charles	S.
66	Sherblom	James	
67	Simpson	John	
68	Skolnik	Ira	
69	Smith	Corinne	H.
70	Tobey	Cheryl	
71	Trufant	Christine	E.
72	Vander Wilden	Mary-Wren	
73	Whelton	Louise	M.
74	White	Donna	C.
75	Williams	Jeanmarie	
76	Wilson	Elizabeth	H.
77	Wirtanen	Edward	F.

2019-2020 Tour Guide Licenses - New

	Last Name	First Name
1	Aspell	Alicemary
2	Boughrum	Carol Ann
3	Dawson	Steve
4	Flannery	David
5	Gibson	Ann
6	Herbert	Anne
7	Hilpert	Elisa
8	Jordan	Thomas
9	Joroff	Jaimee
10	Price	Tracy
11	Rose	Tammy
12	Ryan	Lynda
13	van Duzer	Beth
14	Winkler	Sabune

**TOWN OF CONCORD
WEEKDAY ENTERTAINMENT LICENSE APPLICATION**



FOR INNHOLDER, COMMON VICTUALLER, CAFÉ, RESTAURANT,
EATING OR DRINKING ESTABLISHMENTS

Application and Renewal Fee \$100/year - Town of Concord

The undersigned hereby applies for a Weekday Entertainment License in accordance with the provisions of the State relating thereto:

Weekday Entertainment License – Type/Description of Entertainment:

acoustic - acoustic only

Applicant Name
(print):

Peter Danic

Signature

Peter Danic

Title:

co-owner

Business Name:

Concord Brewery DBA Rascalation

Business Address:

208 Fitchburg Turnpike Road

Telephone:

617-869-5701

of Days/List Days:

option of Monday - Sunday

Hours:

From: 12PM To: 10PM
option of

in accordance with the rules and regulations made under authority of said Statutes.

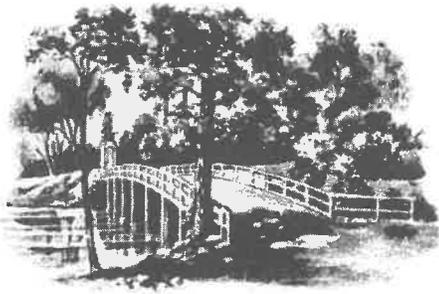
Paid:

Check

Check # 0054

Date:

3/19/19



OLD NORTH BRIDGE

TOWN OF CONCORD

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

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



TOWN OF CONCORD SELECT BOARD

PUBLIC HEARING NOTICE

Notice is hereby given that a Public Hearing will be held at the Town House, 22 Monument Square, Concord, MA in the Select Board Meeting Room on May 20, 2019 at 7:15 p.m. upon the application from Concord Market, LLC, for the Alteration of Licensed Premises associated with Section 15 Retail Package Store Wine & Malt License, to remove entire second floor area (4,542 sq. ft.) and portion of first floor (980 sq. ft.) from the existing licensed premises, located at 77 Lowell Road.

By order of the
SELECT BOARD

Linda Escobedo, Clerk

April 22, 2019

Certified Mail and First Class Mail

Select Board
c/o Andrew Mara
P.O. Box 535
Concord, Massachusetts 01742



Select Board
c/o Andrew Mara
22 Monument Square
Concord, Massachusetts 01742

Re: Notice of Intent to Sell 68A Monument Street, Concord, Massachusetts

Dear Mr. Mara:

Reference is hereby made to 2.00 acres of a 4.46 acre parcel of land located at 68A Monument Street, as described in a deed recorded at Middlesex Registry of Deeds at Book 62468, Page 411, as shown as Parcel #1437-1-1 on sheet H06 of the Assessor's map and as also described as Lot 1A in a plan entitled 'Plan of Land, Concord, Massachusetts, 1 inch = 60 feet, February 19, 2016, Snelling & Hamel Associates, Inc., Professional Land Surveyors & Engineers, 10 Lewis Street, P.O. Box 102, Lincoln, Massachusetts 01773 (781) 259-01773, Owner of Record: Beth Ellen Fishman", as recorded at said Registry in Plan Book 2016, Page 186 known as 68A Monument Street, Concord, Massachusetts (the "Parcel").

The Parcel has been designated as agricultural/horticultural pursuant to the provisions of Chapter 61A of the General Laws of the Commonwealth of Massachusetts. As required by Chapter 61A, Section 14, the undersigned, as owner of the Parcel, does hereby certify as follows:

1. I intend to sell the Parcel in accordance with the terms of the Standard Form Purchase and Sale Agreement executed on April 19, 2019 by and between the undersigned and John P. Brady, Trustee of the Oakwild

Monument Realty Trust (the "P&S"). I do hereby certify that the copy of the P&S attached hereto is a true and accurate copy of the original P&S and do further certify the same has not been modified in any manner.

2. I have been informed by the buyer that it intends to build a residence on the Parcel.
3. There are no additional agreements or additional consideration that relate to this transaction other than as provided in the P&S.
4. My pertinent information is as follow:

Beth Ellen Fishman
695 Monument Street
Concord, Massachusetts 01742
781 424-2990

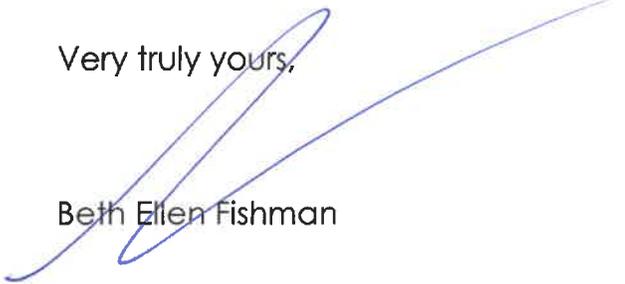
Please contact my attorney with any questions pertaining to the Parcel, the P&S or any other matter related thereto:

Eleanor M. Uddo, Esq.
Feigenbaum & Uddo, LLC
386 Washington Street
Wellesley, Massachusetts 02481

(781) 237-9900 tel
(781) 237-9901 fax
emu@elderlaw.com

Thank you for your attention to this matter.

Very truly yours,



Beth Ellen Fishman

Town of Concord
Finance Department
Memorandum

TO: Select Board
 Kate Hodges, Acting Town Manager

FROM: Kerry A. Lafleur, Finance Director

SUBJ: Certification for General Obligation Bond Issue of 2019

DATE: May 17, 2019

In June, the Town will issue debt to permanently finance the following items:

General Obligation Bond Issue of 2019				
Project Number	Project Name	Authorization	Authorization Amount or Remaining Authorization	Amount to Borrow
General Fund				
377	Fire Engine Rehabilitation	24-2016	\$ 150,000	\$ 150,000
391	Cemetery Improvements	46-2017	\$ 50,000	\$ 50,000
393	CPS Improvements	11-2018	\$ 900,000	\$ 900,000
394	Town-wide Building Maintenance	21-2018	\$ 510,000	\$ 510,000
397	2018 Road Maintenance	21-2018	\$ 1,400,000	\$ 1,400,000
416	Gerow Land Purchase	25-2018	\$ 2,500,000	\$ 2,500,000
			total:	\$ 5,510,000
Enterprise Funds Fund				
60-345	WR Grace Eminent Domain	36-2012	\$ 187,500	\$ 187,500
60-417	WR Grace Eminent Domain	01-STM-18	\$ 150,000	\$ 150,000
62-345	WR Grace Eminent Domain	36-2012	\$ 187,500	\$ 187,500
73-350	Broadband	48-2013	\$ 400,000	\$ 400,000
			total:	\$ 925,000
			total projected bond issue:	\$ 6,435,000

In preparation for this issuance, a number of legal requirements must be met. One such requirement is the need for a certification in the attached format from the Select Board, relative to the two land purchase authorizations included in this issuance- Gerow and W.R. Grace. This certification states that the Town does not currently anticipate that the land to be acquired with proceeds of the bonds, or any portion of such land or facilities to be located thereon, will be leased, rented, managed, sold or otherwise exclusively committed to a third party for so long as any bonds or notes for the land acquisition are outstanding.

As you will recall, at last month's Annual Town Meeting, the Town Meeting granted the authority to transfer a portion of the Gerow property to the Concord Housing Authority for the purpose of constructing one unit of affordable housing. I have reviewed this anticipated transfer with Bond Counsel and have been advised that so long as the transfer is to another governmental authority, it is not in conflict with the certification statement presented in the attached document.

The action requested is approval of the certification statement.

/kal

Town of Concord
AFFORDABLE HOUSING TRUST FUND
Committee Charge

A. Background

The Town's Affordable Housing Funding Committee issued a draft report in the fall of 2018 and issued its Final Report to the Select Board in the spring of 2019. The report recommended a variety of possible approaches to develop sustainable sources of funds for the development of affordable housing. The Funding Committee's goal was to identify possible ways in which Concord might raise \$1 million dollars or more each year to support affordable housing construction. Concord's 2019 Annual Town Meeting voted favorably for Article 25 (Real Estate Transfer Tax) and Article 26 (Building Permit Surcharge) which have the potential to raise significant amounts of money for housing. The Town will need a mechanism for managing the funds raised to support affordable housing. So it was proposed, and the Town voted, under Article 24, to accept the provisions of Massachusetts General Laws chapter 44, section 55C, which allows the Town to create an Affordable Housing Trust. Chapter 44, Section 55C allows an affordable housing trust to undertake a wide variety of activities, including purchase land for affordable housing and actually constructing the housing. Concord, through special legislation, has already created the Concord Housing Development Corporation, which is intended to purchase land, undertake construction, and take other steps to actually create affordable housing in Concord. So the primary mission of the Concord Affordable Housing Trust, will be to manage the funds appropriated or raised for affordable housing.

B. Purpose

The purpose of Affordable Housing Study Committee is to advise the Select Board on the development of a draft bylaw for consideration by Town Meeting that would implement the vote taken under Article 24 of the 2019 Annual Town Meeting.

C. Membership

The Study Committee shall be comprised of five members appointed by the Select Board. The term of office shall be for six months, unless the term is extended by vote of the Select Board. The membership shall be as follows:

- One representative from the Concord Housing Development Corporation, Concord Housing Authority, or other organization having a mission to create affordable housing in Concord;
- One representative from the former Affordable Housing Funding Advisory Committee;
- One representative with a background or experience in municipal finance;
- Two citizens at-large providing a diversity of interests, backgrounds and expertise;

D. Duties and Responsibilities

1. To become familiar with the issues and concerns surrounding the funding of affordable housing;
2. To examine how other communities in Massachusetts have structured a local Affordable Housing Trust, particularly focusing on the management of funds for affordable housing;
3. To solicit public input on the subject of managing public funds intended to be used to develop affordable housing, using a variety of communication methods, including holding at least one public hearing early in the fact-finding process;
4. To begin the process of drafting a bylaw to implement the vote taken under Article 24 and to have a draft prepared by November 1, 2019;

5. To submit a brief final report to the Select Board prior to the expiration of the term of appointment;
6. To perform such other duties as the Select Board may request, including such tasks as the committee may propose to the Board as modifications to this committee charge.

E. Other Considerations

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

Attachments

- A. Copy of M.G.L. c.44, Section 55C;
- B. Article 24 - Authorization to Accept M.G.L. c.44, Section 55C - Municipal Affordable Housing Trust Fund - Warrant Article & Vote from 2019 Town Meeting

[Subsection (a) effective until November 7, 2016. For text effective November 7, 2016, see below.]

Section 55C. (a) Notwithstanding section 53 or any other general or special law to the contrary, a city or town that accepts this section may establish a trust to be known as the Municipal Affordable Housing Trust Fund, in this section called the trust. The purpose of the trust is to provide for the creation and preservation of affordable housing in municipalities for the benefit of low and moderate income households. Acceptance shall be by majority vote of the municipal legislative body under section 4 of chapter 4.

[Subsection (a) as amended by 2016, 218, Sec. 95 effective November 7, 2016 for all funds held in trust under Chapter 44B on or after November 7, 2016. See 2016, 218, Sec. 246. For text effective until November 7, 2016, see above.]

(a) Notwithstanding section 53 or any other general or special law to the contrary, a city or town that accepts this section may establish a trust to be known as the Municipal Affordable Housing Trust Fund, in this section called the trust. The purpose of the trust is to provide for the creation and preservation of affordable housing in municipalities for the benefit of low and moderate income households and for the funding of community housing, as defined in and in accordance with the provisions of chapter 44B. Acceptance shall be by majority vote of the municipal legislative body under section 4 of chapter 4.

(b) There shall be a board of trustees, in this section called the board, which shall include no less than 5 trustees, including the chief executive officer, as defined by section 7 of chapter 4, of the city or town, but where the chief executive officer is a multi-member body, that body shall designate a minimum of 1 of its members to serve on the board. Trustees shall be appointed in a city by the mayor or by the city manager in a Plan D or Plan E municipality, subject in either case, to confirmation by the city council, and in a town by the board of selectmen, shall serve for a term not to exceed 2 years, and are designated as public agents for purposes of the constitution of the commonwealth. Nothing in this subsection shall prevent

a board of selectmen from appointing the town manager or town administrator as a member or chair of the board, with or without the power to vote.

(c) The powers of the board, all of which shall be carried on in furtherance of the purposes set forth in this act, shall include the following powers, but a city or town may, by ordinance or by-law, omit or modify any of these powers and may grant to the board additional powers consistent with this section:--

[Clause (1) of subsection (c) effective until November 7, 2016. For text effective November 7, 2016, see below.]

(1) to accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer from any person, firm, corporation or other public or private entity, including but not limited to money, grants of funds or other property tendered to the trust in connection with any ordinance or by-law or any general or special law or any other source, including money from chapter 44B;

[Clause (1) of subsection (c) as amended by 2016, 218, Sec. 96 effective November 7, 2016 for all funds held in trust under Chapter 44B on or after November 7, 2016. See 2016, 218, Sec. 246. For text effective until November 7, 2016, see above.]

(1) to accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer from any person, firm, corporation or other public or private entity, including but not limited to money, grants of funds or other property tendered to the trust in connection with any ordinance or by-law or any general or special law or any other source, including money from chapter 44B; provided, however, that any such money received from chapter 44B shall be used exclusively for community housing and shall remain subject to all the rules, regulations and limitations of that chapter when expended by the trust, and such funds shall be accounted for separately by the trust; and provided further, that at the end of each fiscal year, the trust shall ensure that all expenditures of funds received from said chapter 44B are reported to the community preservation committee of the city or town for inclusion in the community preservation initiatives report, form CP-3, to the department of revenue;

(2) to purchase and retain real or personal property, including without restriction investments that yield a high rate of income or no income;

(3) to sell, lease, exchange, transfer or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter into such undertaking relative to trust property as the board deems advisable notwithstanding the length of any such lease or contract;

[Clause (4) of subsection (c) effective until November 7, 2016. For text effective November 7, 2016, see below.]

(4) to execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases and other instruments sealed or unsealed, necessary, proper or incident to any transaction in which the board engages for the accomplishment of the purposes of the trust;

[Clause (4) of subsection (c) as amended by 2016, 218, Sec. 97 effective November 7, 2016 for all funds held in trust under Chapter 44B on or after November 7, 2016. See 2016, 218, Sec. 246. For text effective until November 7, 2016, see above.]

(4) to execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements and other instruments sealed or unsealed, necessary, proper or incident to any transaction in which the board engages for the accomplishment of the purposes of the trust;

(5) to employ advisors and agents, such as accountants, appraisers and lawyers as the board deems necessary;

(6) to pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the board deems advisable;

(7) to apportion receipts and charges between incomes and principal as the board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise;

(8) to participate in any reorganization, recapitalization, merger or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person;

(9) to deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the board may deem proper and to pay, out of trust property, such portion of expenses and compensation of such committee as the board may deem necessary and appropriate;

(10) to carry property for accounting purposes other than acquisition date values;

(11) to borrow money on such terms and conditions and from such sources as the board deems advisable, to mortgage and pledge trust assets as collateral;

(12) to make distributions or divisions of principal in kind;

(13) to comprise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, and subject to the provisions of this act, to continue to hold the same for such period of time as the board may deem appropriate;

(14) to manage or improve real property; and to abandon any property which the board determined not to be worth retaining;

(15) to hold all or part of the trust property uninvested for such purposes and for such time as the board may deem appropriate; and

(16) to extend the time for payment of any obligation to the trust.

(d) Notwithstanding any general or special law to the contrary, all moneys paid to the trust in accordance with any zoning ordinance or by-law, exaction fee, or private contributions shall be paid directly into the trust and need not be appropriated or accepted and approved into the trust. General revenues appropriated into the trust become trust property and to

be expended these funds need not be further appropriated. All moneys remaining in the trust at the end of any fiscal year, whether or not expended by the board within 1 year of the date they were appropriated into the trust, remain trust property.

(e) The trust is a public employer and the members of the board are public employees for purposes of chapter 258.

(f) The trust shall be deemed a municipal agency and the trustees special municipal employees, for purposes of chapter 268A.

(g) The trust is exempt from chapters 59 and 62, and from any other provisions concerning payment of taxes based upon or measured by property or income imposed by the commonwealth or any political subdivision thereof.

(h) The books and records of the trust shall be audited annually by an independent auditor in accordance with accepted accounting practices.

(i) The trust is a governmental body for purposes of sections 23A, 23B and 23C of chapter 39.

(j) The trust is a board of the city or town for purposes of chapter 30B and section 15A of chapter 40; but agreements and conveyances between the trust and agencies, boards, commissions, authorities, departments and public instrumentalities of the city or town shall be exempt from said chapter 30B.



Town of Concord

Office of the Town Clerk
22 Monument Square
Concord, Massachusetts 01742-0535

ANNUAL TOWN MEETING APRIL 8, 9, and 10, 2019

AUTHORIZATION TO ACCEPT M.G.L. c. 44, § 55C - MUNICIPAL AFFORDABLE HOUSING TRUST FUND

ARTICLE 24.

WARRANT ARTICLE

To determine whether the Town will vote to accept Massachusetts General Laws c. 44 § 55C, to authorize the creation of a Municipal Affordable Housing Trust Fund, or take any other action relative thereto.

VOTE

Upon a **MOTION** made by Mr. Lawson and duly seconded, the following was **VOTED**:

That the Town accept Massachusetts General Laws c. 44, §55C, to authorize the creation of a Municipal Affordable Housing Trust Fund to support the development of affordable housing in Concord.

Passed by a majority vote

April 9, 2019

A True Copy Attest:

Khari Mai Tari
Town Clerk

July 1, 2019 to June 30, 2020 - DRAFT CALENDAR

Dates to Add:

- Joint Coordination Meeting in September 2019
- 2020 Holidays (Town Offices Closed/no evening meetings)
- 2020 Town Meeting Public Hearings
- 2020 Town Meeting Dates

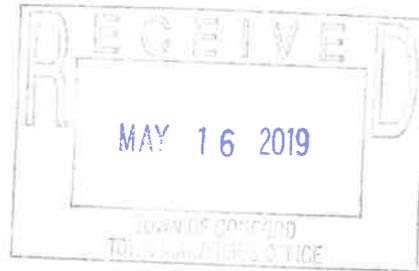
TOWN OF CONCORD – SELECT BOARD				
2019-20 REGULAR MEETINGS, PUBLIC HEARINGS, & TOWN MEETING SCHEDULE				
DATE	DAY	TIME	EVENT	LOCATION
July 1	Monday	7 pm	Select Board Meeting	Town House
July 4	Thursday	All Day	Independence Day	Town Offices Closed
July 15	Monday	7 pm	Select Board Meeting	Town House
July 29	Monday	7 pm	Select Board Meeting	Town House
August 12	Monday	7 pm	Select Board Meeting	Town House
August 26	Monday	7 pm	Select Board Meeting	Town House
September 2	Monday	All Day	Labor Day	Town Offices Closed
September 9	Monday	7 pm	Select Board Meeting	Town House
September 23	Monday	7 pm	Select Board Meeting	Town House
October 7	Monday	7 pm	Select Board Meeting	Town House
October 8	Tuesday		Yom Kippur begins at sunset	No Evening Meetings
October 14	Monday	All Day	Columbus Day	Town Offices Closed
October 21	Monday	7 pm	Select Board Meeting	Town House
November 4	Monday	7 pm	Select Board Meeting	Town House
November 11	Monday	All Day	Veterans' Day	Town Offices Closed
November 18	Monday	7 pm	Select Board Meeting	Town House
November 28	Thursday	All Day	Thanksgiving	Town Offices Closed
November 29	Friday	All Day	Thanksgiving (observed)	Town Offices Closed
December 2	Monday	7 pm	Select Board Meeting	Town House
December 16	Monday	7 pm	Select Board Meeting	Town House
December 22	Sunday		Hanukkah begins at sunset	No Evening Meetings
December 25	Wednesday	All Day	Christmas	Town Offices Closed
December 30	Monday	7 pm	Select Board Meeting	Town House
January 1, 2020	Wednesday	All Day	New Year's Day	Town Offices Closed
January 13	Monday	7 pm	Select Board Meeting	Town House
January 27	Monday	7 pm	Select Board Meeting	Town House
February 10	Monday	7 pm	Select Board Meeting	Town House
February 24	Monday	7 pm	Select Board Meeting	Town House
March 9	Monday	7 pm	Select Board Meeting	Town House
March 23	Monday	7 pm	Select Board Meeting	Town House
April 6	Monday	7 pm	Select Board Meeting	Town House
April 20	Monday	7 pm	Select Board Meeting	Town House
May 4	Monday	7 pm	Select Board Meeting	Town House
May 18	Monday	7 pm	Select Board Meeting	Town House
June 1	Monday	7 pm	Select Board Meeting	Town House
June 15	Monday	7 pm	Select Board Meeting	Town House
June 29	Monday	7 pm	Select Board Meeting	Town House



Town Clerk's Office
22 Monument Square
Concord, MA 01742

Memo

To: Select Board
Cc: Chris Whelan, Town Manager
Kerry Lafleur, Finance Director
From: Kaari Mai Tari, Town Clerk
Date: May 16, 2019
Re: Election Officer Appointments



Pursuant to MGL Chapter 54: Section 12, I would like to request, on behalf of the Board of Registrars, appointment of the following 2 voters as Election Officers for terms to expire July 31, 2019.

Reappointments: 0
New appointments: 2

Thank you for your consideration.

Kaari

Party	Name	Address	Precinct
U	Alexander A. Baryjames	149 Central Street	2
U	Patricia E. Kane	62 Lexington Road	4