

SELECT BOARD
MINUTES
SEPTEMBER 15, 2015

West Concord business district becomes more vibrant traffic and parking become more of a problem for residents; striping or signing to better enforce parking near intersections and drive-ways is important; traffic management is an iterative process that will see further recommendations to respond to technology and land use over time; revenues generated from parking fees and fines are directed to implementing the parking program – signs, line painting, and meter repair and replacement; the Police Department issues approximately twenty parking citations per day with revenues of \$300,000 per year; whether to have parking meters and the rates thereof is a decision of the Board.

PUBLIC COMMENT

William Montague of Walden St. stated that he was a resident and business owner of 39 years. He stated that he was speaking for other retailers and that they were opposed to all metering as it was destroying businesses. He said that customers who receive \$15 tickets for parking too long at meters have claimed that they will not return to Concord when they can park for free at local malls. In his opinion, retail is the backbone of the Town and what is being considered in these changes will destroy retailers. Empty storefronts in Concord Center are the direct result of parking meters. It was clarified that Mr. Montague also speaks for Marie Foley and that the Concord Toy Shop did not go out of business but moved elsewhere in Concord.

Jerry Hurley of Main St. stated that he is a 40-year resident and attended the informational meeting in August. In his opinion, raising parking fees is not a good idea. He agreed that the Central St. problems were very real and need to be addressed

Finance Director Tony Logalbo stated that the Town has had parking meters since the 1960's and changes have been made from time to time. Revenue does not go into the General Fund but only to support the parking program. The increase in fees being proposed is to go from fifty cents to \$1 per hour and the fine for violations will increase from \$15 to \$20. Proposed changes retain twelve free minutes on meters throughout Town. Mr. Whelan stated that review of Traffic Regulations was prompted by the Chamber of Commerce noticing problems due to the short duration of meters. The supposition is that longer periods will result in fewer tickets.

Upon a motion duly made and seconded, the BOARD UNANIMOUSLY
VOTED: to close hearing.

Upon a motion duly made and seconded, the BOARD UNANIMOUSLY
VOTED: to approve the Traffic, Parking and Pedestrian Rules and Regulations as amended in the draft provided and dated September 2015.

The approved revisions to the Traffic Regulations and Schedule of Fees and Fines will be implemented as signage is installed and will occur on a block-by-block basis. Existing meters will need to be reprogrammed and new tickets printed.

LETTER OF SUPPORT FOR JUNCTION VILLAGE ASSISTED LIVING DEVELOPMENT

Mr. Whelan provided a draft of a letter of support for Junction Village Assisted Living Development for the Board's consideration. There was support for the letter and suggestions for several edits and clarifications

Upon a motion duly made and seconded, the Board UNANIMOUSLY
VOTED: to authorize the Chair to sign and transmit correspondence in support of the Junction Village Assisted Living Development to the Concord Housing Development Corporation substantially as drafted.

ALTERNATIVE FUEL BUSES ADVISORY COMMITTEE

Jane Hotchkiss has been acting as the Board Liaison to this committee and reported that sites, fuels, and purchases are all interconnected. Town Meeting approved the purchase of ten new diesel buses for the school fleet as well as funding for a new bus barn. It will appropriate that design is sensitive to future opportunities a transportation technology changes. The Committee

Public Comment

Junction Village

Alter. Fuel Buses



OLD NORTH BRIDGE

TOWN OF CONCORD

SELECT BOARD'S OFFICE
22 MONUMENT SQUARE – P.O. BOX 535
CONCORD, MASSACHUSETTS 01742

TELEPHONE (978) 318-3001
FAX (978) 318-3002

October 5, 2015

Chrystal Kornegay, Undersecretary
Department of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

**RE: Letter of Support for Junction Village Affordable Assisted Living
in Concord**

Dear Madam Undersecretary,

I am writing on behalf of the Concord Select Board to express our strong support for the planned Junction Village affordable assisted living project proposed to be located in West Concord on land conveyed by the Commonwealth to the Concord Housing Development Corporation (CHCD) for purposes of affordable housing and open space uses. CHCD is a non-profit entity created by special act of the General Court whose members are appointed by the Concord Select Board to promote affordable housing in Concord. The proposed affordable assisted living project has created a new housing opportunity with local and state-level support.

Town officials worked closely with CHCD, Department of Correction officials and Representative Atkins to have the 16-acre parcel of former state land transferred to CHDC to be used for affordable housing purposes. CHDC solicited proposals from experienced developers and chose the proposal of the Grantham Group in a competitive process, as the preferred plan. Use of roughly 8 acres of the site as an affordable assisted living project reflects input received from the community during the course of

months-long public outreach effort. The proposal is to develop 83 units of assisted living: 43 units will be at or below the 80% level and the remaining 40 units will be between 80 and 150%.

The site selected, in the heart of West Concord village, is uniquely located to make the housing affordable, welcoming, and integrated into the community. With life expectancy for seniors growing consistently, there is an urgent need to provide safe and affordable housing for seniors who are no longer able to live on their own. Assisted living is an appropriate alternative to nursing homes in many cases, but the cost of such housing is beyond the financial means of many seniors. There is significant demand for this kind of housing in Concord, as current residents age in-place, and younger residents seek to relocate their adult parents closer to families.

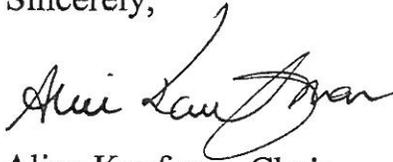
The Grantham Group has a demonstrated track record developing and managing quality assisted living facilities in Massachusetts. Most of our board members have toured Grantham's Marlborough facility and believe a similar facility would be a tremendous asset for our community. The development site is located a short distance from mass transit and will have pedestrian access to the bustling center of West Concord via the Bruce Freeman Rail Trail, so residents can be part of the community. The site also includes open space along the Assabet River, and the CHDC is committed to developing the open areas in ways that welcome the larger community onto the site.

The Select Board has voted to make a significant financial contribution to the project to strengthen its viability. We have been advised that there is a multi-million dollar funding gap in Grantham's pro forma that has arisen, in part, as a consequence of the rebounding economy and unanticipated site development costs. We are in the process of appointing a Task Force of local volunteers to explore ways in which the Town could fund the target contribution of \$3 million of the projected \$17 million development cost. We will be discussing contributions from the Town's general fund, community preservation act fund, and a variety of other sources. Concord is demonstrating a commitment both philosophically and financially to the concept of providing affordable housing for all age groups and endeavoring to integrate the residents fully into our community.

We hope that our strong local commitment to this project will encourage the Commonwealth to also provide substantial financial support

to make this dream a reality for 83 needy seniors and their families. Please let us know if there is any additional information we might provide to inform you about the benefits of this project or the depth of community support.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alice Kaufman".

Alice Kaufman, Chair
Concord Select Board

Cc: Jay Ash, Secretary, DHCD
Catherine Racer, Associate Director, DHCD
Senator Michael Barrett
Representative Cory Atkins
Barbara Morse, CHDC