

COMMUNITY DEVELOPMENT

DEPARTMENT OF PLANNING AND LAND MANAGEMENT

Marcia Rasmussen,
Director of Planning and Land Management

Mission

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

Organization and Staffing

The Department is comprised of fifteen full-time and two part-time individuals within four divisions – Building and Inspections, Health, Natural Resources, and Planning. The range and extent of authority exercised by these divisions is found in State law and in the Town’s bylaws. 2008 has been a welcome change in that all positions were filled; however, there have been some new staffing challenges with requests to consider part-time schedules.

The divisions provide staff support to the Town’s regulatory boards and committees: the Board of Appeals, Board of Health, Natural Resources Commission, Planning Board, and Historic Districts Commission. DPLM staff also provides support to the Community Preservation Committee and the Historical Commission, in addition to many other sub-committees and task forces that may be appointed to address specific issues from time to time, such as the Mill Brook Task Force, Conservation Restriction Stewardship Committee, and the Bruce Freeman Rail Trail Advisory Committee.

Planning & Land Management staff also work cooperatively with other Town departments to further the goals and objectives of the Town. Some of the projects in which we have been involved include: an integrated planning initiative for wastewater and potential development, Concord Cares initiative, and the Employee Efficiency Team.

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

PLANNING BOARD

Jeffrey W. Adams, Chair
Elise B. Stone, Vice Chair
Mark Bobrowski, Clerk
Stephen W. Carr
Doris Cole
Christopher A. Sgarzi
Frederic W. Watriss, Jr.

The Planning Board’s authority is contained in MGL CH. 41 “Improved Methods of Municipal Planning” and MGL CH. 40A “The Zoning Act.” Additional responsibilities are found in the Town Bylaws and the Town Charter.

The Board held twenty-four public meetings and four public hearings. The hearings were for the following: zoning amendments to be considered by Annual Town Meeting; a Special Permit Common Driveway Application at 405 Old Bedford Road; improvements to an existing private right of way at 31X Garfield Road; and a nine lot Definitive Subdivision and Special Permit Common Driveway Application on land located at 110 Commerford Road, 41X, 51X, 58X, 61X and 53A Annursnac Hill Road.

The Planning Board’s decision on the improvements to 31X Garfield Road under MGL CH. 41, SECTION 81FF was appealed. The hearing for proposed development at 110 Commerford Road has been continued into 2009.

Residential development

Twenty-one “Approval Not Required” (ANR) plans were submitted to the Board. Twelve of these plans approved changes of lot lines that did not create additional building lots. The remaining nine plans created fifteen additional building lots.

There were two affirmative recommendations to the Zoning Board of Appeals for Planned Residential Developments: Concord Housing Trust’s five affordable units at 335 Walden Street, and Concord Housing Authority’s four units of senior rental housing at 405 Old Bedford Road. Two other applications for Planned Residential Developments are still under review by the Planning Board for recommendations to the Zoning

Board of Appeals. One is for a development at 506 Old Bedford Road. The developer of a proposed twenty-two unit Comprehensive Permit (CHAPTER 40B) project at 506 Old Bedford Road continues to revise and refine a Planned Residential Development as an alternative design to the not-yet-reviewed Comprehensive Permit project. The other Planned Residential Development is for a fifteen unit development at 201 Independence Road, using land associated with the adjacent parcel at 525 Lexington Road.

There were two affirmative recommendations to the Zoning Board of Appeals for special permits to allow work within the Flood Plain and/or the Wetlands Conservancy Districts, at 335 Walden Street and 94 Elm Street.

The Board recommended that the Building Commissioner deny an applicant's request for determination that a lot at 38A Old Marlboro Road (Parcel 3057) qualifies for "grandfathered" lot status under MGL CH. 40A, SECTION 6.

Comprehensive permits

In June, the Planning Board recommended to the Zoning Board of Appeals that it allow a Comprehensive Permit (CHAPTER 40B) project to construct a 350-unit residential rental development, Alexan Concord, at 48 Old Powder Mill Rd.

Commercial, institutional and other development

Seventeen site plans were filed with the Board. Nine plans received recommendations to the Zoning Board of Appeals. Four are noted above under "residential development" and "comprehensive permits." One plan for site plan improvements for the Thoreau Farm and Birth House at 341 Virginia Road received a recommendation to the Building Commissioner. Three included special permit requests for common driveways. The Board granted an amendment to a previously approved site plan for 686 Elm Street to add five parking spaces. There was one affirmative recommendation to the Zoning Board of Appeals for a Special Permit and Site Plan approval for work in the Wetlands Conservancy District and relief from parking requirements at the First Parish in Concord on Lexington Road.

Wireless Communication Facility applications

Seven of the aforementioned site plans submitted were for wireless communication facilities. Five were given affirmative recommendations to the Zoning Board of Appeals. The locations for these were: 400 Annursnac Hill Road (a/k/a 40Y Annursnac Hill Road- Parcel #1979); 509 Bedford Street (2); 1400 Lowell Road; and 12 Monument Square. Two of the reviews are currently pending by the Planning Board for a recommendation to the Zoning Board of Appeals.

Zoning amendments and Town Meeting actions

The Planning Board sponsored four articles to amend the Zoning Bylaw, three of which were passed by the Annual Town Meeting: to allow customary and special home occupations in all dwellings located in all zoning districts; to establish minimum parking requirements for Automated Teller Machines in a financial or business office; and to add a special permit height requirement for wind turbine facilities. The fourth article, which failed by one vote, was intended to bring Section 7.1 nonconforming uses into conformance with the State's Zoning Act, by adding a reference to nonconforming structures and streamlining the process for property owners. The Planning Board is resubmitting this article, with further refinement, to the 2009 Annual Town Meeting.

Other Actions

At many of the Board's meetings, work sessions were held to develop revisions to zoning bylaw language and site plan review language in anticipation of submitting zoning bylaw amendment warrant articles for the 2009 Annual Town Meeting.

Members of the Planning Board serve on the following regional committees: MAGIC (Minuteman Advisory Group on Interlocal Coordination); HATS (Hanscom Area Towns Study); DRI (Development of Regional Impact). Board members also participate on Town committees such as the West Concord Task Force and the Community Preservation Committee.

ZONING BOARD OF APPEALS

Roberto Braceras, Chair
 Alice Kaufman
 Patrick C. Toomey
 David Fisher, Associate
 Steven Ng, Associate
 Carmin Reiss, Associate

The Board of Appeals is authorized by Massachusetts General Laws CHAPTER 40A and is responsible for conducting public hearings and meetings for matters relating to the zoning bylaws of the Town. The Board conducted 12 public hearings and 12 public meetings in 2008, during which it considered 71 applications. (Some of these applications included multiple activities; therefore, the activity totals in the table on this page exceed the number of applications.) Fifty-seven special permits were granted. Six applications are still pending. Five applications were withdrawn, and no decisions made by the Board were appealed. One sign variance was granted and one sign variance was denied. One comprehensive permit was granted. Five appeals from a decision of the Building Inspector/Zoning Enforcement Officer were filed. Two of these appeals were denied by the Board and three were withdrawn by the applicants.

BUILDING INSPECTIONS AND ZONING ENFORCEMENT

John Minty,
 Building Commissioner

The Building Inspection Division issued 711 building permits. This number reflects a 4% decrease in the number of building permits issued compared to 2007. The overall value of 2008 construction was just over \$64.4 million. Of this total, \$36.2 million (56%) was residential construction with \$28.1 million in commercial work accounting for the remaining 44%.

The value of new residential construction in Concord was up 3% over 2007. This residential construction value represents thirty-three new dwelling units. Of these twenty-eight were new single family residential dwellings and five were multi-family dwelling units.

Of these twenty-eight new detached residential dwellings, twenty-three of these new homes, or 82%, were the result of “tear downs” (the demolition of an exist-

ZONING BOARD OF APPEALS ACTIVITIES - 2008

Comprehensive permit	1
Amendment to a comprehensive permit	1
Change, alteration or extension of a nonconforming use and structure	14
Reconstruction of a nonconforming use and structure	8
Site plan approval (associated with a special permit)	6
Additional dwelling unit	2
Taxi/livery/transportation service	1
Temporary event parking	3
Work in the flood plain conservancy district	6
Work in the groundwater conservancy district	1
Work in the wetlands conservancy district	2
Relief from parking requirements	3
Dedication of land to Town for municipal or other public use	1
Relief from design requirements	1
Special home occupation renewals	9
Special home occupation	1
Temporary accessory use of tents	1
Garaging or parking of commercial vehicles	2
Alter existing wireless communication facility	3
Wireless communications facility	3
Amendment to an existing special permit	5
Planned residential development (PRD)	5
Philanthropic use	1
Hammerhead lots	1
Offsite parking/increased parking demand	1
Appeal from a decision of the Building Inspector/Zoning Enforcement Officer	5
Sign variance	2

ing house to allow the construction of a new larger home).

Over \$17 million dollars were spent on alterations or additions to existing single family residential homes. This is a decrease of 17% over last year.

Plumbing, Gas and Electrical permits issued and inspected this past year were all down, consistent with the general decline experienced over the past year in the building construction industry.

The Building Division collected \$506,070 in permit fees. This is a decrease of \$275,623 over last year.

INSPECTION PERFORMANCE

# PERMITS ISSUED	2005	2006	2007	2008
New single family homes	22	26	22	28
Multi-family attached units	58	9	7	5
Additions/alterations	622	674	618	595
Commercial	100	96	92	83
TOTAL BUILDING PERMITS	745	799	739	711
Electrical	738	790	761	716
Plumbing	515	524	468	462
Gas	318	358	344	315
Sign	68	45	34	44
Total all permits:	2384	2516	2346	2248
VALUE OF CONST. (millions)	46.6	94.7	66.5	64.4
Permit fee revenue	\$593,835	\$1,056,554	\$781,693	\$506,070

Although the overall level of building construction was down in 2008, the demands on the Building Division staff remain high. As a division, the Building and Inspections staff is strongly committed to pursuing aggressive Zoning and Sign Bylaw enforcement. Our technical assistance to property owners, builders, real estate professionals, other Town departments, boards, committees and staff increases each year. Beyond issuing building permits and carrying out site inspections, the Building Division staff spends an increasing amount of time reviewing sub-division proposals, 40B projects, special permit applications, variance requests, making zoning determinations and addressing zoning complaints. The new MA State Building Code as well as new Zoning Bylaw changes has made it increasingly challenging for the Building Division staff to deal with the quickly changing and growing level of highly technical and complicated regulation that we are empowered to enforce.

BOARD OF HEALTH

Ann Snow, RN, Chair
 Susanna Bedell, MD
 Deborah Farnsworth
 Jack Henderson
 David Burgess

The Board of Health, appointed for three-year terms by the Town Manager, 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.

The Board of Health held 5 hearings for variances to State and local wastewater system regulations, 2 hear-

ings for food establishments, and 2 hearings pertaining to other public health matters. The Board promulgated new regulations governing the practice of body art (tattooing), and revised regulations governing both administrative matters and the management of onsite wastewater (septic) systems.

Mosquito Control Program

The Town contracts with the East Middlesex Mosquito Control Project through the Board of Health to conduct programs in Concord consisting of mosquito surveillance, larval control of EEE and West Nile Virus mosquito vectors and public education.

Frequent rains from late June through early August and again during September produced three major broods of floodwater mosquitoes. As a result of the rains, mosquitoes were collected in above average numbers from July through early fall. Despite high risk factors for West Nile Virus, there were no human cases in Massachusetts. The risk of EEE remained low throughout the season.

The adult mosquito surveillance program used traps to collect mosquitoes from 4 Concord locations. Between July and September, information was used from 12 mosquito trap collections. Disease vector species were submitted to the Mass. Dept. of Public Health to be tested for West Nile Virus and EEE.

The larval mosquito control program relies on the larvicides *Bacillus thuringiensis* var. *israelensis* (Bti), *Bacillus sphaericus* and methoprene, which are classified by the EPA as relatively non-toxic. Project personnel applied packets of *Bacillus sphaericus* and methoprene to control *Culex* mosquito larvae at 1,972 roadside

catchbasins. During the late summer and fall, field crews inspected 12 wetland sites and applied Bti to 4 wetland acres when high densities of mosquito larvae were found developing in stagnant water.

The Project's public education program is designed to develop awareness within the public and the private sectors as to their roles in mosquito control. The Project serves as a resource to residents, municipal officials and the local media on mosquitoes and mosquito-borne diseases. When a risk of West Nile Virus developed in August, a press release was sent to the *Concord Journal* with recommendations to reduce mosquito bites and actions to prevent water-holding containers from becoming sources for *Culex* mosquitoes. A web page www.town.sudbury.ma.us/services/health/emmcpc provides residents with information on mosquitoes, control programs and related topics.

HEALTH DIVISION

Brent Reagor, RS, Public Health Administrator
Stanley Sosnicki, CEHT, Environmental Health Inspector
Gabrielle White, Public Health Inspector
Karen Byrne, Administrative Assistant

The Health Division enforces State statutes and regulations relative to the protection of public health, the control of disease, the promotion of sanitary living conditions, and the protection of the environment from damage and pollution. Environmental and sanitary codes enforced by the Health Division include: onsite wastewater (septic) systems, food establishments, swimming pools, bathing beaches, summer camps, indoor ice skating rinks, housing, and lead paint. Administrative staff is responsible for flu clinics, rabies control, and maintenance of databases for the issuance of 28 different types of annual licenses/permits issued by the Health Division.

Regional Public Health Services

Under a regional service contract, the Health Division staff provided a total of 520.20 hours (or 6.2% of total staff hours) of staff support to the towns of Lincoln and Carlisle resulting in \$24,259.98 in additional revenue for the Town of Concord.

Emergency Preparedness

The Health Division worked closely with the Concord Emergency Management Agency to further develop

local public health emergency response capacity. This included the founding of the Concord Medical Reserve Corps (MRC) as a unit of the Concord Community Emergency Response Team (CERT). Currently over 60 citizens have volunteered to be members of the MRC, providing essential clinical and behavioral health skills to the community in times of emergency. The members of the MRC, along with Health Division staff participated in multiple drills and deployments this year, including: the Patriots Day Parade Assistance Tent; the Emerson Hospital Mass Decontamination Unit Drill; and the Concord Mass Shelter Drill. A few members of the MRC volunteered at shelters in Fitchburg and Gardner during the aftermath of the 2008 ice storm.

Permits & Licenses

The Health Division issued the following licenses and collected \$113,847.33 in permit fees: 149 food service/retail food, 22 tobacco sales, 48 permits to keep farm animals, 3 bathing beaches, 22 swimming pools, 48 hazardous material storage/usage, 10 recreational camp sites, 15 day camp programs, 2 tanning facilities, 110 disposal works installers, 17 septage haulers, 13 rubbish haulers, 4 funeral directors, 124 on-site sewage disposal permits, 149 building permit reviews, and 17 drinking/Irrigation well permits.

In January the Commonwealth of Massachusetts adopted Statewide licensing for massage therapists and massage establishments, subsequently preempting the Concord Health Division's jurisdiction over these permits.

The Health Division instituted a new fee structure based upon a calculation of the actual cost of providing the services associated with the license or permit issued. As a result, total revenues from fees were increased by \$13,691.58 or 13.7%.

Internship Program

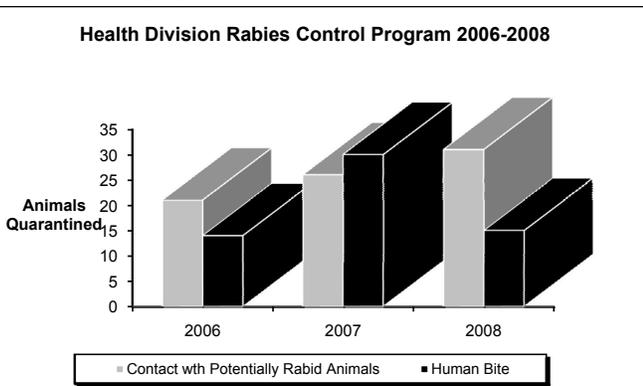
The Health Division partnered with the Boston University School of Public Health to host five graduate students pursuing their Masters Degree in Public Health. The interns, James Feeney, Meghan Gavaghan, Chia-Kuei Lin, Joy Rosenblatt, and Whitney Wheeler, completed projects in the following program areas, respectively: Hazardous Materials Control, Healthy Eating and Active Living, Mass Influenza Vaccination

2007-2008 HEALTH DIVISION			
PERMITTING ACTIVITY			
	2007	2008	% Increase
Food	149	149	0.0%
Tobacco	21	22	4.8%
Farm Animals	48	48	0.0%
Beaches	3	3	0.0%
Pools	22	22	0.0%
Hazmat	46	48	4.3%
Massage Est.	14	0	-100.0%
Massage Prac.	58	0	-100.0%
Camp Programs	24	15	-37.5%
Camp Sites	14	10	-28.6%
Septic Installers	112	110	-1.8%
Septic Haulers	18	17	-5.6%
Septic Systems	206	124	-39.8%
Wells	16	17	6.3%
Totals	751	585	-22.1%

Protocols, Cancer Incidence in Concord, Risk-Based Permitting of Food Establishments. These projects and future projects from interns in this program are helping to build the foundation for more robust public health protection in Concord.

Rabies Control Program

The Health Division Administrative staff and Animal Inspector quarantined 31 domestic animals (dogs & cats) due to contact with potentially rabid animals. Fifteen domestic animals were quarantined and followed by the Health Division staff and Dog Officer because of animal bites to humans. Rabies tests were conducted on 2 potentially rabid animals (1 bat, 1 cat); neither of these animals tested positive for the rabies virus. The rabies vaccine was administered to 47 dogs and 18 cats during the Health Division's annual rabies clinic in March 2008.



Influenza Vaccine Distribution and Clinics

The Administrative Assistant for the Health Division organizes the annual distribution of influenza vaccine provided by the Massachusetts Department of Public Health to local health care providers. This year, the MDPH supplied vaccines from 6 different formulations from 4 different manufacturers to enhance the number of doses available earlier in the season and to provide a safety net should one manufacturer have supply issues as in past years. All vaccine was distributed to local providers and Emerson Hospital Home Care by the beginning of November. Emerson Hospital Home Care held its annual senior flu clinic at the Harvey Wheeler Community Center and vaccinated approximately 350 Concord residents over 65.

Public Health Nursing/Communicable Disease Control

Under a contract with the Health Division, Emerson Hospital Home Care provided nursing services to staff 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 Health Division Administrative Assistant and conveyed to the public health nurses and MDPH for appropriate follow-up action.

Food Inspections/Temporary Food Events

The Public Health Inspector conducted 167 inspections of retail food establishments in Concord. On average each inspection resulted in one re-inspection to ensure that the facility is in full compliance with food safety regulations. 73 temporary events were reviewed and permitted, such as the Nashawtuc Golf Classic, Art in the Park, Patriots Day festivities, Memorial Day festivities, the West Concord Family Festival, the Agricultural Fair, and the Fourth of July parades. Each facility and temporary event is reviewed in order to identify and remove any food safety risk factors, thereby protecting the public.

Day Camps for Children

The Public Health Inspector reviewed 15 camps in Concord (serving 6,020 children) for compliance with State and local regulatory requirements, which

COMMUNICABLE DISEASE REPORTING

	2004	2005	2006	2007	2008	2004-2008 Median
Amebiasis	2	0	0	0	0	0
Babesiosis	0	0	0	0	1	0
Campylobacter	6	8	5	4	3	5
Cryptococcus	0	0	0	0	1	0
Cryptosporidia	1	0	1	0	0	0
E. Coli	0	0	0	0	0	0
Ehrlichiosis	0	2	2	0	0	0
Encephalitis	0	0	0	0	0	0
Entamoeba	0	0	0	0	0	0
Giardia	4	4	1	1	4	4
Hepatitis A	0	0	1	0	0	0
Hepatitis B	5	4	1	3	0	3
Hepatitis C	13	3	1	6	19	6
Legionnaire Disease	0	0	0	0	0	0
Lyme Disease	12	35	53	29	84	35
Measles	0	0	0	0	0	0
Meningitis	0	0	0	2	0	0
Pertussis	1	0	1	3	0	1
Rocky Mtn Spotted Fever	0	0	0	0	1	0
Salmonella	3	2	3	3	5	3
Shigella	1	1	0	1	3	1
Streptococcal Pneumonia	4	1	3	2	2	2
Tuberculosis	3	1	3	1	1	1
Varicella (Chicken Pox)	0	13	0	5	1	1
Yersiniosis	0	0	0	0	1	0

include: background checks on staff, health records, verification of personnel training, medical/emergency protocols, and safety checks on all facilities and high risk activities. A “camp” is defined as a program which operates for greater than 2 hours per day, and at least 5 days over a two week period, or any program which calls itself a “camp.”

Programs which do not fall under this definition do not have any local regulatory oversight and, therefore, are not licensed or inspected by the Board of Health.

Swimming Pools

There are 13 sites in Concord which hold recreational pool permits, with a mix of seasonal, year-round, and specialty pool facilities. The Public Health Inspector conducts water tests at each pool as well as monitors safety equipment and trained personal for each site. As of December, all pools are now required to be compliant with the new Federal Regulations passed by the Consumer Product Safety Commission. The Virginia

Graeme Baker Pool and Safety Spa act requires retrofitting of all drains and grate covers to eliminate the potential for suction entrapment.

Indoor Ice Skating Rinks

The Public Health Inspector reviews the indoor air quality control program for indoor ice rinks. The purpose of this is to help ensure the maintenance of safe and appropriate indoor air quality in ice skating rinks that utilize ice resurfacing equipment powered by combustible fuels which produce carbon monoxide and nitrogen dioxide. Rinks are required to test and maintain their indoor air quality to protect the health, safety and well-being of the public. Of the two indoor ice rinks in Concord – Valley Sports Arena and Middlesex School – only the Middlesex School uses resurfacing equipment powered by combustible fuels.

Bathing Beach Water Quality

The Public Health Inspector collected 61 water samples from 4 beaches over a 15 week time period from May to

September. One beach was closed due to high bacterial counts. The Silver Hill Association Beach was closed for 1 day after high E. coli levels were found. The beach was re-opened the following day after another round of tests found the water quality to be within acceptable limits.

Wastewater Permitting Program

The Environmental Health Inspector oversees the onsite wastewater management (septic system) program in the Health Division. The Division issued 124 permits for construction and/or alteration of septic systems, reviewed 149 building permit applications for regulatory compliance, and witnessed over 250 deep test holes and over 125 percolation tests.

Septic System Betterment Loan Program

The Health Division Administrative Assistant oversees the Community Septic System Betterment Loan Program and the program has successfully lent nearly all of the original \$1,000,000 which was funded from the Massachusetts Water Pollution Abatement Trust approved at the 2004 Annual Town Meeting. The program allows homeowners to borrow up to \$20,000 to offset the costs of replacing their septic system. The loans are repaid to the Town over 10 years at 2% interest as a betterment lien.

Animal Inspector

The Public Health Inspector is appointed by the Massachusetts Department of Agricultural Resources as the Town's Animal Inspector. The duties of the Animal Inspector include barn inspections, which were conducted

at 40 sites in 2008. These facilities were reviewed for sanitary conditions, animal health, and the management of odors and pests through proper manure storage and/or removal. The total animal population has increased by 527 animals or 64% this year, most of which is attributable to the increases in the chicken population. The 2008 animal census is noted on this page.

EMERSON HOSPITAL HOME CARE SERVICES

Brian Hailey, MSPT, Manager

Emerson Hospital Home Care is a Medicare certified, Joint Commission accredited provider of home health services in Concord, as well as in 23 surrounding towns. Home Care, whose mission is to provide the highest quality, safe and cost-effective services to all our patients, is an active member of the Home Care Alliance of Massachusetts. These services include skilled nursing, physical, occupational and speech therapy, psychiatric nursing, home health aide, and medical social work. Home Care made the difficult decision to discontinue the Maternal Child Health Program this past year. The small size of the program factored into the decision to discontinue this service and to concentrate efforts on the core home care services listed above.

Home Care accepts referrals for services from Emerson Hospital, other local and Boston hospitals, physicians, nursing homes, rehabilitation facilities, and from clients with physician's order. Members of the community can also contact Home Care directly for services for themselves or family members. Home Care assists community members to receive services at home after hospitalization, during a prolonged illness, or when a skilled need arises and the client is home-bound. The goal of Home Care services is always to promote the highest state of wellness and independence, and to assist in planning for the continuum of care. Home Care also provides community health and communicable disease follow up in accordance with our Board of Health contract.

Although Emerson Hospital does not have a hospice program, we continue to work closely with several hospice providers serving the area. The Home Care department has provided end of life care for those patients who have decided not to enroll in a hospice program.

2006-2008 Animal Census			
	2006	2007	2008
Chickens	395	381	923
Horses	179	179	162
Cattle	106	146	158
Rabbits	31	2	34
Goats	27	34	19
Geese/Ducks	23	23	26
Guinea Hens	0	43	8
Sheep	5	6	11
Beehives	4	4	4
Llamas	2	2	0
Donkeys	1	3	1
Pigs	0	0	4
TOTAL	773	823	1,350

Our focus has continued to be provision of care focused on symptom management and dignity for patient and family at end of life.

The Mental Health Team continues to provide a much-needed service. This multi-disciplinary approach has allowed us to offer more comprehensive care to our patients with mental health needs, including the elderly. The Team is often instrumental in identifying the need for psychiatric intervention or further evaluation of dementia in the elderly. As the staff of the Team has expanded, so has our capacity to respond to mental health needs of the community. There is close collaboration between the in-patient psychiatric service of Emerson, and the Home Care Mental Health Team to facilitate transitions between hospital and home.

The Home Care Department has been an integral part of the hospital's focus on enhancing the care of the growing elderly population in the communities we serve. This includes ongoing meetings with members of the community, as well as initiatives within the care environment in the hospital. Using our "Disease Management Program," the Home Care Department continues our success in decreasing emergency department visits, hospitalizations, and lengths of stay in several diagnostic groups, especially chronic lung disease and congestive heart failure. The department has participated in a nationwide effort by CMS to reduce unnecessary acute care hospitalizations from home care providers and has had success in decreasing our rate.

Home Care continues to care for residents of Concord Park, Newbury Court, Newbury Commons, and the Concord Housing Authority residences. Through Medicare and other insurers, we are able to provide "home care" services for these individuals who now call these sites their "home". This has allowed these residents to successfully age in place. Home Care also coordinates closely with the Council on Aging.

The contract with the Town of Concord includes communicable disease follow-up and an influenza vaccination program. The contract allows Home Care to make home visits to ill individuals who have no source of payment to cover much needed services. As Medicare and other insurers are limiting their coverage, this becomes a more important aspect of our work with the Board

of Health. Flu vaccine clinics have also served many of Concord's residents and employees.

Throughout this past year, Emerson Home Care has worked closely with the Board of Health and with other community organizations to coordinate care for the residents of Concord. We will continue to work with the Town and organizations to identify areas of opportunity to serve the area's residents in an effort to promote health and wellness. Home Care is also represented on Emerson Hospital's Emergency Preparedness Committee which works with the Town of Concord on emergency efforts.

Emerson Hospital Home Care Services		
Flu vaccination Clinics	2008	2007
Senior Clinics	253	223
Concord School Teachers	87	125
Public Clinic all ages*	74	198
Seniors at Concord Park	65	62
Welch's	40	57
Open Table	8	21

*Public clinics attended by Concord residents and employees as well as those from surrounding towns

COMMUNITY PRESERVATION COMMITTEE

- Jack Clymer, Chair (Selectmen's Appointee)
- Gary Clayton, Vice Chair (Selectmen's Appointee)
- Jack Finigan, Treasurer (Housing Authority Appointee)
- Lynn Huggins, Clerk (Selectmen's Appointee)
- Jamie Bemis (Natural Resources Commission Appointee)
- Steve Carr (Planning Board Appointee)
- Joanne Gibson (Selectmen's Appointee)
- Valarie Kinkade (Historical Commission Appointee)
- David McKenna (Recreation Commission Appointee)

2008 marked the third round of Community Preservation Act (CPA) funding since adoption of the Community Preservation Act in 2004. This year the CPC recommended that Town Meeting appropriate a total of \$2,242,500 for projects involving community housing, historic preservation, and open space. Over the winter months the Community Preservation Committee (CPC) finalized any conditions and fine tuned its warrant articles in preparation for Town Meeting.

The Finance Committee held a public hearing on the proposed Warrant Articles in March. Annual Town Meeting approved the following:

Community Housing Projects:

- Concord Housing Development Corporation - \$175,000 to foster, preserve and support community housing in Concord.
- Concord Housing Trust - \$385,000 to develop up to five units of community housing for households at or below 80% Area Median Income. Permanent deed restrictions will be placed on the units to ensure their continued affordability.

Community Housing/Open Space Project:

- Concord Housing Trust - \$225,000 for the acquisition of 335 Walden St. for Housing and Open Space. The majority of the property will be retained as Open Space.

Historic Preservation Projects:

- Concord Free Public Library - \$22,500 for the restoration of selected books from the Library's Thoreau Books Collection.
- Concord Museum - \$200,000 to upgrade its climate control system by installing new humidification and dehumidification systems with digital controls located at 200 Lexington Road.
- Town of Concord - \$250,000 for the repair and restoration of the Nashawtuc Bridge over the Sudbury River.
- Louisa May Alcott Memorial Association/Orchard House - \$175,000 for the next phase of structural repairs necessary for the future use and preservation of the structure at 399 Lexington Road.

Open Space Projects:

- Natural Resources Commission - \$30,000 for a pilot program to establish baseline documentation of Town-held Conservation Restrictions.
- Concord Land Conservation Trust and Division of Natural Resources - \$750,000 for the acquisition of the Hubbard Brook Farm Field located south of Route 2 on Sudbury Road.

Administration:

- Town of Concord - \$30,000 for administration of the CPA.

Additionally, the CPC chose to put aside approximately \$57,000 in each of the Housing and Open Space Reserve funds to be available for distribution to projects in future grant funding cycles.

The remainder of the CPC's year was spent working with previously funded applicants to review in-progress projects and distribute reimbursements. The CPC also continued its annual work to update the Community

Preservation Plan and application processes. During the course of this work, both the standard and special application processes were refined and each section was revised to reflect the current goals of the community. In July and September the CPC held two informational meetings to inform potential applicants of these changes and the general application process.

A new challenge for the CPC's review process this fall has been the greater number of qualifying applications combined with less available CPA funds. For the first time this year, the State match to the locally raised CPA funds will be less than 100%. As a result, the CPC anticipates having approximately \$1.249 million available for potential distribution at the 2009 Town Meeting. In comparison, the CPC received just over \$2.7 million in funding requests under all four CPA eligible categories. Fourteen of these applications were received by the September 24 deadline for Standard Applications, followed by a fifteenth application, submitted under the Special Application Process for a potential affordable housing development.

The Committee met with applicants in order to better understand each application and to request further information where necessary. Site visits were conducted by Committee members to view each project's location and physical characteristics. A public hearing was held in November to give citizens an opportunity to question and comment on all of the proposed projects. In December, the CPC voted on which projects to recommend for funding at the 2009 Annual Town Meeting.



CONCORD LAND CONSERVATION TRUST

Concord Land Conservation Trust Trustees:

John M. Stevens, Jr., Chair
Jonathan M. Keyes, Secretary
Gordon H. Shaw, Treasurer
Eleanor C. Horwitz
Joan D. Ferguson
Pauline Cross Reeve

Concord Open Land Foundation Directors:

Thomas C. Tremblay, Chair
Gordon K. Bell, Treasurer
John D. Bemis
Joan D. Ferguson
Marian F. Thornton

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 Federal 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 takes part in transactions involving development of a portion of a property in order to preserve the remainder. For example, in 1999, COLF purchased the 12.5-acre Anderson property on Garfield Road near Nine Acre Corner, sold the existing house with its 2.5 acre house lot to a private purchaser and gave the remainder of the property to CLCT to be held in conservation in perpetuity.

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.

During 2008, the Land Trust made two major acquisitions. CLCT purchased the 17-acre Hubbard Farm Field

adjacent to our Soutter Field and Bigelow Woods at the southwest corner of Route 2 and Sudbury Road. The purchase - made with \$2,500,000 in private donations and \$750,000 in CPA funds - preserves a treasured viewscape and productive farmland. Also during 2008, the Land Trust acquired by gift from Dick Thornton and by bargain sale from Dick's sisters a 4.2-acre parcel that completes a trail loop running through the woods on the west side of Garfield Road. Many thanks to Dick and his sisters for their generosity.

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 Road near the railroad crossing. In Nancy's first year on the job, she got a new computer system with improved membership software up and running and, in general, brought better order to our affairs.

The CLCT Annual Meeting took place on a Fall Sunday afternoon in Rosemary and Michael Jeans' barn following a walk through the Upper Spencer Brook Valley past the memorial bench on top of the Bemis Cliff. At the meeting, Joan Ferguson and Jay Keyes were elected to new three-year terms as trustees.

From time to time throughout the year, the Land Trust organizes walks on several of our properties to encourage their use by our membership. Once again, 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. Andy Biewener, a Concord resident who is a Professor of Biology at Harvard and the director of the University's Concord Field Station organized the program and selected the Harvard lecturers. The Field Station administers the Harvard property that forms the core of the Estabrook Woods.

CONCORD LAND CONSERVATION TRUST

Statements of Financial Position

September 30, 2008 and 2007

Assets	2008	2007
Cash and cash equivalents	\$1,581,188	\$1,208,232
Pledge receivable-restricted to future land purchases	161,382	-
Pledge receivable-unrestricted	88,618	-
Investments	-	346,823
Due from affiliate	217,653	403,639
Property, net	32,759	35,572
Land - held as open space	19,927,855	15,708,914
Total assets	\$22,009,455	\$17,703,180
Net assets		
Net assets		
Unrestricted	1,979,650	1,847,712
Temporarily restricted	278,456	464,442
Permanently restricted	19,751,349	15,391,026
Total liabilities and net assets	\$22,009,455	\$17,703,180

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



Steve Verrill will continue to farm the Hubbard Brook Farm field that CLCT acquired with private donations and CPA funds.

CONCORD LAND CONSERVATION TRUST

Statements of Activities

For the Years Ended September 30, 2008 and 2007

	2008	2007
Contributions and other revenues		
Contributions for land campaigns		
Hubbard Brook Farmfield	\$ 3,443,346	\$ 10,000
Thornton Land	916,977	10,000
Direct public support	147,347	363,386
Investment return	70,953	72,086
Rental income	22,061	22,061
Other contributions and receipts	5,415	3,459
Total revenues and other support	4,606,099	480,992
Expenses		
Program services		
Property maintenance	41,534	39,386
Turtle study	6,000	1,000
Insurance	5,761	5,139
Real estate taxes	5,535	5,432
Education studies	3,606	2,000
Depreciation	2,813	2,813
Support services		
Salary	21,495	20,800
Printing, postage and membership	8,637	6,714
Office rent and utilities	6,200	6,195
Professional fees	5,887	6,600
Payroll taxes and fees	3,062	2,877
Office supplies	2,128	6,160
Telephone	1,023	757
Legal fees	157	306
Total expenses	113,838	106,179
Temporarily restricted net assets applied to amount due from affiliate	(185,986)	-
Increase in net assets	4,306,275	374,813
Net assets at beginning of year	17,703,180	17,328,367
Net assets at end of year	\$ 22,009,455	\$ 17,703,180

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

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, horse-back riding. It is a major priority for 2009, the fiftieth anniversary of the Land Trust's founding, to increase both the public's awareness and the accessibility of this valuable public resource. We hope that all of you will join us in using and enjoying the properties you have helped us to preserve.

CONCORD HOUSING AUTHORITY

Judith Lincicum, Executive Director



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

Richard Eifler was appointed by Governor Deval Patrick to fill the unexpired term of Michael Regan. This term will be effective until 2009.

The role of the Concord Housing Authority is to provide housing for families of low and moderate income and individuals who are elderly, disabled or handicapped. The Concord Housing Authority owns and manages 143 units in the Town of Concord and administers 85 Housing Choice Vouchers, providing subsidy for individuals and families to rent in the private market.

The Housing Authority operates 27 State Family residences: 8 on Bedford Street; 6 on Strawberry Hill Road; 2 barrier-free units on Thoreau Street; 1 condominium on Stow Street (Emerson Annex); 1 condominium at Westvale Meadows; 2 condominiums on Bartkus Farm Road; 6 units on Walden Street and 1 barrier-free unit on Grove Street. In addition, the CHA administers 2 “689” programs (Management contracts with DMR/DMH) on Thoreau Street. The CHA also owns and manages 2 local properties: a condominium at Forest Ridge Road (Riverbend) and a single family home on Commonwealth Avenue.

The CHA expects a new development of 4 modular, elderly one-bedroom units will be ready for occupancy by the summer of 2009. These will be “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.

2008 Annual Report

The Concord Housing Authority’s 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 will be funding about \$3 million dollars in matching funds to do this comprehensive modernization. Remaining funding will come from Community Preservation, private funding and other public funding sources. It is hoped that work will begin within 12-18 months.

A State Modernization grant to upgrade the electrical and fire alarm system at Everett Gardens is in progress. Because of excess flooding of the office area of the Peter Bulkeley Terrace building during the summer, the CHA offices moved to the (now former) Everett Gardens Community Room. A Drainage Study Grant has been expanded to include repair of drainage pipes in the rear of the building. This work plan is also currently in process.

Through the Federal government, 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 Road and 12 single or multi-family Scattered Site homes in the community.

The Elderly Support Services Program at Peter Bulkeley Terrace and Everett Gardens continues to provide high quality services to residents. This program is generously funded with a grant from Concord Carlisle Community Chest. A new Activities Coordinator, Susan Koury, was hired and has introduced new programs and increased participation. The Council on Aging runs Wellness programs for the residents of Peter Bulkeley and the Everett Gardens developments. These programs assist in enhancing the quality of life for the CHA’s elderly residents, as well as continuing their ability to live independently.

CONCORD HOUSING DEVELOPMENT CORPORATION

John McBride, Chair
Donald Lashley, Secretary/Treasurer
Michael Malouf
Robert Waldeck
Jerome Gentile
David O'Brien
Barbara Morse
Yonina Goorno

The Concord Housing Development Corporation (CHDC) is a non-profit entity established by a special Act of the Massachusetts Legislature in 2006. The Concord Affordable Housing Committee (AHC) evolved into the CHDC upon approval by the Board of Selectmen of the CHDC Charge and appointment of the seven members of the AHC to the Board of Directors of the CHDC. The CHDC bylaws were approved in 2007 and an application to the IRS for Recognition of Exemption from Federal income tax under Section 501(c) (3) was filed. This exemption was granted in 2008 and was effective as of April 2007. While waiting for the Federal exemption, the CHDC applied for, and received, a temporary exemption from State income tax from the Massachusetts Department of Revenue, which was subsequently extended for a period of ten years.

The CHDC is charged with broad latitude to facilitate the process of affordable housing projects and creating methods for maintaining the availability of housing for persons with low-to-middle income. The Corporation works closely with all Town boards, committees and departments to identify and make available resources to support the Town's goal of housing diversity. The CHDC membership consists of a minimum of seven voting members. Presently there are eight members.

An important goal will be to increase fund raising activities to assure that the CHDC has resources to continue the creation and preservation of affordable housing.

Activities during the year 2008

The CHDC continued to cooperate with other housing groups in Town, with the intention of acting as a centralized facilitator to create and preserve existing affordable housing. An important focus has been the disbursement of Community Preservation Act (CPA) funds granted by the Community Preservation Committee (CPC)

and approved by the Annual Town Meeting for the preservation and creation of affordable housing. Of the \$175,000 appropriated, a sum of \$23,000 has been released by the CPC to fund a CHDC grant to the Concord Housing Trust (CHT) to assist in the development of the CHT project planned for 335 Walden Street. Additional CPA funds were disbursed, enabling the CHDC to hire a part-time administrative assistant. An application for the next round of CPA funds was filed by the CHDC in September, for a community housing project at 1245 Elm Street in West Concord, but subsequently revised to \$140,000 following negotiations with the CPC.

In mid-2008, the CHDC began extensive discussions with the Steinberg-Lalli Charitable Foundation to develop a nine-unit, affordable housing project at 1245 Elm Street. The major portion of development costs will be funded by the Foundation which has pledged a total of \$500,000. An initial charitable grant of \$315,000 was received in December, with the remaining funds expected as permitting and construction proceeds in subsequent years.

CONCORD HOUSING FOUNDATION

Terry Roethermel, President
Nancy McJennett, Treasurer
Charles Phillips, Clerk
Al Armenti
Tom Conway
Jim Craig

The Concord Housing Foundation, Inc., (PO Box 751, Concord, MA 01742-0751) is a 501(c)(3) non-profit charitable corporation. Founded in 2001 and run by a volunteer Board of Directors, the Foundation's purpose is to engage in fundraising, community outreach, education, and policy initiatives to support affordable housing development in Concord. Although a separate legal entity from the Concord Housing Trust, the Foundation raises money for the Trust and other Concord-based organizations that strive to create and preserve affordable housing.

The Foundation's newsletter, *The Concord Housing News*, is published each spring and fall. The newsletter covers topics related to affordable housing, including the activities of the Foundation, the Concord Housing Trust, the Concord Housing Authority, and the Concord Housing Development Corporation.

At the 2008 Town Meeting, the Foundation sponsored Article 35 “to establish a process whereby, when land acquisitions involve Town funds, affordable housing is considered as one possible use of the land before any final commitments are made.” The Article passed Town Meeting by majority vote. The Town Manager and the Board of Selectmen have since created a Town policy based on Article 35 and have begun to put its intent into practice when considering possible land purchases.

Since its inception, the Foundation has undertaken a number of successful fundraising campaigns which generated 1) \$200,000 to support the Concord Housing Authority’s plan to build four units of low-income seniors housing on the Ammendolia land; 2) the Concord Housing Trust’s triplex of affordable family units on the Burke land; 3) \$95,000 from more than one hundred donors allow two additional family units to be built on the Baker Homes land by Habitat for Humanity; and 4) \$235,000 contributed by a similar number of donors for the Trust’s twelve Elm Brook Homes.

In addition to targeted capital campaigns, the Foundation relies on a steady stream of annual donations from our “Friends of Housing” to help cover expenses for the newsletter, fundraising, and other mailings, as well as for annual filings required of charitable organizations.

The Foundation’s Advisors now meet semiannually with the Directors and provide valuable advice. The members of the Advisory Board are: Nancy Beecher, Nancy

Beeuwkes, Nan Conway, Nancy Cronin, George Dallas, Art Fulman, Phill Gross, Mary Johnson, Jay Keyes, Toby Kramer, Pat Lauzon, Constance Putnam, Nancy Roberts, Sally Schnitzer, Norma Shapiro, Gordon Shaw, Steve Steinberg, Eric Van Loon, Kate Villers, Phil Villers, Alec Walker, Elliott Wilbur, and Win Wilbur.

NATURAL RESOURCES COMMISSION

The Natural Resources Commission (NRC) and staff are responsible for the overall stewardship of the natural resources of the Town, and the establishment



Commissioners from left: Jamie Bemis, Alexander Easterday, Chair; G. Montgomery Lovejoy, George Lewis, Steve Verrill

of Town environmental policy in conjunction with the Selectmen and Town Meeting. The NRC administers the State Wetlands Protection Act (MGL CHAPTER 131, SECTION 40), and accompanying regulations (310 CMR 10.00). 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

Wetland permit applications included 46 Notices of Intent, 6 Abbreviated Notices of Resource Area Delineation, and 12 Requests for Determination of Applicability, for a total of 64 new applications. The NRC closed out many completed projects, issuing 23 Certificates of Compliance. The NRC also undertook 2 new wetland enforcement cases and continued making progress on a major on-going violation case consisting of removal of nearly 200 trees on Town land. The NRC is working with

CONCORD HOUSING TRUST

Peter B. Farrow
Carrie Flood
Holly Darzen
Edith Fruscione
Nancy Conway

Concord Housing Trust spent 2008 trying to get a hole in the ground- notwithstanding the hole in the economy- and thanks the Town for its continuing support. We will report next year on how things turned out.

the responsible party to improve rare species habitat in this area and control the spread of invasive species. Additionally, the NRC and staff responded to 3 appeals to the State's Department of Environmental Protection (DEP), and issued 3 Emergency Certifications. The NRC received 9 Requests to Amend an Order of Conditions, and 10 Requests to Extend an Order of Conditions.

Proposed Wetlands Bylaw

The NRC held four public meetings on a proposed wetlands bylaw and began meeting with Town boards to receive community input in preparation for a warrant article in 2009. The three goals of the bylaw are to codify the 25-foot No Disturb Zone from wetlands, protect vernal pools and their habitat, and ensure compliance by establishing a fining ability to be used as a last resort for noncompliant or repeat offenders. The NRC has administered the 25 foot No Disturb Zone as a policy since 1994.

Natural Resources Commission Committees

Current or former NRC members serve on NRC sub-committees as well as the Community Preservation Committee. Highlights of the NRC sub-committees are outlined below.

Conservation Restriction Stewardship Committee:

The CRSC focused on updating and maintaining the Town's database of Conservation Restrictions (CRs), conducting baseline monitoring activities on select properties, and formalizing the CR acceptance and management process for the Town. The CRSC continued to map existing CRs in Concord in the Town's GIS mapping system. Five CR Baseline Monitoring Reports were completed. The CRSC helped issue a Request for Proposals and select a consultant to perform more baseline documentation using the CPC funds awarded by Town Meeting, and identified up to 10 CRs for monitoring. The CRSC conducted reviews of 5 proposed Town-held CRs and provided comments to the Natural Resources Commission for recommendation to the Board of Selectman. Members include Ann Colony, Hasso Ewing, Marilyn Hughes, G. Montgomery Lovejoy, Chair, and Emily Wheeler.

Heywood Meadow Stewardship Committee: The mission the HMSC is to rehabilitate the meadow to evoke its historical and agricultural past, accommodate passive recreation and further the Town's conservation

goals. To ensure passive recreation, the HMSC prepared the Heywood Meadow Usage Policy. The HMSC also scheduled work days along with the NRC and Concord Public Works to maintain the meadow by removing invasive species and dead trees. Current members are John Bordman, Mary Clarke, Joanne Gibson, Marion Grabhorn, Bruce MacAlpine (Chair), Lorna Mack, Marian Thornton, Win Wilbur, and Sandy Smith.

Mattison Field Stewardship Committee: The Mattison Field Stewardship Committee did not meet this year.

Mill Brook Task Force: The MBTF held its biannual clean ups and celebrated the 7th annual River Fest with a nature walk along the Mill Brook by Thoreauvian naturalist Walter Brain. The MBTF continued its catch basin monitoring and tagging project in the ongoing effort to increase public awareness. Members include Carol Gupta, Bruce MacAlpine, Lorna Mack, John and Fran Neville, and Allan Schmidt (Chair).

Trails Committee: The TC was established to monitor the condition of existing public trails and markings, to identify areas needing improvement, and to propose appropriate locations for new trails. After consultation with nearby towns, the TC adopted a 3-color system of plastic blazes to mark trails. Main trails and loops are marked with yellow blazes, secondary trails with red, and connecting trails with blue. This will help visitors determine what trail to take. The Hapgood Wright Town Forest, the largest Town-owned conservation area, was chosen for a trail marking pilot project because of its popularity with hikers. The Town Forest was fully blazed in November. Maps will be provided in 2009, both a large map at the Town Forest entrance and pocket maps that can be downloaded from the town web site. The TC is investigating the possibility of having one of the trails in the Town Forest be wheelchair accessible. Members include Harry Beyer, David Clarke, Lydia Gregoret, Bill Kemeza, Jonathon Keyes, George Lewis, Ken Miller (Chair), Peter Siebert, and Allan Schmidt

Warner's Pond Stewardship Committee: The WPSC mailed a survey to Warner's Pond abutters to better understand their level of interest and support of the pond and any concerns regarding the process of restoring the pond. The response indicated appreciation of the pond as a valuable asset and vital resource as wildlife habitat and for recreation and open space. The

WPSC held a meeting at Harvey Wheeler Community Center to educate interested parties of the Committee's mission, the restoration efforts and long range goals. The WPSC sponsored West Concord Village Day. The Warner's Pond project was appointed the beneficiary of profits received at this event. The Warners Pond Dam restoration was completed. The WPSC plans on applying for CPA funds to hire an outside firm to complete a comprehensive feasibility study on the pond to identify long term methods and costs to restore the pond by controlling invasive plants.

Wildlife Passages Task Force: The WPTF presented a poster at the Northeastern Transportation and Wildlife Conference in September that summarized the success and findings to date of the Route 2 wildlife underpasses. Their results were also shared at several other talks, in publications, and on NPR. Remote photography and tracking bed results have documented over 30 species using the four wildlife underpasses with widely varying frequencies. The WPTF continues to find ways to share findings and is considering the next steps for the project. Members include Dave Kay, Ron McAdow, Lydia Rogers, Dan Stimson, and Bryan Windmiller.

NATURAL RESOURCES DIVISION

Delia Kaye, Natural Resources Director
 Katie Holden, Natural Resources Assistant Director
 Thomas Hughes, Natural Resources Planner
 Cindy Gray, Administrative Assistant

Land Protection Initiatives

Town Meeting approved \$750,000 of Community Preservation Act funds to be used towards the acquisition of the Hubbard Brook Farm Field, a 17.73-acre parcel on Sudbury Road that has been farmed locally for over 50 years. Protection of this significant agricultural land adjacent to Soutter Field and Bigelow Woods was a joint venture between the Town and the Concord Land Conservation Trust. The Land Trust, which owns Soutter Field and Bigelow Woods, raised substantial private funds to purchase this parcel. The Town will hold a Conservation Restriction on this land to further protect its value and significance.

Town Meeting approved \$30,000 to hire a consultant to perform baseline documentation of ten Town-held Conservation Restrictions. This work will be overseen



Remote photography in the wildlife underpasses has enabled us to see this Fisher going about his business in the dark of night.

by the Conservation Restriction Stewardship Committee.

An affordable housing project at 335 Walden Street resulted in the protection of 2.6 acres of open space abutting existing Town conservation land near the Hapgood Wright Town Forest, as well as four additional units of affordable housing near the center of Town. As part of the wetland permitting for tennis courts and a multi-use playing field at Nashoba Brooks School, two Conservation Restrictions will be granted to the Town consisting of a 15-year deed restriction covering 3 acres and a permanent conservation restriction covering 2 acres. This open space, consisting of a wet meadow and three ponds, is adjacent to another Town-held Conservation Restriction.

Agricultural Leases and Community Gardens

Agricultural Leases: The Division continued to work with local farmers to retain land in agriculture, managing 13 agricultural leases covering 211 acres of farmland, and supporting two community gardens.

Gaining Ground: Gaining Ground, the leaseholder at the Thoreau Farm/Birthplace conservation land, is a non-profit organization that grows organic vegetables and fruit that it donates to ten area food-assistance programs, including two in Concord. The growing season was exceptionally productive: Gaining Ground raised and gave away over 22,000 pounds of food, thanks to a new field plan, land reclamation, and the hard work and dedication of the farm crew and volunteers. Once again,

the number of volunteer visits to Gaining Ground and hours contributed to outdoor work and hunger relief increased notably-- 6,300 hours in 2008 compared with 5,500 in 2007. During early spring, Gaining Ground partnered with the NRC to tap sugar maples on Town land and collect and boil the sap to syrup. Community feedback was very positive, and Gaining Ground hopes to expand its maple sugaring operation. Gaining Ground continues to build up the farm's soil fertility and will be able to put into production some previously unusable acreage using the no-till methods that Gaining Ground has successfully piloted over the past two seasons.

Community Gardens: The long-standing tradition of community gardening continues to thrive under the helpful guidance of coordinators Jim Catterton and Rebecca Sheehan Purcell at the Hugh Cargill Gardens, and Pamela Hathaway at Cousin's Field Community Garden. Approximately 100 plots are available.

Requests for garden plots continue to overwhelm the available space at the Cousins Field Community Garden. With a long waiting list, gardeners continue to look for options for additional garden space in West Concord to support this burgeoning, and encouraging, sign of Concordians' desire to live closer to the land. Concord Public Works Grounds Division helped to recover a plot which now supports four rows of raspberry canes. Some Cousins Field Community gardeners donated a portion of their produce to local food banks.

The Hugh Cargill Community Garden is located on rich farmland bequeathed to the Town by Hugh Cargill in 1793 for the benefit of the poor in Concord. Currently, about 48 families have 75 garden plots in production. Nearly all of the gardeners are strictly organic. Several new gardeners joined this year and the gardens are near capacity. Gardeners are interested in helping the Town start an additional community garden to meet this growing demand for community garden plots. Guests are welcome to the midwinter gardeners meeting and an annual spring sign-up meeting.

Natural Resource Management

The Division is the steward of approximately 1,320 acres of Town conservation land (including White Pond Reservation), maintaining 19 miles of trails, and mowing 84 acres to maintain open meadows.

Rangers: Ed Leighton and Joshua Minty were hired this

summer to assist the Division in educating the public about the Town-owned Land Rules and Regulations, enforcing compliance when necessary (including issuing parking tickets for illegally parked vehicles), and providing a general educational presence on Town lands. The Rangers were successful in reducing illegal swimming at White Pond. They also made progress reducing illegal parking at the Town Forest and White Pond and littering at the Old Calf Pasture, Town Forest, and other Town-owned lands. Efforts were also focused at ensuring compliance of land use rules at Punkatasset.

Conservation Crew: Eric Kloss and Chris Pineau were hired to perform trail maintenance, remove invasive exotic vegetation, and conduct general maintenance on conservation lands, including removing tree blow-downs, constructing new signs for conservation lands, monitoring mutt mitts, and removing trash. Major invasive species control efforts were undertaken at many of the conservation areas. The crew also assisted in hand pulling water chestnut from Warner's, Hutchins, and Macone Ponds. The crew also undertook a forest understory seed mix planting at the Town Forest.

Hugh Cargill Farm Management Plan: The NRC was part of the Hugh Cargill Farm Task Force whose members represented a diverse group of interests for the management of the Hugh Cargill land remaining in Town ownership. The Task Force developed a Management Plan to ensure that the remaining land be kept open through agricultural haying or regular mowing. The plan was adopted by unanimous vote at Town Meeting.

Cooperative Invasive Species Management (CISMA): The Division of Natural Resources worked with other towns, organizations, and individuals in the Sudbury, Assabet, and Concord Rivers (SUASCO) watershed to develop a strategic regional plan for invasive species management in the watershed, and to promote collaborative approaches to achieve these priorities. The CISMA will help attract new funding for the task of invasive species control efforts, promote greater regional cooperation, and share the knowledge gained in these efforts.

Conservation Land Use Permits: The Natural Resources office issued 29 Conservation Land Use permits to groups using Town conservation lands, including a

ducky derby, maple sugaring, canoe races for RiverFest, a variety of groups for field classroom purposes, Boy Scouts and Girl Scouts for camp fires on Scout Island, and the Musketaquid Arts and Environment Program for Earth Day and solstice celebrations at the Old Calf Pasture.

Aquatic Weed Harvester: Removal of the invasive non-native water chestnut from Fairhaven Bay continued. The U.S. Fish and Wildlife Service, the towns of Concord and Lincoln, and the Concord Land Conservation Trust have worked together since 2001 to control water chestnut and have significantly decreased the seed bank of water chestnut in the sediment of the Bay and the Sudbury River.

Environmental and Educational Activities

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

AGRICULTURE COMMITTEE

- John Bemis, Chair
- Jim Catterton
- Dan Giurleo
- Jenn Verrill
- Jim Wayman

In our third year as a Town committee the Agriculture Committee continues to promote agriculture in Concord.

Ag Day

The Committee sponsored a third farmer’s market festival in September on the Milldam, with a good turnout and good sales. “Ag Day” has been very popular with townspeople and visitors and worthwhile for growers.

Farmers’ Market

With the Chamber we hosted a smaller farmers’ market in late June on Thoreau Street. It was a successful event, but a little early in the season for some farmers. We do not plan to host a regular, weekly market because so many growers in Town have farm stands.

Guide to the Farm Stands of Concord

The second edition of this informative brochure was printed and distributed. It is a useful guide for residents and visitors alike. We’ll continue to make copies available.

Stone Soup Dinner

Stone Soup Dinner featured Concord-grown produce prepared by Concord chefs. The event was held outside the Buttrick Mansion at the Minuteman National Historical Park. A subcommittee of the Agriculture Committee consisting of Jim Wayman, Jen Verrill and Dan Giurleo and several other citizens planned the event and made it happen. Some 50 people participated in food preparation and service. About 325 folks ate very well and had a neighborly, convivial evening. The Stone Soup Dinner Committee plans to do this again next year, and the Ag Committee hopes that other groups in Town will also sponsor harvest parties that help celebrate community and our local bounty.

Prison Farm Lunch

In November, the Committee had lunch with John Chalmers, farmer at the prison, MCI Concord. Mr. Chalmers runs the biggest farm in Concord by some measures. He used to run the dairy when there were milk cows, and now runs a beef cattle operation. He is building a couple of green houses and intends to increase vegetable production. We discussed the recent restriction of about 215 acres of State-owned land in Concord and Acton. This was a major conservation reservation but it leaves ample room for improvements to Route 2 and the rotary. Neither Mr. Chalmers nor the Committee was involved in determining the location and extent of the restriction.



September Ag Day market on the Milldam

Ammendolia Property

This agricultural parcel was purchased by the Town a few years ago. It was thought at the time that this would be a good site for ball fields, but the wet nature of this land makes it unsuitable. The Town Manager asked the Agriculture Committee to look at agricultural uses for this property. We spoke with Eric Nelson, the last to farm there, about whether he was interested in the land and he said he was not. It was not uniform, some wet, some dry, some infertile, and this did not work well for him. Jack Ammendolia, who farmed it previously, reports that the land was productive, as did Frank Rotondo.

Agricultural Drainage Ditches

On a field visit, we looked at the ditch which years ago was dug to drain the Ammendolia land. It is a great example of a broader problem throughout Town. The ditch is badly overgrown within the property, overgrown to the east on the west side of Old Bedford Road (stagnant and smelly), and blocked by yard waste on the east side of Old Bedford Road. Two engineers at CPW had looked at this area for possible drainage improvements but they have both left Town employ. This is an area where there are some obvious steps which could improve drainage, like hand pulling debris from the ditch, and others which would require engineering, wetland permitting and machinery. There are other parts of Town with drainage issues related to old unmaintained agricultural ditches, but this one is a prime candidate for some action. Taking steps to improve drainage in this area and to restore historical albeit artificial groundwater levels will require coordination between Natural Resources and CPW, and the Committee would be glad to help in any way.

Concord Farmers Panel

In November a panel of farmers spoke at the Concord Museum as a part of "Return to the Soil: Concord's 'Exceptional Respect for Tillage,'" a fall lecture series

sponsored by The Concord Historical Collaborative. The Ag Committee invited the panel; Committee member Dan Gierleo of Colonial Gardens both participated in the panel and moderated. Speaking were Bill Kenney, Joe Palumbo, Frank Rotondo, Steve Verrill and Dan Giurleo. This was a very interesting evening, with informative and entertaining stories of 20th century farming in Concord. The presentation was filmed by Dan Latham. The quality of the presentation definitely merits showing the recording of this again in another forum.

"What's Growing in Concord" Movie

Concord resident Dan Latham is making a film about farming in Concord. He has visited most of the farms in Town and has captured some remarkable images and interviews. The Committee has provided a little help and guidance but this is very much Mr. Latham's work. World premiere is probably in March at a public Committee meeting, and shorter segments will be available for use in the schools.



The first annual Stone Soup Dinner featuring the produce and skills of local Farmers and Chefs was enjoyed by more than 300 people at the Minuteman National Historical Park.

2008 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.

Arena Farms went out of business. The land has been purchased by Concord Academy for non-agricultural purposes. Across Route 2, the Ammendolias and the Walden Woods Project have rebuilt a farm stand and have plans for expanded vegetable production. In late September Verrill Farm suffered a disastrous fire but continues to operate.

In the Coming Year

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

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 Farmer Population - 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.

Other Issues

The Committee has discussed and will consider further: Ag in the schools, Water quality issues, Buy local, Playing fields, and Ag worker housing.

Some land in Concord is maintained as “open space” through mowing. It is not being farmed but it looks “agricultural” and it could be farmed again. We have 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.

was expanded to include the Amos Wood House, circa 1763, at 631 Main Street.

The Commission is in the process of updating the *Historic Districts Guidelines* booklet and has devoted volunteer time and several meetings to that effort. The HDC held two joint meetings with the Historical Commission to coordinate matters of mutual interest and to host a presentation by staff from the Massachusetts Historical Commission.

The Historic Districts Commission held 23 regular public hearings on 74 applications for Certificates of Appropriateness. The Commission issued 81 Certificates of Appropriateness. Three of these were for extensions of previous approvals. One application was denied and four were withdrawn. Eight group site visits were held and several individual site visits were made in 2008. There were nineteen requests for hearing determinations. No appeals were filed.

The HDC receives staff support from Paula Trebino and Senior Planner Lara Kritzer.

HISTORIC DISTRICTS COMMISSION

Karle Packard, Chair
 Samuel Bird
 Ashley Galvin
 Karen Andrews Parker
 Sue Rettberg

Associate Commission members:
 Nancy Fresella-Lee
 Gynda Holcomb
 Sally Lanagan
 Sarah Lanford Myers
 Sarah Mitchell

The Historic Districts Commission (HDC) was established by an act of the Massachusetts legislature in 1960 for “the preservation and protection of buildings, places and districts of historic or literary significance.” There are six Historic Districts in Concord – the American Mile, Barrett Farm, Main Street, Monument Square/North Bridge, Church Street and Hubbardville. Within these districts, exterior changes visible from the public way are subject to review by the Commission and require a Certificate of Appropriateness. At the 2008 Town Meeting, the Main Street Historic District

HDC APPLICATIONS BY CATEGORY
 (a single application may involve several categories)

Sidewalk/crosswalk	3
Granite post and plaque	1
Signage	12
Roof/gutters/chimney/vent	10
Stonewall/fence	10
Driveway/walk/steps/entrance	12
Lighting	6
Clock restoration	1
Porch	1
Paint	8
Weathervane	1
Playset	1
Storage shed	1
A/C equipment	3
Landscaping	5
Addition	8
Wireless communication facility	1
Amendment to previous Approval	4
Window/door	18
Swimming pool	1
Partial demolition	2

WHITE POND ADVISORY COMMITTEE



From left: Fred Lindgren, Chair; David Bearg, George Barnard, Julie Melbin, and Arra Avakian

The White Pond Advisory Committee (WPAC) was established in 1973 as an advisory and liaison committee to review and analyze the concerns of the White Pond area and play a leadership role in acting as steward for the Pond and its environs. White Pond was described by Thoreau as the “Gem of the Woods.” Today, it remains a prime Town resource for passive recreation and fishing.

Building and Renovations in the White Pond Area

An ongoing activity of WPAC is to review and advise the Building Commissioner and Town committees on new construction (e.g., additions, landscape changes, etc.) in the White Pond area to ensure that the health of the Pond and its environs is preserved. Of particular concern is any activity that can have an adverse impact on the quality of the Pond water. A number of such reviews were performed in 2008.

White Pond Reservation

Other efforts evolved from the Committee’s concern about the Town-owned property known as White Pond Reservation located on the southwest shore of the Pond and extending back over 40 acres of woods and trails to the Sudbury border. No management plan has been in effect for this beautiful property since its acquisition by the Town in 1992. The WPAC is working with the Division of Natural Resources to encourage proper use of this area.

Bruce Freeman Rail Trail (BFRT)

The WPAC has been actively involved in the discussions surrounding the BFRT, to ensure that the Pond is properly protected given that the proposed trail passes very closely to White Pond. Illegal activities (mostly illegal swimming) are rampant currently. The WPAC fears that illegal activities could increase with a bike trail that facilitates access to the Pond.

The WPAC is working with the Town’s Bruce Freeman Rail Trail Advisory Committee and other groups such as Concord-based Friends of Rural Trails and the Friends of the BFRT to elevate awareness of the impacts of trail surface, trail construction activities, and increased visitor traffic on the health and aesthetics of the Pond and on the wildlife corridor.

Water Quality

The WPAC is working towards obtaining funding for increased water-quality monitoring by the Friends of White Pond, which has been conducting regular water quality tests of clarity and dissolved oxygen on a volunteer basis. This would include phosphorous testing, quantification of aquatic vegetation, and a survey of erosion sites on the shoreline.

Comprehensive Pond Management Plan

The Committee is planning to contract a professional consulting firm to develop a management plan to provide baseline data on the health of the pond, a program for maintaining the ongoing water quality, and a position on the recreational uses and limitations of the pond. This report could then be used by WPAC and by the Town to quantify the costs of protecting this resource, and to prioritize issues needing attention.

BRUCE FREEMAN RAIL TRAIL ADVISORY COMMITTEE



From left: James Coutre, Barbara Pike, Judith LaRocca, Virginia McIntyre, Harry Beyer, Elissa Brown, Chair; Kenneth Miller, James Terry, Gerry Boyle

The Bruce Freeman Rail Trail Advisory Committee oversaw the preparation of a preliminary design for the trail from Commonwealth Avenue to the Sudbury town line that included an alternatives analysis, survey of the right of way, wetlands delineation, wildlife habitat evaluation, and an inventory of cultural resources. The draft design was presented to the Town at a series of public meetings. Following incorporation of public comments, the design was then submitted to and approved by Town Meeting, with two important exceptions: Town Meeting voted to revise the design to include an asphalt pavement for the length of the trail and to replace the culvert at Powder Mill Road. The revised design was submitted to the Massachusetts Highway Department and accepted by their Project Review Committee. The plan is now being reviewed by State agencies.

The Advisory Committee, with encouragement from the regional planning agency, the Metropolitan Area Planning Council (MAPC), also submitted an application with Acton, Carlisle and Westford to the Statewide Transportation Enhancement Program for design funds to continue toward 75% to 100% design for the trail. The Transportation Enhancements Program Steering Committee reviewed the application in October and voted to recommend that the requested application be approved. However, the Committee is still waiting for the final letter of approval from the Executive Office of Transportation.

Throughout the year, the Committee met with other Concord committees, representatives of adjacent communities, and State and regional planning and transportation organizations to ensure that the trail would be safe, appropriate for Concord, and that the various design phases were consistent and, where appropriate, uniform. With additional funds authorized by the 2008 Town Meeting, the Committee is continuing further environmental studies, a survey of the railroad spur in West Concord, and an evaluation of alternatives for the crossing of the active rail tracks in West Concord center at the West Concord MBTA station. In addition, applications were prepared and submitted to the Concord Community Preservation Committee and the Town Manager's budget for potential additional funding for other aspects of the design.

CCTV INC.

500 Walden Street
Concord, MA 01742
978-369-5038

www.concordtv.org www.carlisletv.org
CCTV, Inc.

~ communication, collaboration, community ~



Paul Dewey, President
Court Booth
Carl Calabria
Robin Cicchetti
Peter Fischelis
Julio Gomez
John Kay
Marshall Lee
Angela Mollet
Chuck Palmer
Ricart Prats
Charles Stuart
Andrew Sapp
Judy Terry
William Tice
Stanly Black

Charles Paige, Executive Director
Sophie Burke, Digital Media Manager
Matt Geiger, Production Assistant

Community Access Television begins 5th Year of Service
CCTV, INC. continued its development as an important communication provider for local citizens, organizations and local government. The new education channel 10 was established, and is becoming a valuable resource to students and teachers in Concord-Carlisle. A third full-time staff member joined CCTV to round out the professional team at the station.

CCTV is an independent corporation that operates under contracts with the Towns of Concord and Carlisle, and utilizes franchise fee revenues from Comcast to fund most of the operations of the station. Major services include programming on Channels 8, 9 and 10, devoted to Public, Government and Education programming respectively.

Community access television relies on residents to produce most of the programming. Anyone who lives in Concord or Carlisle, or is affiliated with a Town organization may apply to join as a member of CCTV. Eligibility criteria are simple, and upon payment of nominal annual dues a member may receive training, borrow equipment, and produce programming for

broadcast. CCTV is a very dynamic local communication mechanism, with programming defined by the members. The staff makes it possible for first-time videographers to televise a meeting, showcase a community event, exchange views on a topic of local interest, or entertain through the medium of cable access TV.

Developments in 2008 included the expansion in staffing, programming the third channel, Saturday hours for the studio, increased broadcasting server capacity, video streaming and video on demand services. In addition Alcott school was wired to provide live coverage of the Town Meeting Hearings and remains available to cablecast future events.

“Who Cares?!” CCHS Football, Concord Holiday Open House, Rep. Cory Atkins, and regular installments from the Concord and Carlisle Councils on Aging were among programs that continued in 2008, while Carlisle Old Home Day, CONCORDCAN and Calling All Dogs were among some of the new programs that were developed. Channel 8 cablecasts 24 hours a day, 7 days a week, with limited time allotted for local bulletin board information.

The government access channel (9) continued to provide live coverage of Monday night Concord Selectmen meetings, and taped broadcasts of Carlisle Selectmen meetings, Concord, Concord-Carlisle and Carlisle School Committee meetings, and many of the meetings of local boards and committees, as well as coverage of Concord and Carlisle Town Meetings. CCTV is committed to the Towns’ goals of promoting civic involvement



Concord notables Ralph Waldo Emerson, Louisa May Alcott and Dr. John Cumming made an appearance at the CCTV studio to discuss “Concord through the Centuries on “Town Talk.”



International students gathered on the set of Patriot Magazine, a features show produced at CCTV about the CCHS Community. Host Andy Sapp, CCHS English teacher, interviewed students who hail from locations as diverse as Turkmenistan and Italy.

through the use of cable access television. A total of 145 meetings of local government bodies were broadcast one or more times in 2008. The amount of meeting coverage on CCTV is limited only by the number of volunteers in Concord and Carlisle who will learn the rudiments of meeting video coverage.

The new education channel (10) opened in January and it features programming submitted by local students, teachers, and schools. Features included Patriot Magazine, Ruettggers Series and CCHS Concert Band Seasonal Concert. A Channel 10 monitor was donated to the student dining area at Concord-Carlisle High School, and is helping to draw viewers and recruit new videographers to Concord-Carlisle access TV.

Training for beginners and more advanced videographers is a priority for CCTV staff, to promote more volunteers. Over 580 hours of training were provided by CCTV staff in 23 individual courses on Field Production, Studio Production, Editing, and almost 260 individual tutorials for members.

The Board of Directors and staff developed a new strategic plan, calling attention to goals and measurements that will allow the community corporation to mature successfully as it moves beyond its initial development

stages of its first four years. New members of the Board joined in 2008, with additional succession planned each year to maintain the vitality of CCTV's volunteer leadership.

CCTV had total revenue and support of \$322,779 with expenses totaling \$292,091. CCTV continues to prepare for future technology needs and long term financial stability beyond the current contract periods with the towns of Concord and Carlisle.

Volunteers are the backbone of CCTV. There are currently 147 members of the non-profit corporation, and hundreds of supporters, and still more viewers. There was an encouraging increase in the number of members actively producing material for broadcast. The CCTV Board and staff recognize and thank all the members of the community who participate in creating unique and local 'user generated content' for their fellow residents.

CCTV invites all residents to join their community television project and learn how to operate a camera and share the fascinating activities of Concord with an interested audience. For more information, a membership form, and to volunteer, please see www.concordtv.org, email manager@concordtv.org, or call 978-369-5038.

2229 MAIN STREET OVERSIGHT COMMITTEE

Pam Rockwell, Chair
Paul Boehm
Kerry Diskin
Deborah Farnsworth
Len Rappoli
Fred Seward
Candace Wight

The 2229 Main Street Oversight Committee was formed to monitor the cleanup at Starmet, formerly Nuclear Metals, Inc. (NMI), a former defense contractor that is now a superfund site. The Environmental Protection Agency (EPA) is the agency in charge of the cleanup. Currently EPA is overseeing a Remedial Investigation and Feasibility Study (RI/FS). The investigation will determine the extent of the contamination at the site and the pathways by which the public may be exposed. The feasibility study will develop possible cleanup strategies. The EPA has hired the consulting firm de maximis inc. to conduct the RI/FS.

During 2008, de maximis inc. completed most of the soil and water sampling that will be used to determine the risks at the site and the extent of the materials that will need to be remediated. This site is contaminated with depleted uranium, beryllium, and other laboratory chemicals. There are also PCBs located in most of the areas where there is uranium contamination in surface soil, which means that these areas will definitely trigger a remediation action. (These areas are all close to buildings and enclosed by fences.) A major plume of uranium in the ground above the bedrock has also been identified heading from the former holding basin, under the buildings, and towards the Assabet River.

This year the principal focus of the Committee and the EPA has been on the buildings and the hazards they contain. In 2007, Starmet had a fire in a contaminated area of one of the buildings. Afterwards, the Concord Fire Department and the EPA decided that they needed to determine whether materials in the buildings constituted an imminent threat. The Fire Department did a thorough investigation of all of the buildings and developed a checklist of hazardous conditions to be dealt with (like repacking hazardous materials lockers so that the doors can be closed.) The Fire Department

presented this list to Starmet, but the company did not fix these problems or remove the hazardous materials. The EPA decided that these hazards needed to be dealt with immediately, and began a Time Critical Removal Action in January 2008. EPA specialists removed flammable liquids, compressed natural gas cylinders, toxic compressed gas cylinders, caustic materials, flammable metal powders, and other hazardous materials. EPA also drained and removed tanks of radioactive, contaminated acids. The Committee was informed as these events were taking place, but the real driving force behind this part of the cleanup was the Concord Fire Department and the proactive efforts of Fire Chief Ken Willette to prevent another incident like the fire of 2007.

In May, the Committee participated in an EPA public meeting to discuss the Engineering Evaluation and Cost Analysis (EE/CA) to remove the buildings at the Starmet site. There is radioactive contamination in all parts of the buildings, including offices, due mostly to a leaky roof and standing water. In some areas, water is above the level of the electrical outlets. This is a particular danger to emergency workers who might have to respond at the site. The committee worked with the Fire Department and the local advocacy group Citizens Research and Environmental Watch (CREW) to encourage the EPA to remove the buildings down to cement slabs and dispose of the building materials off the site. The Selectmen submitted written comments supporting the removal of the buildings. In September, the EPA announced its decision to require the removal of the buildings and the disposal of the building materials in proper facilities off the Starmet property. This removal action is expected to take 3-4 years after funding is secured from the United States Army and other principal responsible parties. Currently, EPA is negotiating with the remaining Starmet workers to find a new location for their production facilities, so that the physical work of removing the buildings can begin.

More information about the Starmet cleanup can be found at the following websites. The Committee does not have control over the content of these sites:

- www.nmisite.org is the website created by the contractor de maximis. It includes a list of the current activities at the site, including data and maps from the sampling that has been completed.

- The EPA also has a website with historical information. Go to www.epa.gov/region1/superfund/findsite/find-index.htm and search for “Nuclear Metals.”
- www.crewconcord.org is the website for the environmental advocacy group CREW.

THE THOREAU FARM TRUST, INC.

Thoreau Farm Trust
 Box 454
 Concord, MA 01742
 978.369.3091
www.thoreaufarm.org

Robert Pinsky
 Honorary Chair, Campaign to Preserve Thoreau’s Birthplace
 John Mack, Director in Memoriam

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Executive Director
 Nancy Grohol

The Thoreau Farm Trust is a nonprofit organization dedicated to the restoration and stewardship of the Henry David Thoreau birthplace. Once restored, the house will be open to the public as an educational center and community resource. The Honorary Chair of the Trust’s Campaign to Preserve Thoreau’s Birthplace is Robert Pinsky, former U.S. Poet Laureate.

At year’s end the restoration of the Virginia Road farmhouse was well under way, and construction is expected to be finished in 2009. Lawrence Sorli is the project’s historic architect, William Finch is the historic materials conservator, and Michael Godin is the construction contractor.

The Thoreau Farm Trust has received \$870,000 in contributions for the capital costs of the project from many individuals and grantors in Concord and beyond. This

includes \$200,000 of Community Preservation Funds appropriated by the 2007 Town Meeting. Funds are still needed to reach the Trust’s capital need of \$1 million.

During the year the Trust organized its second Concord Barn Tour in cooperation with the Concord Art Association, and a special screening of the documentary *King Corn*. The Trust’s participation in Concord’s Festival of Authors included the fall launch of a new journal of art and literature named in honor of a Thoreau essay, *Wild Apples*, and a presentation by Dan Togyne, whose photography illustrates a new edition of Thoreau’s Cape Cod.

The Trust is pleased to provide a private showing of the house to anyone interested. The Thoreau Farm Trust will celebrate contributors of \$1,000 or more on a recognition panel in the restored birth house. A contribution to the capital campaign affords an excellent opportunity for citizens to play a significant role in the preservation of one of Concord’s most historic houses. For further information see the Trust website.



The Thoreau Birth place is undergoing restoration.

METROPOLITAN AREA PLANNING COUNCIL

Marc D. Draisen, Executive Director

Created in 1963, the Metropolitan Area Planning Council (MAPC) promotes inter-local cooperation and advocates for smart growth by working closely with cities and towns, State and Federal agencies, non-profit institutions, and community-based organizations in the 101 cities and towns of Metropolitan Boston. MAPC strives to provide leadership on emerging issues of regional significance by conducting research, building coalitions, and acting as a regional forum for action.

MAPC provides technical assistance and specialized services in land use planning, water resources management, transportation, housing, environmental protection, economic development, public safety, geographic information systems (GIS), collective purchasing, data analysis and research, legislative and regulatory policy, and the facilitation and support of inter-local partnerships. More information is available at www.mapc.org.

MAPC is governed by 101 municipal government appointees, 21 gubernatorial appointees, and 13 appointees of State and City of Boston agencies. An Executive Committee comprising 25 elected members oversees agency operations. The agency employs approximately 40 professional staff under the leadership of an executive director. Funding for MAPC activities is derived from governmental contracts and foundation grants, and a per-capita assessment on member municipalities.

To better serve the people who live and work in Metro Boston, MAPC has divided the region into eight subregions. Each subregion is overseen by a council of local leaders and stakeholders, and a staff coordinator provides organizational and technical staff support.

MAGIC SUB-REGION

Minuteman Advisory Group on Interlocal Coordination is comprised of the towns of Acton, Bedford, Boxborough, Carlisle, Concord, Hudson, Lexington, Lincoln, Littleton, Maynard, Stow and Sudbury.

MAGIC held seven regular meetings and five special meetings in 2008. The standard meetings consisted of local officials from the thirteen communities discussing transportation planning and priorities for State funding, state zoning reform, large regional transportation projects, local walkway initiatives, aerial and oblique imagery, rails and trails projects, the U.S. Census, as grant programs for municipalities, and other inter-municipal planning issues. MAGIC provided input into various State and regional transportation plans, as well as commented on MEPA reviews.

For the special meetings, MAGIC hosted two well-attended legislative breakfast to facilitate communication between municipal officials and the MAGIC legislative delegation. MAGIC also hosted a training by the Citizen Planner Training Collaborative (CPTC) on affordable housing, a 2-day training GIS training session. MAGIC members also attended a local strategy session for MAPC's MetroFuture initiative. In addition to subregional activities, MAPC assisted with the following projects in the MAGIC subregion: Stormwater Bylaw and Regulation development in Sudbury, Economic Development in Littleton, Route 85 Corridor Study in Hudson and Marlborough, and Pre-Disaster Mitigation Plans for all the MAGIC towns.