

*“What’s Growing in Concord”* Movie – Concord resident Dan Latham filmed and produced a 45 minute video about farming in Concord in the summer of 2008, featuring Concord farms, greenhouses and farmers. While not a complete inventory of all agricultural activity in Concord, Mr. Latham has captured some remarkable images and interviews. The video, narrated by R. D. Sahl, presents an overview of agriculture’s role in Concord’s past, present and future and the importance of supporting local agriculture today. The Committee provided a little help and guidance but this is very much Mr. Latham’s work.

The premiere screening was held at Alcott School Auditorium on March 19, and was attended by a crowd of about 230. It was well received. The video is shown periodically on CCTV, and copies of the DVD are available at the Concord libraries. DVDs are also available at the Concord Town Clerk’s office for a donation of \$20 to the Concord Agricultural Committee.

*Agricultural Events* – The year saw some significant events which affect agriculture in Concord. The Agricultural Committee had no official role in any of these events, but notes them here.

After a late September 2008 fire, Verrill Farm continued to operate out of temporary quarters for most of 2009, but this fall saw the opening of their new farm stand.

Susan Macone won awards for two of her family heirloom tomatoes at the Boston City Hall Plaza competition.

#### *In the Coming Year*

*Right to Farm Bylaw*—The Committee will bring a “Right to Farm Bylaw” to Town Meeting. RTF Bylaws have been adopted by 97 Massachusetts towns.

A Right to Farm bylaw will highlight the importance of farming to the Town of Concord and will remind non-farm residents that generally accepted agricultural practices are reasonable activities to expect here. It will reiterate that farming is a valued and accepted activity in Concord.

It is intended to help promote understanding between farmers and their neighbors and to discourage neighbors from suing farmers. A Right to Farm Bylaw will provide a Town-level procedure for resolution of disputes.

*Identify and solicit new Committee members*—all current Ag Committee members’ terms expire in 2011.

*Inventory of Farms, Agricultural Parcels and Farmers* - We will complete this work.

*375 Celebration*—Since Concord was founded in 1635 as a farming town, the Committee will have some role in the festivities, with perhaps a tractor or tractors and wagons in the parade.

*Clearing House*—The Committee would like to establish a procedure to match up farmers and underutilized agricultural parcels, Town, State, Federal, non-profit and private.

*Aging Farmers /Young Farmers*—The Committee would like to assist aging farmers with estate planning issues (perhaps with the Land Trust), and would like to identify ways to foster young farmers. We have talked about these matters but not taken any concrete steps.

*Other Issues*—The Committee has discussed and will consider further: Ag in the schools, Water quality issues, New farmers, Buy local, Playing fields, Ag worker housing, and the Farm at Concord MCI.

Concord has an ample base of good farm land. Active agriculture will succeed in Concord if there are people who want to work the land and markets for our products. Concord produces high quality vegetables, fruit, flowers and meat, and there are good opportunities to expand production and sell what we grow.

## CONCORD LAND CONSERVATION TRUST

Concord Land Conservation Trust Trustees:  
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Concord Open Land Foundation Directors:  
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The Concord Land Conservation Trust (P.O. Box 141, Concord, MA) is a tax exempt, charitable

organization established in 1959, with membership open to all who are interested in conservation of our natural resources. It complements other conservation efforts of the Town, State and national governments and offers an alternative and a balance to development in our Town.

The Land Trust works closely with its affiliate, the Concord Open Land Foundation. COLF generally acquires property that may be preserved only in part or used as a means for preserving other property. For example, some years ago COLF purchased a 2.7-acre parcel on Westford Rd. with the intention, initially, of giving it to Middlesex School in return for limitation on development within the Estabrook Woods and, subsequently, of conveying it to a neighbor subject to a conservation restriction in return for the preservation of additional abutting land. This year, when it appeared that transaction would not occur, COLF transferred the property to the Land Trust for permanent conservation. The Land Trust hopes to use a small portion of the parcel to provide off-street parking for those who walk or ski on our Spencer Brook properties.

In the last decade, the Land Trust has become more active in taking the initiative in land preservation. The combination of development pressure resulting from Concord's desirability as a place to live and the limited space available for development means we have a small window for preserving the existing balance of land uses in the Town. As a result, the Land Trust now makes an effort to preserve from development, by purchase if necessary, virtually every large property that comes on the market, parcels that abut or link other open areas and properties in areas of the Town where open space is scarce.

In addition to the parcel on Westford Rd. received from COLF, the Land Trust acquired two conservation restrictions. At the end of the year, Vic and Mary Tyler generously restricted a portion of their property on Westford Rd. for conservation, a contribution that adds to the corridor of open land in the area of Spencer Brook. Earlier in the year, the Land Trust and the Walden Woods Project jointly purchased a conservation restriction on approximately 10 acres near the top of Fairhaven Hill. The trail easement associated with the restriction offers the prospect of additional trail linkages

through the Wright Woods between Walden Pond and Fairhaven Bay.

Despite increasing landholdings and consequent burdens of stewardship, the Land Trust remains an organization that relies in principal part on the volunteered services of our trustees, COLF's directors and our members. The only individuals whom CLCT pays for services on an ongoing basis are Nat Marden, who for many years has provided excellent service as the Land Trust's property manager under a contractual arrangement, and Nancy Cowan, who on weekday mornings staffs the Land Trust's small office on Sudbury Rd. near the railroad crossing.

The Land Trust marked its 50<sup>th</sup> Anniversary at its Annual Meeting on October 24. The meeting took place on a viewpoint overlooking Fairhaven Bay on a lovely autumn afternoon. On this occasion, Marian Thornton, who had stepped down as Chair of the Land Trust in 2000, announced her resignation as a director of COLF. For most of the Land Trust's first-half century, Marian has been the heart and soul of land preservation in Concord. All of us who treasure the Town's open land owe Marian Thornton a sizable debt of gratitude. Thanks for everything, Marian.



From time to time throughout the year, the Land Trust organizes walks on several of our properties to encourage their use by our membership. The Land Trust and Harvard University collaborated in sponsoring a public lecture program and related seminar series for students at Concord-Carlisle Regional High School, the Middlesex School and Concord Academy. The program was organized, and the Harvard lecturers selected, by Andy Biewener, a Concord resident who is a Professor of Biology at Harvard and the director of the University's

**CONCORD LAND CONSERVATION TRUST**

Statements of Financial Position  
September 30, 2009 and 2008

<b>Assets</b>	2009	2008
Cash and cash equivalents	\$ 1,696,059	\$ 1,581,188
Pledge receivable-restricted to future land purchases	50,000	161,382
Pledge receivable-unrestricted	-	88,618
Due from affiliate	217,653	217,653
Property, net	29,946	32,759
Land - held as open space	19,927,855	19,927,855
<b>Total assets</b>	<b>\$ 21,921,513</b>	<b>\$ 22,009,455</b>
<b>Liabilities</b>		
Accrued Interest due to Carlisle Conservation Foundation	\$ 22,194	-
<b>Net assets</b>		
Unrestricted	1,751,661	1,979,650
Temporarily restricted	219,803	278,456
Permanently restricted	19,927,855	19,751,349
<b>Total liabilities and net assets</b>	<b>\$ 21,921,513</b>	<b>\$ 22,009,455</b>

Statements of Activities  
For the Years Ended September 30, 2009 and 2008

	2009	2008
<b>Contributions and other revenues</b>		
Direct public support	\$ 126,211	\$ 147,347
Other contributions, bequests and receipts	52,439	5,415
Rental income	22,061	22,061
Investment return	15,773	70,953
Contributions for land campaigns		
Hubbard Brook Farmfield	-	3,443,346
Thornton Land	-	916,977
Assabet Woods	8,850	-
<b>Total revenues and other support</b>	<b>225,334</b>	<b>- 4,606,099</b>
<b>Expenses</b>		
Program services		
Land Protection	125,113	-
Property maintenance	47,797	41,534
Insurance	10,215	5,761
Annual Meeting and Events	7,904	-
Real estate taxes	5,855	5,535
Education studies	4,342	3,606
Depreciation	2,813	2,813
Donations and Organizational Dues	1,800	-
Turtle study	-	6,000
Support services		
Salary	21,583	21,495
Accounting	7,225	-
Printing and postage	6,387	8,637
Office rent and utilities	7,350	6,200
Payroll taxes and fees	3,000	3,062
Office supplies and services	2,034	2,128
Telephone	724	1,023
Legal fees	481	157
Professional fees	-	5,887
<b>Total expenses</b>	<b>254,623</b>	<b>113,838</b>
<b>Increase (decrease) in net assets</b>	<b>(29,289)</b>	<b>4,492,261</b>
Refund due to Carlisle Conservation Foundation	(80,847)	-
Temporarily restricted net assets applied to amount due from affiliate	-	(185,986)
<b>Net assets at beginning of year</b>	<b>22,009,455</b>	<b>17,703,180</b>
<b>Net assets at end of year</b>	<b>\$ 21,899,319</b>	<b>\$ 22,009,455</b>

*A complete copy of our audited financial statements is available upon request.*

Concord Field Station, which administers the Harvard property that forms the core of the Estabrook Woods.

The Land Trust is grateful to the many residents of Concord who have been so generous in donating both land or 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. The Land Trust acquires and holds property not as museum pieces but for use by the public. Our properties are available for hiking, skiing, picnicking and, in most cases, horseback riding. We hope that all of you will join us in using and enjoying the properties you have helped us to preserve.

## CONCORD HOUSING AUTHORITY



*Richard Eifler, Asst. Treasurer; Christopher Corkery, Vice-Chair; Mary Johnson, Chair; Nancy Crowley, Treasurer, John Finigan, Contract Officer.*

Judith Lincicum, Director

The role of the Concord Housing Authority (CHA) is to provide housing for families of low and moderate income and individuals who are elderly, disabled or handicapped. CHA owns and manages 141 units in Concord and administers 85 Housing Choice Vouchers, providing subsidy for individuals and families to rent in the private market.

CHA operates 27 State family residences: 8 on Bedford St.; 6 on Strawberry Hill Rd.; 2 barrier-free units on Thoreau St.; 1 Emerson Annex condominium; 1 condominium at Westvale Meadows; 2 condominiums on Bartkus Farm Rd.; 6 units on Walden St. and 1 barrier-free unit on Grove St. In addition, the CHA administers

2 management contracts with DMR/DMH on Thoreau St. The CHA also owns and manages 2 Local Properties: a condominium at Forest Ridge Rd. and a single family home on Commonwealth Ave.

This year, the CHA constructed a new development of 4 one-bedroom units for the elderly on Old Bedford Rd., and all are fully occupied. These are “local” units, not funded by the State or Federal government. Funding for these units was partially donated through the generosity of Community Preservation Act, voted by Town Meeting in previous years.

The CHA State elderly/disabled/handicapped program consists of 36 units of independent/shared living located at Peter Bulkeley Terrace building and 52 units at the adjacent Everett Gardens and Everett Gardens Expansion development. With a generous donation from the sale of Belknap House, the CHA, in conjunction with Department of Housing and Community Development (DHCD), will be renovating the Peter Bulkeley building and converting the current single room occupancy units into one bedroom apartments with some studios. DHCD has committed \$3 Million dollars in matching funds to do this comprehensive modernization. It is anticipated that remaining funding will come from Community Preservation, private funding and other public funding sources. Since the summer, the CHA has been relocating current residents to other available units or issuing Section 8 Vouchers in order to vacate the building for construction. The majority of our funding is in place and Schematic Design will be sent into DHCD in the fall. Construction Bids will be requested over the winter and CHA expects construction to begin in the spring of 2010.

An Electrical and Fire Alarm Upgrade was completed this year at Everett Gardens/Expansion. A program offered by DHCD allowed the CHA to replace existing toilets with water-saving 1.6 gallon toilets in our family and elderly units.

Through the Federal government, the CHA administers 85 Housing Choice Vouchers, giving rental assistance to elders and families. We also own and manage 18 units of Federal Family Public Housing: 6 units on Powder Mill Rd. and 12 single or multi-family Scattered Site homes in the community.