

COMMUNITY DEVELOPMENT

DEPARTMENT OF PLANNING AND LAND MANAGEMENT

Marcia Rasmussen,
Director of Planning and Land Management

Mission

To guide the development and use of private and public lands within the Town of Concord in a manner that preserves and celebrates the unique character that is Concord.

Organization and Staffing

The Department is comprised of sixteen full-time and ten part-time individuals within four distinct Divisions – Building Inspections, Health, Natural Resources and Planning. The range and extent of authority exercised by these Divisions is found in State Law and in the Town’s bylaws. This past year, we welcomed Local Inspector Ray Matte and part-time Assistant Local Inspector Patrick Sands. Two part-time summer conservation crew members, Cody Fitzgerald and Matthew Xavier, were hired in the Natural Resources Division to work on trails maintenance, signage improvements, and invasive species control of Town open space and conservation lands, and, with funding through the Town Manager’s budget, Rangers Brendan Burke and Roan Callahan were hired to advise visitors and residents about restricted swimming in White Pond and undertake measures to address erosion at the Pond. The Planning Division worked to hire summer intern Patrick Burns, whose position was funded by the Concord Housing Foundation and, with Community Services staff, worked to hire summer intern, Tyler Durniak, whose position was funded through Massport’s Community Summer Jobs Program.

The four Planning & Land Management Divisions provide staff support to the Town’s regulatory boards and committees that address land use and development activities in the Town: the Board of Appeals, Board of Health, Natural Resources Commission, Planning Board and Historic Districts Commission. DPLM staff also provides support to the Community

Preservation Committee and Historical Commission, in addition to many other sub-committees and task forces that may be appointed to address specific issues from time to time, such as the Conservation Restriction Stewardship Committee, Bruce Freeman Rail Trail Advisory Committee and West Concord Advisory Committee. Staff also participates in regional groups such as the 13 communities that make up the MAPC-Minuteman Area Group on Inter-local Coordination (MAGIC), the Battle Road Scenic Byway Committee, the seven towns that participate in the Regional Housing Services Office and participation in CHNA15 Partnership.

This year marks the second year with Concord as the lead community in administering the Regional Housing Services Office (RHSO). The RHSO is staffed by three people, Elizabeth Rust is the program manager, Dan Gaulin is senior housing specialist and Lara Plaskon is the housing specialist. The Regional Housing Services Office supports affordable housing activity (such as rental housing monitoring, assisting in resales, project development, WestMetro HOME activities, etc.) in seven communities including: Acton, Bedford, Burlington, Concord, Lexington, Sudbury and Weston.

Planning & Land Management staff work cooperatively with other Town Departments to further the goals and objectives of the Town. Some of the projects in which we have been involved include: implementation of the 2013 Parking Management Plan, preparation of the Housing Production Plan, initial work in anticipation of a Comprehensive Plan Committee, among other projects.

Detailed reports on the regulatory activities of the various boards staffed by DPLM are included in this Annual Report.

BUILDING INSPECTIONS DIVISION

John Minty, Building Commissioner/Zoning Enforcement Officer
 Laurie Livoli, Building Inspector
 Ray Matte, Local Building Inspector
 Pat Sands, PT Assistant Local Building Inspector
 Tracy LaPierre, Administrative Assistant
 Brian Smith, Electrical/Wiring Inspector
 James O'Reilly, Plumbing/Gas Inspector

The Building Inspections Division issued 1,038 building permits in 2015, which is a 19% increase from last year. This makes this a record year for the number of building permits issued in Concord. The overall construction value in 2015 was \$80.7 million compared to \$80.4 million in 2014. \$52.7 million was for residential construction with \$28 million in commercial work. This is a 12% increase in residential construction value over a year ago.

The value of "new residential dwelling units" built in Concord went from \$24 million last year to \$27.4 million in 2015. This new residential construction value represents 51 new detached single family homes permitted in 2015 versus 38 new home permits issued in 2014. 51 new homes, 34 or 67% were the result of "tear downs" (the demolition of an existing house to allow the construction of a new, often larger home). Three duplex's account for another 6 attached dwelling units permitted as part of the Black Birch PRD off of Forest Ridge Road. Over the past year, an addition-

al \$25.3 million dollars was spent on alterations or additions to existing single family residential homes in Concord. This is a 9% increase over 2014.

Mechanical permits increased by 3%, Electrical permits decreased by 17%, Plumbing/Gas permits decreased by 12%. 2,824 permits (all types of permits) were issued in 2015 compared to 2,936 permits issued in 2014. This represents a 4% decrease in the total number of permits issued over last year. The Building Inspections Division collected \$991,099 in permit fees in 2015 versus \$1,015,370 collected in 2014. This is a 2% decrease over last year.

The Building Inspections Division staff, comprised of four full-time and five part-time positions, is strongly committed to pursuing aggressive Zoning and Sign Bylaw enforcement, as well as enforcement of the State Building code, which includes, but is not limited to handicap access, structural integrity, fire safety and many other items relative to public safety. Our technical assistance to property owners, builders, real estate professionals, other Town departments, boards, committees and staff, continues to increase each year. Beyond issuing building permits and conducting required onsite inspections, the Building Inspections Division staff spends an increasing amount of time reviewing sub-division proposals, special permits, site plans, variance requests, making zoning determinations and addressing zoning complaints.

BUILDING PERMIT INFORMATION						
# Permits Issued	2010	2011	2012	2013	2014	2015
New single family homes	41	30	29	55	38	51
Multi-family attached units	21	0	0	0	75	6
Additions/Alterations	644	686	631	770	759	866
Commercial	90	90	73	100	114	115
Total Building Permits:	796	806	733	925	873	1038
Electrical	642	745	730	933	907	751
Mechanical	-	26	70	91	119	122
Plumbing	424	470	487	480	546	478
Gas	320	340	382	416	443	391
Signs	30	41	35	54	68	62
Total all Permits:	2212	2428	2437	2899	2956	2824
Value of Const. (millions)	90	44	68.8	142.6	80.4	80.7
Permit Fee Revenue	\$955,212	\$554,211	\$809,045	\$783,883	\$1,015,370	\$991,099

ZONING BOARD OF APPEALS

Robert Sepucha, Chair
 John Brady
 Stuart Freeland
 Elizabeth Akehurst-Moore, Associate
 James Smith, Associate

The Board of Appeals is authorized by Massachusetts General Laws Chapter 40A and is responsible for conducting public hearings and meetings for Special Permits and Variances as required pursuant to the Zoning Bylaw of the Town.

The Board conducted fourteen public hearings and fifteen public meetings in 2015, during which it considered fifty-seven applications. Forty-nine special permits, including renewals and amendments were granted. One variance was denied. One appeal of the decision of the Building Inspector was granted and one appeal of the decision of the Building Inspector was denied. There was one appeal of the Board's decisions. One application was withdrawn without prejudice at the request of the Applicant. (Some of the applications listed below included multiple activities; therefore, the activity totals below exceed the number of applications.)

2015 APPLICATION ACTIVITIES	
Change, alteration or extension of a nonconforming use and/ or structure	21
Reconstruction of a nonconforming use and/or structure	14
Site plan approval (associated with a special permit)	2
Amend or extend a special permit and site plan approval	1
Relief from parking requirements	3
Off-site parking/increased parking demand/joint parking facilities	1
Parking of Commercial Vehicles	1
Special home occupation (new & renewal)	3
Additional dwelling unit	2
Planned residential development (PRD)	3
Private Recreation	1
Seasonal catering in LBD #5	1
Accessory Uses	3
Transfer development rights	1
Temporary accessory mobile trailers	2
Extend Zoning district line	1
Bed & Breakfast	3
Temporary event parking or special event	2
Increase gross floor area by more than 50% (incl. amendments)	9
Divide land to preserve historically significant structure	1

BOARD OF HEALTH



From left: Joanne DiNardo, Jack Bergman, Alan Woodward, Ray Considine, Tom McKean.

The Board of Health is responsible for the overall stewardship of the public health of Concord. It promotes, enacts, and enforces health rules and regulations in accordance with local bylaws and state law. There are five members of the Board, appointed for three-year terms by the Town Manager. Kerry Diskin continued to serve as Chairman until September 2015, at which time she resigned from the Board and Alan Woodward was elected to serve as Chair. Two new members joined the Board in 2015: Tom McKean in May, and Ray Considine in October.

Regulations

As the public health regulatory entity for the Town, the Board continues to endorse measures that can positively impact the public by promoting health and wellness. In 2015, the Board of Health continued to be in the forefront in pursuing efforts to curb youth access to tobacco and nicotine delivery products such as e-cigarettes. Flavored tobacco and nicotine delivery products, including fruit-flavored small cigars, chewing tobacco, snus, e-cigarettes and candy items containing nicotine are increasingly marketed to youth. These products have as much potential to cause addiction to nicotine as conventional tobacco products. To address these concerns, the Board of Health in 2014 made significant revisions to its regulation, "Sale of Tobacco Products and Nicotine Delivery Products." The revised regulation prohibits the sale of tobacco and nicotine delivery products to persons under age 21; the sale of flavored tobacco and nicotine delivery products; the use of e-cigarettes in public places

and workplaces; the sale of inexpensive single cigars and blunt wraps; and free samples or the use of reduced price coupons to purchase nicotine delivery products. In 2015, the Board conducted two youth compliance checks, in which persons under age 21 visit retail businesses and attempt to purchase tobacco or nicotine delivery products. In the first of these checks, 4 out of 14 vendors sold tobacco products to the youth purchaser; during the second compliance check, 0 vendors sold tobacco products. These types of compliance checks are essential for ensuring compliance with the new regulation to help reduce youth access to tobacco.

Community Water Fluoridation

Town Meeting warrant Article 34, submitted by citizen petition, asked voters to urge the Board of Health to discontinue the fluoridation of all public water supplies in Concord. The Concord Board of Health opposed passage of this article that was defeated at Town Meeting. The Board believes that the overwhelming body of scientific evidence and studies show that community water fluoridation is a safe and effective public health measure to prevent tooth decay.

Mosquito Control

The East Middlesex Mosquito Control Project conducts a program in Concord consisting of mosquito surveillance, larval mosquito control and public education.

Average spring rains resulted in moderate mosquito activity in late May and early June. Mosquitoes reached their highest levels during the annual emergence of a cattail marsh mosquito species from mid-June through July and the emergence of floodwater species following June rains. Mosquito populations remained low during August and September. The Massachusetts Dept. of Public Health determined that there was a low risk for both West Nile Virus (WNV) and EEE in Concord during the 2015 season. There were 9 residents within the metropolitan Boston area who contracted WNV in 2015.

The adult mosquito surveillance program monitored mosquitoes from 11 Concord trap collections. In August, eight mosquito batches from those collections were sent to the State Public Health Laboratory to

be tested for EEE and WNV. No EEE or WNV were found from any of the mosquitoes tested.

The larval mosquito control program relied on the larvicide *Bacillus sphaericus*, which is classified by the EPA as relatively non-toxic. *Bacillus sphaericus* was applied to 2,500 catchbasins to control *Culex* mosquito larvae, which are considered the primary vector of WNV.

The Project's public education program is designed to develop awareness within the public and the private sectors as to their roles in mosquito control. The Project serves as a resource to residents, municipal officials and the local media on mosquitoes and mosquito borne diseases. A web page located at <https://sudbury.ma.us/emmcp/> provides residents with information on mosquitoes, control programs and related topics.

HEALTH DIVISION

Susan Rask, MS, RS, Public Health Director
Stanley Sosnicki, CEHT, Asst Public Health Director
Gabrielle White, Public Health Inspector
Karen Byrne, Administrative Assistant

The Health Division enforces State statutes and regulations relative to the protection of public health, the control of disease, the promotion of sanitary living conditions, and the protection of the environment from damage and pollution. Environmental and sanitary codes enforced by the Health Division include: onsite wastewater (septic) systems, food establishments, swimming pools, bathing beaches, summer camps, indoor ice skating rinks, housing, and lead paint. Administrative staff is responsible for assisting with annual flu clinics, the rabies control program, administration of the Septic Betterment Loan Program, and the issuance of approximately 815 annual licenses/permits.

Regional Public Health Services

The Concord Health Division has provided inspectional services to the Town of Lincoln under a regional contract since 1996. Over the past several years, the program has evolved from providing limited inspectional services to the administration of public health programs within the Town of Lincoln. The Assistant Public Health Director and Administrative Assistant are the primary contacts for providing services

in Lincoln. In 2015, this program generated nearly \$30,000 in additional revenue for the Town of Concord (approximately 500 hours of public health and inspectional/administrative staff support). Staff witnessed test holes on 29 sites, issued 66 septic permits, reviewed 25 building projects, 70 septic inspections and conducted 30 food service inspections.

Awareness and prevention of tick-borne illnesses continues to be a priority. Lyme disease is the most commonly reported communicable disease in Concord. The Health Division continued to work cooperatively with the surrounding towns of Acton, Bedford, Carlisle, Lincoln, Wayland and Weston in the Middlesex Tick Task Force to deliver educational programs on tick borne illnesses. Concord, in partnership with 31 other towns across the State, received a Governor's Community Innovation Challenge grant for \$111,000 to work with the University of Massachusetts Laboratory of Medical Zoology to provide free tick testing services to residents. Residents who were bitten by a tick could submit the tick for free testing at the UMass laboratory to determine whether the tick was carrying pathogens that cause common tick-borne illnesses including Lyme disease, Babesiosis, and Human Granulocytic Anaplasmosis (HGA, previously called Erlichiosis) which are prevalent in our area.

Healthy Concord Project

In 2013 and 2014, the Health Division received \$40,000 in grant funding from Massachusetts Department of Public Health Community Health Network Area (CHNA) 15 to undertake the Healthy Concord project. During the public outreach process, two themes emerged as important to the entire Town: people of all ages in Concord are experiencing stress, with particular concern for youth; and there is desire for safer roads and paths for bicycling, sidewalks for walking, and better transportation in general. Based on what was learned, the Steering Committee selected two priority areas for the 2014-2015 Healthy Concord implementation projects – a Town-wide Stress Reduction program, and a Road Safety initiative that incorporates bicyclists, drivers and pedestrians. The Healthy Concord project concluded in spring 2015 with several public events. In February a book dis-

ussion on *Brainstorm: The Power and Purpose of the Teenage Brain* by Dr. Dan Siegel was offered at the Concord Middle School for parents and youth. The Center for Parents and Teachers and Concord Carlisle Youth Services co-sponsored a "World Café" discussion on developing a community response to reducing stress in our youth. In March, Healthy Concord presented "The Maturing Family" with author Janet Benevenuti and a panel of legal and financial experts. This program was targeted to older adults and their adult children, to help families to manage the very stressful decisions aging adults face, and difficult situations their adult children are put in as families navigate the latter stages of life.

Emergency Preparedness

The Health Division continued to work with the Concord Emergency Management Agency (CEMA), the Concord Council on Aging, Massachusetts Department of Public Health Region 4A, and Emerson Hospital to enhance community emergency preparedness.

In April, the Health Division, CEMA and the COA co-hosted a public awareness event for seniors about emergency planning and in September held a public gathering at the Town's new shelter location at the Harvey Wheeler Community Center. This event focused on building awareness about sheltering services that might be offered in an emergency, and on emergency planning for senior residents. Over 40 residents attended each event.

In November, Health Division staff participated in a table top exercise at Emerson Hospital on planning Town and hospital response to a multi-day loss of electrical power.

Permits & Licenses

The Health Division issued the following licenses and collected \$135,247.60 in permit fees: 209 Food Service/Retail Food including farm stands, school cafeterias (private & public, food banks, churches, caterer operations, residential retail kitchens, mobile food trucks, bed & breakfast establishments; 14 Tobacco Sales; 116 Permits to Keep Farm Animals; 3 Bathing Beaches; 23 Swimming Pools; 52 Hazardous Material Storage/Usage; 2 Motels; 13 Recreational Camp Sites; 22 Day Camp Programs; 1 Tanning Facilities;

48 Registered Title 5 Inspectors, 92 Disposal Works Installers; 27 Septic Haulers; 15 Rubbish Haulers; 1 Body Art Establishment; 5 Body Art Technicians; 4 Funeral Directors; 2 Funeral Homes; 149 On-Site Sewage Disposal Permits; 184 Building Permit Reviews; and 19 Well Permits.

Public Health Nursing/Communicable Disease Control
Under a contract with the Health Division, Emerson Hospital Home Care provides nursing services for coordination and staffing of the annual influenza vaccination clinics, telephone and home visits to patients, and investigation of reported cases of communicable diseases. The cases of communicable diseases are reported to the Health Division for inclusion in statistical reports prepared by the Massachusetts Department of Public Health for epidemiological purposes. This confidential information is maintained by the public health nurses and Administrative Assistant and routed to MDPH for appropriate follow-up action through the MAVEN (Massachusetts Virtual Epidemiologic Network).

In 2014, Concord welcomed Catherine Joyce, RN, as our new public health nurse and Wellness Coordinator at the Council on Aging. During 2015, the public health nurse focused on emergency preparedness for seniors, and on expanding prevention and wellness programs at the COA.

Influenza Vaccine Distribution & Clinics

The Division sponsored its annual seasonal influenza clinic for Concord Seniors at the Harvey Wheeler Center on October 15. Emerson Hospital Home Care nurses administered vaccine to over 136 participants. Vaccine continues to be readily available from primary care physicians and local pharmacies throughout the year, therefore, cities and towns have seen attendance to these public clinics decrease; but, senior flu clinics allow public health departments to continue to serve the most at-risk population who may not be able to take advantage of those other venues.

The Town of Concord, through its Health Division, also sponsored a Seasonal Influenza Clinic for Town Employees on October 7. Emerson Hospital Home Care administered 82 doses of vaccine to Town Employees during this clinic.

COMMUNICABLE DISEASE TABLE							
	2009	2010	2011	2012	2013	2014	2015
Amebiasis	2	0	0	0	0	0	0
Babesiosis	1	3	0	0	0	2	7
Campylobacter	4	6	6	5	8	7	10
Cryptococcus	2	0	0	0	0	0	0
Cryptosporidia	0	0	2	1	0	0	0
Dengue	-	1	0	0	0	-	0
E. Coli	0	0	0	-	0	0	0
Ehrlichiosis	3	0	0	1	0	0	0
Encephalitis	0	0	0	0	0	0	0
Enterovirus	1	0	0	0	0	0	0
Giardia	3	2	4	2	0	2	2
Hepatitis A	0	0	0	0	0	0	0
Hepatitis B	1	1	0	0	0	0	0
Hepatitis C*	68	23	5	2	10	33	20
H1N1 Influenza	2	0	0	0	0	0	0
HGA	5	8	1	1	0	2	5
Legionnaire's Disease	1	0	1	1	0	0	1
Lyme Disease	48	46	11	7	11	17	9
Measles	0	0	0	0	0	0	0
Meningitis	0	0	0	0	0	0	0
Pertussis	0	0	1	2	0	0	1
Rocky Mtn Spotted Fever	0	0	0	0	0	0	0
Salmonella	4	4	3	2	12	2	5
Shigella	1	2	0	0	0	0	0
Streptococcal Pneumonia	2	1	1	0	1	1	1
Type B Streptococcus	0	0	0	0	0	2	1
Tuberculosis	2	0	0	0	0	0	0
Varicella (Chicken Pox)	0	0	0	0	0	0	0
Yersiniosis	0	0	1	0	0	0	0

*All cases previous to 2011 included MCI Concord; MDPH now records those totals separately

Sanitary Housing Inspections

The Assistant Public Health Director is responsible for conducting inspections for compliance with the State Sanitary Code, 105 CMR 410.000, Minimum Standards of Fitness for Human Habitation. Health Division staff conducted 13 housing inspections and spent a significant amount of time working with tenants and property owners to resolve several complex housing situations.

WASTEWATER PERMITTING PROGRAM

Onsite Sewage Disposal/Building Reviews for Title 5 & Town Sewer

The Assistant Public Health Director oversees the onsite wastewater management (septic system) program in the Health Division. The Division issued 189 permits for construction and/or alteration of septic systems, reviewed 184 building permit applications

for regulatory compliance, and witnessed percolation tests and soil evaluations for 98 properties. The Assistant Public Health Director conducted approximately 305 onsite inspections for compliance with Title 5.

Septic System Betterment Loan Program

The Community Septic System Betterment Loan Program is administered by the Health Division Administrative Assistant.

In 2009, Concord Town Meeting approved a loan/debt authorization for \$2,000,000 borrowing authorized to be carried out by the Massachusetts Water Pollution Abatement Trust (MWPAT) for the purpose of continuing to fund the Septic Betterment Loan Program. Concord property owners can borrow up to \$30,000 at two percent (2%) interest, to be paid back as a betterment-lien over 10 years. To date a total of \$702,172 has been expended from the 2nd loan.

Assistant Karen Byrne works very closely with local engineers, septic installers and other Town Departments to actively promote this program and will continue to do so. The Town is very fortunate to be able to offer this type of financial assistance to its residents to alleviate some of the unexpected financial burdens or stressors that may come with dealing with a failed onsite sewage system.

Food Protection Program

The Public Health Inspector conducts risk-based inspections of all Food Service Establishments. Food Establishments range from complex meal service in full service restaurants, hospital and school kitchens to convenience store packaged food sales.

Concord welcomed the following new Food Service Establishments: Woods Hill Table, Salt Box Kitchen, Trails End Café Pub expansion, New Leaf Café and Concord Carlisle High School kitchen.

Food Inspections & Temporary Food Events

Temporary Food Event applications are reviewed by staff to identify and address any potential food safety risk factors that could impact the public health. 41 Temporary Food Events/Catered Events were permitted, including Patriots Day Festivities, Chamber of Commerce Spring/Fall Festival, the Memorial Day and Fourth of July Parades, and the Fall Agricultural Fair.

2015 FOOD SERVICE / RETAIL PERMITS

Retail Food Permits	38
Food Service Operations	45
Farm Stands	10
Public School Cafeterias	9
Religious Organizations	6
Food Bank	1
Sporting Event Food Service	1
Mobile Food Trucks	2
Caterers Base of Operations	9
Food Processors	1
Frozen Ice Cream/Desserts	7
Delicatessens in Retail Establishments	14
Nursing Homes/Assisted Living	6
Hospital/In-patient Kitchen	1
Private School Cafeterias	4
Community Assistance Food Groups	2
Home for Aged Community	1
Seasonal Operations	5
Bed & Breakfast Establishments	2
Daycare with Food Service	1
Rental Hall Kitchens	4
Residential Retail Kitchens	6
Milk/Cream Permits	11

Recreational Camp Program

The Public Health Inspector reviewed 19 programs which meet the definition of “recreational camp” and which served 5214 campers in Concord. Programs were reviewed for compliance with regulatory requirements: background checks on staff, health records, trained personnel, medical protocol, and safety checks on all facilities with high risk activities such as ropes courses are reviewed and inspected.

There are 14 sites which either host their own camp programs and/or serve as a rental location to “out of town” programs.

Bathing Beach Program

The Division continued its contract with G&L Laboratories, Quincy, MA, to provide services for collection and analysis of bathing beach water samples. Samples are taken weekly at the 3 semi-public beaches, from Memorial Day through Labor Day, for compliance with 105 CMR 445.00, Minimum Standards for Bathing Beaches. 50 water samples were collected from the 3 beaches over a 16 week time period. There was one one-day beach closure during the season due to bacterial levels exceeding acceptable limits for bathing beach waters.

White Pond experienced a large bloom of cyanobacteria (blue-green algae) and the entire pond was closed for swimming from early July through mid-September while the bloom persisted. Blue-green algae blooms can produce toxins that can make pets and people sick. After being notified of the bloom in early July, the Health Division contacted the Massachusetts Department of Public Health (MDPH) who sampled the pond and confirmed high concentrations of the blue-green alga *Microcystis* and the presence of microcystin toxin. The Health Division immediately issued a Health Advisory and closed the pond for swimming. MDPH continued to sample the pond weekly until algae concentrations dropped in mid-September and the health advisory was lifted. As a result of the field investigations at White Pond, a new semi-public beach, the Dover St. Beach Association, was identified; the beach will require licensing and will be tested weekly during the 2016 season.

Swimming Pools

There are 13 sites in Concord that hold recreational pool permits. There are currently 4 general purpose pools, 13 lap pools, 6 children's pools, 3 special purpose pools and 1 diving well. The Public Health Inspector conducts water tests at each pool as well as monitors safety equipment and trained personnel for each site.

Animal Permits

The Public Health Inspector serves as the Town's Animal Inspector. Recent years have demonstrated a growing trend for keeping backyard animals. The number of permits for keeping animals has more than doubled in the past five years: 116 permits were issued in 2015, compared to 48 in 2009. The Public Health Inspector conducts annual site visits at 108 permitted properties to inspect for sanitary conditions, health of animals and prevention of odors and pests from proper manure storage/removal.

Rabies Control Program

Only 2 domestic animals (dogs & cats) were quarantined by either the Concord Health Division or Animal Control Officers (Boardman Animal Control Services) due to contact with potentially rabid animals. 11 domestic animals were quarantined and followed by Dog Officer because of animal bites to

humans. Rabies tests were conducted on 5 potentially rabid animals (3 bats, 1 cat and 1 goat). None of the animals tested positive for the rabies virus.

2010-2015 ANIMAL CENSUS INFORMATION						
	2010	2011	2012	2013	2014	2015
Chickens	1056	1368	3211	3418	2903	973
Horses	164	163	182	171	119	146
Cattle	243	178	255	220	180	199
Rabbits	78	112	200	0	100	8
Goats	10	13	21	21	7	11
Geese/Ducks	29	38	37	46	35	52
Guinea Hens	9	8	7	7	12	5
Quail	-	-	-	-	30	40
Sheep	15	1	4	14	12	4
Beehives	4	-	-	-	-	-
Llamas	0	-	-	-	-	-
Donkeys	2	3	2	6	5	5
Turkey	7	8	57	57	2	0
Pigs	10	2	15	0	0	0
Total	1627	1894	3991	3960	3405	1443

At the Health Division's Annual Rabies Clinic in March, Concord Animal Hospital veterinarians administered the rabies vaccine to 19 dogs and 9 cats.

EMERSON HOSPITAL HOME CARE SERVICES

Brian Hailey, MSPT Director

Emerson Hospital Home Care is a Medicare/Medicaid Certified, Joint Commission accredited, provider of home health services in Concord, as well as 29 surrounding towns. Home care is an active member of the Home Care Alliance of Massachusetts. The mission is to deliver high quality, safe, and cost effective services to our patients. These services include skilled nursing, physical, occupational and speech therapy, home health aide, and medical social work. Emerson home care continues to grow to meet the demands of skilled services in the home as hospital "length of stay" continues to decrease. We continue to partner with community and tertiary medical centers to reduce the incidence of re-hospitalizations. We have expanded to a 29-town service area to accommodate requests of referral sources and our patients.

Home Care accepts referrals for services from Emerson Hospital, other local community and tertiary hospitals, physician offices, skilled nursing facilities, rehabilitation hospitals, and referrals from patients

with a physician's order for home care. Members of the community can contact Home Care directly for skilled services for themselves or family members. Emerson Home Care partners with community members to provide services at home after a hospitalization, during a prolonged illness, or when a skilled need arises and the client is home-bound. The goal of home care services is always to promote the highest state of wellness and independence, and to assist in planning for the continuum of care. Home Care also provides community health and communicable disease follow up in accordance with our Board of Health contract with the Town of Concord.

Although Emerson Hospital Home Care does not have a hospice program, we continue to work closely with several area hospice providers, including Care Dimensions Inc. Emerson Home Care continues to provide end-of-life care for those patients who decide not to enroll in a hospice program.

The home care department plays an integral role in the organization's focus on enhancing the care of the growing elderly population in the communities we serve. This includes ongoing meetings with members of the community, as well as initiatives within the care environment in the hospital. Using our disease management programs, the home care department continues the success in decreasing emergency department visits, hospitalizations, and length of stay in several diagnostic groups to include chronic lung disease and congestive heart failure. The home care department remains active on the "Care Transitions" committee whose focus is to improve care transitions and reduce unnecessary re-hospitalizations.

Emerson Home Care services residents of Concord Park, Newbury Court/ Newbury Commons, and residents of the Concord Housing Authority, to name a few. This has allowed these residents to successfully age in place, and remain out of an institution. Home care also coordinates closely with the Concord Council on Aging to promote health and wellness to seniors through lectures and other programs. Home Care also works closely with Minuteman Senior Services to coordinate services to help residents of Concord and our surrounding towns to age in place.

Our contract with the Town of Concord includes communicable disease follow-up and an influenza vaccination program. The contract also allows Home Care to make home visits to qualifying individuals who have no source of payment to cover our services. This remains an important aspect of our work with the Board of Health. The influenza vaccination program serves both residents and employees of the Town of Concord.

In accordance with our contract, Emerson Home Care continues to work closely with the Board of Health and with other community organizations to coordinate care for the residents of Concord. We will continue to work with the Town and organizations to identify areas of opportunity to serve the Town's residents in an effort to promote health and wellness. Home Care is also represented on the Emerson Hospital Emergency Preparedness Committee, which works with the Town of Concord to coordinate emergency preparedness efforts.

SEALER OF WEIGHTS AND MEASURES

The function of the Weights and Measures official (DOS Inspector) is to safeguard the public in matters involving the commercial determination of "quantity" and ensure that whenever merchandise or service is bought or sold, that honest weights and honest measures are delivered, and that fraud, carelessness or misrepresentation of such transactions are eliminated. The accuracy of all weighing and measuring devices used for sale to the public are inspected, sealed or condemned as required. Inspections are conducted at all gasoline and diesel dispensing devices (pumps), home heating (fuel oil) delivery trucks, scales used at supermarkets, delis, meat/seafood markets, retail checkout counters, farm stands, pharmacies, and any other facility using a weighing or measuring device for sale of product. Bar Code pricing devices (scanners) are also inspected for accuracy and proper operation. Scanners are inspected every two years by the State and were not done in 2015 unless it was in response to a complaint by a consumer.

The Town of Concord contracts with the Massachusetts Division of Standards (DOS) through the Concord Health Division. The Health Division Admin-

istrative Assistant and DOS Inspectors work closely together to coordinate and ensure that any complaint made by a consumer is addressed in a timely manner as well as ensuring that proper invoicing and payments are received by the Town. Inspections were performed at 45 establishments throughout Concord: 162 gasoline meters, 52 weighing scales, 13 fuel delivery trucks. The Health Division invoiced \$5,565 in Weights & Measures fees.

NATURAL RESOURCES COMMISSION



From left: Lynn Huggins, Jeffrey Adams, Charles Poutasse, Gregory Higgins, Judy Zaunbrecher.

The Natural Resources Commission (NRC) and staff are responsible for the overall stewardship of the natural resources of the Town, and the establishment of Town environmental policy in conjunction with the Select Board and Town Meeting. The NRC administers the State Wetlands Protection Act (MGL Chapter 131, Section 40), the Rivers Protection Act (MGL Chapter 258 of the Acts of 1996) and accompanying regulations (310 CMR 10.00), and the Concord Wetlands Bylaw and Regulations. The NRC also plays an important role in open space planning pursuant to its authority under the Conservation Commission Act (MGL Chapter 40 Section 8c).

Wetlands Protection Act

The majority of Commission and staff time is dedicated to administering and enforcing State and local wetland regulations. The NRC held 22 hearings to review permit applications, which included 33 Notices of Intent, two Abbreviated Notices of Resource Area Delineation, and 16 Requests for Determination of Applicability, for a total of 51 new applications. The

NRC also received six requests to Amend an Order of Conditions. The NRC closed-out many completed projects, issuing 22 Certificates of Compliance and one Partial Certificate of Compliance. Division staff reviewed 52 Administrative Approvals for very minor projects including limited tree and invasive species removal. The NRC issued two Emergency Certifications, one to reinforce Cambridge Turnpike, which was compromised by the breach of Crosby's Pond, and a second to repave a portion of the emergency room parking lot at Emerson Hospital. The Order of Conditions and Determination of Applicability that were appealed to DEP in 2014 both found resolution in 2015 and were withdrawn. The 2014 DEP Super-seding Order of Resource Area Delineation affirming the Commission's 2013 decision on the wetland boundary at Keuka Road was overturned in 2015 through an Adjudicatory Hearing process with DEP.

NATURAL RESOURCES DIVISION

Delia R. J. Kaye, Natural Resources Director
Lori A. Capone, Natural Resources Assistant Director
Denise R. Gibbons, Administrative Assistant

LAND PROTECTION INITIATIVES

Conservation Restrictions: Staff worked towards completion of four new CR's covering approximately 16 acres: a 1.8-acre CR associated with the Monsen Road development to protect Blanding's turtle habitat; a 1.15-acre CR associated with the development at 1888 Main Street which provides public access to 122 feet of frontage on the Assabet River; a 7.12-acre CR at 449 and 42A Barrett's Mill Road associated with the recent purchase of the McGrath house lot; and a 5.81-acre CR at 68 Commonwealth Avenue associated with the construction of the assisted living facility. The NRC also recommended approval of one new and one amended CR to the Select Board to be held by the Concord Land Conservation Trust: a 12.7-acre CR at 75 Buttrick's Hill Road with frontage on the Concord River; and the addition of 1.37 acres to the 22-acre CR at 1061 Monument Street.

Open Space and Recreation Plan Update: The Open Space and Recreation plan received State approval in 2015. This Plan will help direct conservation and recreation efforts for the next seven years, and make the

Town eligible to receive certain State grants. Members of the Open Space and Recreation Plan Committee included Jeff Adams, Dean Banfield, Peter Baty, Lori Capone, Katherine Edwards, Pam Higgins, Ellie Horwitz, Lynn Huggins, Delia Kaye, Gary Kleiman, Laura Lunig, Steve Ng, Susan Rask, Gordon Shaw, Julie Vaughan, and Bryan Windmiller.

Town-wide Trail Map: The Division developed a new Town-wide Trail Guide that shows all publicly available trails on Town, Land Trusts, State, Federal, and private lands with Conservation Restrictions that provide public access. Individual Trail Guides were also developed for the larger Town holdings which include local histories and points of interests on the trails.

Community Preservation Act: The Division continued the previously funded invasive species control at Old Calf Pasture and restoration of the agricultural parcel at the Rogers land at 6A Harrington Avenue through removal of a failing retaining wall, removing debris, and extensive invasive species removal and replanting. The Town will be seeking a farmer to farm a portion of this land for spring 2016 and will also develop a portion of the land into a new community garden. Work to restore the stone wall along Lexington Road in the west meadow at Heywood Meadow is well underway, including stone steps for improved access, and removing a section of stone wall along Heywood Street. This project is expected to be completed in the spring 2016. Three projects were submitted for CPA funding in 2016: design and implementation of erosion control measures at White Pond; continued invasive species control efforts at Old Calf Pasture; and design funds to replace the pedestrian bridge at Chamberlin Park. The first two projects were recommended for Town Meeting approval and, pending approval, will be undertaken in 2016.

White Pond Restoration Efforts: With the completion of the 2015 Watershed Management Plan, staff commenced implementation of the recommendations contained within the report. DNR staff, with the assistance of a dozen enthusiastic White Pond residents, installed coir logs and erosion control blankets at four of the most eroded areas around Sachem's Cove. The work party was a great success and these efforts will help to improve water quality at the pond. Conserva-

tion Crew also installed new signs at White Pond to reinforce the rules regarding use of this property.



Erosion control installation party at White Pond. From left: Roan Callahan, Brendan Burke, Lori Capone, Assistant Director; Cody Fitzgerald, Matthew Xavier.

Old Calf Pasture: Division staff oversaw a sixth year of invasive species control at Old Calf Pasture, in part with funding received through Community Preservation Act funds awarded in 2013. New areas of invasive glossy buckthorn were treated by the New England Wildflower Society, expanding the areas of improved habitat for native flora and fauna, including the rare Britton's violet.

NATURAL RESOURCES MANAGEMENT

The Division is responsible for the stewardship of approximately 1,400 acres of Town conservation land (including White Pond Reservation), maintaining 24.5 miles of trails, and mowing 84 acres to maintain trails and open meadows. Natural resource management also includes staff support to three NRC active subcommittees, as well as coordinating with other local and regional stewardship initiatives.

Rangers: The Select Board and the Natural Resources Commission voted to restrict swimming and undertake measures to address erosion at White Pond. Rangers Brendan Burke and Roan Callahan educated pond users about the new restrictions. This year saw

the first documented outbreak of cyanobacteria at White Pond, with a pond-wide swimming advisory issued by the Health Division, and the Rangers provided courteous and professional feedback to concerned residents and visitors. Rangers also assisted Division staff with measures to install informational signage, close eroded trails, and implement temporary erosion control measures on Town land around the pond.

Conservation Crew: Cody Fitzgerald and Matthew Xavier joined the Division this past summer to perform trail maintenance, remove invasive exotic vegetation, and conduct general maintenance on conservation lands throughout Town. The Crew continued the hand-pulling efforts to remove the invasive aquatic water chestnut from Macone Pond, Warner's Pond and Hutchins Pond, and continued the cooperative effort with US Fish and Wildlife Service, the Conservation Land Conservation Trust, and the Town of Lincoln to remove water chestnut from Fairhaven Bay and the Sudbury River. For the fourth consecutive summer since 2001, the aquatic weed harvester was not needed on the Sudbury River and Fairhaven Bay, a testament to the vigilant efforts of previous hand harvesting efforts and continued annual treatments in this area. The crew also replaced, repaired, and/or repainted conservation land signs and kiosks, and maintained and constructed new boardwalks along seasonal trails. With the assistance of Jim Macone, the crew constructed a new kiosk for the Reformatory Branch Trailhead on Lowell Road and built new benches for Cousins Field.

Cooperative Invasive Species Management Area: Division staff continued working with other towns, organizations, and individuals in the Sudbury, Assabet, and Concord Rivers (SuAsCo) watershed to develop strategic regional plans for invasive species management in the watershed, and to promote collaborative approaches to achieve these priorities. Concord was elected to serve a second three-year term on the Steering Committee, from January 1, 2015 to December 31, 2017.

Conservation Restriction Stewardship Committee: The CRSC continued its work to help maintain the open space character of the Town, working with Division staff to provide responsible management and care

of the more than 80 Conservation Restrictions that are granted to the Town. Working with Division staff and property owners throughout the Town, the Committee reviewed two new CRs, developed seven Base-line Documentation Reports (BDR), and field monitored ten existing CRs. Over the course of the year, the balance of the Committee's work shifted from developing BDRs to field monitoring as the backlog of outstanding BDRs needing to be completed was largely addressed. Current members are Kathryn Angell (Chair as of June), David Bell, John Ferguson, Catherine Perry, Lydia Rogers, and Joan Wesolowski (who joined in October). Peter Farrow, who served as previous Chair, resigned in May at the end of his term, and his legal expertise will be missed.

Heywood Meadow Stewardship Committee: The Heywood Meadow Stewardship Committee continues its mission to preserve and protect Heywood Meadow. This year focused on restoration of the stone wall along Lexington Road on the west side of the Meadow, with new stone steps to provide another access into the meadow. This CPA-funded project is anticipated to be completed in spring 2016. In addition, the low, cement-capped stone wall on Heywood Street, also on the west side of the Meadow, was removed, strengthening the visual connection between the two halves of the Meadow. Work on the control of invasive plants on the east side of the Meadow continues. The Garden Club of Concord generously granted money to plant pollinator-friendly native flowers and shrubs, which will be completed in 2016 once the wall restoration work is complete. Members include: Lola Chaisson, Mary Clarke, Susan Clark (Co-Chair), Joanne Gibson (Co-Chair), Stan Lucks, Murray Nicolson (Clerk), Bev Miller, and Sandy Smith.

Trails Committee: The Trails Committee worked diligently producing nine trail guides for the Town's larger land holdings. These guides provide a map of the trails and a history of the area with suggested trail walks. New trails were investigated and blazed at Finigan Way Conservation Land, Mattison Field, and the combination of Harrington Park, Marshall Farms, Rogers Land, and Second Division Brook Conservation Land, including the newly acquired easements which now connect Harrington Park to the Rogers

Land. The White Pond area saw significant changes to the trails in an effort to reduce erosion to prevent excess nutrients from entering the pond. The Committee hosted two significant volunteer efforts: an Athena Capital volunteer work group that constructed bog bridges to alleviate flooding in a wet section of the Emerson-Thoreau Amble/Bay Circuit Trail, and an invasive species cleanup at Punkatasset with Concord-Carlisle High School seniors that resulted in four truckloads of invasives being removed from the site. Many Trails Committee members and stewards also led Council on Aging guided walks this past summer and fall to enhance the Senior Walking Program. Maintenance of the trails is always ongoing with assistance from stewards and committee members. Members include Spencer Borden, David Clarke, Jonathan Keyes, Ken Miller (Chair), Murray Nicolson, Peter Siebert, and Bob White.



Seniors enjoying a guided walk led by David Clarke and Bob White.

Conservation Land Use Permits: 17 permits were issued to various groups using Town conservation land for wetlands training, drag hunting, and for field classroom purposes. Permits were issued to Boy Scouts for overnight camping at Scout Island in Warner's Pond, to the Musketaquid Arts and Environment Program for Earth Day, and for the construction of a new bench overlooking Fairyland Pond.

FARMING & COMMUNITY GARDENS

Agricultural Farming Agreements: The Division continues to work with local farmers to retain land in agriculture, overseeing 16 agreements over 200 acres of actively farmed land.

McGrath Farmstead: Barrett's Mill Farm completed their second growing season at the McGrath Farmstead. Barrett's Mill Farm grew annual crops on 6 acres of land, cared for 1 acre of perennial crops, and planted 4 acres of in-season cover crop to improve soil quality. Produce was sold to the general public through the farm store, as well as to 125 Community Supported Agriculture (CSA) and Barrett's Bucks (farm store credit) members. Vegetables were also donated weekly to Gaining Ground and the Boston Area Gleaners for distribution to hunger relief organizations.

Thoreau Birthplace: Gaining Ground is a nonprofit farm that grows food for hunger relief with the help of volunteers of all ages and abilities. This season the farm donated over 60,000 pounds of organic produce to thirteen food pantries, meal programs, and direct donation markets in Lowell, Boston and surrounding Metro West communities. Gaining Ground successfully ran its first farmer apprenticeship program, training two beginning farmers on managing a small diversified organic farm. Staff worked alongside 2,900 volunteers throughout the season, with volunteers involved in all aspects of farm operation. Gaining Ground continues to be part of the New England tradition of sugaring, and in February and March, the snowy winter made for a short but productive season. The farm put up 200 buckets in Concord and finished 35 gallons of syrup. Gaining Ground held a community raising of a post and beam barn in December. The barn will be used for storage, washing and packing vegetables, and staff office space.

Community Gardens: The long-standing tradition of the three organic community gardens continues to thrive under the helpful guidance of volunteer coordinators Terry Marzucco, Rebecca Sheehan Purcell, and Michelle Wiggins at the Hugh Cargill Community Garden, Dale Clutter, Trish Ng, and India Rose at the East Quarter Farm Community Garden, and Brenna

Roth Lindsay at Cousins Community Garden. Coordinators assign garden plots, coordinate annual meetings and cleanups, and offer guidance to gardeners to produce beautiful and bountiful harvests.

Despite the extremely dry conditions, 2015 was a good year at East Quarter. Crops were manually watered with the help of a pump and piping system. Because of the continued warm weather, several gardeners volunteered to harvest late kale, beets and greens for the local food pantry.

The Hugh Cargill Community Garden is on rich farmland given to the Town by Hugh Cargill in 1793 to benefit the poor in Concord. Over the years, the garden has evolved to serve all interested residents of the Town, and now has over 70 families and individuals. The gardeners share their bounty by donating vegetables to Open Table, and flowers to the Town House. The 2015 growing season was challenging due to the dry weather conditions. A group of gardeners came together to dig new wells and clean out old ones so that our pumps would provide water.

ENVIRONMENTAL AND EDUCATIONAL ACTIVITIES

The Division continues to sponsor the longstanding tradition of early morning Conservation Coffees on the first Tuesday morning of most months at 7:30 a.m. These lively and stimulating gatherings of citizens, conservation organization representatives, and federal, State, and local officials provide an interesting and effective forum to exchange information, ideas, and concerns about conservation and the environment.

The Division continues to host an annual spring migratory bird walk, led by Peter Alden. This popular walk, generally held on the second Saturday in May, brings together local birders to welcome the return of many colorful migrants back for the season or on their way to more northern breeding grounds, as well as observe resident birds in a variety of habitats.

The Senior Walking Program, a collaborative effort between the Division and the Council on Aging, continues to be a successful program, offering two weekly walks for seniors on Concord's trails in a safe and social communal environment. Guided walks were added this past year to enhance the walking experience.

The NRC continues to support Dr. Bryan Windmill-er's research and headstarting efforts on the Blanding's turtle, a threatened species with a population at Great Meadows that he has studied in depth since 2003.

PLANNING BOARD



Standing from left: Brooke Whiting Cash, Gary Kleiman, Matt Johnson, John Cratsley. Sitting from left: Scott Bates, John Canally, Chair; Robert Easton.

The Planning Board's authority is contained in MGL Ch. 41 "Improved Methods of Municipal Planning" and MGL Ch. 40A "The Zoning Act". The Board is responsible for making rules and regulations relating to subdivision control, initiating Zoning By-laws, holding public hearings on all Zoning Bylaws submitted to the Select Board, evaluating various developments through Site Plan Review, preparing the Comprehensive Plan, and from time to time making studies of the resources and needs of the Town. Additional responsibilities are found in the Town Bylaws and the Town Charter.

The Board met 22 times in 2015. All were regular meetings except for two when the Board attended the West Concord Advisory Committee Open House and the Comprehensive Plan Update Kickoff event respectively. Three public hearings were held. One public hearing was for zoning bylaw amendments and an Alternative Planned Residential Development off Forest Ridge Road (submitted by petition) to be considered by the 2015 Annual Town Meeting; one public hearing was for a Common Driveway Special Permit time extension, and one was for a Common Driveway Special Permit.

Residential Development

Sixteen “Approval Not Required” (ANR) plans were submitted to the Board for endorsement. Nine of these plans approved changes of lot lines that did not create additional lots. Seven endorsed plans created seven additional lots.

A nineteen-lot Preliminary Subdivision Plan proposed for 46.5 acres off Commerford and Annursnac Hill Roads was filed and subsequently withdrawn without prejudice.

Commercial, Institutional and Other Development

Nine site plan/special permit applications received affirmative recommendations to the Board of Appeals.

Site plan approval was granted to the Middlesex School for a new music and campus center.

An application for site plan approval for 740 Elm Street (Best Western Hotel) was filed and subsequently withdrawn without prejudice.

A Special Permit and Site Plan application to redevelop the Millbrook Tarry site on Lowell Road, including the construction of a 15,062 s.f. market, will be reviewed in January 2016 for a recommendation to the Board of Appeals.

Zoning Amendments and Town Meeting Actions

For the 2015 Annual Town Meeting, the Planning Board sponsored seven Zoning Bylaw amendments. Passed were: an article to change the definition in Section 4.2.8 to be consistent with a specific State statute; an article to add language to clarify lot frontage requirements when applying Section 6.2.5 Lot Width; an article to incorporate reference to the Town’s Wetland Bylaw in Sections 7.5 and 7.8; an article to bring the definition and purpose of Sections 7.3.1 and 7.3.2 into conformance with the Town’s Wetland Bylaw; an article to add an upland requirement to the area of required open space and incorporate reference to the Town’s Wetland Bylaw in Residential Cluster Section 9.2.4; an article to add a reference to the Town’s Wetland Bylaw and correct a section reference in Planned Residential Development Sections 10.2.9 and 10.3.4.2(a), and; an article to change the method for measuring height of a structure in the Residence A and AA Zoning Districts.

After considerable discussion and deliberation, the Board decided not to move an article to add new Floor Area Ratio requirement in the Residence A, B, and C Zoning Districts, preferring to further refine the amendment’s language for possible submittal at a future Town Meeting.

The Board supported two citizen petition articles regarding the Black Birch Alternative Planned Residential Development and Use Proposal for a 25-unit (age-restricted) residential development on Lot 6F and Parcel 6B Forest Ridge Road and the release of a Residential Restriction for that Lot and Parcel.

Other Actions

Goal-setting sessions and reviews of draft language for potential zoning bylaw amendments were held at several of the Board’s meetings in anticipation of submitting zoning bylaw amendment warrant articles for the 2016 Annual Town Meeting. In addition the Board:

- The Board adopted a new fee schedule in March after staff did a community comparative analysis of all application fees.
- Held a discussion with members of the Historic Districts Commission regarding potential zoning bylaw amendments for 2016 Town Meeting regarding siting and massing criteria of properties in the historic districts and ways to prevent development of open spaces.
- With assistance from the Regional Housing Services Office, recommended to the Board of Appeals a set of eligibility guidelines for moderate affordable dwelling units.
- Met with members of the Concord Housing Foundation, who funded a summer intern to research various methods that other communities have used to address “mansionization.”
- Heard presentations from the Planning Division summer intern, Patrick Burns, and reviewed his report on the methods used by several communities in Massachusetts and four other states to address “mansionization.”
- Discussed the process for developing a new Comprehensive Plan and recommended to the Select Board adoption of a Committee charge.

- Attended the West Concord Advisory Committee's Open House and the Comprehensive Plan Update Kick-off event.
- Reviewed proposed revisions to the Landscape Materials Plan for Trinity Church
- Voted to authorize the use of third-party consultants under M.G.L. Ch. 44 Section 53G to review stormwater and traffic reports submitted with Site Plan and Subdivision applications.
- Endorsed an Assignment of Security Release for Garfield Road Subdivision #228.
- Approved the formation of a Tree Preservation Subcommittee to be established in 2016.
- Reviewed 2016 Community Preservation Act Applications for recommendations to the CPC.
- Adopted the 2015 Concord Housing Production Plan.
- Met with Historical Commission members to discuss the proposed Demolition Review Bylaw.

The Board nominates members to the West Concord Advisory Committee, Community Preservation Committee, and Historic Districts Commission. Members of the Planning Board serve on the following regional committees: MAGIC (Minuteman Advisory Group on Interlocal Coordination) and HATS (Hanscom Area TownS), and participate on other Town Committees by providing liaisons to the Comprehensive Sustainable Energy Committee, West Concord Advisory Committee, and the Community Preservation Committee.

WEST CONCORD ADVISORY COMMITTEE

The West Concord Advisory Committee (WCAC), a subcommittee of the Planning Board with seven regular and two associate members, serves as a resource for the Planning Board by providing input to developers and property owners as well as the Board when plans and concepts are proposed for development, renovation, circulation, etc. in West Concord. Village business owners and residents in and around the West Concord Village use the WCAC as a sounding board for ideas to communicate to Town administration as well as to pose questions they have. All members of

the WCAC have liaison responsibilities with other Town boards and committees and report about issues related to the Village and its surrounding neighborhoods.



WCAC members from left: Steve Irza, Carlene Hempel, Peter Baty, Jeff Collins, Don Detweiler, Mike Nowicki and Kathryn Garcia. Not pictured: Peter DeRosa and Burton Flint.

The WCAC reviewed and provided comments to the Planning Board and other Town Boards/Committees on several major proposals related to the West Concord Village and environs, including:

- The 25-unit Planned Residential Development called Black Birch PRD located on Forest Ridge Road proposed by ABODE Builders.
- Support for the New Life Church's request to the Community Preservation Committee for funds to restore the Church's front steps at 53 Church St.
- The requested relief from parking requirements to allow 13 more seats in the Salt Box Kitchen restaurant located at 84 Commonwealth Ave.
- The requested relief from parking requirements (of eight parking spaces) to allow a new restaurant with up to 120 seats at Brookside Square, located on Beharrell Street.
- Review and comments to the Natural Resources Division staff and the Open Space and Recreation Plan Update Committee pertaining to the Open Space and Recreation Plan 2014 Update.
- Review and comments to the Recreation Department regarding integrating recently-acquired land at 51 Laws Brook Rd. into Rideout Playground.

The WCAC continued its work on developing a new plaza between Concord Tea Cakes and Twin Seafood. The Committee hopes to see a bricked-in plaza, with tables and greenscape, at the intersection of Commonwealth Avenue and Church Street in what is now a paved area. The WCAC also contributed a Perspectives op-ed column in the *Concord Journal* about connectivity in and around the Village in advance of hosting its annual Open House in April on the same topic. The meeting was well-attended by Concord residents and featured a number of speakers including a Village business owner, a Town official and outside experts including a landscape architect and authority on safe routes for pedestrians and cyclists. As part of our work from the Open House, the WCAC also created a spreadsheet of sidewalks and intersections that, in our opinion, need repair or attention from Concord Public Works. This fulfilled a promise we made to the audience at the Open House to see through our desire to make safe connections for pedestrians in and around the Village.

The WCAC finished the year with plans to work on a number of projects in 2016, including helping to develop a parking signage plan for the Village, acquiring bike racks and perhaps rental bikes for the area, working on a plan that would allow more public programmatic spaces in the Village for arts performances, and working on completing what would be known as the Assabet River Trail. The WCAC also plans to develop a stronger social media presence so that residents and businesses owners, as well as visitors, have a place to ask questions and seek answers about where they live, work and recreate.

PLANNING DIVISION

Marcia Rasmussen, Director of Planning & Land Management
Elizabeth Hughes, Town Planner
Lara Kritzer, Senior Planner
Nancy Hausherr, Administrative Assistant
Andrew W. Mara, Administrative Assistant

The Planning Division continues to provide professional and administrative staff support to multiple standing boards and committees including: the Zoning Board of Appeals, Planning Board, Historic Districts Commission, Historical Commission and Community Preservation Committee. Planning Di-

vision staff coordinated the Town staff review of all development proposals that were submitted for regulatory approval to the aforesaid boards and committees. Planning Division staff assisted the Community Preservation Committee with its plan updates, application process and funding distribution. This year the Division continued to provide staff support to the Bruce Freeman Rail Trail Advisory Committee and the West Concord Advisory Committee, a subcommittee of the Planning Board. Planning staff participated in the Battle Road Scenic Byway Task Force, the HOME Consortium, and Regional Housing Services Office. The Division's agenda includes initiatives in the area of open space protection, affordable housing production, traffic and transportation planning, economic development guidance, historic resources protection, public facilities planning, development regulation creation and sustainable practices.

Town Planner Elizabeth Hughes provided professional support to the Planning Board and the Board of Appeals. In addition to shepherding the plan review process for all development proposals submitted to the Planning Board and Board of Appeals, Elizabeth assumed responsibility for working with Town staff and managing the consultant in preparing a Development Guide for residents and developers, which is expected to provide clear guidance about the plan review and permitting processes. The final Development Guide is expected to be completed in early 2016.

Senior Planner Lara Kritzer continued her professional supporting role to the Historic Districts Commission (HDC), Community Preservation Committee (CPC) and Historical Commission. Lara provided valuable support in developing the draft Demolition Review bylaw with the Historical Commission; the annual update of the Community Preservation plan with the CPC and working with the HDC to update the Design Guidelines. Lara continued working on affordable housing initiatives with the Regional Housing Services Office (RHSO) to complete the HOME funding process for additional HOME funds for completion of four additional Peter Bulkeley Terrace units and working with the Director, a housing consultant and RHSO staff in preparing the 2015 Housing Production Plan.

Director Marcia Rasmussen continued to provide staff support to the Bruce Freeman Rail Trail Advisory Committee; shepherding the 75% design plans through Town agencies; and, coordinating with State agencies and the Design Consultant to begin 100% design/construction plans that are expected to be advertised in September 2016. Marcia worked with the Town Manager, Select Board and the EPA Mediation/Facilitation Team to host a public forum in January to discuss residents' concerns with White Pond and the Town-owned land around White Pond; coordinated the work of the Parking Management Team, made up of representatives from Finance, Police and Public Works, to begin implementation of recommendations in the 2013 Parking Management Plan; and, worked with the Town Planner and Professional Facilitator to design a kick-off event in October for the next Comprehensive Plan, which included a celebration of all the work that had been accomplished from the 2005 Comprehensive Long Range Plan. Marcia also prepared a presentation for the Massachusetts Sustainable Communities and Campuses Conference and participated in the West Concord Advisory Committee's Open House in April.

COMMUNITY PRESERVATION COMMITTEE



Standing from left: John Cratsley, Peter Ward, Paul Mahoney, Geoffrey Taylor, Greg Higgins. Sitting from left: Linda Escobedo, Bouzha Cookman, Chair; Dee Ortner, Vice Chair. Not pictured: Joe Vlacovsky.

Concord's 2015 Annual Town Meeting marked the Town's tenth round of Community Preservation Act (CPA) funding since adopting the CPA in 2004. The Community Preservation Committee (CPC) recommended that \$1,803,921 in CPA funds be appropriated by the 2015 Annual Town Meeting for projects

involving community housing, historic preservation, open space, and recreation. The CPC presented its proposed recommendations in two motions, and the 2015 Annual Town Meeting subsequently approved the following appropriations:

Community Housing Projects

- Town of Concord - \$27,000 for the Town's fifth year of participation in the Regional Housing Services Program, an inter-municipal organization which provides professional housing staff for the administration of the affordable housing programs in Concord and six neighboring communities. Funding was provided to complete the 2015 update to Concord's Housing Production Plan.
- Concord Housing Development Corporation - \$45,000 for the Junction Village Affordable Assisted Living Project, a joint project undertaken with the Grantham Group to build 83 fully-affordable assisted living units in West Concord.
- Concord Housing Authority - \$370,804 to complete Peter Bulkeley Terrace Phase II work including the construction of four additional housing units for low-income senior and disabled residents, one of which will be a fully accessible unit, limited site work, and the creation of additional on-site parking.

Historic Preservation Projects

- The Trustees of Reservations - \$74,500 to complete Phase II of a three-year project to restore the Old Manse's Interior finishes and fixtures by reducing humidity and ultraviolet light impacts on interior spaces; conserving significant artifacts and furniture; and restoring interior finishes.
- Dept. of Corrections - \$60,680 to restore the ca. 1870s historic cast iron fountain in front of the original Reformatory building (now MCI Concord's administrative building) on Route 2.
- First Parish Church, Trustees of Donations - \$75,000 to continue the exterior rehabilitation of the ca. 1747 historic Wright Tavern building by restoring 35 windows, replacing storm windows, installing new gutters, and refinishing an original exterior door.

- Town of Concord - \$10,000 to implement the Concord-Brandeis Archaeological Initiative and its pilot program at the McGrath Farmstead/Barrett's Mill Farm.

Open Space and Recreation Projects

- Town of Concord - \$125,000 to complete the 100% design plan for the Bruce Freeman Rail Trail in Concord. The Town is working in cooperation with the Mass. Dept. of Transportation and Town of Acton to complete this phase of the project, which will complete the design of the Trail from Acton, over Route 2, and through West Concord Center.
- Town of Concord - \$65,000 to complete a feasibility study to determine the best strategy for preserving the open space and recreational opportunities provided at Warner's Pond as recommended in the 2012 Warner's Pond Management Plan.

Recreation Projects

- Concord Children's Center - \$64,937 to complete Phase II of the universally-accessible, nature-based play area adjacent to Ripley School by installing new play surfaces, a community swing and inclusive merry-go-round, benches, tables, and a child-powered water pump.
- Concord Carlisle at Play - \$670,000 to complete the Phase II reconstruction of the Concord Carlisle High School Playing Fields including work on the JV baseball and softball fields; the completion of infrastructure work on the football field; the construction of new accessible paths and walkways; and the installation of new fencing and lighting.

Administration

- Town of Concord - \$150,000 for future land acquisition projects in any of the CPA allowable categories.
- Town of Concord - \$30,000 for administration of the CPA.

In addition to the funding recommendations noted above, the CPC worked closely with funding recipients and the Finance Department throughout 2015 to ensure that the reimbursement process went

smoothly and efficiently and that completed projects were closed in a timely manner. The CPC reviewed and updated its project funding notices, developed its first-ever grant agreements for funded projects and developed a specific process for projects submitted by Town departments. The CPC also completed its annual update of the Community Preservation Plan, refined its application processes, and held an informational meeting in September for potential applicants.

In October, the Committee began reviewing new applications to consider recommending for 2016 Annual Town Meeting funding. As in previous years, the CPA funds requested in these applications far exceeded the amount of CPA funds available for distribution. In October and November, the CPC reviewed 17 applications totaling just over \$5 million for projects relating to all four CPA eligible categories. Concord's current annual CPA general fund has approximately \$1.39 million available for allocation at the 2016 Town Meeting. An additional \$300,000 is available for use from existing reserve accounts that had been set up in past years for Community Housing, Historic Preservation, Open Space and Land Acquisition projects. The program's State matching funds are generated by filings at the Commonwealth's Registries of Deeds and more recently from an infusion of State surplus funds. The amount towns receive is impacted by the current real estate economy, the number of community's participating in the CPA program (160), and the town's selected CPA property tax surcharge. The maximum State match goes to those towns that have opted to participate at the CPA's 3.0% maximum surcharge level. Concord is currently at the 1.5% level. Due to surplus funds, Concord's match in the last two years has increased to 52.25% (2014) and 31.46% (2015). In 2016, Concord is anticipated to receive a State Funding match of 29.67% to its locally raised funds.

HISTORIC DISTRICTS COMMISSION

Jack Clymer, Chair
 Terry Gregory, Vice Chair
 Mark Giddings, Secretary
 Dennis Fiori
 Nea Glenn
 Luis Berrizbeitia, Associate
 Justin King, Associate
 Satish Dhingra, Associate

The Historic Districts Commission (HDC) is charged with “the preservation and protection of buildings, places and districts of historic or literary significance” within Concord’s six local historic districts - the American Mile, Barrett Farm, Church Street, Hubbardville, Main Street, and Monument Square/North Bridge. Concord’s Historic Districts Act (Chapter 345) was one of the first such bylaws in Massachusetts when it was passed in 1960, and over the intervening years the HDC has worked diligently to preserve the Town’s unique historical and architectural character by encouraging the retention of original building materials and the advancement of new elements that are in keeping with the character of each District. As part of this process, the HDC regularly reviews applications for Certificates of Appropriateness for changes to exterior features which are visible from a public way or place.

The HDC held 22 regularly scheduled public meetings at which 80 new applications for Certificates of Appropriateness were reviewed. The Commission issued 85 Certificates of Appropriateness. Seven of these Certificates of Appropriateness were for extensions of existing Certificates and eight modified previous approvals. No applications were withdrawn, but three were continued at the request of the applicants to an HDC meeting in 2016. The Commission also conducted eleven official site visits in addition to its meetings in 2015. Three applications were denied in 2015 and one of these denials was appealed through the courts. This appeal was later withdrawn after the Commission worked with the Applicant to develop an alternate plan for the site.

The HDC spent much of 2015 working to remediate a significant violation stemming from unapproved changes made to a project in 2014. Those issues were

addressed and a solution reached before the end of 2015. The Commission completed its final review of the new text for the updated design guidelines, which is now available on its web page, and plans to have the complete document available in early 2016. In addition, the Commission met with the Concord Historical Commission and the Planning Board to discuss how zoning and other means could be used to better preserve Concord’s historic neighborhoods and streetscapes. The Commission advocated for the preservation of 369-374 Sudbury Road and supports its proposed inclusion in the Hubbardville Historic District in 2016. As the year drew to a close, the Commission has begun researching alternative forms of historic property and neighborhood protections to consider in the future for historic areas surrounding the existing districts. The following is a list of applications by category (a single application may involve several categories):

2015 APPLICATION ACTIVITIES	
Air Conditioning Equipment	2
Addition	5
Awning	1
Chicken Coops	1
Doors	3
Dormer	1
Entrance Steps	2
Fencing	7
Foundation	1
Garage	2
Garage Doors	1
Greenhouse	1
Kiosk	1
Lighting	10
Mailbox	4
New Construction	1
Outdoor Seating	2
Paint Colors	5
Paving (includes driveways & patios)	11
Play Structures	1
Porches (includes decks)	4
Renovation/Alteration	3
Roofs/Gutters/Roof Guards/Chimneys/Vents	15
Shutters	1
Siding	1
Signage	17
Stone Walls	5
Storage Containers	2
Temporary Classrooms	1
Windows	10

HISTORICAL COMMISSION

Geoffrey Taylor, Chair
Annette Bagley
Andrew Koh
Diann Strausberg
Electa Tritsch
Claire Gauthier, Alternate

The Concord Historical Commission (CHC) was busy in 2015, initiating several new programs and working to administer and develop existing ones to better preserve Concord's many significant historic resources. New programs initiated this year include the following:

Drafting of a New Demolition Review Bylaw

The CHC spent much of 2015 reviewing the concerns raised during its 2014 effort to update the Demolition Delay Bylaw and discussing how the program could be revised to both address those issues and expand the Town's ability to protect its significant resources. The result of this work is a more succinct bylaw which proposes a possible one year delay, only for complete demolition of houses built before 1941. The CHC has met with the Select Board and the Planning Board to review proposed text and will continue to work to inform residents on the goals of the Bylaw leading up to the 2016 Annual Town Meeting.

Initiating the Town's first Archaeology Project at McGrath Farmstead/Barrett's Mill Farm

In 2014, the CHC began work with Brandeis University to develop a multi-year cooperative archaeological survey project. The first goal of this project – developing a GIS layer of the known and predicted pre-contact and historic archaeological sites throughout Concord – was completed over the winter and spring of 2015. This fall, Brandeis students undertook the second phase of the project, an archaeological dig at the Town owned McGrath Farmstead/Barrett's Mill Farm. Students worked with local volunteers to assess the site and complete their first season of digging on the property. Students from Concord Public Schools and Concord Academy were also given access to the project for a hands-on learning experience.

Planning for the Future of the Wheeler-Harrington House

The Town-owned Wheeler-Harrington House is located on a 15-acre parcel on Harrington Avenue and

was listed on the National Register of Historic Places in 2013. The property comprises one of Concord's most intact agrarian landscapes, and could be a significant conservation and recreational space along the Assabet River. The CHC worked with the Planning Division to complete a Historic Structure Report for the historic 18th-century building; a cultural landscape report documenting the history of the site; and an environmental assessment of the existing property. The CHC supported the Town's application for CPA funding at the 2016 Annual Town Meeting to complete necessary roof and drainage system repairs that will better preserve the house.

A Place in Concord Articles

In conjunction with the *Concord Journal*, the CHC undertook writing a series of articles for the paper on historic sites and buildings throughout Concord. Existing, lost and endangered properties were chosen by individual Commission Members who researched and wrote each of the program articles.

Adopting a Preservation Awards Program

Over the last year, the CHC developed a preservation awards program to recognize outstanding efforts in adapting, restoring and preserving historic properties and landscapes within the community. The CHC has released the award program application and materials on the CHC Town website page and will be accepting applications through February 2016 for its first annual awards in May.

In addition to these new programs, the CHC worked this year on existing programs including:

House Marker Program

The CHC reviewed and approved six new historic house markers.

Demolition Delay Bylaw

The Demolition Delay Bylaw was triggered last summer by a request to demolish the ca.1817 J.E. Wright/Shattuck/Barrett House at 577 Monument Street. The Commission initially worked with the property owners to find a new location and/or use for the building. When those failed, the CHC successfully coordinated efforts to have the building thoroughly studied and documented by a preservation consultant and then to re-purpose removable salvageable materials before

demolition. The building was demolished soon after the expiration of the six month delay.

Community Preservation Act Project Reviews

The CHC reviewed six applications submitted for Historic Preservation funding at the 2016 Annual Town meeting two meetings in October and November. Projects included repairs to the Sleepy Hollow Cemetery; accessibility improvements at the Town House; main entrance stair repairs at the New Church in West Concord, the construction of a new memorial for the USS Concord Bell in Monument Square, roof and drainage system work at the Wheeler Harrington House, and the restoration of the Emerson Umbrella's original windows.

Coordination with the Historic Districts Commission

Throughout 2015, the CHC worked with the Historic Districts Commission to coordinate their approaches to preservation in Concord. The two committees met jointly over the course of the year and worked together to pursue preservation of 368-374 Sudbury Road. This historically significant property is a well-preserved example of the Federal style, something rarely found in Concord. While not subject to the Demolition Delay Bylaw, the ca.1816 property is directly adjacent to the Hubbardville Historic District. When demolition threatened the property this year, the Commissions worked together to support an alternate solution that saved the historic structure by working with a sympathetic local developer. The property is now proposed to be added the Hubbardville Historic District at the 2016 Annual Town Meeting.

The CHC looks forward to working in 2016 on passing a substantive Demolition Review Bylaw, continuing its successful work with the Archaeology program, and holding its first Preservation Awards event.

BRUCE FREEMAN RAIL TRAIL ADVISORY COMMITTEE

Kent Carlson, Chair
Mark Hansen
Judy LaRocca
James Lyon
Judy Perrin
Gretchen Roorbach

The purpose of the Bruce Freeman Rail Trail Advisory Committee (BFRTAC) is to advise the Select Board and Town Manager on matters concerning the design, development, and long-term maintenance of the Bruce Freeman Rail Trail.

The BFRTAC continued its discussion and response to over 139 abutter and public comments regarding the trail design. Thanks to this input, over 40 changes and suggestions were submitted to MassDOT and GPI. Additional site walks were held as well, each incorporating feedback and helping to educate abutters about changes that will be made to the trail.

The BFRTAC has continued its collaboration with representatives of the Concord Historical Commission, and Natural Resources Commission to develop plans for interpretive signage. Draft designs have been forwarded to the State for preliminary feedback and input. Preliminary designs were posted at the November Public Forum and were enthusiastically viewed by forum participants.

The BFRTAC/WPAC (White Pond Advisory Committee) joint sub-committee continues to work towards the common goal of designing the best trail possible, while balancing the environmental concerns around White Pond. Signage suggestions have been submitted and long-term stewardship discussions have begun.

A Community Preservation Act application is in progress for approval at Town Meeting 2016 for the final \$125,000 of the \$500,000 that was requested several years ago. These funds will be needed for the design and construction of Phases 2B and 2C.

Phase 2A (Acton, Westford & Carlisle)

Construction continues on this section of the trail. A construction activity blog can be found on the Town of Acton website.

Phase 2B (Trail and Bridge over Route 2)

The 25% design is still in progress with a hearing slated for May 2016. Funding of the Phase 2B will be shared by the US Federal Government, Commonwealth of Massachusetts and Towns of Acton and Concord.

Phase 2C (Concord)

The 75% design submittal was received over the summer. A public hearing was held November 17 to present the plans and get public feedback. Comments were forwarded to MassDOT and GPI. The 100% design submittal is expected in January 2016. The design for the culvert at Powder Mill Road is complete. The Phase 2C construction bid package is on schedule to be advertised by September 30, 2016.

Phase 2D (Sudbury)

At the November 30 Concord Select Board meeting, Sudbury Selectman Leonard Simon assured the Select Board that Sudbury is committed to this project and is working hard to get the 25% design completed. This is great news, as this is needed to build the Concord section of the trail from the Powder Mill Culvert to the Sudbury town line.

WHITE POND ADVISORY COMMITTEE

Jerry Frenkil, Chair
Deborah Ellwood
Stephen Goodman
Carmen Jaquier
Norman Willard

The White Pond Advisory Committee (WPAC) was established in 1973 by the Board of Selectmen as an advisory and liaison Committee to review and analyze the concerns of the White Pond watershed and play a leadership role in acting as steward for the pond and its environs. White Pond was described by Thoreau as the “Gem of the Woods”; today it remains a prime Town resource for a wide variety of recreational activities including swimming, fishing, and boating to name a few.

The big event for 2015 was the lengthy closure of White Pond due to recurring algal blooms and while that resulted in quiet summer on the Pond, it was anything but for the WPAC. From organizing the White Pond Forum, to the receipt and review of the final version of the White Pond Watershed Manage-

ment Plan and the preparation of a comprehensive management vision for the Select Board, to advocating for Town support, and much more, 2015 was an especially busy year for the WPAC.

White Pond Forum

In the middle of winter the WPAC, along with the EPA and Concord’s Planning Division, helped organize, plan, and execute, the White Pond Forum. This public forum focused on the many issues facing White Pond and its surrounding environs and was facilitated by the EPA. Over 120 people attended and discussed a variety of topics including Town policy towards White Pond, recreation and stewardship, water quality, and neighborhood issues. Urgent issues and recommendations were also discussed and collected.

A Shared Future: A Comprehensive Vision for White Pond, Its Watershed, and Its Neighborhoods

In March, the WPAC delivered to the Select Board a strategic plan for managing White Pond and the surrounding area entitled *A Shared Future: A Comprehensive Vision for White Pond, Its Watershed, and Its Neighborhoods*. With wide ranging inputs from various constituents, this report was developed to guide the Town of Concord in managing White Pond, its neighborhoods, and its watershed. It addressed both Resource Management as well as People Management and considered four key areas: Water Quality, Neighborhood Issues, Recreation and Stewardship, and Town support. Some items were identified as short-term concerns while others were identified for the longer term. The WPAC expects that a plan to realize this vision will be developed and implemented by the Town.

White Pond Watershed Management Plan

During the summer of 2013, the WPAC along with the Town of Concord and the Division of Natural Resources (DNR) retained the services of ESS Group to develop a Watershed Management Plan for White Pond. A draft version of the plan was completed by ESS and delivered to DNR in the fall of 2014, and the final version, incorporating substantial input from the WPAC and other reviewers, was delivered in May of this year. While there was substantial disagreement between ESS and the WPAC regarding how much nutrient loading can be tolerated without adversely

affecting water quality, the overall document was very useful in providing baseline data on the health of the pond, quantifying issues associated with both public and private land ownership within the White Pond watershed, and suggesting programs for maintaining the ongoing water quality. The top priority was identified to be erosion control on various properties around the pond, both public and private.

Bruce Freeman Rail Trail

The WPAC has been actively involved in the discussions surrounding the BFRT to ensure that the Pond is properly protected given that the proposed trail passes closely to White Pond. The WPAC works with the Bruce Freeman Rail Trail Advisory Committee (BFRTAC) and other groups such the Trails Committee to elevate awareness of the impacts of the trail construction, activities, and increased visitor traffic on the health and aesthetics of the Pond, the surrounding woods and on the wildlife corridor, while encouraging Town usage of this great asset. The WPAC reviewed the BFRT 75% design and provided detailed feedback to the Town and Mass DOT describing various design elements needed to protect the Pond and its watershed from the significantly increased numbers of trail users expected once the trail is completed.

Erosion Mitigation

Erosion was identified by both ESS and the WPAC as a key issue affecting water quality, and the top priority to address. The DNR implemented temporary erosion controls on Town Conservation and Reservation lands and, using the DNR's work as a template, Old Pickard Farm Trust residents used similar controls on their lands. Additional runoff controls were implemented on private property by Tracy Street residents.

Algal Blooms

White Pond experienced a series of algal blooms in July and August resulting in the closure of the Pond, due to public health concerns, for most of the summer. The WPAC worked to educate the community about the concerns and potential causes of the blooms by sponsoring presentations and discussions by the Town Department of Health (DPH), DNR, and SUNY Professor Peter Tobiessen on kettle pond biology.

Building and Renovations in the White Pond Area

A continuing responsibility of the WPAC is to work with the Building Commissioner and other Town Committees to review and advise in regards to new construction (e.g., additions, landscape changes, etc.)



Sachem's Cove at White Pond.

in the White Pond Watershed to ensure that the health of the pond and its environs are preserved. Six different project reviews were performed and the committee approved each while suggesting procedures to avoid impacting the Pond. Of particular concern to the WPAC is

any activity that would have an adverse effect on the quality of the Pond water and surrounding habitat.

Outreach Efforts

The WPAC expended considerable effort in reaching out to various organizations that might have an interest in studying White Pond. These included the EPA, local universities, and Concord-Carlisle High School (CCHS). The latter undertook a Stewardship project in the Rivers and Revolution program to study White Pond and potential nutrient sources that may have contributed to the summer's algal blooms.

CONCORD LAND CONSERVATION TRUST

Concord Land Conservation Trust Trustees

Joan D. Ferguson, Chair

Jonathan M. Keyes, Secretary

Pauline Cross Reeve, Vice Chair

Jeff Wieand, Treasurer

Lynn G. Huggins

Gordon H. Shaw

John M. Stevens, Jr.

Concord Open Land Foundation Directors

Thomas C. Tremblay, President

F. Robert Parker, Treasurer

Lynn G. Huggins, Secretary

John G. Bemis

The Concord Land Conservation Trust (P.O. Box 141, Concord, MA) is a tax exempt, 501(c)(3) charitable organization established in 1959. Our membership and the properties that we own are open to all. CLCT's mission is to conserve the natural resources of Concord and the Town's traditional landscape of woods, meadows and fields. Its programs complement other conservation efforts of the town, state and national governments. The Land Trust works closely with its affiliate, the Concord Open Land Foundation.

A major highlight of 2015 was the acquisition of the North Corner parcel, a 5.6-acre woodland located close to the intersection of Garfield and Sudbury Road. It is an important piece of the larger landscape of the Nine Acre Corner agricultural area and also an important component of the trail system that overlooks the Nine Acre Corner farm fields from Town and Land Trust properties. Neighbors and Land Trust members stepped up quickly and generously to fund this purchase.

The Land Trust also received Conservation Restrictions (CRs) on two properties. One restriction covers a 12.7-acre house lot off Buttrick's Hill Road that includes a pond and Concord River riverfront. The other constitutes an Amendment to an existing Conservation Restriction and increases the protected acreage of land along Monument Street. Properties with Conservation Restrictions such as these remain in private ownership but their development is restricted to conservation purposes; the Land Trust now holds 36 CRs covering about 325 acres. A notable charac-

teristic of both of these new restrictions is the provision for public access to recreational trails: one trail is a segment in an as-yet incomplete network and the other trail, which will be constructed in the coming year, will form a loop off of Two Rod Road in the Estabrook Woods.

This year marked the passing of a great friend of the Land Trust—Chandler Gifford, a trustee of 17 years who died in June. During Chandler's tenure and under his leadership as Chairman, years that coincided with the economic boom of the 1980s, the Land Trust was a critical part of the response to development pressures in Concord, partnering with other organizations to conserve open space. Chandler also helped establish CLCT's affiliate, the Concord Open Land Foundation, to provide more flexibility for our land protection efforts. After stepping off the Board, Chandler and his wife Barbara (who also passed away this year) generously donated 12 acres of their property -- part of the larger Estabrook Woods area -- to the Land Trust in 2004 and 2012. Chandler will be remembered as a devoted citizen of Concord, a committed conservationist and a true gentleman.

As in past years, the Land Trust organized walks on several of our properties to encourage their use by our membership. Our partnership with the Musketaquid Program for the Arts and Environment continued with a birding event and a full-moon cookout. We received help with efforts to maintain and improve our properties through a number of volunteer and service projects.

The Land Trust is grateful to the many residents of Concord who have been so generous in donating land, conservation restrictions on land and the funds necessary to acquire and maintain conservation land. We are privileged to live in a town that places such a high value on maintaining a balance of land uses characteristic of the traditions of a New England town. Our properties are available to the public for hiking, skiing and picnicking. We hope that all of you will join us in enjoying the properties that so many people have helped us preserve.



Gordon Shaw, CLCT Trustee, explains history about the North Corner parcel during our Spring Walk.

**CONCORD LAND CONSERVATION TRUST
STATEMENTS OF FINANCIAL POSITION
SEPTEMBER 30, 2015 AND 2014**

	<u>2015</u>	<u>2014</u>
<u>Assets</u>		
Current assets		
Cash and cash equivalents	\$ 346,035	\$ 157,316
Investments	1,766,507	2,025,269
Pledges receivable	72,850	-
Prepaid deposit	4,533	-
Total current assets	<u>2,189,925</u>	<u>2,182,585</u>
Non-current assets		
Property, net of accumulated depreciation	18,628	19,429
Land - held as open space	24,833,419	21,676,187
Total non-current assets	<u>24,852,047</u>	<u>21,695,616</u>
Total assets	<u>\$ 27,041,972</u>	<u>\$ 23,878,201</u>
<u>Liabilities and Net Assets</u>		
Current liabilities		
Accrued expenses	\$ 3,872	-
Accrued payroll	3,042	-
Due to affiliate	-	3,064
Total current liabilities	<u>6,914</u>	<u>3,064</u>
Net assets		
Unrestricted net assets	1,806,936	1,809,720
Temporarily restricted net assets	394,703	389,230
Permanently restricted net assets	24,833,419	21,676,187
Total net assets	<u>27,035,058</u>	<u>23,875,137</u>
Total liabilities and net assets	<u>\$ 27,041,972</u>	<u>\$ 23,878,201</u>

CONCORD LAND CONSERVATION TRUST
STATEMENT OF ACTIVITIES
FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

	2015	2014
<u>Revenue and Support</u>		
Membership dues	\$ 142,806	\$ 163,018
Contributed land	2,900,000	-
Contributions	300,681	54,206
Rental income	10,061	10,061
Trail guide fees	313	-
Investment income, net	(24,046)	2,976
Other revenue	-	130
Total revenue and support	<u>3,329,815</u>	<u>230,391</u>
<u>Expenses</u>		
Program services		
Salary and wages	52,653	28,766
Property maintenance	24,457	35,380
Education studies	9,271	5,732
Insurance	4,111	4,849
Real estate taxes and other taxes	5,610	8,388
Professional fees	4,040	-
Payroll taxes	4,808	2,476
Organizational dues	1,075	1,075
Depreciation	801	801
Annual meeting and events	566	-
Land protection	11,622	11,171
Support Services		
Salary and wages	17,918	18,846
Printing and postage	9,695	12,297
Office rent and utilities	8,979	8,998
Accounting	7,872	6,550
Payroll taxes	2,820	2,979
Office supplies and services	1,915	3,744
Telephone	1,071	986
Bank and credit card fees	342	292
Conference fees and training	188	1,267
State filing fees and other taxes	80	556
Total expenses	<u>169,894</u>	<u>155,153</u>
Increase (decrease) in net assets	3,159,921	75,238
Net assets at beginning of year	<u>23,875,137</u>	<u>23,799,899</u>
Net assets at end of year	<u>\$ 27,035,058</u>	<u>\$ 23,875,137</u>

AGRICULTURE COMMITTEE

Brian Cramer, Chair
Dudley Goar, Clerk
Susan Macone
Steve Verrill
Emily Wheeler
Happy Goethert, Associate
Laura Sackton, Associate
Gin Stanley, Associate

The Agriculture Committee provides a forum for matters of interest to farmers in Concord. It also advises the Select Board about how The town can best support farming in Concord, and serves as a nexus for outreach efforts by the Concord agricultural community to communicate with the wider public.

Although snowfall approached or exceeded record levels for the preceding winter, the 2015 growing season was characterized by very little precipitation. Farms with access to irrigation were kept busy watering their crops, while those without were, in some cases, left with lower yields or crop failures. Given sufficient irrigation, crops flourished in an environment of moderate temperatures and low disease pressure.

Open Space Plan

The Agriculture Committee's response to the draft Open Space Plan was generally positive, with some concern that maintaining and promoting agricultural open space wasn't explicitly cited as a priority, and that the Plan didn't specifically mention affordable housing for farmers and agricultural workers as a requirement for the long-term viability of agricultural open space in Concord.

Farm Friendly Neighbor

A collaboration among the Agriculture Committee and the Tufts New Entry Sustainable Farming Project resulted in a public forum held on March 26 at the Harvey Wheeler Center in West Concord. Various Concord farmers gave presentations to a full room regarding some of the potentially problematic interfaces between local agriculture and the community, including sharing roads and other spaces with loud, slow farm equipment, the perceived nuisance or danger of common farm practices such as spraying pesticides or spreading manure and fertilizer, and the perception that the widespread agricultural use of plastic

and hoop structures is undesirable or unsightly. Other topics of interest to the public-at-large were covered, such as the pricing of local produce and access to suitable land by local farmers. The large audience was receptive to the presentations and it is hoped that this forum will serve as a precedent and model for future farm/community communication.

Art and Agriculture: Four Seasons on Concord Farms

Associate committee member Happy Goethert spearheaded an ambitious and innovative outreach project in collaboration with the Umbrella Community Arts Center to pair each of a number of Concord farms with a selected local artist in a year-long endeavor to capture the cycle of the year on local farms in a series of artworks—one for each season. Other community artists were invited to participate in a less formal, parallel project, where they could submit artworks based on a season at a participating local farm to be exhibited at local venues and curated by the Umbrella staff. The artists selected for the Four Season project will show their work in a juried exhibit in the fall of 2016, along with selected entries from the seasonal exhibits.

View from the Fields

The Agriculture Committee initiated a monthly column in the *Concord Journal* newspaper beginning in June. 'View from the Fields' was chosen by the committee as the title of the column, and so far, members and friends of the committee have penned a number of columns, with topics selected and drafts reviewed by the committee. The purpose of the column is to bring agricultural issues to the attention of the community at large.

Chapter 61A

The Agriculture Committee had a joint meeting with the Board of Assessors in July to address issues that had arisen with regard to the eligibility to participate in tax reductions for agricultural parcels under Massachusetts General Law, Chapter 61A. Central to the discussion was how much acreage not directly used for production could nonetheless be considered 'agricultural' and therefore qualify to determine eligibility. Richard Bonanno, President of the Massachusetts Farm Bureau, was invited to participate in the discussion, and he provided some interesting and illuminating perspectives—for instance, that Chapter 61A

should be seen as a means to open space preservation, and that municipalities have considerable discretion in determining eligibility. In the end, the Assessors pointed out that very few parcels in Concord were in question, and that, should other problematic cases arise, the Agriculture Committee might play an advisory role.

Ag Day/Farm and Garden Fair/Stone Soup Dinner

Concord's annual celebration of local agriculture began on September 12 with the 10th annual Ag Day, a once-a-year farmers market held on the Milldam with the participation of about ten Concord farms and about a half dozen local organizations. Tours of local gardens followed the Ag Day market, and the Farm and Garden Fair weekend was capped off by guided tours of many participating local farms on Sunday afternoon. The following Sunday saw the 8th annual Stone Soup Dinner, a farm-to-table event on a town-wide scale, with the participation of local farms and chefs. The Stone Soup Dinner serves as a fundraiser for various Concord agricultural projects.

CONCORD HOUSING AUTHORITY

Linda Escobedo, Chair
Todd Benjamin
Rick Eifler
Edward Lerner
K.C. Winslow

The primary mission of the Concord Housing Authority (CHA) is to develop and administer an adequate supply of rental housing for the elderly, disabled, and families of low and moderate income in Concord. Our goal is to provide decent, safe and sanitary housing opportunities to improve the quality of life for these individuals and families as well as promote economic self-sufficiency and long-term stability.

The CHA was established in 1961 under M.G.L. Section 121.B as a local municipal agency for the purpose of providing low income housing and is subject to State, federal and local regulations. The CHA is governed by a Board of Commissioners, four of whom are locally elected and one of whom is a State Appointee. All programs are dependent on State, federal, and vital local sources of funding and support.



Aerial photograph of Main Street during Ag Day 2015.

The CHA operates 228 subsidized units in both Public Housing and Section 8 programs and currently serves more than 375 people. Our State/Federal Family and elderly units are scattered throughout the Town in over 20 locations.

This past year marked a year of significant change with the board's appointment of Marianne Nelson as the new Executive Director, following the retirement of Judi Lincicum. New to her position but not new to the CHA, Marianne has been with the Concord Housing Authority for more than twenty years and is well known in Town and by tenants, most recently serving as the Program Manager. She brings extensive knowledge and experience with State, federal, and local housing regulations and resources that will benefit the CHA. We all look forward to working with her in the new role as Executive Director and are indebted to the support of the entire CHA staff through this transition.

Numerous capital improvement projects have been completed or are currently in the planning or design phase. The renovation of the four new kitchens and one bath at our community-based handicapped accessible units, made possible through funds granted through the HOME Consortium, was completed in December.

With the financial support of Community Preservation Committee, West Metro HOME Consortium, the State of Massachusetts Department of Housing and Community Development (DHCD), and the Town's Affordable Housing Fund, all funding is in place for four additional units at Peter Bulkeley Terrace. (PBT) The Phase 2 PBT Project is in the final design phase and will include two handicapped units. Construction on these units is scheduled to begin in early summer. PBT completed a much needed landscape project to grace the front of the building, thanks to generous donations from local businesses and donors.

Additional capital improvements this year have been mainly limited to the turnover of several older units in both our senior and family developments. New kitchens, flooring and painting have refreshed units that were in much need of updating. Design is in pro-

cess for the replacement of the Everett Garden's roofs that suffered several leaks and ice dams as a result of years of service and last year's harsh winter.

In an effort to address sustainability options, the CHA was awarded \$100,000 for energy efficient initiatives, funding that will include air sealing and insulation for our new roofs and the installation of eight air source heat pumps for Everett Gardens. Three new energy efficient boilers will replace original boilers in the Everett Gardens Expansion in the spring. Other energy saving capital improvements either completed or slated to begin in the spring include: window replacements, a new energy efficient boiler in one of the scattered-site family units and a new roof in another. Other smaller projects recently completed include landscaping, fencing and tree work.

CONCORD HOUSING FOUNDATION

Charles Phillips, President
Nancy McJennett, Treasurer
Barbara Powell, Clerk
Steve Carr
Tom Conway
Terry Rothermel
Win Wilbur

The Concord Housing Foundation, Inc. (CHF), (PO Box 751, Concord, MA 01742-0751) is a 501c(3) non-profit charitable corporation. Founded in 2001 and run by a volunteer Board of Directors, the CHF's purpose is to engage in fundraising, community outreach, and education in support of affordable housing in Concord.

To date, the CHF has undertaken campaigns to support seven affordable housing projects and raised more than \$700,000. Over 350 households, businesses, and religious institutions have contributed to these capital campaigns over the last decade. Otherwise, the CHF relies on annual donations from "Friends of Housing" to defray the costs of the newsletters, fundraising, and annual legal filings.

This year, the CHF funded an intern who worked in the Planning Department to research what other towns have done to manage mansionization, i.e. the construction of large new houses in place of small older houses. Based on his report, the Planning Board is considering bylaw amendments to bring before Town

Meeting 2016. The CHF supports two new housing developments – Junction Village, an 80-unit affordable assisted-living facility in West Concord, and Black Birch, a 22-unit (three affordable) Planned Residential Development for residents age 55 and older.

The Foundation's newsletter, *The Concord Housing News*, is usually published in the spring and fall. The newsletter reports on topics related to affordable housing, including the current activities of the Concord Housing Authority and the Concord Housing Development Corporation. In addition, it covers housing issues at Town Meeting and the work of the CHF.

The CHF is supported by an Advisory Board whose members meet semiannually with the Directors for advice and comment. The current members of the Advisory Board are: Nancy Beeuwkes, Nan Conway, Nancy Cronin, Holly Darzen, Carrie Flood, Art Fulman, Phill Gross, Jay Keyes, Sally Schnitzer, Norma Shapiro, Gordon Shaw, Steve Steinberg, Kate Villers, Phil Villers, and Alec Walker.

CONCORD HOUSING DEVELOPMENT CORPORATION

Phil Posner, Chair
Marshall McLean, Co-Chair
Barbara Morse
Greg Higgins
Amir Viskin
Jerry Evans
Mary Lynn

The Concord Housing Development Corporation (CHDC) is a non-profit entity established by a special act of the Massachusetts Legislature in August 2006. It assumed the responsibilities of the Concord Affordable Housing Committee. Its bylaws were approved by the Select Board in 2007. The CHDC is charged with investigating and implementing alternatives for the provision of affordable housing for persons of low, moderate and middle income in the Town. The Corporation works closely with all Town Boards, Committees and Departments to support the Town's goal of housing diversity.

The CHDC will continue to pursue approval of an affordable housing development on the land given by the Commonwealth in 2013. The land is located at the end of Winthrop Street, adjacent to the Massa-

chusetts Correctional Facility. The CHDC will continue to build our small grant program which assists low and moderate income residents of Concord with home repairs necessary for health and safety. As opportunities arise, the CHDC will work with the Town to maintain the affordable status of units in the Emerson Annex and other affordable housing in Concord. We will also work with the Regional Housing Services Office to develop new ways to assist Concord residents to live safely in their homes, and will actively pursue the retention and upkeep of existing affordable properties and the creation of new ones.

2015 Activities

The major activity which was undertaken by the CHDC during 2015 was the continuation of the many steps required to develop a fully affordable, 83-bed assisted living facility at the end of Winthrop Street, adjacent to the Massachusetts Correctional Facility, Concord Complex. Following many public meetings and presentations to Town boards, the Select Board voted unanimously in July to support the project, currently known as Junction Village. This support was demonstrated in a letter to the Department of Community Housing and Development, the State agency charged with awarding the tax credits and a project eligibility letter required to build such a project. Preliminary conversations with DHCD have been positive, with Concord being commended for the work it has already done for affordable housing and for this upcoming project. The Grantham Group (the developer chosen for this project) was praised by DHCD for their successful development and management of similar projects in several communities.

The Select Board appointed a Special Task Force to help the CHDC identify possible funding sources for the Junction Village project. The task force began meeting in November; it is anticipated that they will have findings to share with the CHDC by early 2016. Once funding is established, the Grantham Group will prepare and submit the project for approval by the DHCD, the Select Board and the Board of Appeals as the next step in the approval and funding process.

The CHDC continued its Small Grants Program, which helps low to moderate income residents of Concord make repairs to their homes for health and safety purposes. The Board voted to change the funding cycle from 3x/year to twice, and to increase the amount of each award to a maximum of \$5,000 (from \$3,000). The change in the funding cycle means that while each award will likely be larger, the total amount of money expended each year by the CHDC will remain approximately the same. Further information regarding the CHDC Small Grant Program is available on the Town website or from the Town Planning division.

The CHDC continues to monitor and respond to the maintenance of existing affordable units, refurbishing and rewriting deeds as necessary to help maintain Concord's housing inventory. We have collaborated with both the Concord Housing Authority and the Concord Housing Foundation, supporting efforts in which housing that comes to market might be made available for affordable uses. We participated in a local forum on housing needs in Concord supported by the Town Planning Office. Responding to a request from the Concord Planning division, the CHDC contributed to a "price buy-down" of an affordable unit (within a larger housing development), helping to ensure that little or no difference between the market rate and affordable units will be discernible to any resident. The buy-down also assured that the unit would be included on the Concord's subsidized housing inventory. Even though the Town currently meets the State-required 10% minimum affordable housing guideline, the CHDC recognizes that number is subject to change and is dependent on census numbers and changes in the number of housing units in Town. Concord remains an expensive town in which to live, and the need for affordable housing remains constant. The CHDC will continue to seek out and support responsible additions to the Town's affordable housing inventory to help maintain and increase Concord's housing diversity.

2229 MAIN STREET ADVISORY COMMITTEE

Paul Boehm
Ray Bruttomesso
Deborah Farnsworth
Len Rappoli
Pam Rockwell
Fred Seward
Judy Zaunbrecher

The 2229 Main Street Advisory Committee was formed to monitor the cleanup at the site previously occupied by defense contractor Starmet, formerly Nuclear Metals, Inc. (NMI). This site was put on the EPA national priorities list in 2001 and is now a superfund site.

This year the Select Board championed a Town Meeting Article to allow the Town to take ownership of the property at 2229 Main Street for Town use. The 2229 Main Street Advisory Committee includes members who serve on or report to other Town boards, including the Board of Health and the Natural Resources Committee. This representation was key to helping the boards evaluate the options and support the Article. The Select Board and the Town Manager's office provided effective support to give Concord residents information well in advance, and changes were incorporated before Town Meeting to require that EPA publish their decision and require a residential cleanup before the Town take ownership. The Article passed with only a minor amendment. This action showed EPA that our Town is committed to see that the site is cleaned up and used again. The EPA record of decision, published in September, incorporates all the requirements so that the Town is now empowered to take the property if they desire.

The site at 2229 Main Street is contaminated with depleted uranium in the soil and water, and beryllium inside the buildings. There are also PCBs located in most of the areas where there is uranium contamination in surface soil. (These areas are all close to buildings and enclosed by fences.) A deep, slow moving plume of uranium in the ground water above the bedrock has also been identified heading from the former holding basin, under the buildings, in the direction of the Assabet River. A large concentration of uranium

below the old holding basin extends into the water table and is the source of the groundwater contamination. The level of the organic chemical dioxane deep beneath the site is also substantial enough to require remediation, and volatile organic compounds deep under the site may pose a vapor hazard to buildings that are built on the site in the future.

For the past 15 years, the Environmental Protection Agency (EPA) has been overseeing a study by consultant de maximis inc. for remediating the contamination at the site. The investigation has determined the extent of the contamination at the site and the pathways by which the public and wildlife may be exposed to risk. This year EPA considered all of the options available, and selected a remediation strategy that is estimated to cost the companies who contaminated the site 125 million dollars. The EPA record of decision published on September 30, 2015 requires that all contaminated soils up to a 10 foot depth be dug up and removed from the site, that source material contaminated with uranium located under the old holding basin be chemically sequestered so that it will not leach into groundwater, and that the source will be surrounded by a waterproof barrier like concrete or bentonite. The committee was pleased to see that EPA requires that soils will be cleaned up to an extremely protective interpretation of the residential cleanup level (a final uranium level of 2.3 parts per million that contributes a risk of less than 1 in a million), that contaminated soils will be shipped to a proper mixed waste disposal area and not buried at the site, and that funds will be set aside to test for and prevent contaminated vapors from affecting future buildings at the site.

In 2015, the issue of 1,4-dioxane in groundwater heading under the Assabet river towards the Acton well field has become more critical. Acton has detected 1-4 dioxane in their drinking water. In the Record of Decision, EPA has elevated the cleanup of dioxane to a "Non Time Critical Removal Action" (NT-CRA) and work has already begun re-characterizing the extent of the 1-4 dioxane plume and designing a treatment plant. EPA is currently negotiating with the principal responsible parties for funds to implement the treatment design.

Work is in progress at the site to disassemble the buildings. Contaminated building materials are being disposed of offsite. Rooftop structures, several big machines in the buildings, and many of the smaller buildings were disassembled and removed. Sub slab sampling in the remaining five buildings began in the fall and will continue through the winter. The remaining buildings will come down in 2016. Even though they are mostly empty, they will continue to be heated over the Winter to prevent roof collapse, and to make the environment suitable for workers who are sampling. There is 24 hour private security at the site. Automatic gates allow Concord Fire and Police to enter the property and drive around the entire building complex at any time of the day or night.

2229 Main Street Advisory Committee meetings always include time to answer questions from concerned citizens. EPA project manager Melissa Taylor is in Concord regularly to meet with Town staff and for technical group meetings with CREW and the 2229 Main Street Advisory Committee. She is also available to meet with citizens who have personal concerns about activities at the site. More information about the Starmet cleanup can be found at the following websites. The committee does not have control over the content of these sites:

- www.nmisite.org is the website created by the contractor de maximis inc. It includes a list of the current activities at the site, including data and maps from the sampling that has been completed. There are also links to the EPA Proposed Plan and feasibility study.
- EPA Record of Decision is available at the Concord Free Public Library reference desk or can be viewed online or downloaded at <http://semspub.epa.gov/work/01/582996.pdf>

HANSCOM FIELD ADVISORY COMMISSION

The Hanscom Field Advisory Commission (HFAC) was established in 1980 by the Massachusetts legislature and is comprised of representatives of Concord, Bedford, Lexington, and Lincoln, and other nearby towns; aviation-related interests and businesses; citizen groups; and the U.S. National Park Service. Its role as an advisory commission has primarily focused

on review of issues of land use, noise and transportation at Hanscom Field. It also provides a forum for communications among the surrounding towns, the users of the airfield, Massport and the FAA in matters pertaining to Hanscom Field. In 2015, Bedford chaired HFAC. The HFAC acknowledges the benefits to the local economy that activities at Hanscom provide and continues to advocate for no commercial flights and no cargo flights at Hanscom.

Massport continued to monitor aircraft noise and activity levels at Hanscom Field and reported the results of this monitoring to HFAC monthly. Improved methodologies for analysis of flight activity and noise reports include Noise Exposure contours for Day-Night Average Sound Levels (DNL), and a metric called EXP to distinguish civilian noise from military noise and to estimate changes in noise levels at Hanscom. Comparisons between 2014 and 2015 monthly activity show that overall flight activity has decreased approximately 13%. Noise disturbance reports have decreased each year since 2009. Military flights with high noise levels now comprise less than 1% of the activity at Hanscom. In December, the 2014 Annual Noise Report was published and presented to HFAC. The report showed a decrease of 7.2% in annual civil operations. Both publications are available on the Massport website: <http://www.massport.com>.

Massport reported on-going progress on funded capital projects including vegetation management, website improvements and storm water infrastructure upgrades. Massport continued negotiations with the Minuteman National Historical Park and Mass DOT regarding new signage at Hanscom Drive. Rectrix's Fixed Base Operation (FBO), on the previous Hangar 24 site, was completed and is currently fully operational. The lease for Hangar 12A expired, and Massport has initiated the RFP process with responses due by February 10, 2016.

Third Party Development opportunities on properties surrounding HAFB include the East Ramp and Massachusetts Air and Space Museum. Massport applied to the GSA and the FAA to acquire the Navy Property, it is anticipated that the parcel is to be transferred in early 2016. The appeal of the DEP decision to up-

hold Order of Conditions for the Jet Aviation's ramp extension was settled. Phase I Construction of Jet Aviation's Ramp Extension and replacement of Hangar 17 started in April and is expected to be completed in December.

HANSCOM AREA TOWNS COMMITTEE

In 1988, the Hanscom Area Towns Committee was established to coordinate the policies and activities of the four towns that contain Hanscom Field (Bedford, Concord, Lexington, Lincoln) in their relationships with the major organizations that operate in the Hanscom Field area including: the U.S. Air Force, the National Park Service, Massport, MIT Lincoln Laboratory, and private corporations.

Selectmen representatives from each town comprise the committee with participation from Planning Board and at-large representatives. Since 2001, Selectmen representing the four towns serve on both Hanscom-related committees for continuity. The Environmental Subcommittee assists with review of environmental impacts associated with airport activities.

Hanscom's mission has been focused on development and procurement of electronic systems that support the national defense. There is little military flight activity at the Base and the airfield and civil aviation activities are under the control of Massport. The four HATS towns have shared interests in maintaining Hanscom as a viable base for regional economic reasons and continue to participate in community-focused activities at HAFB. The towns also share the interest in having no commercial or cargo flights, and in diminished noise in the region. There may be opportunities for regional collaboration in environmental initiatives, including noise and traffic.

Massachusetts Military Asset and Security Strategy Task Force Update: HATS continued to participate in the working group of the Lt. Governor's Taskforce to support all military installations in Massachusetts. HATS formalized the communities' interest in maintaining proactive communication with the task force and with elected State and federal legislators. HATS met with the newly appointed Executive Director, Christopher Willenborg and Mass Development VP Anne Marie Dowd. They provided an update for on-

going activities, including a comprehensive energy audit, investment in various energy-saving projects, development of a cogeneration plant to serve the Base and Lincoln Labs, development of a master plan to make better use of vacant land and underutilized buildings, transfer of land to accommodate Vandenberg Gate improvements, workforce development through academic and industry programs, and capitalization for the contemplated M.I.T Lincoln Laboratory redevelopment.

Transportation Updates: Safety improvements at Crosby's Corner (intersection of Route 2, Cambridge Turnpike and Route 2A/ the Concord Turnpike) are under construction. Bridge repairs on Routes 2 and 2A in Lexington and Bedford are also under construction. HATS also held a round-table discussion regarding Route 128 development and transportation alternatives to mitigate traffic in affected communities.

Municipal Initiatives: HATS discussed initiatives of common interest to the four towns including OPEB/GASB, as well as a presentation with Sustainable Energy committees from all four towns to discuss their various programs and accomplishments.

Gulf Stream Accident Update: Ms. Sharon Williams, Director of Hanscom Field presented NTSB findings and guidance of their investigation of the tragic aircraft crash.

Air Force Base Leadership Updates: Col. Vogel attended a HATS meeting in the fall to update the Committee regarding ongoing activities at HAFB. He noted the recent appointment of four-star General Ellen Pawlikowski as commander of the Air Force Materials Command (AFMC) that includes Hanscom and her recent meeting with HATS members and other community partners. He noted that there continues to be little appetite for a BRAC process and that General Pawlikowski has indicated that it was highly unlikely that any AFMC base would be affected negatively in a BRAC process. He also reported that the General had expressed appreciation for the special relationship between Hanscom and the local communities. Colonel Vogel provided a report on base activity which included continuing efforts to improve Base security, progress towards accepting the State's land-gift that

will enable dedicated truck-lane improvements at the Vandenberg gate and subsequent construction of a visitor center and entry canopies. There were several projects in progress ranging from CEIF building cyber security upgrades, completion of the Middle School, construction of the Primary school and single airman dormitory replacement.

P-4/Services Regionalization Process Update: The public/private working group process led by the Pentagon is winding down. The P-4 effort has been designed to envision the Base as a municipality for the purpose of considering regionalization opportunities to improve the quality and cost for all parties. The Partnership identified six new initiatives that include mentoring in STEM, snow removal, recycling, non-profit coordination, joint education and workforce internships, and animal control. The proposal to have the Base join the paramedic consortium in which Lincoln and Concord participate was determined to be not possible due to Federal procurement regulations.

Massport/Air Field: CEO Tom Glynn attended a HATS meeting and confirmed that there are no mission changes or expansions planned for Hanscom Air Field, including no plans to accommodate cargo or scheduled airlines. There are plans to modernize the existing facilities. The benefit of upgrading the existing FBO facilities would be to decrease some of the corporate jet usage. Today, some jets can only drop off or pick up their passengers at Hanscom, but have to fly to other airports for overnight stays or service, thus adding flights in and out of Hanscom. These extra flights could be eliminated when Hanscom's facilities are upgraded to permit appropriate overnight and service capabilities.

Massport/Air Field - Community Advisory Committee has been created by the legislature to advise Massport as follows: review Massport budgets and reports, make recommendations to Massport, and make reports and recommendations to the legislature held its first meetings in 2015 to initially develop bylaws. The CAC has been having scheduling difficulties with meeting times and meeting minimum quorum requirements, there is proposed legislation to reduce the quorum requirement.

HATS has a website for information about the Committee, access to meeting minutes and documentation, as well as links to associated organizations. Please visit the website at: <http://www.hanscomare-atownscouncil.com>.

MASSPORT COMMUNITY ADVISORY COMMITTEE

Pam Hill, Concord Representative

The Massport Community Advisory Committee (CAC) is a committee recently established by State statute. Thirty-five cities and towns with direct interests in Massport's operations are represented on the Committee. Notices and agendas for meetings are posted at <https://www.massport.com/in-the-community/community-relations-and-government-affairs/community-relations-notice/>.

Input was received on Massport's operations at Hanscom Field from many interested parties, including U.S. Rep. Niki Tsongas, State Sen. Michael Barrett, Save Our Heritage and the Minute Man National Park. Future efforts will include soliciting input from State Rep. Cory Atkins and senior management personnel at Hanscom Field.

The Committee held its first plenary session in April at which a bylaws subcommittee was formed and the expenditure by the Bylaws Subcommittee of a limited amount of money (the enabling statute for the CAC authorizes yearly expenditures up to \$250,000) was approved. Ms. Hill became a member of the Bylaws Subcommittee. Achieving a quorum of the full committee has proven difficult, given the size and breadth of the committee. As a result, the second plenary meeting was not held until January 2016. In the intervening months the Bylaws Subcommittee worked to develop bylaws, prepare an agenda for the second plenary meeting, establish a process for electing officers and other elected positions, and explore website options. At the January plenary meeting the bylaws were approved and officers and an executive committee (composed of the officers and three at-large members) were elected. In addition, as authorized by the enabling statute, the Committee elected John Nucci, a committee member from East Boston, to the Massport Board of Directors.

With the approval of the bylaws and election of the Officers and Executive Committee the full Committee is able to move forward. The Executive Committee is now meeting regularly to agree on how to make that happen.

Future items for this unique citizens advisory committee will include development of a consensus on the committee's mission, creation of subcommittees, and establishment of a relationship with affected communities and stakeholders. Ms. Hill will continue to provide the Select Board and other interested parties with updates on the committee's activities.

MINUTEMAN ADVISORY GROUP ON INTERLOCAL COORDINATION / METROPOLITAN AREA PLANNING COUNCIL

The Minuteman Advisory Group on Interlocal Coordination (MAGIC) includes the towns of Acton, Bedford, Bolton, Boxborough, Carlisle, Concord, Hudson, Lexington, Lincoln, Littleton, Maynard, Stow, and Sudbury. MAGIC was established as a growth management committee in 1984 and has become a respected voice in regional decision-making; focusing on transportation, the environment, energy, open space, affordable housing, economic and community development, and legislative issues.

MAGIC held six regular business meetings during the 2015 calendar year. Meeting topics included the following:

- MA State Food Systems Plan and Discussion of MAGIC's priorities for the plan
- Regional Trails and Greenways in MAPC Region and MAGIC subregion
- MAGIC Climate Change Resilience Plan
- Boston Region MPO's completed Long Range Transportation Plan (LRTP), and TIP and UPWP development
- Complete Streets State Program
- Comprehensive Economic Development Strategy (CEDS) for the Boston region
- MAPC's Regional Collaboration and Municipal Services Work

- MAGIC Work Plan
- MAGIC Special Assessment Fund Projects
- District Local Technical Assistance (DLTA) and Planning for MetroFuture Technical Assistance (PMTA)

In addition to regular meetings, MAGIC held eight special events: the Annual Legislative Breakfast in February, a Historic Preservation Forum in March, a walk and talk on Lincoln's trails and conservation land in May, a Long Range Transportation Plan (LRTP) meeting at the 495/MetroWest Partnership in May, a tour of Concord's renowned Riverwalk Community in July, a walk and talk on Lexington's innovative trail and wayfinding system in October, a Climate Resilience Plan Kick-off Forum in November, and a Town Managers/Administrators Round Table in December. All of these events had excellent attendance and were recognized as important venues for critical policy discussions. MAGIC hosted a Citizen Planner Training Collaborative (CTPC) course in October. The course was held in Littleton on the topic of "Creating Master Plans."

MBTA ADVISORY BOARD

Wayne H. Miller, Concord Representative

Since my committee consists of just a single member, the committee does not have regular meetings. However, I am always available by email (waynehmiller3@gmail.com), phone (978-371-0347) or in person (54 Lexington Road, Concord) for citizens' concerns about the T, including Commuter Rail.

During 2015, I received and passed along to the Select Board, the Advisory Board and the T complaints about accessibility at the Concord center train station and about the poorly communicated and implemented train schedule changes this fall, which would have significantly cut train service to Concord. Fortunately, the T heard our complaints (and those of many others) about the schedule changes and has now rescinded them (at least temporarily). We hope to have much more input during the next round of schedule changes. Unfortunately, the T continues to stonewall Concord on the issue of accessibility at the Concord center train station.

SUDBURY, ASSABET AND CONCORD RIVER STEWARDSHIP COUNCIL

Elissa Brown, Concord Representative

The River Stewardship Council (RSC) was established in 1999 to coordinate the conservation of the 29-mile Wild and Scenic River segment of the Sudbury, Assabet and Concord Rivers. The purpose of the RSC is to promote long-term protection of the rivers by bringing together on a regular basis various parties responsible for river management, facilitating agreements and coordination among them, providing a focus and forum for all river interests to discuss and make recommendations, and coordinating implementation of the River Conservation Plan.

The RSC raises awareness of the rivers. This year the RSC launched a revamped web site: <http://www.sudbury-assabet-concord.org>. We hope people find the new site easier to navigate, helpful and informative.

An exciting new venture for the RSC has been made possible by funding from the National Park Service. The funding allowed us to commission an original story about the Sudbury, Assabet and Concord Rivers. Performances of this special story, suitable for young and old, will happen throughout the Wild and Scenic communities during the spring and summer of 2016.

Our increasingly popular RiverFest weekend continues to be a great celebration of our rivers and the summer solstice. Dozens of activities offered fun for all ages. The river was high enough for canoe trips and the weather cooperative enough for music, nature walks and fishing lessons.

An important component of work of the RSC is to help preserve and improve conditions in the rivers. This work involves a range of activities. The RSC often advises or provides comments on proposed projects with the potential to impact the rivers. The RSC offered recommendations on the Bruce Freeman Rail Trail, as well as formal comments on MA Executive Order 562 and the draft NPDES permit for MCI Concord. The RSC supports river partners through directed funding to perform water quality monitoring, environmental advocacy, land protection, environmental education and invasive species control.

New this year is the RSC Community Grants. The RSC is making up to \$10,000 per project available to communities and groups in the watershed to undertake work that advances the management plan for the rivers. Applications can be found on the web page and are accepted on a rolling basis until the funding is depleted.

The River Stewardship Council comprises a representative from Concord, as well as the seven other communities along the Wild and Scenic segments of the Sudbury, Assabet and Concord Rivers. We also have local, State and federal representatives from: OARS,

Sudbury Valley Trustees, Commonwealth of Massachusetts, US Fish and Wildlife Service, and the National Park Service. The RSC meets on the 4th Tuesday of every month.

Each year there are many opportunities for Town boards and citizens to engage in the work of the RSC. These include: annual RiverFest celebration; community grants program; public forums and discussions, including monthly RSC meetings; and volunteering to be a representative or alternate to the RSC. For more information visit the RSC website or contact your local representative.



Rivers converge at Egg Rock.