

# 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 of Planning & Land Management (DPLM) is comprised of sixteen full-time and 8-10 part-time individuals within four distinct Divisions: Building Inspections, Health, Natural Resources, and Planning. The four Divisions are responsible for the review, permitting and enforcement of Concord's land use and development regulations; the range and extent of authority exercised by these Divisions is found in State Law and local bylaws.

The four DPLM Divisions provide staff support to the Town's regulatory boards and committees that address land use and development activities in the Town: Zoning 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 Bruce Freeman Rail Trail Advisory Committee, Conservation Restriction Stewardship Committee, NMI-Starmet Reuse Planning Committee, and West Concord Advisory Committee. Two additional committees supported by Planning Division staff are focused on the two cultural districts, the West Concord Junction Cultural District Committee and the Concord Center Cultural District 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 the Community Health Network (CHNA) 15 Partnership.

There were several full-time staffing changes in DPLM that occurred during 2019 when Natural Resources Assistant Director Lori Capone and Building Inspector Ed Mullen accepted new positions in other communities and Acting Building Commissioner Ray Matte was appointed as the Building Commissioner. Paul Creedon and Gary Smith were hired to fill the two vacant Building Inspector positions and Colleen Puzas was hired to be the Natural Resources Assistant Director. Additionally, after part-time Plumbing & Gas Inspector Jim O'Reilly accepted a full-time position with the State, the Building Inspections Division hired Kenneth McConnell, Jr. as the Plumbing & Gas Inspector.

After completing renovations to the Building Inspections and Health offices in the fall of 2018, work at 141 Keyes Road was underway in February 2019 to expand and improve the office space for the Natural Resources Division. The NRC offices were temporarily relocated to the second floor conference room during construction. On Tuesday, April 23rd disaster struck! We were fortunate that the Building Inspections office was open for evening hours when Assistant Building Inspector Pat Sands observed water pouring out of the sprinkler heads in the second floor hallway with water flooding the temporary NRC office on the second floor and the Planning Division office on the first floor. While the Natural Resources staff were able to relocate into space available in the Health and Building Inspections office, the Planning Division relocated to temporary office space at 37 Knox Trail. The Natural Resources office re-opened in the newly renovated space on May 15th. The Planning Division was able to return to 141 Keyes Road on June 6th after restoration work was completed with new carpet installed, new paint on the walls and new flooring in the kitchen.

This year marks the sixth year in administering the Regional Housing Services Office (RHSO). The RHSO

offices are located at 37 Knox Trail, just over the town line in Acton. The RHSO is staffed by four people: Program Director Elizabeth Rust, and Housing Specialists Lara Plaskon, Elizabeth Valente, and Jody Kablack. Senior Housing Specialist Dan Gaulin retired earlier in the year. The Regional Housing Services Office now supports affordable housing activity such as rental housing monitoring, assisting in re-sales, project development, WestMetro HOME activities, etc. in eight communities including: Acton, Bedford, Concord, Lexington, Lincoln, Sudbury, Wayland, and Weston.

Detailed reports on the regulatory activities of the various boards staffed by DPLM and additional information specific to the four Divisions are included elsewhere in this Annual Report.

## BUILDING INSPECTIONS

Ray Matte, Building Commissioner/Zoning Enforcement Officer  
 Paul Creedon, Local Building Inspector  
 Gary Smith, Local Building Inspector  
 Pat Sands, Assistant Local Building Inspector  
 Tracy LaPierre, Administrative Assistant  
 Bob Prescott, Electrical/Wiring Inspector  
 Ken McConnell, Plumbing/Gas Inspector

### *Building and Zoning Activity*

The Building Inspections Division issued 833 building permits in 2019, which is a 6% decrease from last year. The overall construction value decreased in the year 2019 to \$ 70.9 million compared to \$72.2 million in 2018. This is a decrease in the value of construction by 1.8%. Of this total, \$42.95 million was for residential construction with \$28 million in commercial work.

The value of “new residential dwelling units” built in Concord went from \$21.7 million last year to \$12.2 million in 2019. This new residential construction value represents seventeen new detached single-family homes, 3 farm labor residences, and

Permits Issued	2012	2013	2014	2015	2016	2017	2018	2019
New single family homes	29	55	38	51	43	39	44	20
Multi-family attached units	0	0	75	6	6	4	6	6
Additions/Alterations	631	770	759	866	760	719	748	710
Commercial	73	100	114	115	100	88	86	97
Total Building Permits:	733	925	873	1038	909	850	884	833
Electrical	730	933	907	751	865	996	945	916
Mechanical	70	91	119	122	108	93	141	126
Plumbing	487	480	546	478	542	524	507	488
Gas	382	416	443	391	428	433	437	422
Signs	35	54	68	62	29	32	31	29
Total all Permits:	2437	2899	2956	2824	2881	2928	2945	2814
Value of Const. (millions)	68.8	142.6	80.4	80.7	84.7	96.7	72.2	70.9
Permit Fee Revenue	\$809,045	\$783,883	\$1,015,370	\$991,099	\$927,555	\$1,224,460	\$1,017,932	\$1,017,932

three duplexes. Of these 26, 14, or 54% were the results of ‘tear downs.’

In 2019, the issuance of Mechanical permits decreased by 11.9% while the number of Electrical Permits decreased by 3.1% and Plumbing/Gas permits decreased by 3.7%. Overall, 2814 permits were issued with a 4.6% decrease overall total. The Building Division collected \$1,048,267 total in permit fees in 2019 versus \$1,017,932 collected in 2018. This is a 2.98% increase from last year.

*Staffing/Operations*

Our staff is comprised of four full-time and three part-time personnel, and is strongly committed to pursuing diligent Zoning and Sign Bylaw enforcement, as well as enforcement of the State Building code, which includes, but is not limited to handicap accessibility, structural integrity, fire safety, energy codes and many other regulations relative to public safety. Our staff provides technical assistance to property owners, builders, real estate professionals, other Town departments and staff, boards, as well as other committees in town. In addition to issuing building permits and conducting required on-site inspections, the building 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. Staff also provides review and comment to the Select Board for annual license renewals, which include licensing for alcohol and beverage facilities and livery licenses. Noteworthy projects completed and under construction this year include the following:

- \$12.5 million dollar addition / renovation project at the Nashawtuc Country Club.
- The \$1.8 million dollar new veterinary hospital for the Concord Animal Hospital at 245 Baker Ave.
- The conversion and renovation of The New Church of Concord into the new home of the Concord Youth Theatre Inc.
- The \$14.5 Million dollar addition renovation of the VOA Concord Assisted Living Facility at 68 Commonwealth Ave.

**ZONING BOARD OF APPEALS**

James Smith, Chair  
Elizabeth Akehurst-Moore, Clerk  
Theo Kindermans, Member  
Stuart Freeland, Associate Member  
Ravi Faiia, Associate Member

The Zoning 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.

Having completed his term in May, John Brady left the Board in August after 8 years of service. The Board thanks

<b>Zoning Board of Appeals Application Activities</b>	
Two-family Dwelling Unit	1
Additional Dwelling Unit	2
Educational Uses	2
Philanthropic Uses	3
Special Home Occupation	2
Tourist Home or Bed and Breakfast	2
Seasonal Catering	1
Fairs Bazaars, Antique Shows, Suppers, and Dances	6
Relief from Maximum Height Requirements	1
Relief from Maximum Floor Area Ratio	1
Hammerhead Lots	1
Change, Alteration or Extension of a Non-Conforming Use and/ or Structure	16
Increase Gross Floor Area by more than 50%	8
Work within the Flood Plain Conservancy District	3
Work within the Wetlands Conservancy District	1
Work within the Groundwater Conservancy District	1
Parking Waiver	1
Planned Residential Development	1
Special Permit	37
Variance	2
Site Plan Approval (Associated with a Special Permit)	2

him for his dedication and commitment to the Town. James Smith continued as Chairman and Elizabeth Akehurst-Moore continued as Clerk. Theo Kindermans was appointed as a full member and Ravi Faiia joined the Board in June. The Board is currently in need of one additional associate member.

In August, the Board attended a joint discussion and working session with the Planning Board to discuss and come to a consensus on potential Zoning Bylaw amendments for the 2020 Annual Town Meeting.

In 2019, the Board held 12 public hearings, 5 site visits, and participated in 1 working session with the Planning Board. The Board received 2 Variance applications and 37 Special Permit applications which included 9 renewals for previously granted Special Permits. Of these applications, 35 Special Permits were granted, 4 applications were withdrawn without prejudice at the request of the applicants, and 1 application received in 2018 is pending. Some of these applications included multiple activities; therefore, the activity totals below may exceed the number of applications.

## BOARD OF HEALTH

Deborah Greene, MD, Chair  
Jill Block, MPH  
Ray Considine, MSW  
Mark Haddad Esq.  
Alma Healey, RN

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.

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.

Throughout 2019, the Board of Health continued its focus on substance use prevention, particularly the use of electronic nicotine delivery devices known as

“vaping” amongst youth. E-cigarette use has grown dramatically in the last five years.

E-cigarette use among youth puts them at risk for early nicotine addiction, which can harm brain development and make adolescent brains more susceptible to other addictive drugs. These products have as much potential to cause addiction to nicotine as conventional tobacco products, and their long-term health effects are poorly understood.

To address these concerns, the Board of Health spent much of 2019 considering revisions to its current regulation, “Sale of Tobacco Products and Nicotine Delivery Products”. This regulation, adopted in 2014, prohibits the sale of tobacco and nicotine delivery products (vaping devices and e-liquids) to persons under age 21; prohibits the sale of flavored tobacco and nicotine delivery products (excluding mint and menthol flavors); and prohibits the use of e-cigarettes in public places and workplaces. The proposed regulation would prohibit the sale of all flavored tobacco and vaping products (including mint and menthol flavors) and would restrict the sale of tobacco and vaping products to adult-only retail stores. The Board believes that the proposed regulation is needed to help prevent youth access to these products.

To further address teen vaping on a community-wide level, the Board of Health and Concord Health Division have partnered with the Concord Public Schools and the Center for Parents and Teachers to undertake a vaping education and prevention project.

For more detailed information on teen vaping and the efforts being taken with students, please refer to the Health Division’s annual report on the following page.

### *Report of the East Middlesex Mosquito Control Project*

During the late summer and entire fall season of 2018, precipitation was well above average. With that, and above average temperature and precipitation levels during 2019, mosquito populations were above average during the 2019 season. Starting in July, eastern equine encephalitis (EEE) was starting to be found in mosquito samples from Plymouth and Bristol counties. In 2019, Massachusetts experienced an unusually large number of human and veterinary cases of EEE, including a human case in the Town of Sudbury.

Massachusetts Department of Public Health (MDPH) determined that there was a moderate EEE risk and a remote West Nile virus (WNV) risk in Concord by the end of the 2019 season. There were 6 residents in Massachusetts that contracted WNV and 12 residents in Massachusetts that contracted EEE during the 2019 season, none of them resided in Concord.

The Massachusetts Department of Public Health's Risk Level for the disease was raised to High or Critical in most towns adjacent to Concord. In response to this public health concern, the Board of Health voted in early September to request that the East Middlesex Mosquito Control Project (EMMCP) apply targeted spraying to kill adult mosquitoes on school and town playing fields. The Board of Health also voted to grant pesticide application waivers to allow spraying for mosquitoes at several private schools in Concord.

In response to EEE, perimeter applications of Mavrik Perimeter were applied to public areas to control mammalian biting mosquitoes that can potentially carry EEE. Areas where control occurred include Willard Elementary, Thoreau Elementary, Peabody Middle School, Sanborn Middle School, Rideout Playground, Alcott Elementary, Concord Carlisle High School, Emerson Field, and the Concord School's Ripley Administration Building.

The EMMCP conducts a program in Concord consisting of mosquito surveillance, larval mosquito control, ditch maintenance, and public education. The adult mosquito surveillance program monitored mosquitoes from four Concord trap collections during the season. Three pools of Culex mosquitoes were sent to the MDPH to be tested for EEE and WNV. All were negative.

Bacillus sphaericus was applied to 2,811 catch basins to control Culex mosquito larvae. Culex pipiens is the primary vector of WNV in Massachusetts. Five wetland areas were surveyed over the summer to check for the presence of mosquito larvae.

The EMMCP'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

[sudbury.ma.us/emmcp/](http://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, Assistant 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, recreational 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 800 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 2019, this program generated nearly \$30,000 in additional revenue for the Town of Concord, approximately 450 hours of public health and inspectional/administrative staff support. Staff witnessed test holes on 11 sites, issued 23 septic permits, 17 food service permits, 35 catering registrations, 6 well permits, 2 beaver permits, 4 recreational camps, reviewed 17 building projects, 84 septic inspections and conducted 35 food service inspections. 2 food service facilities were completely

renovated and construction of the Minuteman Regional Vocational High School food facilities were completed.

*Public Health Initiatives - Substance Use Prevention*  
2019 brought increasing public health concern around the rapid increase in youth use of electronic cigarettes, also known as vaping. E-cigarette use has grown dramatically in the last five years. Recent data show that e-cigarette use nationwide increased by 78% among high school students and by 48% among middle school students from 2017 to 2018. As of 2018, approximately 24% of Massachusetts teens report using e-cigarettes within the past 30 days, compared to 8% who report using tobacco products. The 2018 Concord Carlisle Youth Risk Behavior Survey (YRBS) results show similar trends for Concord youth: 23% of CCHS students have vaped within the past 30 days and this rate has doubled since the 2016 YRBS. 34% of CCHS students in Grade 12 report vaping in the past 30 days. In comparison, only 3% of CCHS students report using tobacco in the past 30 days. These sharp increases in youth use of nicotine threaten to undo 20 years of successful tobacco control efforts which had resulted in substantial decreases in tobacco use amongst youth.

To address this emerging public health issue, the Health Departments in Concord, Carlisle and Bedford received a grant of \$25,000 from MDPH Community Health Network Area 15 (CHNA15) to create a vaping education and prevention program in the three towns. This effort includes working with the public schools to enhance existing vaping health curriculum, community and parent educational presentations, providing educational materials to pediatricians and family medical practices; and creating counseling and cessation programs for teens who are vaping and need help to quit.

#### *Emergency Preparedness*

In 2019, 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. On October 30, the Health Division, in conjunction with the Concord Fire Department and the Council on Aging, held an emergency preparedness and shelter awareness event at the Harvey Wheeler Community Center, the site of

the Town's emergency shelter. Concord maintains a plan, in compliance with MDPH requirements, for dispensing of medication (vaccines or pharmaceuticals) in an emergency. Concord's primary Emergency Dispensing Site (EDS) is the Concord-Carlisle Regional High School. The EDS plan was updated in 2016 for use of the new CCHS building.

#### *Permits & Licenses*

The Health Division issued the following licenses in 2019 and collected \$183,248.02 in permit fees: 165 Food Service/Retail Food including farm stands, school cafeterias (private & public), food banks, churches, caterer operations, residential retail kitchens, mobile food trucks, and bed & breakfast establishments. Licenses were also issued for 14 Tobacco Sales, 133 Permits to Keep Farm Animals, 4 Bathing Beaches, 28 Swimming Pools, 54 Hazardous Material Storage/Usage, 2 Motels, 17 Recreational Camp Sites, 25 Day Camp Programs, 1 Tanning Facilities, 24 Registered Title 5 Inspectors, 83 Disposal Works Installers, 20 Septic Haulers, 12 Rubbish Haulers, 1 Body Art Establishment, 5 Body Art Technicians and (1) licensed Body Art Apprentice, 4 Funeral Directors, 2 Funeral Homes, 89 On-Site Sewage Disposal Permits, 177 Building Permit Reviews, 3 Beaver Permits, and 16 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).

#### *Influenza Vaccine Distribution & Clinics*

The Health Division sponsored its annual seasonal influenza clinic for Concord Seniors at the Harvey Wheeler Center on October 8, 2019. Emerson

Hospital Home Care nurses administered vaccine to 148 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. However, 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 17, 2018. Emerson Hospital Home Care administered approximately 85 doses of vaccine to Town Employees during this clinic.

#### *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 investigated 9 housing complaints 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 on-site wastewater management (septic system) program in the Health Division. In 2019, the Division issued 112 permits for construction and/or alteration of septic systems, reviewed 177 building permit applications for regulatory compliance, and witnessed percolation tests and soil evaluations for 70 properties. The Assistant Public Health Director conducted approximately 300 on-site 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 2% interest, to be paid back as a betterment-lien over 10 years. In 2019, over \$200,000 was committed to residents to offset costs for on-site sewage disposal expenses through the loan program. Since this program was initially authorized in 2001, over one hundred property owners have benefited from it and over 1.7 million dollars has been expended.

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 in 2020. 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 on-site 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.

In September 2018, the Massachusetts Department of Public Health adopted revisions to the Massachusetts Food Code which incorporate the 2013 Federal Food Code with Massachusetts amendments. In February 2019, the Health Division hosted training on the new code and required all food service operators to attend to familiarize themselves with the new requirements. The Health Division webpage was updated to incorporate the code changes and to provide new guidance documents and templates which can be used by food establishments to meet Food Code requirements.

In 2019, the Health Division began using innovative software, FoodCode Pro, to conduct food service inspections using an iPad. The software creates very detailed inspection reports including pictures, full regulatory language for each violation, and the ability to email reports directly to operators and managers so that any violations observed can be corrected in a timely manner.

#### *Food Inspections & Temporary Food Events*

Temporary Food Event applications are reviewed

### Communicable Disease

	2012	2013	2014	2015	2016	2017	2018	2019
Amebiasis	0	0	0	0	0	0	1	
Arbovirus								1
Babesiosis	0	0	2	7	0	2	1	2
Borelia miyamotoi							3	0
Calicivirus/Norovirus	0	0	0	0	0	1	2	0
Campylobacter	5	8	7	10	6	5	3	5
Cryptococcus	0	0	0	0	0	0	0	0
Cryptosporidiosis	1	0	0	0	1	2	1	0
Cyclosporiasis							1	4
Dengue	0	0	-	0	0	0	0	0
Encephalitis	0	0	0	0	0	0	0	0
Giardia	2	0	2	2	6	0	4	3
Haemophilus influenzae					2	1		0
Hepatitis A	0	0	0	0	0	0	0	0
Hepatitis B	0	0	0	0	0	0	5	0
Hepatitis C	2	10	33	20	6	8	11	4
HGA (anaplasmosis)	1	0	2	5	4	7	9	4
Legionnaire's Disease	1	0	0	1	1	0		0
Malaria							1	0
Lyme Disease**	7	11	17	9	58	0	62 (supect)	0
Measles	0	0	0	0	0	0		0
Meningitis	0	0	0	0	0	0		0
Pertussis	2	0	0	1	0	2	3	0
Salmonella	2	12	2	5	7	5	9	3
Shiga Toxin producing organism						1	1	0
Shigella	0	0	0	0	1	0	0	1
Streptococcal Pneumonia	0	1	1	1		0	2	1
Streptococcus Type B	0	0	2	1	1	2	2	3
Streptococcus Type A								1
Tuberculosis	0	0	0	0	0	0	4 (latent)	0
Varicella (Chicken Pox)	0	0	0	0	0	0	1	0
West Nile Infection						1	0	0
Zika					1	0	0	0
Vibrio					1	0	2	0
Nonspecified influenza					7	9	57	28

by staff to identify and address any potential food safety risk factors that could impact the public health. During 2019, 73 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.

#### *Recreational Camp Program*

In March 2018, the Massachusetts Department of Public Health adopted updated regulations for recreational camps for children. The definition of a camp now includes any program which operates for four or more days in a two week period where previously, only programs that operated for five or more days were considered as camps. This change has significantly increased the number of programs which need licensing and inspections. The revised regulation also requires more emphasis on medical protocols and the role of the health care consultant.

The Public Health Inspector reviewed 34 programs for possible licensure as recreational camps and ultimately licensed 24 of these programs which served 3070 campers in Concord. Programs were reviewed for compliance with the regulatory requirements of 105 CMR 430.000: Minimum Standards For Recreational Camps For Children: 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 15 sites which either host their own camp programs and/or serve as a rental location to “out of town” programs.

In recent years, the Health Division has encountered a growing number of summer youth programs that are exempt from licensure because they operate for less than four days in a two-week period and therefore do not meet the regulatory definition of a recreational camp. These programs are not inspected or licensed by the Health Division and do not necessarily meet the regulatory requirements of a recreational camp. Residents who have a question regarding whether a summer youth program is licensed and inspected may call the Health Division for this information.

#### *Bathing Beach Program*

The Health Division continued its contract with G&L

Laboratories to provide services for collection and analysis of bathing beach water samples. In 2019, the Town of Concord assumed operation of the former White Pond Associates beach, which was sampled weekly. The other three semi-public beaches, Dover St. Property Owners Association, Silver Hill Association and Annursnac Hill Association, were also sampled weekly during the 2019 season. Samples are taken weekly, from Memorial Day through Labor Day, for compliance with 105 CMR 445.00, Minimum Standards for Bathing Beaches. Sixty four water samples were collected from the 4 beaches over a 16 week time period.

There were no beach closures during the 2019 season due to bacterial levels exceeding acceptable limits for bathing beach waters. White Pond continued to have occasional public health advisories posted due to visible cyanobacteria (blue-green algae) blooms which were intermittent throughout the summer.

#### *Swimming Pools*

There are 14 sites in Concord which hold recreational pool permits, which include 4 general purpose pools, 14 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 personal 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 of backyard animals. The number of permits for keeping of animals has more than doubled in the past ten years: 132 permits were issued in 2019, compared to 48 in 2009. The Public Health Inspector conducted annual site visits at all permitted properties to inspect for sanitary conditions, health of animals and prevention of odors and pests from proper manure storage/removal.

#### *Rabies Control Program*

During 2019, 3 domestic animals were quarantined and followed by Dog Officer because of animal bites to humans. In 2019, 9 animals were submitted to the Department of Public Health to be tested for the rabies virus because of potential human or domestic animal contact 1 dog, 1 fox, 2 bats, and 5 raccoons. One raccoon tested in May 2019 was positive for the rabies virus.

At the Health Division's Annual Rabies Clinic in March 2019, Concord Animal Hospital veterinarians administered the rabies vaccine to 26 dogs and 7 cats.

## WEIGHTS AND MEASURES INSPECTIONS

The function of the Weights and Measures official 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. State law requires that scanners be inspected once every two years for businesses with three or more electronic checkout systems. On alternating years, scanners are verified if the Health Department is contacted via a complaint and/or a new device is installed.

The Town of Concord contracts with the Massachusetts Division of Standards (DOS) through

### 2009-2019 Animal Census Information

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Chickens	716	1056	1368	3211	3418	2903	973	538	973	553	1027
Horses	166	164	163	182	171	119	146	154	163	131	114
Cattle	217	243	178	255	220	180	199	186	226	199	223
Rabbits	70	78	112	200	0	100	8	10	0	4	4
Goats	17	10	13	21	21	7	11	12	41	33	15
Geese/Ducks	23	29	38	37	46	35	52	20	44	21	39
Guinea Hens	14	9	8	7	7	12	5	5	3	6	1
Quail	-	-	-	-	-	30	40	62	50	100	80
Sheep	10	15	1	4	14	12	4	22	31	0	15
Beehives	4	4	-	-	-	-	-	-	-	-	-
Llamas	0	0	-	-	-	-	-	-	-	-	-
Donkeys	2	2	3	2	6	5	5	0	9	11	8
Turkey	5	7	8	57	57	2	0	0	0	0	0
Pigs	12	10	2	15	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>1,256</b>	<b>1627</b>	<b>1894</b>	<b>3991</b>	<b>3960</b>	<b>3405</b>	<b>1443</b>	<b>1009</b>	<b>1540</b>	<b>1058</b>	<b>1526</b>

the Concord Health Department. The Health Department Administrative Assistant and DOS Inspectors work closely together to coordinate and ensure that any complaint received by a consumer is addressed in a timely manner as well as ensuring that proper invoicing and payments are received by the Town. In 2019, inspections were performed at 60 establishments throughout Concord: 128 gasoline meters, 105 weighing scales, 38 electronic scanning devices, and 17 fuel delivery trucks. The Health Department invoiced \$7320 in Weights & Measures fees in 2019.

## EMERSON HOSPITAL HOME CARE SERVICES

Christine Dixon, RN, BSN, MMHC  
Executive Director, Emerson Hospital Home Care

Emerson Hospital Home Care is a Medicare/Medicaid Certified, Joint Commission accredited, provider of home care services in Concord, as well as 29 surrounding cities and towns. The mission is to deliver high quality, safe, and cost effective services to our patients and families in the community we serve. We provide skilled nursing, physical, occupational, and speech therapy, home health aide, medical social work and our new Telehealth monitoring service.

Emerson Hospital Home Care provides patients and families community health, education, and communicable disease follow up in accordance with our Board of Health contracts with the Town of Concord. This collaborative approach to 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. Emerson Hospital Home Care also works closely with Concord Council on Aging to promote health and wellness to seniors through lectures and other community programs. The influenza vaccination clinics serves both residents and employees of the Town of Concord.

Emerson Hospital Home Care looks forward to a continued partnership with the Board of Health and other community organizations as we continue our commitment to care for the residents of Concord.

## NATURAL RESOURCES COMMISSION

Gregory E. Higgins, Chair  
Lynn G. Huggins  
Edward Nardi  
Nicholas Pappas  
Judith R. Zaunbrecher



*Left to Right: Ed Nardi, Judy Zaunbrecher, Nick Pappas, Greg Higgins, Lynn Huggins.*

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 27 public meetings, which included review of 48 Notices of Intent, one Abbreviated Notice of Resource Area Delineation, and 12 Requests for Determinations of Applicability for a total of 61 new applications. The NRC closed out many completed projects, issuing 27

Certificates of Compliance and five Partial Certificates of Compliance. Division staff reviewed 38 Administrative Approvals for very minor projects including limited tree and invasive species removal. Four Emergency Certificates were issued, three for beaver related issues and one to replace a failed roadway culvert. The NRC's approval of a 4 lot subdivision at Keuka Road was further appealed to the Office of Appeals and Dispute Resolution in 2018, and the adjudicatory judge ruled in favor of the subdivision in 2019. In 2019, the Denial issued by the NRC for a single family home construction at Keuka Road was appealed to DEP and a decision is expected in early 2020.

Projects of interest reviewed by the NRC this year include construction of Phase 2B of the Bruce Freeman Rail Trail, a 0.6 mile segment between the Acton town line and Commonwealth Avenue, universal trail access improvements and a renovated bathhouse at Walden Pond, expansion of the assisted living facility at Concord Park, and an updated 5 year Vegetation Management Plan at Hanscom Field.

#### *Conservation Land*

The Natural Resources Commission accepted deeds to nearly 52 acres of land for conservation purposes. At Baptist Brook, nearly 29 acres of were conveyed to the NRC as part of a 22 unit Planned Residential Development (PRD) at Black Horse Place; nearly 11 acres of farmland and woodland were conveyed from the White Pond Associates as part of the Associates' overall gift of the White Pond beach and associated holdings to the Town; more than six acres of farmland and woodland, as well as portions of the Emerson Thoreau Amble, from the Ralph Waldo Emerson Memorial Association; and more than 5 acres at Sweet Birch Lane associated with a 16 unit Alternative PRD off Forest Ridge Road.

Conservation Restrictions: The NRC accepted a Conservation Restriction at Hartwell Meadow, a 5.4 acre parcel of farmland and open space acquired by the Concord Land Conservation Trust under a right of first refusal assigned by the Select Board.

## NATURAL RESOURCES DIVISION

Delia R. J. Kaye, Natural Resources Director  
Colleen Puzas, Natural Resources Assistant Director  
Karen T. Bockoven, Administrative Assistant

#### *Natural Resources Management*

In addition to providing technical and administrative support to the Natural Resources Commission, Division staff are responsible for the stewardship of nearly 1,500 acres of Town conservation land (including White Pond Reservation), maintaining over 28 miles of trails, and mowing 84 acres to maintain trails and open meadows. Natural resources management also includes staff support to three NRC active subcommittees, as well as coordinating with other local and regional stewardship initiatives. After 9 years of service with the Town, Assistant Director Lori Capone moved to a new position in Sudbury and the Division welcomed new Assistant Director Colleen Puzas.

#### *White Pond Slope Restoration*

The Division completed extensive restoration efforts at Sachem's Cove, involving substantial slope restoration and replanting, improved access points through replacement of dilapidated concrete steps, and fencing to direct visitors to appropriate access points. The project fulfills a recommendation of the White Pond Watershed Management Plan to reduce nutrient and sediment loading to the pond, and is anticipated to assist in preventing toxic cyanobacteria blooms.

#### *Pollinator Meadow Establishment*

The Division worked with community members to begin to establish three pollinator meadows in town: at Barretts Mill Farm, Harrington Park, and Heywood Meadow. Site preparation and seeding/planting was the goal for 2019, and accomplished at Harrington Park and Heywood Meadow. Barretts Mill Farm proved more challenging, with invasive plants to contend with, and efforts will continue next year. This multi year effort is aimed at improving the habitat for native pollinators as well as non-native pollinators such as honeybees.

#### *Old Calf Pasture Restoration*

Division staff oversaw the tenth year of invasive

species control at Old Calf Pasture, in part with funding received through Community Preservation Act funds. New areas of invasive glossy buckthorn were treated by Native Plant Trust (formerly the New England Wildflower Society), as well as spot treatments of previously managed areas, expanding areas of improved habitat for native flora and fauna, including the rare Britton's violet.

#### *Community Preservation Act*

An application for a portion of dredging costs at Warner's Pond to improve the ecological health and recreational opportunities of the pond was submitted and recommended for approval at 2020 Town Meeting.

#### *Rangers*

MJ Connell and Kyle Griffiths joined the Division as Rangers this summer, educating the public on rules and regulations at White Pond and conservation lands around Town. Rangers also worked with the Conservation Crew and Trails Committee members to remove invasive plants and install native plantings at several conservation properties, build a new bridge at Baptist Brook, and other land management efforts.

#### *Conservation Crew*

Jessica Duquenois and Marina Garwood joined the Division this summer to perform trail maintenance, remove invasive vegetation, and conduct general maintenance on conservation lands throughout Town. The crew removed extensive invasives from Baker Avenue and installed new plantings there and at Second Division Brook, as well as several other conservation lands, and assisted in construction of a new bridge at Baptist Brook. The crew also replaced, repaired, and/or repainted conservation land signs and kiosks, and maintained and constructed new boardwalks along seasonal trails.

#### *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.

#### *Conservation Restriction Stewardship Committee*

The CRSC continued to assist the Division of Natural Resources with its land management responsibilities of

the 80 plus parcels with Conservation Restrictions that have been granted to the Town by monitoring their care and condition. Committee members performed 19 monitoring visits and prepared two Baseline Documentation Reports. Former chair David Bell and Kathy Angell left the Committee after completing their second terms and were thanked gratefully for their service. New committee members Richard Higgins and Michelle Wiggins joined committee members John Ferguson (chair), Mary Ann Lippert, Neil Ryder, Arthur Schwope, and Jane Wells.

#### *Heywood Meadow Stewardship Committee*

The Heywood Meadow Stewardship Committee continued its mission to preserve and protect this historic meadow. The West Meadow was increasingly full of wildflowers and their pollinators as a result of wildflower planting efforts. Assisted by volunteers Marcia Schloss and Lyell Slade, as well as the Thoreau 5th graders, a new demonstration pollinator garden was prepped over the summer and planted in the fall. One of the Meadow's great champions was celebrated when Marian Thornton's memorial was held on the Meadow over the summer. Members of the HMSC: Lola Chaisson, Susan Clark (co-chair), Mary Clarke, Joanne Gibson (co-chair) Stan Lucks, Bev Miller, Murray Nicolson, Independent Battery representative Sandy Smith, and new Committee member Cris Van Dyke.

#### *Trails Committee*

In 2019, the Assabet River Boat Launch / Picnic Area at Baker Avenue was completed, with the construction of a handicap accessible picnic area near the trailhead, a split rail fence around the parking area, a wood-chip covered walkway routed to the Assabet River, and hundreds of native plantings.

A ½-mile trail was relocated from the Thoreau Club onto Black Birch conservation land. Recovered narrow gauge railroad rails, once used for transporting gun powder materials in horse-drawn carriages, are on display as a point of interest. The area was mapped and a trail guide prepared for this property called the Powder Mill Woods. Other trail improvements completed this year include: a 16-foot long footbridge built across the Baptist Brook to provide a reliable dry crossing, installation of additional bog bridges by a group of volunteers organized by the Appalachian Mountain Club to improve wet conditions on the



*Sunset on the Sudbury River*

Emerson-Thoreau Amble behind the Emerson House. A new ½-mile long trail at Old Rifle Range was created and extensive matting with wood chip cover at the West Concord Park entrance to suppress invasive growth, with additional plantings to be added in 2020.

A developing need for bicycle etiquette was addressed by developing a policy and designing signage for posting at trails, to be recommended for approval to Town boards and committees with land stewardship responsibilities and coordinating with any future town-wide bicycle initiatives.

Being vigilant of trail needs and correcting obstructions to assure access is handled by Stewards and Trail Committee members, with assistance from Division staff. Committee members include Spencer Borden, David Clark, Carlene Hempel, new member Bill Kemeza, Jonathan Keyes, Ken Miller and Bob White (Chair).

#### *Conservation Land Use Permits*

A total of 20 permits were issued to various groups using Town conservation land for wetlands training, drag hunting, and research projects. A permit was

also issued to the Musketaquid Arts and Environment Program for the fourth annual Art Ramble to display temporary art installations at Hapgood Wright Town Forest.

#### *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 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 which he has studied in depth since 2003.

## **FARMING AND COMMUNITY GARDENS**

### *Agricultural Farming Agreements*

The Division continues to work with local farmers to retain land in agriculture, overseeing 15 agreements over 200 acres of actively farmed land.

### *Marshall Farm*

Marshall Farm is in its third generation of successful farming. The first volume crop of cantaloupes and watermelons was successfully harvested this year. Black plastic eliminated weed pressure but was labor intensive.

This year saw the third and final mobile chicken tractor, allowing the farm to move the tractors between three fields, with chickens eating weed seeds and adding nutrients back into the soil. This year, the first batch of broiler chickens and turkeys were grown and sold on

the farm. Five bee hives were added, and rotating crops of sunflowers provided a constant supply of pollen and nectar even in dearth months. The first harvest saw about 15 gallons of honey. Cut flowers continued to be very productive. The pumpkin crop was less than ideal, with large pumpkins succumbing to powdery mildew early due to the wet weather. Small and decorative pumpkins were unscathed and normal numbers were harvested.

### *McGrath Farmstead*

Barrett's Mill Farm completed their sixth season on the McGrath Farmstead and fourth season on the parcel at 41A Barrett's Mill Rd. Produce grown on 41A became certified organic for the first time in the spring of 2019 (fields on the McGrath Farm land had become certified in 2017). 2019 was also the first season utilizing two new high tunnels on the McGrath property. These unheated protected growing structures were used to grow spinach, tomatoes, scallions, swiss chard, lemon-grass, and ginger.

Produce grown on the properties was sold to the general public through the farm store as well as through CSA and Barrett's Bucks programs from May until Thanksgiving. The farm employed 13 crew members in the fields and farm stand, some of whom returned for their fourth season at the farm. Barrett's Mill Farm remained committed to increasing access to fresh produce by providing weekly vegetable donations Boston Area Gleaners as well as reduced-price CSA memberships for six households in the SNAP program, and free CSA memberships for the non-profit groups Minute Man ARC and Dignity in Asylum.

A third unheated high tunnel was constructed in the fall of 2019 using funding from NRCS to allow rotation of the critical tomato crop as well as increase what the farm is able to offer for sales in the early spring and late fall in response to customer demand.

### *Thoreau Birthplace*

Gaining Ground, a non-profit farm that grows food for hunger relief organizations with the help of community volunteers, cultivates land at the Thoreau Birthplace and adjacent Massport land. In 2019, in its 25th growing season, the farm donated over 126,000 pounds of organic produce to twelve local food pantries, shelters, meal programs, and direct donation markets in Boston, Lowell, and the

Metrowest region. Gaining Ground now supports approximately 750 food-insecure households each week during the growing season. The farm continues to achieve annual production increases due to our innovative no-till agricultural methods, and has been selected to take part in no-till studies led by NOFA, MDAR and USDA/NRCS, testing the soil health and nutrients of our produce. As of 2019 there are 4 hoop houses, 8 caterpillar tunnels and 10 perennial hedgerows on the property. Gaining Ground continues to take part in the New England tradition of maple sugaring in February and March, this year harvesting 175 buckets of sap and finishing 28 gallons of syrup to be donated. Farm staff worked alongside more than 2,500 volunteers throughout the growing season, educating school, corporate, and community groups, as well as individuals and families, about its hunger relief mission and no-till farming.

### *Community Gardens*

The long standing tradition of the 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 Sabrina Haber at Cousins Community Garden. Carol Aronson, Mark Del Guidice, and Mary Hartman provided guidance for Rogers Community Garden. Coordinators assign garden plots, coordinate annual meetings and cleanups, and offer guidance to gardeners to produce beautiful and bountiful harvests. New gardeners are always welcome!

**Cousins Field:** The summer of 2019 was a successful season for the gardeners at Cousins Community Gardens. The gardeners had bountiful crops of tomatoes, lettuce, kale, herbs, all kinds of squashes, and many other vegetables. Many gardeners planted spectacular flowers, some of which attracted many monarch butterflies and other visitors to the garden. While the June crop of raspberries was lost, the fall harvest seemed to go on forever and was sweet and delicious. Next year, the perennial beds will be expanded to make room for perennial flowers, garlic, and expanded rhubarb. No-till garden plots will also be piloted next spring.

**East Quarter Farm:** The summer of 2019 marked the 10th anniversary for the East Quarter Farm (EQF)

community garden. The gardeners enjoyed abundant harvests this year thanks to a good balance of sun and rain. A delicious bumper crop of blueberries and raspberries resulted from time spent learning the best methods for growing berries. EQF has varied in the number of gardeners over the years and after losing some long-term gardeners who moved in 2017, EQF has remained steady at 22 gardeners for the last two years. New gardeners are welcomed in 2020.

**Hugh Cargill Community Garden:** The Hugh Cargill garden, established in the 1970's on land donated to the town in 1793, enjoyed another productive year. The 2019 season brought the usual changes – older gardeners retiring and eager new members joining us. A long-awaited goal was attained this year: a beautiful new garden shed, allowing common equipment and supplies to be stored on-site. Aging footbridges were replaced this year, thanks to Scout Jeffrey Moberly Chan from Concord Troop 132, who managed and directed the project for his Eagle Scout rank.

**Rogers Community Garden:** Interest in Concord's newest community garden continues to grow. This was the fourth growing season at the Rogers land, and nearly all available plots were gardened by individuals and families. Efforts continue to improve the organic content of the soil and to remove rocks, and harvests of tomatoes, peppers, potatoes, beans, various types of squash and flowers have been productive.

## PLANNING BOARD

Matt Johnson, Chair  
Kristen Ferguson, Vice Chair  
Burton Flint, Clerk  
Allen Sayegh  
Nathan Bosdet  
Kate McEneaney  
Haley Orvedal

Marcia Rasmussen, Director  
Elizabeth Hughes, Town Planner  
Nancy Hausherr, Administrative Assistant



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 Bylaws, holding public hearings on all Zoning Bylaws submitted to the Select Board, evaluating various developments through Site Plan Review, revising and updating the Comprehensive Long Range 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 twenty-eight times in 2019. Meetings are audio recorded and videotaped by the Town's Minuteman Media Network for broadcast on MMN's YouTube channel. In addition to their regular meetings, two public hearings were held. One was for

Zoning Bylaw amendments to be considered at the 2019 Annual Town Meeting. The other was to consider the Formula Business special permit application for a retail store at 4 Walden Street.

Gary Kleiman and Robert Easton ended their terms and the Board welcomed new members Kate McEneaney and Haley Orvedal.

### *Residential development*

Nineteen "Approval Not Required" (ANR) plans were submitted to the Board for endorsement. Thirteen plans approved changes of lot lines that did not create additional lots. Six endorsed plans created a total of six additional lots.

A common driveway special permit application for 2160 Main Street was filed and later withdrawn in May. Subsequently, in November, the applicant filed another application and the Public Hearing for that is scheduled for January 2020.

In June, the applicant and developer of the "Center & Main" Planned Residential Development application withdrew their application for a 22-lot subdivision, which was filed in December 2018.

In September, the Board made an affirmative recommendation to the Zoning Board of Appeals to grant a special permit with conditions to construct a 4-unit Planned Residential Development at 430 Old Bedford Road.

Also in September, the Board granted approval, with certain waivers and conditions, of a two-lot Preliminary Subdivision Plan for property located at 136 Barnes Hill Road.

The Board's ongoing review of the now proposed 34-unit Planned Residential Development application "Center & Main" at 1440, 1450, & 146B Main Street continued throughout 2019 over the course of seven meetings. The Planning Board's role is to make a recommendation to the Zoning Board of Appeals, which is the permit granting authority for this matter. At the December 26 meeting, the Board deliberated on their recommendation and provided guidance to the Town Planner for the drafting of a recommendation letter with conditions for review and vote in January 2020.

### *Commercial, Institutional and Other Development*

In March, the Board granted Site Plan Approval to the Middlesex School to allow the construction of additional faculty housing on campus.

In June, the Board granted a special permit to allow one new formula business in Concord Center, a retail store at 4 Walden Street.

The Board made affirmative recommendations to the Zoning Board of Appeals on the following site plan/ special permit applications in 2019:

- The Concord Free Public Library renovation and expansion at 129 and 151 Main Street
- Work in the Floodplain Conservancy District at 394 Monument Street, 198 Southfield Road, and 83 Pilgrim Road
- Site plan approval for 185 Fitchburg Turnpike and 142 Sudbury Road.

### *Zoning Amendments and Town Meeting Actions*

For the 2019 Annual Town Meeting, the Planning Board sponsored nine Zoning Bylaw amendment warrant articles.

Passed were:

- An article to amend Zoning Bylaw Section 3.3 to extend the formula business regulations to the Concord Center Business District and to limit the number of such businesses to twelve in that District
- An article to amend Zoning Bylaw Section 2.2 Zoning Map to expand the Personal Wireless Communications Facility Overlay District near 1400 Lowell Road
- An article to amend Zoning Bylaw Section 7.7.3.7 Handicapped Parking to update language and terminology
- An article to amend Zoning Bylaw Section 7.6 Groundwater Conservancy District to update language
- An article to delete Zoning Bylaw Section 4.8 Marijuana Establishment Temporary Moratorium in entirety
- An article to amend Zoning Bylaw Section 7.1.5 Nonconforming Single & Two Family Residential Structures to fix formatting of the subsections
- An article to amend Zoning Bylaw Section 5.4.5 Fairs, Bazaars, Antique Shows etc. for clarity and grammatical corrections

- An article to amend Zoning Bylaw Section 2.2 Flood Plain Conservancy District Map to update language and make grammatical corrections
- An article to amend Zoning Bylaw Sections 4.4 and 4.4.5 – Government and Utility Uses and Table I Principal Use Regulations and Large Scale Ground-Mounted Solar Photovoltaic Installation to correct omissions to those sections when Section 7.9 was adopted in 2012

### *Other Actions*

Reviews of draft language for potential Zoning Bylaw amendments were held at several of the Board's meetings in anticipation of submitting ten Zoning Bylaw amendment warrant articles for the 2020 Annual Town Meeting. Time at many meetings was devoted to discussions about housing and zoning initiatives, and affordable housing.

Also, throughout the year, the Board:

- Developed goals and objectives for 2019 – 2020
- Recommended that the Select Board not exercise the Town's right of first refusal option for land classified, under M.G.L. Chapter 61B, at 82 Shadyside Avenue (January)
- Hosted a Comprehensive Plan Smart Growth Analysis Presentation by CivicMoxie (January)
- Reviewed the MAPC Consulting Services Scope - 59 Walden Street Zoning & Visualization Analysis (March)
- Discussed the MAPC District Local Technical Assistance Grant Application for a Thoreau Depot Smart Growth Study (March)
- Met with the Chair of the Town's Affordable Housing Funding Committee Chair to discuss affordable housing (March)
- Met with the MA Housing Choice Program Director and received a presentation (March)
- Reviewed the Metropolitan Area Planning Council's Parking Policy Analysis Report (March)
- Met with representatives of the Concord Housing Development Corporation and the Regional Housing Services Office to discuss affordable housing (March)
- Held a strategy discussion on public input process and Envision Concord (Long-Term Plan) implementation checklist for potential housing initiatives (April)
- Received a Tree Bylaw Implementation update and held a discussion (April & June)

- Elected officers and board liaison appointments (June)
- Met with the Select Board in July to discuss potential housing initiatives and potential Zoning Bylaw Amendments (July)
- Held a working session and discussion on the 2020 Annual Town Meeting potential Zoning Bylaw Amendments with members of the Zoning Board of Appeals (August)
- Met with the Regional Housing Services Director to discuss Concord's housing inventory (September)
- Received an update and held a discussion with the Chair of the Nuclear Metals Inc. – Starmet Re-use Committee regarding the disposition of 2229 Main Street (September)
- Met with the developers to discuss the proposed building design for 13B Commonwealth Ave (October)
- Discussed a potential Thoreau Depot Zoning Boundary Amendment -159 Sudbury Road (November)
- Held a well-attended Zoning Initiatives Forum (November)

The Board recommends members to the West Concord Advisory Committee for nomination by the Select Board and nominates members for the 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, Community Preservation Committee, and Climate Action Advisory Board.

#### *Open Meeting Law Complaint*

On December 9, 2019, the Board responded via a written letter to an Open Meeting Law complaint filed in November by a resident. A letter dated 12/18/19 was received by the Board from the Attorney General's Office acknowledging the notification and Board's response. The letter indicates that, unless the complainant requests additional review by 2/10/20, the AG's Office will presume that the action taken by the Board was sufficient and the file will be closed.

#### *West Concord Advisory Committee (WCAC)*

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 also 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 also have liaison responsibilities with other Town boards and committees and report back about issues related to the Village and its surrounding neighborhoods. The WCAC worked on several initiatives in 2019. Those included:

- Reviewing revised proposed designs for 13B Commonwealth Ave, the final portion of the approved Brookside Square development project. An initial proposal in 2018 consisted of a single story commercial building at the corner of Commonwealth Ave and the northern intersection with Beharrell Street. In 2019, the Committee hosted a presentation and review of revised plans that include a two-story building with commercial on the first floor and four residential apartments on the second floor. Upon review of the plans and a discussion among its members, the Committee sent a letter to the Planning Board to encapsulate its feedback on the revised plans as well as feedback from members of the public as heard at its public meetings.
- Providing feedback and specific proposals to the Planning Board on potential 2020 Town Meeting changes to the zoning bylaws specific to West Concord zoning districts.
- Reviewing and providing feedback on the proposed PRD development at 1440 Main Street which is in the permitting stage.
- Partnering with the newly formed West Concord Junction Cultural District Committee to preserve and enhance the artistic and cultural aspects of the village that provides its unique character.
- Monitoring and providing feedback regarding the upcoming long-range planning for 2229 Main Street.
- Monitoring aspects of the Bruce Freeman Rail Trail in and around the village center, and working to understand what its impacts will be to the village center and West Concord more broadly.
- Hosting an Open House in May to showcase the

various projects and efforts affecting West Concord in the near-term and longer-term. Items highlighted included CPW Complete Streets project, proposed improvements to the Gerow Property, 2019 management and plans for White Pond, opening of the Bruce Freeman Rail Trail, efforts of the West Concord Junction Cultural District Committee, and ongoing efforts of the WCAC itself.

- Continuing outreach through the town hosted website and a Facebook page to encourage participation and information exchange.

The WCAC finished the year with plans to work on a number of projects in 2020, including continuing to monitor and review major proposed development projects such as 13B Commonwealth (Brookside Square) and 1440 Main St., and continuing partnership with the Recreation Department on development of the Gerow property. The Committee also sees an increased effort towards working with the Planning Division on the proposed pedestrian bridge over the Assabet River that will connect the village with 300 Baker Avenue.

## PLANNING DIVISION

Marcia Rasmussen, Director of Planning & Land Management  
Elizabeth Hughes, Town Planner  
Heather Gill, Senior Planner  
Nancy Hausherr, Administrative Assistant  
Heather Carey, Administrative Assistant

The Planning Division provides professional and administrative staff support to multiple standing boards and committees including: the Zoning Board of Appeals (ZBA), Planning Board, Historic Districts Commission (HDC), Historical Commission and Community Preservation Committee (CPC). Planning Division staff coordinated the town staff review of all development proposals submitted for regulatory approval to the HDC, ZBA and the Planning Board. Planning Division staff assisted the Community Preservation Committee with the required Community Preservation Act (CPA) Plan update and the CPA application and funding distribution processes.

This year the Division continued to provide staff support to the Bruce Freeman Rail Trail Advisory Committee (BFRTAC), the NMI/Starmet Reuse Committee, the West Concord Advisory Committee (WCAC), a subcommittee of the Planning Board, as well as the Concord Center Cultural District Committee and West Concord Junction Cultural District Committee. 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.

Director Marcia Rasmussen continued to provide project oversight of the final construction of the Bruce Freeman Rail Trail Phase 2C through West Concord with a ceremonial ribbon cutting and dedication in September. She provided support and coordinated with the Town of Acton, State agencies and design consultant Greenman-Pedersen, Inc. on the design/construction plans for Phase 2B (the bridge over Route



*Ribbon cutting at the Grand Opening of the much anticipated  
Bruce Freeman Rail Trail in West Concord*

2) that was advertised for construction in the fall of 2019. The Director worked closely with the West Concord Junction Cultural District Committee on the successful grant award for \$6,000 from the Massachusetts Cultural Council to study how to retain creative and arts oriented businesses and the Concord Center Cultural District Committee with a \$5,000 grant to promote tourism and visitors in Concord Center. She also coordinated the initial site visit and introductory meeting of the NMI-Starmet Reuse Committee at 2229 Main St.; this Committee held 2 workshops in October to hear resident's ideas for potential re-use of the property at 2229 Main Street.

Both the Director and Town Planner continue participating in and promoting the Town's involvement in the CrossTown Connect Transportation Management Association to seek mechanisms to foster and promote alternative transportation options for the community. In October, CTC and the Town submitted to the State a Workforce Transportation Grant application for \$250,000 for the implementation of a fixed route shuttle to various employment sites and the

two commuter rail stations. As of January 1st, 2020, the Town was still waiting for word from the State on the grant. A \$40,000 grant was received from the Metropolitan Area Planning Council to conduct a community visioning workshop for the potential redevelopment of the Thoreau Depot Business District.

Town Planner Elizabeth Hughes provided professional support to the Planning Board and the ZBA in addition to shepherding the plan review process for all development proposals submitted to these boards. Town Planner Elizabeth Hughes worked closely with the Planning Board on the presentation of Zoning Bylaw amendments at the 2019 Annual Town Meeting and the development of nine warrant articles for the 2020 Annual Town meeting. In January, the Town hired a consultant from the UMass Edward J. Collins, Jr. Center for Public Management to assist the Town in selecting a vendor to provide a Town-wide on-line permit and application software package. Ms. Hughes provided coordination and support between the consultant, the various Town departments and the selected vendor on the implementation of the new

on-line permitting software, which will be implemented by various Town departments throughout 2020.

Senior Planner Heather Gill provides professional support to the Historic Districts Commission (HDC), Community Preservation Committee (CPC) and Historical Commission. She supported the Historical Commission's review of 12 applications under the Demolition Review Bylaw; administration of the historic house marker program; and potential amendments to the Demolition Review Bylaw. She coordinated the acceptance and review of 13 applications to the Community Preservation Committee for CPA funding, and conducted the annual CPA project status updates for all open/ongoing projects. Additionally, supporting the Historic Districts Commission's review of 76 new applications for Certificates of Appropriateness for alterations to buildings located within Concord's six local historic districts. Senior Planner Heather Gill also worked closely with the Historical Commission on the development of a historic preservation restriction for the house at 316 Garfield Road

Administrative Assistants Nancy Hausherr and Heather Carey continued to provide exceptional support to the numerous residents and applicants dealing with a range of questions and issues, as well as, all of the boards, committees and Division staff. To help keep the public informed, they post information on current applications before the Planning Board, ZBA, and HDC and update the information and materials on the BFRTAC, CPC and WCAC pages. The two also participated in a Town staff working group in reviewing the administrative procedures for the execution of consultant contracts and the processing of invoices. To everyone's delight, the Town now utilizes a paperless purchase order process.

## COMMUNITY PRESERVATION COMMITTEE

Terri Ackerman, Chair (Select Board Appointee)  
John Cratsley, Vice Chair (Select Board Appointee)  
Dee Ortner, Secretary (Select Board Appointee)  
Judy Zaunbrecher, Treasurer (Natural Resources Commission Appointee)  
Tom Kearns (Select Board Appointee)  
Hester Schnipper (Concord Housing Authority Appointee)  
Burton Flint (Planning Board Appointee)  
Peter Ward (Recreation Commission Appointee)  
Melissa Saalfield (Historical Commission Appointee)

The Community Preservation Committee had a busy year with an increasingly competitive application process. The Community Preservation Committee (CPC) recommended that \$1,811,419 in CPA funds be appropriated for projects involving community housing, historic preservation, open space, and recreation to the 2019 Annual Town Meeting. These funding recommendations were approved without alteration as noted below:

### *Community Housing Projects*

- Town of Concord - \$19,000 for the Town's participation in the Regional Housing Services Office, an inter-municipal organization which provides professional housing staff for the administration of the affordable housing programs in Concord and six neighboring communities.
- Town of Concord - \$300,000 for the Junction Village Assisted Living project. Funds will be used towards the development of an 83 unit, fully affordable assisted living complex on former State land in West Concord, with 43 units available at deeply affordable levels. The Concord Housing Development Corporation is working with the Grantham Group, on this development.

### *Historic Preservation Projects*

- Concord Free Public Library - \$500,000 to preserve the exterior of the Heywood Benjamin House and to ensure that the new interior spaces comply with ADA accessibility regulations as they relate to bathrooms, corridors, ramps, elevator, and adjacent handicap parking.
- Concord Home for the Aged - \$20,800 for the preparation of the architectural designs, specifications

and supporting documents needed for permitting for the preservation work identified in the recently completed Historic Structures Report. The identified work includes structural repairs, masonry repairs, site drainage, roofing, gutters, flashing, bird control, windows and door replacement and repair, and building envelope insulation.

#### *Open Space and Recreation Projects*

- Town of Concord - \$200,000 for Phase I of the Gerow Recreation Area Improvements project. The project includes the design and engineering of a new park entrance driveway and parking areas, construction of new walking paths and connecting pathways from the Bruce Freeman Rail Trail to the parking areas and amenities, development of a waters-edge dock system, and the creation of accessible paths through densely wooded areas of the park with new drainage and filtration systems for stormwater runoff.
- Town of Concord - \$250,000 for accessibility improvements to the newly acquired White Pond beach area. The project includes the creation of a sloped and accessible walking pathway connecting the parking area to the waterfront, and renovation of the restroom facilities to make them fully accessible.

#### *Open Space Projects*

- Town of Concord Division of Natural Resources - \$90,000 towards the purchase of a 6.4 acre parcel of land located between the Ralph Waldo Emerson House and the cart path on Walden Street across from the Hugh Cargill Community Garden
- Town of Concord Division of Natural Resources- \$21,619 to replace the bollards at the intersection of Heywood Street and Lexington Road with approximately 70 feet of fieldstone wall.
- Town of Concord Division of Natural Resources- \$5,000 for the continued removal of the invasive species glossy buckthorn, in an effort to protect the largest population of the state listed Britton's violet at the Old Calf Pasture.

#### *Recreation Projects*

- Town of Concord Public Works - \$300,000 to begin improvements at Emerson Field, including irrigation system upgrades, on-site water supply well redevelopment or replacement, infield and outfield renovations of the two baseball fields and one softball field, and sustainability and operational

improvements to the spray fountain. Pathway installation and ADA upgrades, replacement of fencing, backstops, and player bench areas, and potential improvements to the seasonal winter ice skating rink.

#### *Administration*

- Town of Concord - \$30,000 for administration of the CPA. Funding provides staff support, signage, legal and consulting services, public notices, copying, and other administrative expenses.

In addition to the funding recommendations noted above, the CPC worked closely with funding recipients and the Finance Department throughout 2019 to ensure that the reimbursement process went smoothly and efficiently and that completed projects were closed in a timely manner.

#### **2019/2020 Town Meeting Funding Cycle**

John Cratsley, Chair (Select Board Appointee)  
Tom Kearns, Vice Chair (Select Board Appointee)  
Burton Flint, Secretary (Planning Board Appointee)  
Judy Zaunbrecher, Treasurer (Natural Resources Commission Appointee)  
Hester Schnipper (Concord Housing Authority Appointee)  
Paul Grasso (Recreation Commission Appointee)  
Nancy Nelson (Historical Commission Appointee)  
Peter Ward (Select Board Appointee)  
Diane Proctor (Select Board Appointee)

The CPC held informational meetings in June and September for potential applicants. At the end of September, the Committee received 13 new applications for 2020 Annual Town Meeting funding. As in previous years, the nearly \$2.6 million in CPA funds requested far exceeded the just over \$2 million in CPA funds estimated to be available for distribution. From October through December, the CPC has been meeting with applicants and evaluating these projects in order to make its recommendations for the 2020 Annual Town Meeting.

On December 3, 2019, the CPC voted to recommend an allocation of \$1,960,000 in CPA funds to 10 projects, which will be included in a warrant article for the 2020 Annual Town Meeting.

## HISTORIC DISTRICTS COMMISSION

Commission Members:  
Peter Nobile, Chair  
Justin King, Vice Chair  
Luis Berrizbeitia, Secretary  
Mark Giddings  
Nea Glenn

Associate Commission Members:  
Kate Chartener  
Melinda Shumway  
Paul Ware  
Abigail Flanagan  
Katherine Mast

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 Special Act in Massachusetts when it was passed by the State Legislature 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 its mandate under the Historic Districts Act, the HDC regularly reviews applications for changes to exterior features which are visible from a public way or place and issues Certificates of Appropriateness for their approval. In 2019, the HDC held 22 regularly scheduled public meetings at which 76 new applications for Certificates of Appropriateness were reviewed; the Commission issued 76 Certificates of Appropriateness. Nine of these Certificates of Appropriateness were for extensions of existing Certificates or for modifications to previous approvals. The Commission also conducted ten official site visits during the year.

The Commission reviewed applications from numerous private homeowners, with notably excellent designs for additions and renovations by local architects. The Commission’s work also included

reviews of ongoing and new applications for several larger projects including an addition and renovation at the Holy Family Parish Hall on Monument Square, an addition and renovation at the main branch of the Concord Public Library, site work at the Orchard House, and renovation work at the Colonial Inn. Meetings were often well attended by the public, occasionally filling the hearing room to capacity.

Commission Member Peter Nobile served as Chair over the last year with Justin King serving as Vice-Chair and Luis Berrizbeitia as Secretary. The Commission bid goodbye to Mark Giddings, whose six years of hard work, expertise and contributions to the HDC were greatly appreciated. The Commission also bid goodbye to Justin King, who served on the HDC for seven years. The HDC welcomed one new Associate Member to the Commission in 2019, Katherine Mast (nominated by the Planning Board). The Commission will be continuing its work to fill the two vacant associate member positions in 2020.

The following is a list of applications by category (a single application may involve several categories):

Addition - 4  
Deck/Porch - 3  
Doors - 1  
Fencing - 4  
Garage - 1  
Garage Doors - 2  
Lighting - 1

Paint Colors - 4

Paving/Hardscaping - 12  
Roofs/Gutters/Roof Guards/Chimneys/Vents - 10  
Outbuildings/Shed - 1  
Siding - 1  
Signage - 8  
Windows - 7  
Equipment - 7  
Other - 2  
Extend/Amend - 9

## HISTORICAL COMMISSION

Commission Members:  
Melissa Saalfeld, Chair  
Nancy Nelson  
Robert Gross  
Thomas Beardsley  
Michael Capizzi

Associate Members:  
Alan Bogosian

2019 was a productive year for the Concord Historical Commission (CHC). This year's projects and programs include the following:

### *Archaeology Program*

In 2014, the CHC began working with Brandeis University to develop a multi-year cooperative archaeological survey project. In March of 2018, the program submitted the interim report of the first phase of reconnaissance and intensive survey of McGrath Farm, currently identified as the Col. James Barrett Farm. The survey details the first phase of fieldwork designed to assess the archaeological integrity of the property to provide a guide for future activity on the land. In 2019 the CHC considered a proposal for an archaeological project at Walden Woods.

### *Ball Benson House and Barn Project*

In 2016, the CHC began working with the Town to develop a plan for reconstruction of the Ball Benson house and Barn, two 18th century timber frame structures rescued from demolition and stored by a private citizen several years ago, until a new use and location could be found. Since then the Commission has been working with the Planning Division and a consultant to research the former buildings and to evaluate the feasibility of the buildings' reconstruction. Five possible sites have been identified and we will proceed to investigate reconstruction, function, and funding possibilities when the consultant report is received and evaluated in the near future.

### *Community Preservation Act Project Reviews*

The CHC reviewed two applications submitted for review in the Historic Preservation funding category of the Community Preservation Act, to be voted on at the 2020 Annual Town meeting. Projects

included the renovation of the Heywood-Benjamin House, as part of the Main Library's expansion project. Additionally, architectural design work needed for the preservation of the historic Timothy Wheeler House. The Commission also reviewed an application submitted under the Open Space funding category, which concerned the extension of the stone wall at Heywood Meadow.

### *Demolition Delay Bylaw*

The CHC received twelve applications for Demolition Review in 2019. Four of these structures were found to be Historically Significant and required a public hearing. At the public hearings, three structures were determined to be "Preferably Preserved" and demolition was delayed one year from the date of application. One of the applications for Demolition Review was reviewed as an emergency demolition, and was determined to be dangerous and posed a threat to public health and safety.

### *House Marker Program*

The CHC did not receive any Historic House Marker applications in 2019. The CHC would like to encourage interested homeowners to visit their website to learn more about the program and application requirements.

### *State and National Register Program Reviews*

The CHC reviewed the Bruce Freeman Rail Trail Phase 2B, and two projects proposed at Walden Pond, as part of their wider responsibilities concerning Section 106 Federal funding and other government-mandated reviews of proposed projects with potential impacts on local historic sites and structures.

The CHC is currently planning the 2020 Preservation Awards and looks forward to continuing work on all of these projects and more in 2020.

## BRUCE FREEMAN RAIL TRAIL ADVISORY COMMITTEE

James Lyon, Chair  
Kent Carlson  
Suzanne Knight  
John Soden  
Carol Steele

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 (BFRT) in Concord.



*A large crowd listens to speakers at the Bruce Freeman Rail Trail Ribbon Cutting*

**Phase 2A (Acton, Westford & Carlisle):** This phase of the trail construction was completed in 2017 and is open for all to enjoy!

**Phase 2B (Trail and Bridge over Route 2 – Acton & Concord):** The plans, specifications, and estimates (PS&E) plans were finalized in the summer of 2019, incorporating changes to the existing BFRT 2C parking lot on Commonwealth Ave. to accommodate access to the new Gerow Park Recreation Area and connections between the Recreation Area and BFRT 2B. Construction is expected to begin in the spring of 2020 with the target substantial completion date of November 25, 2021.

On November 9, 2019 local residents and town officials met with Senators Michael Barrett and Jamie Eldridge to walk the Phase 2B portion of the trail that will connect Acton and Concord.

**Phase 2C (Concord):** This phase of the trail construction has been completed and is open for all to enjoy! The official ribbon-cutting celebration to open Phase 2C was held on Friday, September 27th. It was a festive day marked by impassioned speeches by local and state officials touting the trail and Concord's efforts to combat climate change. Special thanks to the Friends of the BFRT for providing refreshments and bright yellow bandannas to those attending.

The BFRTAC worked with Town staff from Police, Planning and IT-GIS to prepare a Pedestrian and Bicycle Safety brochure and a map of the trail, which were available to people attending the celebration and are now available online.

Some additional enhancements along Phase 2C have been completed by others. Eagle Scout Nolan Roberts raised funds needed to install a bicycle Fix-It station in West Concord, with the project completed in November. Additional landscaping was installed by the Garden Club at the intersection of Main Street and Commonwealth Ave. opposite Junction Park in early fall.

The BFRTAC is working with the Village Art Room in West Concord in support of public art installations along the trail in 2020. This includes a mural at 40 Beharrell Street and the "Out of Doors" door installation along the trail.

The BFRTAC continues to work with the Concord Journal and local social media to write and publish articles to raise overall awareness and safety on use of Phase 2C and the Phase 2B work to be completed.

**Phase 2D (Sudbury):** After a long delay, the field work to acquire the necessary geotechnical data to complete the 25% design for the rail trail in Sudbury was resumed. Town of Sudbury staff is coordinating with design engineers and MassDOT to consider alternate boardwalk designs. Meanwhile, Jacobs Engineering has advanced the sketch plans for the 2 bridges (over Pantry Brook and Hop Brook), and the hope is to submit the initial structural design (sketch plans) package to MassDOT soon, to complete the 25% design submission.

Concord staff will continue to work with MassDOT

and the Town of Sudbury to ensure that the Concord section of trail from Powder Mill Road to the Sudbury town line is included in the final design package for Phase 2D.

## CONCORD LAND CONSERVATION TRUST

### *Concord Land Conservation Trust Trustees:*

Joan D. Ferguson, Chairman  
John M. Stevens, Jr., Secretary  
Pauline Cross Reeve, Vice-Chairman  
Jeff Wieand, Treasurer  
Lynn G. Huggins  
Frederic H. Mulligan  
Gordon H. Shaw, Trustee Emeritus  
Jonathan M. Keyes

### *Concord Open Land Foundation Directors:*

Thomas C. Tremblay, President  
F. Robert Parker, Treasurer  
Lynn G. Huggins, Secretary  
John G. Bemis  
Nancy A. Nelson

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. The Land Trust'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 as well as other nonprofit organizations. The Land Trust works closely with its affiliate, the Concord Open Land Foundation.

The Land Trust welcomed the spring with a campaign to help the Town acquire the 5.8 acre "Emerson Land". This property is located behind the Ralph Waldo Emerson House and includes frontage on Mill Brook, an active farm field and a segment of the Emerson-Thoreau amble connecting Heywood Meadow and the Town Forest. With donations from our supporters, we were able to contribute \$50,000 to offset the \$200,000 purchase price; the Town completed the purchase in July.

The Land Trust's first executive director and first full-time staff person came on board in April. Laney Widener is a botanist who came to us from the Native Plant Trust with experience in plant conservation and volunteer activities. In addition to managing the office and maintaining our properties, Laney will be expanding opportunities that we offer for people to learn about, enjoy and help take care of the conservation lands that we own.

This year, the Land Trust and our community mourned the loss of Marian Thornton – Board member, past Chairperson and the heart and soul of our organization for 25 years. Marian's efforts in land conservation transformed the very nature of Concord. She was instrumental in preserving properties such as Mattison Field, Newbury Field and the Soutter Land, where grazing cows define an iconic landscape at the corner of Route 2 and Sudbury Road. One of Marian's most important legacies was the protection of the Estabrook Woods. With her leadership, the Campaign for the Estabrook Woods culminated in the preservation of 672 acres of Harvard's land and over 500 acres of private land put into permanent conservation. We celebrated Marian's life with our Spring Walk in the Estabrook Woods and the sighting of wildflowers such as rue anemone and marsh marigold that she so treasured.

The entire conservation community in Concord celebrated the protection by Nancy and Reinier Beeuwkes of 143 acres of land now called "Brewster's Woods". The Beeuwkeses accomplished this feat in two steps: first purchasing 131 acres and then donating this land, as well as their abutting property, to Massachusetts Audubon Society. Although the transactions occurred over the course of 2018, the news of this remarkable gift was announced in 2019 and was received with great excitement and gratitude. Brewster's Woods is just north of the Town's and the Land Trust's October Farm Riverfront. Together, these properties tell the story of William Brewster's life and work as an eminent ornithologist and preserve 1 ½ miles of Concord River frontage. Mass Audubon is making plans for how this, their newest wildlife sanctuary, will be used and managed.

Many of the Land Trust's activities this year were focused on the stewardship of our 978 acres of land. In the upper Spencer Brook valley, beavers worked to

dam the stream on two of our properties. In consultation with Beaver Solutions LLC, we are trying to accommodate the beavers while insuring our access for recreation and property maintenance. Exotic invasive plants continue to colonize and expand on our properties and throughout Concord. We prioritize our efforts to control these plants according to the ecologic value of the property being threatened; to this end, we retained a licensed contractor to remove glossy buckthorn at Gowing's Swamp, a rare bog habitat, and Newbury Field, a little bluestem meadow. We also worked to prevent new invasives such as black swallowwort from getting a foothold in town. And, as part of a 10-year effort, we hired two interns to pull water chestnut in Fairhaven Bay throughout the summer.

The Land Trust is governed by a volunteer board and its operations are supported almost exclusively by annual membership donations. We are 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 and hope that all Concord residents enjoy this open space that so many people have helped to preserve.



*Spring Walk in the Estabrook Woods.*

As the year ended, the Land Trust completed the process of granting a Conservation Restriction on our Hartwell Meadow property to the Town. This allows a wide range of agricultural activities to be undertaken there in the future while insuring that no residential or other development can occur. We also were granted a Conservation Restriction on some of the land that the White Pond Association donated to the Town; the permanent preservation of the 10.98 acres covered by the Restriction was one of the conditions of the transfer of the entire 18.14 acre-property.

**Concord Land Conservation Trust**  
**Statement of Activities**  
**September 30, 2019 and 2018**

	2019		2018
<b><u>Revenue and Support</u></b>			
Membership dues	\$ 162,189	\$	150,784
Contributions	128,427		172,986
Rental income	10,061		10,061
Trail guide fees	35		36
Investment income, net	44,602		145,738
Total revenue and support	345,314		479,605
<b><u>Expenses</u></b>			
<b><u>Program services</u></b>			
Salary and wages	29,579		44,002
Property maintenance	31,861		56,414
Education studies	1,200		1,365
Insurance	6,068		5,077
Amortization	1,444		-
Printing and postage	3,795		2,163
Professional fees	9,358		13,062
Payroll taxes	2,321		3,502
Organizational dues	1,300		1,300
Office rent and utilities	4,950		4,435
Annual meeting and events	4,740		574
Telephone	704		678
Real estate taxes and other taxes	-		1,837
Donations	55,000		2,500
Other	732		3,499
<b><u>Support Services</u></b>			
Salary and wages	12,912		17,437
Printing and postage	4,464		1,284
Office rent and utilities	2,475		2,218
Professional fees	9,774		8,112
Payroll taxes	1,246		1,754
Office supplies and services	1,100		488
Telephone	352		348
Real estate taxes and other taxes	7,787		6,051
Bank and credit card fees	1,014		1,313
Conference fees and training	-		65
Insurance	2,888		1,433
State filing fees and other taxes	36		510
<b><u>Fundraising Expenses</u></b>			
Salary and wages	4,621		8,812
Office rent and utilities	2,475		2,218
Payroll taxes	368		654
Office supplies and services	850		893
Telephone	352		344
Printing and postage	405		382
Total expenses	206,171		192,229
Increase (decrease) in net assets	139,143		287,376
Net assets at beginning of year	32,236,252		31,948,880
Net assets at end of year	\$ 32,375,395	\$	32,236,256

**Concord Land Conservation Trust**  
**Statements of Financial Position**  
**September 30, 2019 and 2018**

		2019		2018
<b><u>Assets</u></b>				
Current assets				
Cash and cash equivalents	\$	281,658	\$	190,724
Investments		2,690,583		2,645,567
Promises to give - net - current		11,500		11,500
Prepaid expenses		4,230		4,189
Total current assets		2,987,971		2,851,980
Non-current assets				
Promises to give - net - long-term		-		10,952
Land - held as open space		29,370,475		29,356,340
Website costs		24,556		20,000
Deposits		600		600
Total non-current assets		29,395,631		29,387,892
Total assets	\$	32,383,602		\$ 32,239,872
<b><u>Liabilities and Net Assets</u></b>				
Current liabilities				
Accrued expenses	\$	5,696	\$	-
Accrued payroll		2,511		3,620
Total current liabilities		8,207		3,620
Net assets				
Without donor restrictions		2,395,572		2,331,374
Unrestricted net assets		10,000		10,000
Board-designated net assets		2,405,572		2,341,374
Total unrestricted net assets		29,969,823		29,894,878
With donor restrictions		32,375,395		32,236,252
Total liabilities and net assets	\$	32,383,602	\$	32,239,872

## AGRICULTURE COMMITTEE

Carolyn Goethert, Chair  
Lise Holdorf, Clerk  
Brian Cramer  
Steve Verrill  
Emily Wheeler  
Jo-Ann Lovejoy, Associate

The Agriculture (Ag) Committee provides a forum for matters of interest to farmers in Concord and reports to the Select Board on how best to support farming in Concord. The Ag Committee is comprised of 3 members who are actively engaged in the business of farming and 2 associate members from the population who have an active interest in farming referred to as “friends of farming”. We currently are looking for 2 associate members. Carolyn Goethert accepted the chair post for a second year.

2019 was again a year of various weather patterns which has become a “new normal”. The early spring gave way to flooding of fields and the river which often kept heavy equipment from the fields. The summer provided the same range of warm balmy weather followed by many overcast days. There were stretches of hot and humid days but no real drought in Concord farms. The fall was mild and pleasant but again many overcast days. Corn was abundant through the growing season followed by squash, tomatoes and green beans.

Construction on the Cambridge Turnpike began in earnest with some disruption to Millbrook Farm and had a late summer location of a pop-up stand at a site near the Concord Rotary. Construction at Cambridge Turnpike is scheduled through 2020.

The Committee launched a summer passport program to encourage visits to all retail outlets of the Concord farms. Participants collected a stamp in their passport from each farm visited and at the end of the summer a winner who had collected the most stamps was selected and given \$50.00 in “Ag Bucks” to spend in the fall season produce at the farm of their choice. Ag Day was held September 14 on Main Street and was a success despite a shower in the last 30 minutes of the market. The market was well attended by approximately 9 local agricultural members as well as several Concord based non-profits dedicated to

farming, land conservation and sustainability. The Veggie racetrack returned with great enthusiasm.

The annual Stone Soup dinner which supports Concord agriculture was held at Verrill Farm September 28<sup>th</sup> and catered by several local restaurants using produce from the local farms.

An early deep snow abruptly heralded winter and the Spring Forum planning for 2020 is under way at the writing of this report.

## CONCORD HOUSING AUTHORITY

Richard Eifler, Chair  
Todd Benjamin  
Edward Larner  
Fatima Mezdad  
Hester Schnipper

The primary mission of the Concord Housing Authority (CHA) is to develop and manage safe, good-quality affordable homes for low and moderate income Individuals and families while promoting community and self-reliance. The goals of the CHA are consistent with the Town’s historical commitment to foster a heterogeneous and integrated community.

The CHA was established in 1961 under M.G.L. Section 121.B as a local municipal agency for 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.

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. In July 2019, the CHA became part of the centralized state wait list. Tenant turnover rates for CHA units remain low and waiting lists for available units remains high, translating into lengthy times for the next unit availability.

Various capital improvement projects completed this year include flooring, bathroom renovations, landscaping and roof replacements.

Roofs and boilers will be replaced at scattered sites developments this spring as well as ongoing updates and renovations at turnover. New back doors and sliders will update kitchens at many of our family developments and 20 bathrooms at Everett Gardens will become ADA compliant upon completion of a modernization project in the spring of 2020.

The CHA is very excited to begin the design on a two-bedroom energy efficient sustainable home to be located on land donated to the CHA by the Town and designated for affordable housing by Town Meeting vote. Design for the Commonwealth Ave. project has been funded by Town of Concord Affordable Housing Fund and the Community Preservation Committee has voted to recommend funding for this project at the 2020 town meeting.

The CHA Board continues to focus on expanding affordable housing opportunities within the Town of Concord by working alongside other housing groups to identify the need and by pursuing funding sources for development.

## CONCORD HOUSING FOUNDATION

Charles Phillips, President  
Nancy McJennett, Treasurer  
Barbara Powell, Clerk  
Jane Blumberg  
Steve Carr  
Holly Darzen  
Frank Feeley  
Terry Rothermel  
Win Wilbur

Since 2001, the Concord Housing Foundation (CHF), a private, non-profit, volunteer organization, has fought to keep Concord more affordable. We have continued to raise private funds for affordable housing, and this year donated \$75,000 to help the Town and other organizations to purchase a small house for that purpose.

This year the Select Board took the lead in bringing five articles to the 2019 Annual Town Meeting concerning affordable housing. Two of these are Home Rule Petitions designed to provide continuous funding for preserving and expanding the affordable housing stock in Concord. All of the articles passed with the help of CHF-organized publicity. One of these petitions, a real estate transfer tax to raise funds dedicated to affordable housing, is similar to petitions being submitted by several cities and towns in the Boston area. The CHF has joined a coalition of these municipalities to pressure the State Legislature to pass a version of that tax.

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, the Concord Housing Development Corporation, the CHF, and housing issues at Town Meeting. This year's March 2019 newsletter briefly described the five affordable housing articles for the benefit of citizens attending the April Town Meeting.

The CHF is supported by an Advisory Board whose members meet annually with the Directors for advice and comment.

## CONCORD HOUSING DEVELOPMENT CORPORATION

Douglas Bacon  
James Burns  
Jerry Evans  
Barbara Morse  
Nicole Palmer  
Lee Smith  
Yannis Tsitsas

The Concord Housing Development Corporation (CHDC) is a non-profit corporation established by a special act of the Massachusetts Legislature in August 2006, as a successor entity to the Concord Housing Trust, and the Concord Affordable Housing Committee before that.

All Board members are appointed by the Select Board, and are volunteers and Concord residents. The CHDC works under the charge developed by the Concord Select Board to investigate and implement alternatives for the provision of affordable housing for persons of low, moderate and middle income and others whose needs may be identified from time to time in the Town. The corporation works closely with all Town boards, Committees and Departments to support the Town's goal of housing diversity.

In the last 13 years, the CHDC has made great strides towards its mission. The CHDC has constructed and sold eight income-restricted units in the Lalli Woods mixed income housing development, contributed funds to a lower level of affordability for several new housing units, allowing them to be counted on the town's subsidized housing inventory (SHI), and preserved the affordable housing restrictions on several units at Emerson Annex by purchasing, renovating and reselling the units. Most recently in 2019, the CHDC, in partnership with the Town and Concord Housing Foundation, purchased a small home in Concord for conversion to a hopeful duplex of affordable housing as a Habitat for Humanity project. Occupancy is planned for 2021 with design and permitting in 2020.

The CHDC has also continued its Small Grants Program in FY2019, which helps low to moderate-income residents of Concord make repairs to their homes to improve health and safety. The Small Grant Program has two grant cycles with maximum grant amounts of \$5,000. The grants are awarded based on availability of funds and the health and safety justifications of the requests. Over the life of the Program, the CHDC has awarded 48 grants for \$147,000, 44% to senior residents. Further information regarding the CHDC Small Grant Program is available on the Town website or from the Town Planning Office.

The CHDC continued on its Junction Village development initiative in 2019. The CHDC owns a 12-acre property on Winthrop Street, known as Junction Village, which was given to the CHDC by the Commonwealth specifically for affordable housing and open space purposes. The current plans include a residential development proposal for 83 units of permanently restricted affordable assisted living, developed and managed by the Grantham Group, and

an open space passive recreation area protected by a conservation restriction. The residential portion will be funded with state subsidies, and the development is currently applying for those awards for the third time, with a possible award in July 2020. The open space engineering is planned to start once the state funding is awarded.

The CHDC is an important part of Concord's housing "family", collaborating with the Concord Housing Authority and the Concord Housing Foundation to promote affordable housing in Concord and increase housing diversity. Concord remains an expensive town in which to live, and the need for affordable housing remains constant. We will continue to seek out and support responsible additions to the Town's affordable housing inventory to help maintain and increase our housing diversity. The CHDC is well positioned to advance Concord's housing agenda, and looks forward to new initiatives and activities.

The Board typically meets on the fourth Monday of each month, with meeting agendas and minutes posted on the Town's website. Interested residents are welcome to attend a meeting and get a sense of how the Board operates.

## **METROPOLITAN AREA PLANNING COUNCIL: MINUTEMAN ADVISORY GROUP ON INTERLOCAL COORDINATION (MAGIC)**

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 Highlights*

MAGIC held annual elections at its November 7th meeting. MAGIC's three leadership positions are one

Chair and two Co-Chair positions. Together, they work with the MAGIC Coordinator, to steer the ship and ensure MAGIC encourages regional collaboration and discussion of issues of regional interest and concern. Congratulations and thanks to all three MAGIC leaders, who were re-elected: Adam Duchesneau, Chair, Director of Planning & Community Development in Sudbury; Kristina Johnson, Assistant Director of Planning and Community Development in Hudson, Co-Chair, and Margot Fleischman, Bedford Selectman, Co-Chair.

All of MAGIC's 2018 representatives continued their service into 2019.

MAGIC was coordinated by three MAPC staff over the year. A huge thanks goes to Heidi Stucker, Assistant Director of Public Health, who served as the Subregional Coordinator to MAGIC for three years. Alex Koppelman, Regional Housing & Land Use Planner II, served as the Interim Coordinator from June – September, and Lizzie Grobbel, Regional Planner II, took over as MAGIC Coordinator in September.

#### *MAGIC Meetings*

MAGIC held six regular business meetings in 2019. Highlight meeting topics included the following:

- MPO Transportation Planning & Projects discussion
- MPO UPWP & TIP discussion
- MAGIC Age-Friendly Plan and Aging in Bedford (UMass)
- MetroCommon 2050, the update to the regional plan
- MAGIC FY2020 Work Plan discussion
- MAGIC Special Assessment Funds to priority projects allocation
- Making the Connections Micro-transit Project discussions
- Living Little – smaller housing options presentation

#### *Regional Projects*

MAGIC communities make a voluntary annual contribution to a Special Assessment Fund, to increase the region's capacity to pursue projects of regional interest. FY2018 and FY2019 MAGIC Special Assessment allocations to regional projects are as follow:

Fiscal Year 2019:

- MAGIC Stormwater Partnership: \$10,000.00
- MAGIC Micro-transit Project: \$10,000.00

#### *Fiscal Year 2020*

- MAGIC Age Friendly Plan: \$10,562.27
- MAGIC Micro-transit Project: \$10,000.00
- Climate Change & Transportation Forum: \$3,000.00

#### Special Events

MAGIC held two special events in 2019.

2019 MAGIC Legislative Breakfast Local officials, municipal staff, and other members of the MAGIC gathered at the Lexington Community Center on Friday, May 3rd to hear from and ask questions of their state and Congressional representatives over coffee and quiche. Rep. Ciccolo, MAPC's former president, who was elected to her seat in November, highlighted her Master Plan bill (H.180) and her transit improvement legislation (H.2983), which would generate operating funds for transit improvement programs. Rep. Gouveia, also elected in November, spoke about healthcare access, climate change, the importance of funding public transit, and her legislation establishing a net zero energy code. Rep. Benson emphasized carbon pricing, reducing healthcare costs, education, and the environmental budget as key areas she's addressing. Her carbon pricing bill (H.1726) allocates money to transportation, green housing, and affordable housing for gateway cities and other communities in need. Sen. Barrett spoke about the importance of reducing emissions in the transportation, building, and heating sectors. Read more about the Legislative Breakfast and see photos on the MAPC blog.

Boxborough Agricultural Forum On January 29, MAGIC held an Agricultural Forum in Boxborough from 7-9pm to discuss the MAGIC Agricultural Plan and discuss other agricultural topics of interest. Presenters included Brad Mitchell, Massachusetts Farm Bureau, and Cheryl Sbarra, Massachusetts Association of Health Boards. Topics included:

- Boards of Health and Agriculture
- Agricultural Exemptions for Planning
- Zoning and Building Permits
- Explaining Zoning Agricultural Provisions, and
- Farm Bureau Legislative Priorities.

## RIVER STEWARDSHIP COUNCIL OF THE SUDBURY, ASSABET, AND CONCORD WILD AND SCENIC RIVER

Dave Witherbee, Concord Council Representative  
Sarah Bursky, NPS Community Planner

This year marked the 20th anniversary of the designation of your Wild and Scenic River, the Sudbury, Assabet and Concord Rivers. The River Stewardship Council celebrated this by distributing the new Conservation Plan Update, produced with the feedback of all 8 Wild and Scenic Towns, and a multitude of nonprofit, state and Federal partners.

The 20-member Council was hard at work in beginning to implement this Plan, which is the road-map for collaborative work to protect river resources. A strategic plan with 5 year priorities was developed, and two work groups dove in – a stewardship work group, and a recreation and outreach work group. The Stewardship Work Group will be working to compile and coordinate Municipal Vulnerability Planning feedback from each town, as well as developing a river obstruction-clearing guidance paper. The recreation and outreach group will be developing some communication pieces in the coming year. We look forward to Town input in the coming year.

In June, the anniversary was the theme of our annual RiverFest celebration, with the Council and over 20 partners hosting events up and down the River, engaging over 1,000 people in paddles, hikes, fishing, kids events, and so much more. At the annual kick-off party, Joan Kimball, retired MA Riverways Director, keyed off the Awards Ceremony with her reflections on 20 years of River conservation, and Framingham Mayor Yvonne Spicer shared a few remarks about her work along the River. Concord residents Nancy and Reinier Beeuwkes received a River Steward Award for their gift of land along the River, and Bethany Baryames received an Award for her local volunteer efforts. On Sunday in Concord, the annual Riverfest cardboard boat race was once again a hit, as teams attempted to race on the Concord River in their own ecology themed boats.

As of this fall, two boat access areas have been

improved along the Assabet River in the Town of Concord, thanks to funding from the National Parks Foundation. The National Park Service has been working more closely with the Foundation to provide for Wild and Scenic River funding, and our region benefited. The Baker Ave site and the Second Division Brook Site now have been cleared of invasives and provide trails and pull-out spots for boaters.

The Council participated actively this year in conversations with the Town and the Middlesex Canal Association about the future of the Talbot Mill Dam; potential fish restoration efforts and/or future removal of the dam would greatly improve the health of the Concord River. Grant funding supported work by Lowell Parks and Conservation Trust in Lowell, counting and tracking fish that pass through the fish ladder in Lowell. Council members joined the conversation at the Middlesex Canal Museum when author Robert Thorson spoke in October about the history of the Dam. It was an engaging discussion!

The Council once again funded important projects through our Wild and Scenic budget, leveraging hundreds of hours of volunteer time and local resources and funds. The Council supported land protection by partner organization Sudbury Valley Trustees. The Council continued its support of water quality through partner organization OARS' long-term water quality monitoring program; OARS recently unveiled a "River Report Card", a comprehensive assessment of river data. Mass Audubon River Schools Program was funded to support students learning river science and stewardship on our River, with over 1,000 students getting field experiences across four towns. We also funded the CISMA invasive species network, helping to combat water chestnut and other invasive species in our towns.

### *The impact of the Wild and Scenic River Program for your local community*

Federal dollars granted to community efforts: \$90,300

Federal dollars matched: \$1,700,000

Towns directly benefitting from grants: 13

Towns indirectly supported: 36

Boat access areas improved: 2 (Concord)

Progress on invasive species: 28 work days funded, across 4 towns, and 3 organizations

Schools supported: 1500 students, across 5 school districts  
Land conservation projects: 518 acres (conserved or in process)  
Partner organizations engaged: 27  
Events run on the River: 45  
Participants engaged: Over 1,200

There are many ways to get involved in the work of the Sudbury, Assabet, and Concord Wild and Scenic River. We meet monthly in Sudbury at the Great Meadows Wildlife Refuge and our meetings are open to the public. Find us online at [sudbury-assabet-concord.org](http://sudbury-assabet-concord.org).

## WEST CONCORD JUNCTION CULTURAL ARTS COMMITTEE (WCJCDC).

Harry Bartlett  
Lisa Evans  
Carlene Hempel, Chair  
Margot Kimball  
Jen Montbach  
Ann Sussman  
Kate Yoder

The West Concord Junction Cultural District Committee (WCJCDC), appointed by the Select Board with seven regular members, serves as a planning group to support a thriving creative/artist community through events as well as initiatives in the Village district. The WCJCDC also seeks to illuminate the notion that art is an important economic engine that can strengthen Village businesses and serve as a magnet for visitors who want to shop and recreate here. The WCJCDC spent its first full year in existence concentrating on three major efforts.

West Concord Goes Bluegrass and ArtScramble: As part of ArtWeek on April 26-May 4, the WCJCDC organized a series of events including a free bluegrass concert at Three Stones Gallery; two free art-making parties at Village Art Room and Nashoba Bakery; a bluegrass literature display at the Fowler Library; a bluegrass-themed flavor, Fingerpicking Good Bourbon, at Reasons to be Cheerful; a bluegrass-themed drink (Ben's Banjo) at Salt Box

Kitchen and two finale events that brought together hundreds of people. Those were "ArtScramble," which involved creating a bluegrass-themed 6-foot-by-12-foot mural comprised of 288 squares, all painted by members of the community, and a free bluegrass lecture, following by a bluegrass concert with members of the community, at the Concord Conservatory of Music. The concert also served as the "reveal" for the ArtScramble mural, which hadn't been seen assembled until then.

From January through June 2019, the WCJCDC worked with Boston-based consultants McCabe Enterprises to produce the West Concord Junction Cultural District Action Plan, made possible with a \$5,000 grant we received, and the Planning Division matched, from the Massachusetts Cultural Council (MCC). Our work involved four separate surveys to various constituencies, residents, business owners, artists, and visitors, in the Village. It also included an Open House at the Bradford Mill Wheelhouse space with community members to discuss the intersection of the arts and business interests. The effort culminated in an 80-page report that details a multi-point action



*Local musicians performed bluegrass music at the WCJCDC's "West Concord Goes Bluegrass" event held at Concord Conservatory of Music in May 2019.*

plan for encouraging and supporting the arts in West Concord Village. The report is available on the Town Website.

- On September 21<sup>st</sup>, the WCJCDC hosted its first annual Porchfest grassroots music festival with more than 1000 people in attendance. The Harvey Wheeler

Community Center served as home base where the high school radio station broadcast live and Reasons to be Cheerful sold ice cream. More than two dozen “stages” were within walking distance and were established on residents’ porches, driveways, and yards, showcasing local musicians for the afternoon.

- In November, the WCJCDC applied for and received a \$1000 grant from the MCC to support local businesses on the Saturday after Thanksgiving. With some of these funds, members of the WCJCDC bought and served hot chocolate to passersby in front of storefronts on Main Street and Commonwealth Avenue and hired a Santa Claus to hand out candy and encourage patrons into the stores.

- In late November, the WCJCDC applied for and received a grant from the MCC to build upon and continue our ArtScramble mural project. With this money in 2020 we will create a community mural project with a theme that honors the opening of our new performing arts theater, the Kay DeFord Performing Arts Center, on Church Street in September. The goal is to extend our annual mural project over a series of three more years for a total of five, each with a different theme specific to the Village.

The WCJCDC finished the year with plans to work on better wayfinding for the Village, its businesses and artists and a plan to develop a more sophisticated internet presence including a web page, Instagram and facebook sites.

## POLLINATOR HEALTH ADVISORY COMMITTEE

Sarah Grimwood, Chair  
Christian Krueger, Clerk  
Brian Cramer  
Mark Hanson  
Stanley Lucks  
Sig Roos

Pollinators are under threat from many quarters, including:

- Habitat Loss: Fewer wild areas and more areas managed as manicured lawns and landscape can mean dramatically less forage for honeybees and wild pollinators
- Homeowner/landscaper pesticide use: Increased use of highly toxic and persistent pesticides by homeowners or their hired landscapers can have dire consequences for bee and pollinator populations
- Agricultural pesticide use: Areas used to produce crops and areas adjacent to them can be exposed to levels of pesticide that are toxic to pollinators

In order to educate Concord residents on these issues, an informational flyer was distributed to Concord residents at Town Meeting, Musketaquid Earth Day, the Concord Sustainable Landscaping Fair, and Ag Day.

To assist Concord residents with determining whether nursery or farmstand plants have been treated with neonicotinoids (systemic pesticides which are absorbed by plants via the vascular system and can end up in the plant’s nectar and pollen as well as the soil and waterways) the Committee sent a questionnaire to 27 local vendors asking if they sell neonicotinoid-free plants or seeds. Responses will be used to create a “Pollinator Approved” list of vendors, which will be posted to the committee’s webpage on the Town’s Website.

In July the Committee took a field-trip to the Peter Spring Field turtle nesting area at 509 Bedford Street, a good example of pollinator habitat. Members of the Committee are also participating in creating a pollinator friendly environment at the Wheeler-Harrington House at 249 Harrington Avenue in Concord.

For more information visit: [concordma.gov/1935/Pollinator-Health-Advisory-Committee](http://concordma.gov/1935/Pollinator-Health-Advisory-Committee)

## 2229 MAIN STREET OVERSIGHT COMMITTEE 2019 ANNUAL REPORT

Paul Boehm  
Ray Bruttomesso  
Len Rappoli  
Pam Rockwell  
Fred Seward

Deborah Farnsworth, Board of Health representative  
Judith Zaunbrecher, Natural Resources  
Commission representative  
Linda Escobedo, Select Board liaison

The 2229 Main Street Oversight 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 Environmental Protection Agency (EPA) national priorities list in 2001 and is now a Superfund site. The EPA has completed the building removal action, so at this point, the covered building slabs, construction trailers, sampling well-heads, and fences are the only structures that remain at the site. In 2019, a pump and treat system to remediate organics in the water was brought online, the Town NMI/Starmet Reuse Planning Committee began meeting to develop a reuse strategy for the Town, and the Consent Decree for the remediation of the entire 2229 Main Street site was lodged with the court and entered, starting the final remediation process.

Previous testing determined that 1,4-dioxane, had moved off the site and was heading under the Assabet River, in the direction of Acton's drinking water wellfield. In 2019, the site contractor installed and activated a pump and treat system between the Starmet site and the drinking water wellfield to remove the 1,4-dioxane in accordance with the risk based cleanup levels specified in the Record of Decision (ROD) issued on September 30, 2015. The committee toured the new facility and viewed the sulfate and ozone based oxidation system which removes 1,4 dioxane from the water before it is discharged in the river. The design includes filters and reaction vessels housed in a small building on the Acton side of the river, and can be expanded if there is a need for additional wells in Concord if the data from the first few years of operation shows a need for further treatment to protect the Assabet River. The Committee also reviewed data that demonstrates that

pumping contaminated water at this site does appear to interrupt the plume before it reaches the Acton wells.

In April 2018, Concord Town meeting voted to encourage taking ownership of the property promptly and to allocate funds for a redevelopment plan. This year, the Town has created a new committee, the NMI/Starmet Reuse Planning Committee to develop ideas about how the Town could reuse the site. The 2229 Main Street Oversight Committee has supported the new committee during an ambitious public forum to collect ideas from the public.

In October, the Justice Department lodged the consent decree with the court and asked for public comment. The consent decree is the contract for the remediation between the principal responsible parties and the Federal government, and it includes an ambitious timetable to develop a remediation workplan in the first 18 months. The committee spent considerable time reviewing the details of the consent decree and developed comments for the Town that support the cleanup process. In December, the consent decree was entered into the Federal record, and remediation planning has begun.

Currently, depleted uranium in surface soils near building slabs and in groundwater deep below the surface is confined to the 2229 Main Street property, and moves slowly, so EPA has ample time to ensure that the uranium never moves off the site.

Contaminated soils up to a 10 foot depth will be dug up and removed from the site so that a person living, working, and growing their own food at the site for 70 years will have less than an increased cancer rate of one in a million because of their exposure. Groundwater at the site will be protected by chemically sequestering the large mass of depleted uranium deep below the old holding basin, surrounding it with a waterproof barrier like concrete or bentonite, and capping it. Contaminated soils will be shipped to a proper mixed waste disposal area and not buried at the site.

More information about the 2229 Main Street cleanup can be found at the following websites:

- [www.nmisite.org](http://www.nmisite.org) from contractor de maximis inc.
- [www.epa.gov/superfund/nmi](http://www.epa.gov/superfund/nmi) from the EPA

## NMI-STARMET RE-USE PLANNING COMMITTEE

Gary Kleiman, Co-Chair  
Paul Boehm, Co-Chair  
Pam Rockwell, Clerk  
Andrew Boardman  
Jim Burns  
Steven Ng  
Karl Seidman

The purpose of the NMI-Starmet Re-use Planning Committee (NSRC) is to assist the Town with identifying possible ways to reuse the property at 2229 Main Street for maximum public benefit. While the Charge was approved in April 2018, members were not appointed to the Committee until the spring of 2019. The first meeting was held on June 20th, when the planning process was launched with a site visit led by members of the Environmental Protection Agency (EPA) and the on-site contractor at 2229 Main Street, deMaximis. At that time, the Committee members were also introduced to the consultant team from Skeo, provided to assist the Town and the Committee through efforts of the EPA.

The committees' initial meetings were to gain an understanding of the site clean-up initiatives and areas for future site re-development, discuss initial thoughts about potential uses, develop a set of principles for redevelopment and prepare for a community workshop/forum to be held in the fall.

The NSRC, representatives from the EPA, and consulting firm Skeo conducted two workshop sessions on October 17<sup>th</sup> to gain input and feedback on initial planning concepts for the NMI/Starmet site at 2229 Main St. Over 75 residents participated in the two workshops. Information and ideas developed during the workshops were then organized by NSRC members, who were asked to develop conceptual development models for discussion in December. This information will be presented to the Select Board early in 2020 before being brought back to the public for consideration and further input.