

Senior Planner Lara Kritzer finalized the design guidelines for West Concord as recommended by the Village Center Study and the West Concord Task Force, which were approved by the Planning Board in June. In addition to providing professional support to the Community Preservation Committee, Historic Districts Commission and Historical Commission, Lara also continued to work on housing-related issues, attending the HOME Consortium meetings, overseeing the resale of an affordable house on Elm Brook Lane, working with the Concord Housing Development Corporation toward the purchase, renovation and resale of a unit at Emerson Annex and working with the Regional Housing Services consultant to update housing information in the Planning Division.

## COMMUNITY PRESERVATION COMMITTEE



Front from left: David McKenna Recreation Commission, Annette Bagley Historical Commission, Peggy Briggs, Chair Selectmen's Appointee, Toby Kramer, Vice Chair Selectmen's Appointee.

Rear from left: Nancy Crowley, Treasurer Housing Authority, Lynn Huggins Selectmen's Appointee, Chris Toomey, Clerk Selectmen's Appointee, Dean Banfield Natural Resources Commission. not pictured Elisabeth Elden Planning Board

In its sixth round of Community Preservation Act (CPA) funding since Concord's adoption of the CPA in 2004, the Community Preservation Committee (CPC) recommended that Town Meeting appropriate a total of \$1,084,320 for projects involving community housing, historic preservation, recreation and open space. The CPC presented its proposed recommendations for CPA funding at the Finance Committee public hearing in February and Annual Town Meeting subse-

quently approved the following appropriations which address a variety of Town-wide priorities:

### *Community Housing Projects:*

- Concord Housing Development Corporation - \$75,000 to assist with the design, engineering, architectural, legal, and permitting expenses associated with the predevelopment of the Junction Village Affordable Housing Development.
- Town of Concord - \$16,000 for the Town's first year of participation in the Regional Housing Services Program which assists in meeting the administrative and monitoring needs of the Town's existing affordable housing units.
- Community Housing Reserve Fund - \$20,000 to be put in reserve for future Community Housing projects.

### *Historic Preservation Projects:*

- Louisa May Alcott Memorial Association - \$158,600 for the overall restoration and preservation of the Concord School of Philosophy.
- Concord Scout House, Inc. - \$100,000 to complete Phase I work to increase the structural integrity of the side walls and install better insulation throughout the building.
- Drinking Gourd Project - \$300,000 for the preservation and restoration of the Caesar Robbins House in its new location on Monument Street.

### *Historic Preservation/Open Space Projects:*

- Town of Concord - \$95,000 to restore and preserve Heywood Meadow by reconstructing the stone walls along Lexington Road and removing the invasive species along the Mill Brook.

### *Open Space Projects:*

- Rogers Land Acquisition - \$110,000 for the acquisition and restoration of the former Rogers Land at 6A Harrington Avenue.
- Open Space Reserve Fund - \$87,925 to be put in reserve for future Open Space projects.

### *Open Space/Recreation Projects:*

- Town of Concord - \$64,403 for the completion of a Watershed Management Plan for White Pond.

### *All Category Projects:*

- Town of Concord - \$80,000 to establish a Land Acquisition Projects Fund for future opportunities to acquire land for any purpose allowed under the Community Preservation Act.

### *Administration:*

- 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

throughout 2011 to ensure that the reimbursement process went smoothly and efficiently. The CPC continued its work with the Finance Department to close completed projects and return unused funds to the general CPA account for reallocation at future Annual Town Meetings. Additionally, the CPC completed its annual update of the Community Preservation Plan, refined and revised its application processes, and held an informational meeting in September for potential applicants.

As in previous years, the qualifying applications received by the CPC requested funding exceeding the amount of CPA funds available for distribution. In the current FY12 funding cycle, the CPC received nineteen applications, requesting over \$1.8 million for projects relating to all four CPA eligible categories. Meanwhile, the amount estimated to be available for CPA funding in 2012 is approximately \$1,476,027, an amount that includes both current CPA fund collections and funds available in the existing Community Housing Reserve Account, Open Space Reserve Account, and Undesignated Land Acquisition Fund. The State matching funds are generated by filings at the Commonwealth's Registries of Deeds. As the State's real estate economy continues to be sluggish and the number of municipalities electing to participate in the CPA program (148) grows, Concord's State match may decline below its current level of 26.64%. The CPC recommended and the Board of Selectmen has endorsed its support of an amendment to the State CPA statute that seeks to clarify ambiguities in the existing statute as well as stabilize the State funding match at 75% for all participating communities. This amendment is being sponsored by the Community Preservation Coalition and received favorable recommendations during the last legislative session. The Coalition has refiled the amendment and is confident that the legislation will be passed in the near future.

## HISTORIC DISTRICTS COMMISSION

Marta Brooks, Chair Pro Tem  
Jack Clymer, Secretary Pro Tem  
Dennis Fiori

Associate Members:  
Terry Gregory  
Stephen Newbold  
Betsy Roosa  
Karen Silver

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 reviewing potential changes to ensure that they are in keeping with the character of the District. As part of this process, the HDC regularly reviews requests for Certificates of Appropriateness for changes to exterior features that are visible from the public way.

In addition to conducting project reviews, the Commission continued its efforts to refine the Historic District's Design Guidelines, working both to clarify its suggestions for specific building elements and to develop new sections for elements not previously discussed. Commission members also began work to update the Rules and Regulations of the Commission, and worked with local business owners to develop a Retail Display Policy which is anticipated to go into effect on a trial basis in 2012.

Having served nine and four years respectively, Full Member Karen Parker and Associate Member Sally Meyers completed their HDC terms. Full Member Sue Rettberg left the Commission after nearly ten years of service. Full Members Sarah Mitchell and Isabella Ehrlich and Associate Members Kevin Paulson and Sally Lanagan also left the Commission over the course of the year. The HDC greatly appreciates their hard work, expertise and dedication to the HDC. Their contributions to the Commission, particularly to the revising of