



ARTICLE 26: CPC

Town of Concord Community Preservation Committee

2022 Annual Town Meeting
Warrant Article 26

*Finance Committee Public Hearing
March 3, 2022*



COMMUNITY PRESERVATION COMMITTEE **APPROPRIATION RECOMMENDATIONS**

ARTICLE 26. To determine whether the Town will vote to appropriate the sum of \$2,153,741, or any other sum, from the Concord Community Preservation Fund, of which up to \$100,826 shall be appropriated from the Land Acquisition Reserve Fund; up to \$237,142 shall be appropriated from the prior year undesignated fund balance as of June 30, 2021; and up to \$1,815,773 shall be appropriated from projected Fiscal Year 2023 Fund Revenues, in accordance with Chapter 44B of the Massachusetts General Laws, to be expended under the direction of the Town Manager as printed in the warrant.



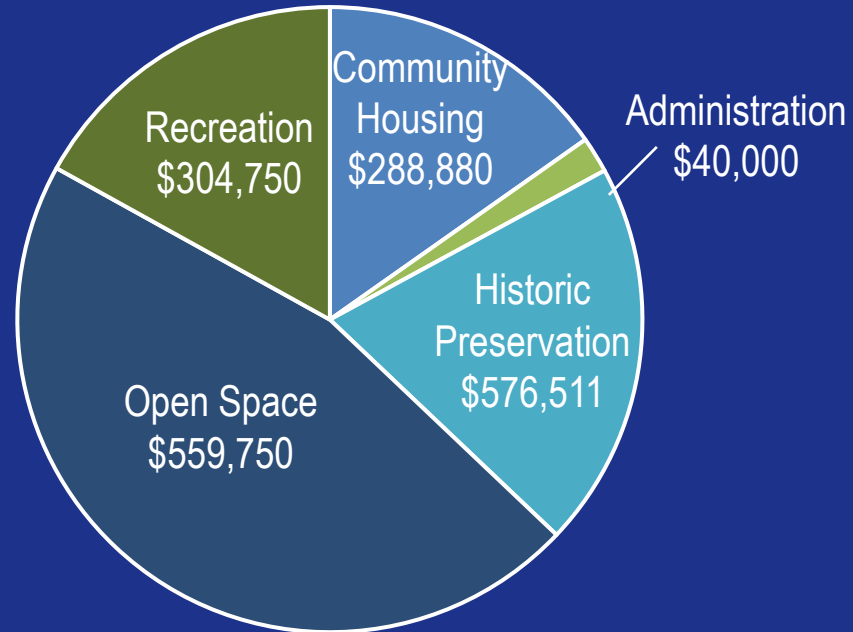
The Community Preservation Act in Concord

- 1.5% out of a possible 3% surcharge on real estate property tax bills
- First \$100,000 of taxable value is exempt
- Persons with income less than 80% of area median income are exempt
- Seniors with income less than 100% of area median income are exempt
- Locally raised funds are matched on a percentage basis by funds in the State Community Preservation Fund



ARTICLE 26: CPC

Recommendations for CPA Funding in Warrant Article 26





ARTICLE 26: CPC

The CPC Recommends funding for the following 11 applications:

1. Regional Housing Services Program – Town of Concord
2. 110 Walden Street Preservation Project – Town of Concord
3. The Old Manse Exterior Preservation – Trustees of Reservations
4. Wright Tavern Structural Repairs – Wright Tavern Legacy Trust and Trustees of Parish Donations
5. Concord Oral History Preservation and Access Project – Concord Free Public Library
6. Assabet River Bluff Preservation and Housing (Land Acquisition) – Town of Concord
7. Junction Village Open Space – Town of Concord
8. Bruce Freeman Rail Trail – Town of Concord
9. Assabet River Pedestrian Bridge – Town of Concord
10. Recreation Facilities Strategic Plan – Concord Recreation Department
11. Staff and Technical Support – Town of Concord

Regional Housing Services Program

Summary of Project: Inter-municipal program providing professional housing services to develop and monitor Concord's affordable housing programs.

Recommended Funding: \$28,000

Category: Community Housing

110 Walden Street Preservation Project – Phase 4

Summary of Project: Implement several of the major projects recommended in the Historic Structures Report including, repairing the siding and painting the exterior of the house; basement foundation repairs; granite stair alignment and repointing; asbestos removal; and fascia and column repairs on the front of the house.

Recommended Funding: \$135,000

Category: Historic Preservation



Concord Home for the Aged

The Old Manse Exterior Preservation Project

Summary of Project: Painting of the entire structure (main block, summer kitchen, shop, Shay shed, and shutters) and related carpentry work that must be addressed prior to painting, including repairs to trim, doors, and window frames.

Recommended Funding: \$135,000

Category: Historic Preservation



Wright Tavern Structural Repairs

Summary of Project: Consultation and design services from historic preservation advisors; preservation, design and building architects; and structural engineers; the installation of moisture barriers in crawl space; updating wiring; installing new subfloor and plaster in attic; supporting ridge beams in annex; removal of spalling brick in the basement; and repointing of the foundation.

Recommended Funding: \$234,400

Category: Historic Preservation



Wright Tavern Legacy Trust
Trustees of Parish Donations First Parish

Concord Oral History Preservation and Access Project

Summary of Project: Digitize and transcribe a collection of almost 500 recordings of Concord Oral Histories; many of which are only available on audio cassettes.

Recommended Funding: \$22,841

Category: Historic Preservation



Concord Free Public Library

Assabet River Bluff Preservation and Housing – Land Acquisition

Summary of Project: Funding towards the acquisition of a parcel of land for both open space and community housing purposes.

Funding Recommendation: \$1,000,000

Category: Open Space and Community Housing



Town of Concord

Junction Village Open Space

Summary of Project: Creation of a passive open space on 6.5 acres of land along the Assabet River as it stretches behind the MCI property and perpendicular to the Bruce Freeman Rail Trail. The project involves a multi-year process that will begin with general design and invasive plant removal, which will evolve to a developed parkland with interpretive signage, a pollinator meadow, gathering spaces, and public art.

Funding Recommendation: \$250,000

Category: Open Space and Recreation



Town of Concord

Bruce Freeman Rail Trail

Summary of Project: Enhancements to the Bruce Freeman Rail Trail including a connection to the prison cemetery, additional landscaping, screening, benches, signage and other amenities to enrich and enhance the visitor experience along the trail.

Funding Recommendation: \$30,000

Category: Open Space and Recreation



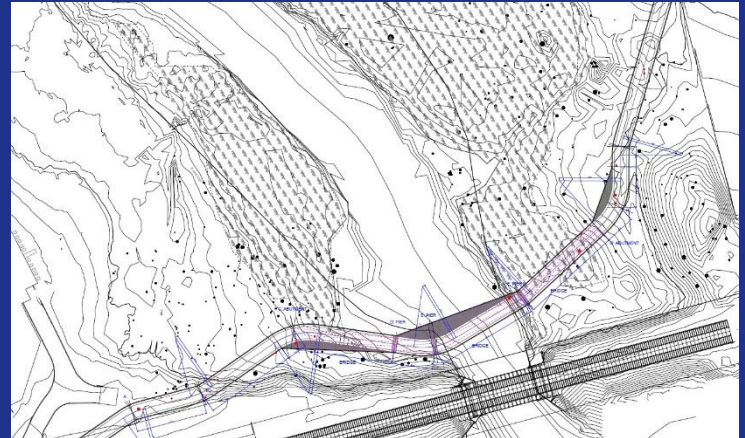
Town of Concord

Assabet River Pedestrian Bridge Construction Drawings and Permitting

Summary of Project: Development of complete architectural plans, full structural and construction drawings that meet the requirement of MassDOT, specification, estimates and final permitting needed for construction of the Assabet River Pedestrian Bridge.

Funding Recommendation: \$300,000

Category: Open Space and Recreation



Town of Concord

Recreation Facilities Strategic Plan

Summary of Project: Hire a qualified consulting firm to update the Town's Recreation Facilities Strategic Plan. The selected consultant will work with recreation staff, Recreation Commission members, Town Departments, and other community stakeholders to plan and execute a robust assessment of needs while engaging in a hands on, collaborative, inclusive, and holistic public participation process.

Funding Recommendation: \$75,000

Category: Recreation

Staff and Technical Support

Summary of Project: Funding for staff support; legal, technical and consulting services; supplies and associated administrative requirements including legal ads, copying, etc.; funding to purchase CPA signage; and other administrative expenses.

Funding Recommendation: \$40,000

Category: Administration



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