

**TOWN OF CONCORD
SELECT BOARD MEETING
JANUARY 30, 2023 | 5:30 PM**

TOWN HOUSE, 22 MONUMENT SQUARE

Join Zoom Meeting

<https://us02web.zoom.us/j/84117083400?pwd=SmorV1h6RkZScEZRZfpiQ3VpalRIQT09>

Meeting ID: 841 1708 3400

Passcode: 920713

Toll Free: 833 548 0276

AGENDA

#	Time*	Agenda Item
1.	5:30 PM	<u>Executive Session</u> pursuant to G.L. c. 30A, § 21(a)(3) to discuss strategy with respect to litigation regarding Estabrook Road (<i>Town of Concord v. Rasmussen et al.</i>), as the chair declares that an open meeting may have a detrimental effect on the litigating position of the Town
2.	6:30 PM	Meet with State Representatives
	7:00 PM	Adjourn to Town Caucus in the Public Hearing Room at the Town House, 22 Monument Square
3.	7:30 PM	Consent Agenda <ul style="list-style-type: none"> • Meeting Minutes: <ul style="list-style-type: none"> ▫ September 12, 2022 ▫ January 19, 2023 • Executive Session Meeting Minutes for Approval but Not to be Released: <ul style="list-style-type: none"> ▫ December 5, 2022 • TIF – Junction Village • Gift Acceptances: <ul style="list-style-type: none"> ▫ Garden Club of Concord to the Natural Resources Division in the amount of \$523.50 ▫ Diana and Jack Clymer to the Beede Center of a personalized oil painting to be created by artist Kat O’Connor with an estimated value of \$11,050.00 • Town Accountant Warrant: January 19, 2023 • One Day Liquor License Application All Alcoholic Beverages for Kerem Shalom for “What Makes Me Tic: Comedy and Storytelling” at Kerem Shalom at 659 Elm Street on Saturday, February 4, 2023 from 7:00 PM to 9:00 PM • Late License Renewals <ul style="list-style-type: none"> ▫ <u>Tour Guide:</u> ▫ Abigail Russel ▫ Elisabeth Parise ▫ Dave Macintosh ▫ Douglas Ellis ▫ Donna C. White ▫ Jeanmarie Williams
4.		Town Manager’s Report
5.		Chair’s Report
6.	7:45 PM	Conceptual Overview of Junction Village with the Concord Housing Development Corporation
7.	8:15 PM	Beede Center – Fiscal Year 2022 Unaudited Results; Fiscal Year 2023 Budget Status
8.	8:45 PM	Sustainability Committee Charge

9.	9:00 PM	Vote to Refile Home Rule Petitions Approved at Special Town Meeting
10.	9:05 PM	Committee Nominations: <u>Diversity Equity and Inclusion Commission:</u> Joe Palumbo of 90 Black Horse Place for a term to expire April 30, 2025 <u>Historic Districts Commission:</u> Timothy Whitney of 315 Lexington Road as an Associate Member for the Concord Museum for a term to expire January 1, 2027
11.	9:10 PM	Committee Appointments: <u>Historical Commission (Town Manager Appointment with Select Board Approval):</u> Ryan Hanley of 77 Lexington Road to complete an unexpired term to expire May 31, 2025 and Nancy Fresella-Lee of 140 Walden Street as an Associate Member to complete an unexpired term to expire May 31, 2023 <u>Community Preservation Committee:</u> Corrective appointment for John Cratsley of 10 Edmonds Road for a term to expire June 1, 2025, corrective appointment for Burton Flint of 1643 Main Street for a term to expire June 1, 2026, Diane Proctor of 57 Sudbury Road for a second term to expire June 1, 2027, Eve Isenberg of 833 ORNAC for a second term to expire June 1, 2028 <u>West Concord Advisory Committee:</u> Corrective appointment for Nicole Hammond of 76 Prairie Street for a term to expire May 31, 2026 <u>Concord Housing Development Corporation:</u> Julie McClure of 2128 Main Street for a term to expire May 31, 2026
12.	9:15 PM	Correspondence
13.	9:20 PM	Select Board Liaison Reports
14.	9:25 PM	Public Comment
15.	9:30 PM	Adjournment

**Times are approximate and subject to change*

Current Board and Committee Vacancies
Agricultural Committee – Associate Member
Bruce Freeman Rail Trail Advisory Committee
Cemetery Committee
Commission on Disability
Comprehensive Sustainability and Energy Committee
Concord 2025 Executive Committee
Conservation Restriction Stewardship Committee
Council on Aging
Financial Audit Advisory Committee
Historic Districts Commission – Associate Member
PEG Access Advisory Committee
Personnel Board

Planning Board
Pollinator Health Advisory Committee
Transportation Advisory Committee
Trustees of Donations
West Concord Advisory Committee
West Concord Junction Cultural District
Zoning Board of Appeals – Associate Member

**Town of Concord
Select Board
Minutes
September 12, 2022**

Pursuant to notice duly filed with the Town Clerk, the Concord Select Board convened in a meeting both via Zoom and in person at 22 Monument Square on September 12, 2022 at 6:30pm.

Present were: Matthew Johnson, Chair; Terri Ackerman, Clerk; Henry Dane, Mary Hartman and Linda Escobedo. Also present was Town Manager Kerry Lafleur

Call to Order

Select Board Chair Matthew Johnson called the meeting to order at 6:30pm

Consent Agenda

Accepted as follows:

- Town Accountant Warrant: September 1, 2022
- One Day Special Liquor License Applications:
 - Leanne Shapiro Govaert DBA as Party Accommodator, 55 Cambridge Turnpike (Concord Museum), on September 17, 2022, from 2PM to 11PM, all alcoholic beverages
 - Sheryl Christensen, 11 Wheeler Road (Verrill Farm), on October 8, 2022, from 11AM to 2PM, Wine and Malt Beverages Only
 - Jennifer Verrill/Culinary Guild New England, 11 Wheeler Road (Verrill Farm), on September 21, 2022, from 5PM to 8:30PM, Wine and Malt Beverages Only
 - Jennifer Verrill, 11 Wheeler Road (Verrill Farm), on September 14, 2022, from 6PM to 8:00PM, Wine and Malt Beverages Only
 - The Umbrella Arts Center, 40 Stow Street, on October 14, 2022, from 6:30PM to 10PM, Wine and Malt Beverages Only
 - The Umbrella Arts Center, 40 Stow Street, on September 18, 2022, from 6:30PM to 9PM, Wine and Malt Beverages Only
- Proclamations: Concord-Carlisle Community Chest Month – October 2022
- Letter to MA Fish and Wildlife – re: not stocking White Pond

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to approve the consent agenda.

Town Manager's Report

Town Manager Kerry Lafleur opened up her report by remarking that September 12, 2022 marked the 387th official “birthday” of the Town. The Town Manager updated the Select Board that on August 31st a remote employee orientation was held to officially kick-off the Classification & Compensation Study. Town Manager Lafleur also reported that due to some recent security events on zoom, the Town Manager's Office is leading a department-by department refresher training on Zoom best practices and security tips for town staff.

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The Town Manager stated that on Monday August 29th the Police Department assigned Officers Cara Paladino and Derek Rodriguez as Detectives, and also that they have been providing ALICE training to schools in addition to their responsibilities as School Resource Officers. Ms. Lafleur also said Chief O'Connor is pleased to announce that Detective Michael Bordenca has been temporarily promoted to Acting Sergeant. Town Manager Lafleur congratulated Assistant Fire Chief Latta for writing a successful AFG grant for the second year in a row.

The Town Manager reminded the public that the 2nd public forum on the Housing Production Plan is scheduled for Wednesday, September 14, 2022. Town Manager Lafleur proceeded to update the Select Board on Library-wide initiatives, including staffing and re-organization. The Town Manager was excited to announce that a new Aquatics Program Manager and General Manager were hired for the Beede Swim and Fitness Center. She continued to update the Select Board on some of the projects that were undertaken during the Center's annual shut-down for maintenance. In her report, the Town Manager stated that the Town Clerk's Office coordinated the state primary election on September 6, 2022.

Chair's Remarks

Select Board Chair Matthew Johnson announced that Discover West Concord Day is scheduled to be held on October 15th and encouraged the public to attend. Mr. Johnson stated that it was anticipated the Select Board would have a table at the event to recruit residents to serve on Town Boards, Committees, and Commissions. Mr. Johnson also acknowledged that the Ag Day activities on September 10th were well-attended.

The Select Board Chair acknowledged the receipt of approximately 43 notes (emails) from the public regarding the most recent Middle School Building Committee meeting, and that he would like to incorporate them into the next Select Board meeting packet.

Public Hearing (continued from August 29, 2022): Application for Transfer of Liquor License, Pledge of Inventory, and Pledge of License from Dinos GMAA, LLS DBA Dino's Kouzina & Pizzeria located at 1135 Main Street to RK Earth Corp DBA Dino's Kouzina Corp

Upon a motion duly made and seconded, it was UNANIMOUSLY **VOTED:** to re-open the Public Hearing for consideration of an application for Transfer of Liquor License, Pledge of Inventory, and Pledge of License from Dinos GMAA, LLS DBA Dino's Kouzina & Pizzeria located at 1135 Main Street to RK Earth Corp DBA Dino's Kouzina Corp.

Applicant Rafael Klipp Borges was in attendance on behalf of RK Earth Corp DBA Dino's Kouzina Corp. Select Board member, Henry Dane voiced some concerns that the Concord Police Department had two (2) multiple in-house entries filed for Mr. Klipp Borges. Mr. Klipp Borges spoke to some of the issues regarding improper management that resulted from a prior miscommunication with the Town. There was no further discussion or public comment.

Upon a motion duly made and seconded, it was UNANIMOUSLY

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VOTED: to close the Public Hearing for consideration of an application for Transfer of Liquor License, Pledge of Inventory, and Pledge of License from Dinos GMAA, LLS DBA Dino's Kouzina & Pizzeria located at 1135 Main Street to RK Earth Corp DBA Dino's Kouzina Corp

Upon a motion duly made and seconded, it was UNANIMOUSLY

VOTED: to approve the application for Transfer of Liquor License, Pledge of Inventory, and Pledge of License from Dinos GMAA, LLS DBA Dino's Kouzina & Pizzeria located at 1135 Main Street to RK Earth Corp DBA Dino's Kouzina Corp

West Concord Tavern, LLC Common Victualler's License Application

Select Board member, Henry Dane asked applicant, Richard Abbott where West Concord Tavern's application stood with the ABCC, alluding that it may affect their anticipated opening date. No extra conditions were requested from the Select Board.

Upon a motion duly made and seconded, it was UNANIMOUSLY

VOTED: to approve the Common Victualler's License application received by West Concord Tavern, LLC DBA West Village Tavern, located at 13 Commonwealth Avenue subject to the Town's Conditions provided in the September 12, 2022 Select Board meeting packet.

Continued Discussion of Middle School Building Project

Dawn Guarriello and Pat Nelson, Co-Chairs of the Concord Middle School Building Committee (CMSBC) were present to continue discussion from the Select Board meeting held on August 29th and to provide more details to the Select Board about how the CMSBC is making decisions about value engineering process. Ms. Nelson noted that the Select Board would like to see an effort from the CMSBC to lower the cost of the project. Ms. Guarriello included a reminder in their presentation to the Select Board and the community on how the Committee arrived at decisions made to-date on spaces, value engineering process, and the final schematic design that was presented to the Town.

Conversation ensued around the topic of a timeline for a Town-wide vote regarding the final price estimation. Select Board Chair, Matthew Johnson, asked if the amount of the incremental spending for the project would be included in a Town-wide vote. Select Board member, Mary Hartman asked if the CMSBC could look into property value increases for all of the design scenarios, and the rest of the Select Board agreed that it would be prudent to include those details.

2229 Main Street Update

Paul Boehm and Gary Kleiman, Co-Chairs of the NMI/Starmet Planning Committee made a presentation to the Select Board to recap and review action planning for how site development could meet current and future needs of the Town. The presentation was broken down into two parts: I.) how to acquire the site; and II.) how to develop the site. Mr. Boehm referenced the report that was submitted to the Select Board in April 2021 which includes redevelopment options, risk discussions and case studies. Co-Chair Boehm also presented NSRC Report's near-term recommendations and

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specific next-steps to develop a process and path for Town of Concord to take ownership of the 2229 Main St. Parcel, redevelop the site, and create public transparency around the topic.

The Select Board discussed suggested near-term actions, property ownership, and ongoing maintenance and monitoring expectations. Select Board member, Linda Escobedo commented that the Town needs to pursue better legal, operational, and financial understanding of pathways to acquisition and waivers of liability for the site.

Department Update: Fire Department

Concord Fire Chief Tom Judge, Assistant Chief Walter Latta, and Captain Brian Whitney made a presentation about the Fire Department Staff, trainings, and major long-term and short-term department initiatives. The Chief also spoke to some of the staffing challenges within the department and nuances to which cause personnel to leave or move to other municipalities. The Chief also gave an overview of lesser-known regional efforts that the Fire Department is involved with, such as water rescue, ice rescue, diving rescue, technical rescue, and hazardous materials response. The district offers an in-house communications unit that can respond to any call in the area on-demand.

Captain Brian Whitney gave highlights on some of the recent department trainings and alignment of their goals. He spoke to major trainings such as an active shooter training, and also a training for using a new model/brand of breathing apparatus after the Concord Fire Department was awarded funds to purchase the gear with the successful submission of a grant.

Select Board member, Mary Hartman asked the Fire Department's opinion on how lack of cell phone coverage affects public safety. The Chief responded that cell phone coverage is incredibly important in any emergency, and that the department relies on cellular data.

Select Board member, Linda Escobedo asked how offsite regional trainings effect local coverage. Assistant Chief Walter Latta replied that the department never loses any response capability to provide services to the Town, and that the department backfills overtime coverage if needed. Ms. Escobedo also asked what protocol for dealing with an issue with the MBTA involved. Chief Judge responded that it is the Concord Fire Department's duty to stabilize any on-scene trauma, but beyond that, most responsibilities are deferred to the Transit Authority. Chief Judge concluded his report by citing that to-date, Assistant Chief Latta had successfully procured approximately \$500k in grant funding for the department in his service to the Town.

Committee Nominations

Select Board Clerk, Terri Ackerman confirmed the following nominations for appointment:

- Eve Isenberg, 833 Old Road to 9 Acre Corner; Community Preservation Committee
- Carlene Hempel, 50 Highland Street; Town representative to the River Stewardship Council

Committee Appointments

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Upon a motion duly made and seconded, it was UNANIMOUSLY **VOTED:** to appoint Robert Andrews, of 32 Staffordshire Lane, to the Commission on Disability for a term to expire April 30, 2025.

Select Board Liaison Reports

Select Board member, Mary Hartman reported that the Trails Committee determined there were many downed trees due to the drought conditions experienced over the summer. Ms. Hartman also reported that the Town put out an RFP that came back with an estimate of \$9 million for Warner's Pond Dredging.

Select Board Clerk, Terri Ackerman reported that she attended a meeting about the Junction Village project and sent some questions that was compiled back to the DHCD. The Transportation Committee is looking for a new member. Ms. Ackerman also spoke to the Transportation Committee's public survey, and residential concerns about improving the RTE 2 corridor. Select Board Clerk Ackerman also updated the public that construction is taking place on the Bruce Freeman Rail Trail in the Route 2 area, and to use caution while traveling along this pathway. Minuteman Media is working to publicize the 2025 Executive Committee and are also collaborating with a consultant on the Comcast Franchise renewal. Finally, Ms. Ackerman gave an update that the Personnel Board is making progress on the Classification Study.

Select Board Chair, Matthew Johnson summarized activities from the most recent Comprehensive Sustainability and Energy Committee meeting. Chair Johnson reported that National Grid is offering a pilot program for the production and transmission of natural gas services.

Select Board member, Linda Escobedo remarked that she met with members of the Concord Municipal Housing Trust to discuss feasibility of how funds awarded from the Great American Outdoors Grant would be allocated to the rental of National Parks housing properties.

Select Board member, Henry Dane recognized that there was terrific participation for the AG Day activities held on September 10th, and he hoped the Select Board would consider expanding participation to a broader segment of civic entities. Mr. Dane also gave an update on the progress of the 2025 Executive Committee.

Public Comment

Adjournment

Chair Johnson adjourned the meeting.

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Select Board
Minutes
January 19, 2023**

Pursuant to a notice duly filed with the Town Clerk, the Concord Select Board convened in a meeting in Room 242 of the Learning Commons at Concord-Carlisle High School and via Zoom on January 19, 2023, at 6:30 PM.

Present were: Matthew Johnson, Chair; Terri Ackerman, Clerk; Henry Dane; Linda Escobedo; and Mary Hartman

Call to Order

Chair Johnson opened the meeting at 6:30 PM.

Consent Agenda

- Special Town Election Early In-Person Voting – Friday, February 10, 2023 and Saturday, February 11, 2023 – for Special Town Election scheduled on Thursday, February 16, 2023
- One Day Liquor License Application for Wine and Malt Beverages only for the Concord Children’s Center at the Nashoba Brooks School Sur Barn at 200 Strawberry Hill Road from 5:30 PM to 10:00 PM on January 20, 2023

Upon a duly made motion, it was UNANIMOUSLY **voted:** to approve the Consent Agenda.

**Discuss Select Board Statement on Special Town Meeting
Article 5: Concord Middle School Building Project**

Upon a duly made motion, it was UNANIMOUSLY **voted:** to approve the Select Board statement on Special Town Meeting Article 5: Concord Middle School Building Project as included in the Select Board meeting packet.

Review Special Town Meeting Voter Information Packet

Chair Johnson opened the discussion on the Special Town Meeting Voter Information Packet.

Mr. Dane suggested that the estimated annual tax impact based on the total project cost be added to the “Yes Vote” and “No Vote” statements at the bottom of Page 1.

The Select Board concurred.

Ms. Ackerman noted that a closed parentheses is missing from Paragraph 4 on Page 1. Ms. Ackerman continued and stated that the “No Vote” statement at the bottom of Page 1 does not include the same information of the options that are available as in the “Argument Against” argument on Page 2. Ms. Ackerman stated that the following statement from the “Argument

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Against" could also be included: *"The Building Committee should re-visit the design with the goal of adhering to the \$102.8M authorized budget"*.

Mr. Johnson noted that there is a typo in the "No Vote" statement on Page 1 and that "level" should be "levy".

Town Counsel Mina Makarious joined the Select Board meeting.

The Select Board discussed Mr. Dane's suggestion of including the estimated annual tax impact based on the total project cost in the "Yes Vote" and "No Vote" statements at the bottom of Page 1 with Town Counsel. The Select Board concurred to strike the second sentence of the "No Vote" statement.

Town Counsel Makarious accepted the Select Board's amendments to the Special Town Meeting Voter Information Packet as discussed.

Review Annual Town Meeting Letter to Voters

Chair Johnson opened the discussion regarding the Annual Town Meeting Letter to Voters.

Mr. Dane noted that because the letter is to be signed by the Select Board and the Town Moderator that the narrative should not come from "I", but "we".

Ms. Escobedo noted that the letter currently indicates that the warrant identifies (rather than Town Moderator) which warrant articles require a 2/3rd vote in Paragraph 2 on Page 2.

Chair Johnson acknowledges that this sentence can be removed.

Upon a motion duly made and seconded, it was UNANIMOUSLY
voted: to approve the Annual Town Meeting Letter to Voters as included in the
Select Board meeting packet with the discussed amendments.

Adjournment

Chair Johnson adjourned the meeting.



MEMORANDUM

To: Town of Concord Select Board

From: Mina Makarious and Jillian Bargar
ANDERSON & KREIGER LLP

Re: Christopher Heights Assisted Living Facility – TIF Agreement Votes

Date: January 4, 2023

This memorandum summarizes the votes necessary for the unwinding of the Tax Increment Financing Agreement dated as of December 2020 (the “TIF Agreement”) between the Town of Concord (the “Town”) and Junction Village ALF Limited Partnership (the “Developer”), relating to the Christopher Heights Assisted Living Facility proposed to be constructed on land identified as Assessor’s Parcel #8D-2013-1 (the “Project”). Specifically, in order for the TIF Agreement to have no further force or effect, the Select Board must petition the Massachusetts Economic Assistance Coordinating Council (“EACC”) to decertify the TIF Agreement.

Background

In 2016, Concord Housing Development Corporation (“CHDC”) selected Developer’s affiliate, The Grantham Group, LLC, to construct and operate the Project. In connection with such selection, the Developer and its affiliates entered into several project documents, including a Development Agreement, a Memorandum of Agreement, and the TIF Agreement.

The Developer has indicated its unwillingness to move forward with the construction of the Project, and by letter dated October 27, 2022, the Developer formally notified the Massachusetts Office of Business Development that the Project will not be going forward, and requested that the TIF Agreement be withdrawn. However, further action from the Town is necessary to effectuate this.

TIF Agreement

TIF Agreement does not provide for a clear expiration date that would apply in the event the Project is not constructed, so proactively terminating it is the only way to ensure it is of no further force or effect. To effectuate this, the Town and Developer must formally agree to terminate the TIF Agreement, and it must be decertified by the EACC.

Under Section B.8. of the TIF Agreement, the Developer expressly agrees the Town has the right to petition the EACC to decertify the TIF Agreement if the Town determines the Developer has failed in a material way to meet its obligations thereunder. Because the Developer has provided notice that the Project will not be going forward, the Town may petition EACC to decertify the TIF Agreement on the grounds that the Developer has no intention of meeting its expected completion timeframes in Section B.3. (i.e., expected completion by July 1, 2022, or no later than July 1, 2023 in the event of construction delays).

Select Board Votes

In order to proceed with the necessary steps described above, the Select Board should move and vote to

1. terminate the TIF Agreement;
2. petition the EACC to decertify the TIF Agreement; and
3. authorize the Town Manager or her designee to do all things necessary effectuate these actions.

Town of Concord
Finance Department
Memorandum

TO: Kerry A. Lafleur, Town Manager
FROM: Gail S., Chief Financial Officer
SUBJ: Garden Club of Concord
DATE: January 18, 2023

Please place on the Select Board's agenda the following gift to the Garden Club.

Garden Club of Concord	\$523.50
P.O. Box 1296	
Concord, MA 01742	

0023-180-171-0754-4850-0000

Accepted: _____
Clerk

Date: _____



TOWN OF CONCORD
DIVISION OF NATURAL RESOURCES
141 KEYES ROAD, CONCORD, MA 01742
TEL: (978) 318-3285 FAX: (978) 318-3291

To: Malyssa Simard, Finance Assistant

From: Karen Bockoven, Administrative Assistant/Natural Resources *KB*

Re: **Gift Acceptance**

Date: January 18, 2023

The Natural Resources Division has received a generous donation of \$523.50 from the Garden Club of Concord.

In accordance with M.G.L. Chapter 44, Section 53A and APP#19, I am submitting the check for deposit and respectfully request that acceptance of the check be placed on an upcoming Select Board meeting agenda. Please deposit check into gift account #0023-180-171-0754-4850-0.

Thank you for your attention to this matter.

Town of Concord
Finance Department
memorandum

TO: Kerry A Lafleur, Town Manager
FROM: Gail Dowd, Chief Financial Officer
SUBJ: Beede Center Gift – Painting by Kat O'Connor
DATE: January 9, 2023

Please place on the Select Board's agenda the gift of a personalized oil painting to be created for the Beede Center by accomplished artist Kat O'Connor.

The estimated value of this donation is \$11,050.00

Donated By: Diana and Jack Clymer
13 River St.
Concord, MA 01742

Accepted: _____
Clerk

Date: _____

Malyssa Simard

From: Anna McKeown
Sent: Friday, January 6, 2023 10:15 AM
To: Malyssa Simard; Christine Kelleher
Cc: Catherine Ellis
Subject: Art Donation
Attachments: Art Donation Dec Meeting.pdf

Hi Malyssa,

A Beede member has graciously offered to purchase and donate a personalized piece of art for the Beede Center (valued at \$11,050). The Recreation Commission unanimously voted to support the acceptance of the gift on Wednesday, January 4, 2023. Attached please find the packet of information that has been submitted by the donor.

We recognize that this donation now needs to be sent to the Selectboard for approval. The piece has not been painted yet but will be once the donation is approved. I have reached out to Chris Carmody to ask about risk/insurance effects associated with a piece of this value but I have not heard back yet. Can you please advise if you need anything else from me in order to send the donation to the Selectboard for approval?

Many thanks,
Anna

Anna McKeown, M.S., CTRS

Director of Recreation

Town of Concord, MA

Phone: (978) 287-1057

www.concordrec.com





ART IN PUBLIC PLACES

Letter of Intention to Donate or Loan Art

Donor/Lender Name: Diana and Jack Clymer

Organization: private donor

Address: 

City/State/Zip: Concord, MA 01742

Telephone: 

Email: 

Suggested Location: on the wall above the landing of the stairs going down to the pool area

Value of Donation: \$11,050.

Artist Resume: attached / www.katopaints.com
(Please attach information about the artist or website link.)

Description of the Artwork: an oil painting, 21" x 84" in size on Aluminum Composite Panel, 4-6 figures in the water. Framework around painting structure to securely mount the painting to the wall
(Include the art media, dimensions, visual documentation including color photos and electronic files. If the artwork is not a finished piece, describe how the work will be completed and description of image.)

If a Site Installation: the installation will not require any alteration to the space.

(Briefly discuss the timeframe, cost involved, and site preparation requirements. Provide a map, sketch, maquette, and or a Photoshop image of its relationship to the site. Provide desired dedication plaque wording.) Plaque wording: Name of artist and title of painting

Dec. 2, 2022

To: Kerry Kestner

Artist Kat O'Connor has taught painting classes at The Umbrella in Concord for several years. She is a highly accomplished artist and a delightful teacher.

Every once in awhile she would share with our class a work she had painted in her studio. Her paintings of people in water have always made me think of the Beede Pool. With color, form and light she captures the pleasure of being in water.

Recently I talked with Cathi Ellis General Manager at Beede. We found a perfect placement for one of Kat's paintings. It could be hung easily over the stairs as one enters the lower level to the pool.

The hope is that some of the Beede staff will be models for the painting, which will make it extra special. Kat has researched the best materials to use in a facility with a pool so that it should last many years.

Sincerely, Di Clymer

CURRICULUM VITAE

KAT O'CONNOR

www.katopaints.com

EDUCATION

- 1995** Master of Fine Arts, University of Texas at San Antonio, San Antonio, Texas
- 1990** Bachelor of Arts in Art, with highest honors, Montana State University, Bozeman, Montana
- 1988** St. Patrick's College, Maynooth, County Kildare, Ireland
Exchange student, accreditation through Mohegan Community College, Norwich, Connecticut

GALLERY REPRESENTATION

Copley Society of Art, Copley Master, Boston, Massachusetts.
Creative Connections Gift Shop and Gallery, Ashburnham, Massachusetts.

SOLO EXHIBITIONS

- 2023** *Kat O'Connor*, Creative Connections Gift Shop and Gallery, Ashburnham, Massachusetts.
- 2022** *Fathom: The Art of Kat O'Connor*, Worcester Art Museum, Worcester, Massachusetts.
- 2022** *Bits: Paintings by Kat O'Connor*, kind of a small array, Magdalena, New Mexico.
- 2019** *This Fluid Report of Motion*, ArtsWorcester @ the Printers Building, Worcester, Massachusetts.
- 2017** *Kat O'Connor*. Reynolds Fine Art, New Haven, Connecticut.
- 2014** *Luminous Will: Paintings by Kat O'Connor*. Krikorian Gallery, Worcester Center for Crafts, Worcester, Massachusetts.
- 2013** *Ripple in the Blue: Paintings by Kat O'Connor*. ECA+ Gallery, Easthampton, Massachusetts.
- 2012** *Water in the Desert*. The Hanover Theatre's Franklin Society Salon Gallery, Worcester, Massachusetts.
- 2007** *Kat O'Connor: Art in the Garden*, Tower Hill Botanic Garden, Boylston, Massachusetts.
- 2002** *Set in Glass: Paintings and Drawings by Kat O'Connor*, Taber Art Gallery, Holyoke Community College, Holyoke, Massachusetts.
- 2000** *Kat O'Connor*, Wistariahurst Museum, Holyoke, Massachusetts.
- 2000** *Kat O'Connor: Recent Watercolors*, University of Massachusetts Medical School, Worcester, Massachusetts.
- 1998** *Windows*, Goodstein Gallery, Casper College, Casper, Wyoming.
- 1997** *Creature Comforts*, Nicolaysen Art Museum, Casper, Wyoming.
- 1995-1996** *Points of Reference/Reverence*, Wistariahurst Museum, Holyoke, Massachusetts.
- 1994** *Continuum*, Gallery E, University of Texas at San Antonio, San Antonio, Texas.

SELECTED EXHIBITIONS

- 2022** *The Newport Annual 2022*, Newport Art Museum, Newport Rhode Island. Dr. Kimberli Gant, The McKinnon Curator of Modern and Contemporary Art, Chrysler Museum, Juror.
- 2022** *2022 MJ1*, Concord Center for the Visual Arts, Concord, Massachusetts. Juried by LaiSun Keane.
- 2022** *Made in Paint 2022*, Golden Artist Colors, New Berlin, New York.

- 2022 *Origin*, JMAC Gallery, Worcester, Massachusetts. Curated by Michelle May and Payal Thiffault, Juniper Rag Magazine.
- 2021 *Blue*, Cambridge Art Association, Cambridge, Massachusetts. Dr. Jessica May, Managing Director of Art and Exhibitions with The Trustees, and Artistic Director of deCordova Sculpture Park and Museum, Juror.
- 2021 *Nineteenth ArtsWorcester Biennial*, (Sally Bishop Prize for Best in Show) ArtsWorcester, Worcester, Massachusetts. Beth C. McLaughlin, Fuller Craft Museum, Juror.
- 2021 *Now in Technicolor*, ArtsWorcester, Worcester, Massachusetts. Juried by Joshua Croke, Stephen DiRado, and Birgit Straehle.
- 2021 *Small Works*, Highfield Hall, Falmouth, Massachusetts.
- 2021 *New Beginnings*, (First Prize), Copley Society of Art, Boston, Massachusetts. Juried by Ali Ringenburg, Owner and Director of Sloane Merrill Gallery.
- 2021 *2021 MJI*, Concord Center for the Visual Arts, Concord, Massachusetts. Juried by Kirstin Lamb.
- 2020 *Unity*, (First Prize) Copley Society of Art, Boston, Massachusetts. Christina Michelon, Assistant Curator of the Boston Atheneum, Juror.
- 2020 *21st Annual Frances N. Roddy Open Competition*, (Prize for Water) Concord Center for the Visual Arts, Concord, MA. Lisa Crossman, Curator of American Art & Arts of the Americas, Mead Art Museum, Juror.
- 2020 *Arts in Bloom*, (Honorable Mention) The Hopkinton Center for the Arts, Hopkinton, Massachusetts. Marie Craig, Director, Fountain Street Gallery, Juror.
- 2020 *The Newport Annual 2020*, Newport Art Museum, Newport Rhode Island. Dr. Sharon Matt Atkins, Director of Curatorial Affairs, Brooklyn Museum, Juror.
- 2020 *Full Spectrum*, (First Prize) Copley Society of Art, Boston, Massachusetts. Gordon Wilkins, Curator of American Art at the Addison Gallery.
- 2020 *2020 MJ2*, Concord Center for the Visual Arts, Concord, Massachusetts. Juried by Liz Shepherd.
- 2020 *2020 MJI*, Concord Center for the Visual Arts, Concord, Massachusetts. Juried by Emily Eveleth and Penn Young.
- 2019 *You: Artists Depict Themselves*, The Hopkinton Center for the Arts, Hopkinton, Massachusetts. Arthur Dion, Gallery Naga, Juror.
- 2019 *Call and Response: A Matter of Perspective*, Fitchburg Art Museum, Fitchburg, Massachusetts. Candice Bancheri, Curator.
- 2019 *Eighteenth ArtsWorcester Biennial*, ArtsWorcester, Worcester, Massachusetts. Nick Capasso, Fitchburg Art Museum, Juror.
- 2019 *Re/Vision*, (First Prize) Copley Society of Art, Boston, Massachusetts. Erin Corrales-Diaz, Curator of American Art at the Worcester Art Museum, Juror.
- 2019 *Small Stones Festival of the Arts*, Grafton, Massachusetts. Jim Welu, Director Emeritus, Worcester Art Museum, Diane Panarelli Miller, and Jean Rosier Smith, Jurors.
- 2019 *Renewal*, Copley Society of Art, Boston, Massachusetts. Meg White, Gallery Naga, Juror.
- 2019 *Paperphilia*, ArtsWorcester, Worcester, Massachusetts. Nancy Burns, Associate Curator of Prints, Drawings, and Photographs at the Worcester Art Museum, Juror.

- 2019 *50 Works by Oil Painters*, Highfield Hall and Gardens, Falmouth, Massachusetts. Claudia Nimar of Small Works Art, Curator.
- 2018 *83rd Regional Exhibition of Art and Craft*, Fitchburg Art Museum, Fitchburg, Massachusetts. Francine Weiss, Newport Art Museum, Juror.
- 2018 *Anchors Aweigh, (Second Prize)*, Copley Society of Art, Boston, Massachusetts. Carey Vose, Juror.
- 2018 *In the Style Of*, Copley Society of Art, Boston, Massachusetts. Tom Kellaway, Editor, *American Art Review*, Juror.
- 2017 *Definite: Indefinite, Works by Kat O'Connor and Michael Hachey*, Krikorian Gallery, Worcester Center for Crafts, Worcester, Massachusetts.
- 2017 *Summer Hours, (Second Prize)*, Copley Society of Art, Boston, Massachusetts. Hope Turner & Zola Solamente, Arden Gallery, Jurors.
- 2017 *Parallels: Worcester*, UnchARTed and Gallery Z, Lowell, Massachusetts. Curated by Robb Sandagata and Tom Fiorelli.
- 2017 *Seventeenth ArtsWorcester Biennial*, ArtsWorcester, Worcester, Massachusetts. Samantha Cataldo, Currier Museum of Art, Juror.
- 2017, 2018 *Love, Lust, and Desire*, McGowan Fine Art, Concord, New Hampshire.
- 2016 *Ship to Shore, (First Prize)*, Copley Society of Art, Boston, Massachusetts. Austen Bailey, Curator of American Art, Peabody Essex Museum, Juror.
- 2015 *InVision: 2D and 3D Landscape*, Davis Art Gallery, Worcester, Massachusetts.
- 2015 *As Expected, (Third Prize)*, Copley Society of Art, Boston, Massachusetts. Richard Baiano and Stephanie Bond, Child's Gallery, Jurors.
- 2015 *Sixteenth ArtsWorcester Biennial*, ArtsWorcester, Worcester, Massachusetts. Susan Stoops, Juror.
- 2015 *Un-ex-pect-ed, (First Prize)*, Copley Society of Art, Boston, Massachusetts. Mika Hornyak, Sara Dassel, and George Sopel, Jurors.
- 2014 *Shimmer*, Copley Society of Art, Boston, Massachusetts. Christopher Chippendale and Masako Kamiya, Jurors.
- 2013 *Details: Paintings by Louise Arnold and Kat O'Connor*. Emerson Umbrella Center for the Arts, Concord, Massachusetts.
- 2013 *Co/So Artists' Small Works: Night and Day, (Award of Merit)* Copley Society of Art, Boston, Massachusetts.
- 2013 *The Shirt Factory Gallery First Annual Juried Show*, Glens Falls, New York. Erin Coe, Juror.
- 2013 *ARTSWorcester's Biennial 2013*, Worcester, Massachusetts. Dr. Katherine French, Juror.
- 2013 *Elemental*, Copley Society of Art, Boston, Massachusetts. Kaveh Mojtabai, Juror.
- 2012 *Co/So Artists' Holiday Small Works, (Award of Merit)* Copley Society of Art, Boston, Massachusetts.
- 2012 *Co/So Artists' Small Works: Sapphire, (Award of Merit)* Copley Society of Art, Boston, Massachusetts.
- 2012-2013 *Art on the Line*, ArtsWorcester, Worcester, Massachusetts.
- 2011 *My Subject/ Myself: Artist Self Portraits*, Aurora Gallery, Worcester, Massachusetts. Curated by Josephine Martins and Joseph Farbrook.

- 2011 *ARTSWorcester's Biennial 2011*, Worcester, Massachusetts. Patricia Hickson, Juror.
- 2011 *Dreaming in Color*, Worcester Windows Community Gallery, Worcester, Massachusetts.
- 2011 *Arts in Bloom, (First Place)* The Cultural Arts Alliance of Hopkinton, Hopkinton, Massachusetts. Deborah Davidson, Juror.
- 2006 *Clinton Olde Home Days Juried Exhibition, (First Place, Watercolor)* Clinton, Massachusetts. Sue Swinand, Juror.
- 2006 *Arts in Bloom, (First Place Category: Oils/Acrylics)* juried exhibition. Cultural Arts Alliance, Hopkinton, Massachusetts. Robert Aiello, Raymond Andreotti, Louise Melton, Jurors.
- 2004 *Mirror, Mood, and Magic: DeCordova's Annual Benefit and Auction*, DeCordova Museum and Sculpture Park, Lincoln, Massachusetts.
- 2003 *Tri-City Art Exhibit*, An exhibition of work from Local Cultural Council Fellowship Award Winners. Brickbottom Gallery, Somerville. Statehouse, Boston, Massachusetts. ARTSWorcester, Worcester, Massachusetts.
- 2003 *Postcards from the Wild, Wild, West*, Nicolaysen Art Museum, Casper, Wyoming.
- 2002 *Accolades: Worcester Cultural Commission's 2002 Creative Fellowship Exhibition*, Bijou Theatre, Worcester, Massachusetts.
- 2002 *Re:Semblence*, juried group portrait exhibition. ARTSWorcester, Worcester, Massachusetts.
- 2002 *34th Annual Art Auction*, Yellowstone Art Museum, Billings, Montana. Terry Melton, Juror.
- 2002 *A Tribute to DeCordova Museum School, Faculty Show*, Francesca Anderson Fine Art, Lexington, Massachusetts.
- 2001 *The Fourth NAA Regional Juried Show*, Newburyport Art Association, Newburyport, Massachusetts. Adam D. Weinberg, Director, Addison Gallery of American Art, Juror.
- 2000 *Kat O'Connor, Robin Johnson, and Kim Tester*, Washington Art Association, Washington Depot, Connecticut.
- 1997-1998 *Florida/Wyoming Artist's Tarot Project*, Venues including: Nicolaysen Art Museum, Casper, Wyoming; The Wyoming Arts Council Gallery, Cheyenne, Wyoming; The Norton Museum, West Palm Beach, Florida; Community Visual Arts Association, Jackson, Wyoming; Big Red Gallery, Clearmont, Wyoming; Community Fine Arts Center, Rock Springs, Wyoming. Organized by Kathleen Holmes and the Wyoming Arts Council.
- 1996 *Wyoming Works, (Best of Show)*, Nicolaysen Art Museum, Casper, Wyoming. Cathryn Mallory, Juror, Gallery Director, University of Montana.
- 1996 *John Hyden and Kat O'Connor*, CAM-PLEX Heritage Center Gallery, Gillette, Wyoming.
- 1995 *Timespan: The Fourth Dimension in Art*, Dallas Women's Caucus for Art, Irving Arts Center, Irving, Texas. Anita Valencia and Alvia Wardlow, Jurors.
- 1995 *Janet Turner National Print Competition 1995*, California State University, Chico, Chico, California. Marion Epting, Juror, Professor of Art, CSUC.
- 1995 *not just another KAT AND PONY SHOW*, Kat O'Connor and Pony Allen, Thesis Exhibition. UTSA Satellite Space, San Antonio, Texas.
- 1995 *Grabados*, Instituto Cultural Peruano Norteamericano, Lima, Peru. Dennis Olsen, Curator.
- 1995 *Fourteenth Annual UTSA Library Print Competition*, University of Texas at San Antonio Library, San Antonio, Texas. Lyle Williams, Juror, Curator of Prints, The McNay Art Museum.

- 1995 *Profiles*, UTSA Satellite Space, San Antonio, Texas. Frances Colpitt and Ken Little, Curators.
- 1995 *Bits and Pictures*, UTSA Division of Art and Architecture, World Wide Web. Cindy Rook and Susan Voepel, Curators.
- 1994 *Scene Unseen III, (Honorable Mention)*, Eastern New Mexico University, Portales, New Mexico. Luis Jimenez, Juror.
- 1994 *The Next Wave*, 1203 ARTSPACE, San Antonio, Texas. Ken Little and Mark Hanson, Curators.
- 1994 *ARC National Print Show*, ARC Gallery, Chicago, Illinois. David Jones, Juror, Director of Anchor Graphics.
- 1993 *Scene Unseen II*, Eastern New Mexico University, Portales, New Mexico. Judy Chicago, Juror.
- 1993 *Intimate Spaces V*, Gallery 57, Fullerton, California. Henry Hopkins, Juror, Director of Armand Hammer Museum of Art, and Director of UCLA Wright Art Gallery.
- 1993 *The Amarillo Competition, 1993*, Amarillo Art Center, Amarillo, Texas. Jim Edwards, Juror.
- 1993 *In Situ*, Blue Star Arts Complex, UTSA Space, San Antonio, Texas. Ed Blackburn, Curator.
- 1991 *Beginnings*, The Rossi Gallery, Dallas, Texas.
- 1990 *Kat O'Connor and John Hyden: Drawings, Sculpture, and Collaborative Work*, Bozeman High School Fine Arts Gallery, Bozeman, Montana.
- 1990 *The 29th Annual Undergraduate Student Juried Art Show, (First Place, Ceramics)*, Haynes Fine Arts Gallery, Montana State University, Bozeman, Montana. Cathryn Mallory, Juror.
- 1989 *Fourth Annual Potluck Show*, Exit Gallery, Ceramic Artist's Guild, Montana State University, Bozeman, Montana. Ellen Ornitz, Juror.
- 1989 *The 28th Annual Undergraduate Student Juried Art Show*, Haynes Fine Arts Gallery, Montana State University, Bozeman, Montana. Ted Wadell, Juror.
- 1988 *The 27th Annual Undergraduate Student Juried Art Show, (Second Place Award)*, Haynes Fine Arts Gallery, Montana State University, Bozeman, Montana. Frank Owen, Juror.

GRANTS AND HONORS

- 2021 **ArtsWorcester Material Needs Grant, \$950 Grant Award**, Worcester, Massachusetts.
- 2018 **Mass Cultural Council Artist Fellowship, Drawing & Printmaking, \$12,000**. Massachusetts.
- 2017 **ArtsWorcester Material Needs Grant, \$1,500 Grant Award**, Worcester, Massachusetts.
- 2003 **Jacob Knight Award, \$2,000**. Jacob Knight Awards Committee, West Brookfield, Massachusetts.
- 2002 **Frances A. Kinnicut Award**, Worcester Art Museum, Worcester, Massachusetts. For travel to Italy.
- 2002 **Creative and Performing Artists Fellowship, \$3,500 Grant Award**. Worcester Cultural Commission, Worcester, Massachusetts.
- 1995 **Grant Award**, College of Fine Arts and Humanities 1994-1995 Small Grants Program, University of Texas at San Antonio, San Antonio, Texas.
- 1990 **Outstanding Senior Award for Excellence in Sculpture**, Montana State University, Bozeman, Montana.

RESIDENCIES

2021 **Sam and Adele Golden Foundation for the Arts Residency, New Berlin, New York.**

PROFESSIONAL EXPERIENCE

- 2022-Present **Instructor, Clark University, Worcester, Massachusetts. Painting I, Painting II.**
- 2022 **Curator, Realism Reboot. Krikorian Gallery, Worcester Center for Crafts, Worcester, Massachusetts.**
- 2012-Present **Instructor, Umbrella Center for Arts, Concord, Massachusetts. Technical Watercolor, Figure Drawing, Technical Oil Painting.**
- 2020 **Curator, Realism. Krikorian Gallery, Worcester Center for Crafts, Worcester, Massachusetts.**
- 2019 **Instructor, Capture Greece in Living Color with Kat O'Connor, Skopelos, Greece. In collaboration with The Island Center for the Arts.**
- 2001-2020 **Instructor, Worcester State University, Worcester, Massachusetts. Basic Drawing, Beginning Painting, Visual Fundamentals (2D), Mixed Media, Watercolor, Life Drawing, Creating Cultural Forms.**
- 2017 **Adjunct Instructor, Assumption College, Worcester, Massachusetts. Drawing 1.**
- 2015, 2018 **Adjunct Instructor, Mount Wachusett Community College, Gardner, Massachusetts. 2D Design.**
- 2017, 2018 **Instructor, Landscape Painting with Kat O'Connor, Ghost Ranch, Abiqui, New Mexico.**
- 2014 **Instructor, Landscape Painting in Greece with Kat O'Connor. Skopelos, Greece. In collaboration with The Island Center for the Arts.**
- 2013, 2015 **Instructor, Landscape Painting with Kat O'Connor, Ghost Ranch, Abiqui, New Mexico.**
- 2013 **Juror, Needham Art Association Holiday Exhibit, Needham, Massachusetts.**
- 2012-Present **Instructor, Emerson Umbrella, Concord, Massachusetts. Technical Watercolor, Figure Drawing, Technical Oil Painting.**
- 1998-2012 **Instructor, Worcester Art Museum, Worcester, Massachusetts. All levels of oil, watercolor, and acrylic painting, figure drawing, portraiture, drawing, design, and off-site classes.**
- 2000-2012 **Instructor, DeCordova Museum and Sculpture Park, Lincoln, Massachusetts. Technical Watercolor, Technical Oil Painting, Landscape Design, Colored Pencil, Figure Drawing.**
- 2011 **Juror, Princeton Arts Society Spring Membership Show, Princeton, MA.**
- 2009 **Instructor, Painting in Italy with Kat O'Connor. Cinque Terra, Italy. Sponsored by Worcester Art Museum.**
- 2006-2014 **Instructor, Landscape Painting in Greece with Kat O'Connor. Skopelos, Greece. In collaboration with The Island Center for the Arts and Worcester Art Museum.**
- 2006-2010 **Instructor, Rock and Air, Color and Place: Searching for the O'Keeffe Landscape. Ghost Ranch, Abiqui, New Mexico. In collaboration with Lesley University, The Art Institute of Boston, and the Worcester Art Museum.**
- 2006 **Designer, Holyoke St. Patrick's Parade program cover and marketing apparel.**
- 2005 **Instructor, Acadia Workshop Center, Southwest Harbor, Maine. Colored Pencil.**
- 2004, 2001 **Juror, Cultural Arts Alliance Juried Exhibition, Hopkinton, Massachusetts.**
- 2001 **Juror, New England Watercolor Society Annual Exhibition, Chatham, Massachusetts.**

- 2000 *Juror*, DeCordova Museum and Sculpture Park Student Exhibition, Lincoln, Massachusetts.
- 1995 *Instructor*, Southwest Texas State University, San Marcos, Texas. Basic Drawing, Basic Design.

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- "Kat O'Connor, A Study in Contrasts: Water/Desert/Galaxy" Featured Artist, *Juniper Rag*, Volume 2, 2021, pages 52-55.
- Goslow, Brian. "Our Ever-Changing Moods: Spring's Timely Arrival at Copley Society." *Artscope Magazine*. March/April, 2020.
- Rubell, Roxanne. "Copley Society Celebrates 140th Anniversary." *American Art Review*. December, 2019, pages 42-47.
- Goslow, Brian. "Newbury Street Re/Vision: A Sense of Place at Copley Society." *Artscope Magazine*. July/August, 2019, pages 9-13.
- Carleton, Emma. "Student Art Criticism: The Abstraction of Water." *Worcester Magazine*, August 1-7, 2019, pages 18-19.
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- Sheehan, Nancy. "Abstract. by design," *Telegram & Gazette*, March 26, 2017, pages G1, G14.
- Louis Swinand, Producer. "Kat O'Connor and Michael Hachey," *Arts and Ideas with Sue Swinand*. Broadcast April, 2017, 28:00 minutes.
- Hamill, Molly. "CoSo's Salute to Summer: From Ship to Shore to Newbury Street." *Artscope Magazine*, July/August, 2016, pages 44-45. Cover photo: Kat O'Connor's painting 'Epic.'
- Charbonneau, Jacleen. "Artist Kat O'Connor's Strokes on Display at Worcester Center for Crafts," *Worcester Magazine*, October 9-15, 2014, pages 18-19.
- Louis Swinand, Producer. "Kat O'Connor, Artist and Art Teacher," *Arts and Ideas with Sue Swinand*. Broadcast May, 2011, 28:00 minutes.
- Grignon, Paul. "I, Witness," *Worcester Magazine*, December 15-21, 2011, pages 21-22.
- Burke, Mike. "Drawing on Inspiration: Artist crafts parade design," *The Republican*, Tuesday, March 14, 2006, page F20.
- Litchfield, Kathleen. "An Artist Comes Home," *Springfield Union News, Holyoke Magazine*, Thursday, November 30, 2000, pages 1-7.
- Dubois, Cherie. "Kat O'Connor: Painting a Window to the Past," *Holyoke Sun*, Wednesday, November 29, 1995, pages 13-15.
- Reynolds, Steve. "Not Just Another Kat and Pony Show," *Voices of Art*, May/June, 1995, pages 4-6.



Cannonball
Oil on Board
7 1/2" X 11"
©Kat O'Connor, 2014
Image #301



Three Wishes
Oil on Board
43" X 31 3/8"
©Kat O'Connor, 2014
Not available



Epic
Oil on Board
43" X 32"
©Kat O'Connor, 2015
Sold
Image #317



Emerging - Falling - One and the Same
Oil on Board
15" X 15"
©Kat O'Connor, 2013
Image #271

Shannon McAndrew

From: noreply@civicplus.com
Sent: Tuesday, January 24, 2023 12:45 PM
To: licensing board; Town Manager's Office; jromanul@concordma.gov
Subject: Online Form Submittal: One Day Special Liquor Licenses

One Day Special Liquor Licenses

Company or Organization	Kerem Shalom
Applicant Name	Robyn Barabe, for Kerem Shalom
Email Address	[REDACTED]
Applicant Address	659 Elm Street/PO Box 1646
City	Concord
State	MA
Zip Code	01742
Phone Number	978-369-1223
Name of Event	What Makes Me Tic: Comedy and Storytelling with a Message with Pamela Rae Schuller
Activity Is	Non-Profit
Event Type	Private Event in Rented Facility
Event Date & Start Time	2/4/2023 7:00 PM
End Time	9:00 PM
Premises to be Licensed	Kerem Shalom
City	Concord
State	MA
Zip Code	01742
License is for the Sale of:	All Alcoholic Beverages
Bartenders TIPS trained?	Yes
Under 21 Attendees?	Yes

1st one-day license for Organization? Yes

If NO, number of years licensed? *Field not completed.*

More than 100 in attendance? Yes

By exercising the privileges of this license in serving persons with alcoholic beverages, the licensee is potentially exposed to significant liability for injuries and damages to the persons served or to others who are injured or damaged by the persons served. Your acceptance and exercise of this license will be deemed to be acknowledgement that you are aware of this potential liability. You are encouraged to discuss the risks associated with exercising your privileges of the license and the precautions appropriate to avoid injuries, damage and liability to others with your legal advisor. The Town of Concord, and the Select Board, acting as the Local Licensing Authority, shall not be liable to the licensee or others if injury or damage shall result from the exercise of the license.

I acknowledge and accept the above statement of liability Robyn Barabe for Kerem Shalom

APPLICATION FEE \$75.00

*Please forward to: Town Manager's Office PO Box 535 Concord, MA 01742
Applications cannot be processed until payment is received.*

Acknowledgements I attest the information contained in this form is true and accurate., I acknowledge that I must pay an application fee of \$75 and will mail my payment., I acknowledge that no action will be taken, or scheduled, regarding my application until payment is received.

IMPORTANT NOTICE

Board & Committee Meeting Calendar

(Section Break)

TIPS TRAINING

The Select Board require that for any event which they issue a special permit, the alcohol provided must be served by a TIPS trained (or equivalent) bartender. TIPS training cards, or their equivalent, must accompany this application. Additionally, each certification must show a photo and name of the bartender(s) and must be current. If a photo is not on the TIPS training cards, a copy of a valid driver's license with a photo should be included. Proof of TIPS credentials must be provided before any application may be voted on by the Select Board.

I acknowledge and agree to the Town of Concord's TIPS Training Policy as outlined above. Copies of card(s) will be mailed separately to the Town Manager's Office

UNDER 21 POLICY

The Town of Concord Select Board assumes that there may be guests or attendees under 21 years of age at any event. therefore, this policy must be adhered to for all events. Applicants agree to check the ages of all guests at the door. If a persons under the age of 21 are present, his or her hand shall be stamped to indicate the he/she is underage for the bartender.

I certify that Concord's Under 21 Policy, as outlined above, will be followed.

A legal adult, over 21 years of age, shall check the ages of all guests to ensure compliance., All bartenders shall be made aware of the Under 21 Policy terms before the event's commencement.

Email not displaying correctly? [View it in your browser.](#)



eTIPS On Premise 3.1

CERTIFIED

Issued: 3/21/2022

Expires: 3/21/2025

ID#: 5675504

Julie Trainor

Ilforno

529 King St

Littleton, MA 01460-1211

For service visit us online at www.gettips.com

TOWN OF CONCORD
Application For Tourist Guide License

To offer Guide Service within Concord

New License/Renewal: \$35.00

The undersigned hereby applies for a TOURIST GUIDE LICENSE in accordance with the provisions of the Statute thereto:

Name:

Abigail Russell

Address:

[Redacted]

Company:

Telephone Number:

Email address:

Signature:

Abigail Russell

In accordance with the rules and regulations made under authority of said Statute.

Office Use Only

Paid:

Check

Cash

Check #

Date:

11/11/2023

[Redacted]

License expires on December 31, 2023

TOWN OF CONCORD
Application For Tourist Guide License

To offer Guide Service within Concord

New License/Renewal: \$35.00

The undersigned hereby applies for a TOURIST GUIDE LICENSE in accordance with the provisions of the Statute thereto:

Name:
Address:

Elizabeth A. Parise

Company:
Telephone Number:
Email address:



Signature:

Elizabeth A. Parise

In accordance with the rules and regulations made under authority of said Statute.

Office Use Only

Paid: Check Cash
Date: 11/11/2023

Check # A black rectangular redaction box covers the check number.


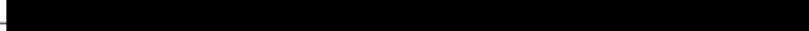
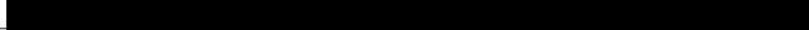
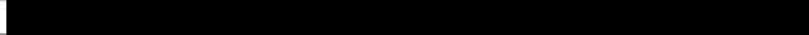
License expires on December 31, 2023

TOWN OF CONCORD
Application For Tourist Guide License

To offer Guide Service within Concord


New License/Renewal: \$35.00

The undersigned hereby applies for a TOURIST GUIDE LICENSE in accordance with the provisions of the Statute thereto:

Name: DAVE MACINTOSH
Address: 
Company: 
Telephone Number: 
Email address: 
Signature: David W. MacIntosh

In accordance with the rules and regulations made under authority of said Statute.

Office Use Only

Paid: Check Cash
Date: 11/10/2023 Check # 


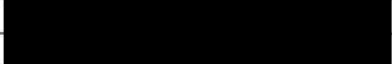



License expires on December 31, 2023

TOWN OF CONCORD
Application For Tourist Guide License

To offer Guide Service within Concord

New License/Renewal: \$35.00

The undersigned hereby applies for a TOURIST GUIDE LICENSE in accordance with the provisions of the Statute thereto:

Name: Douglas J. Ellis
Address: 
Company: 
Telephone Number: 
Email address: 
Signature: 

In accordance with the rules and regulations made under authority of said Statute.

Office Use Only

Paid: Check Cash
Date: 11/11/2023

Check # 





License expires on December 31, 2023

TOWN OF CONCORD
Application For Tourist Guide License

To offer Guide Service within Concord

New License/Renewal: \$35.00

The undersigned hereby applies for a TOURIST GUIDE LICENSE in accordance with the provisions of the Statute thereto:

Name: Donald C. White
Address: 
Company: 
Telephone Number: 
Email address: 
Signature: Donald C. White

In accordance with the rules and regulations made under authority of said Statute.

Office Use Only

Paid: Check Cash
Date: 11/19/2023

Check # 

License expires on December 31, 2023



TOWN OF CONCORD

Office of the Town Manager

Operational Status Reports & Departmental Updates

For the Week Ending January 27, 2023

General Administration

Financial Administration

On January 12, 2023, we were notified by the Government Finance Officers Association of the United States and Canada (GFOA) that it has awarded the Certificate of Achievement for Excellence in Financial Reporting to Town of Concord for its annual comprehensive financial report for the fiscal year ended June 30, 2021. As part of the award process, our report was judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Special Town Meeting was held on **January 19, 2023**, at 7p.m. Over 1,000 registered voters attended and voted affirmatively for all five articles. Appreciation goes to Moderator Carmin Reiss, the Town Clerks Office, Facilities, CPD, Minuteman Media and all who contributed to another successful exercise of the democratic process.

A special election will be held on February 16, 2023, to exempt from the provision of Proposition 2 ½ the amounts to pay for the additional \$7.2 M in bonds needed for the middle school building project. More information on Special Town Meeting can be at the [link](#).

Legislative Delegation Office Hours

State Representative Simon Cataldo will hold office hours at the Harvey Wheeler Community Center on Wednesday, February 1 from 9:30 – 11:30 a.m. Congresswoman Trahan will host office hours on April 20 from 10 a.m. to 2 p.m. at the Town House in the Select Board meeting room.

Waste Site Cleanup Technical Assistance Grant

The town was selected for funding under the Massachusetts Department of Environmental Technical Assistance Grant program. The \$20,000 in reimbursable TAG funding will support outside expert advice and public education and outreach related to the cleanup activities at the 229 Main Street superfund site.

Police Department

Activity Log January 12-25 (Two Weeks)

Log items

1,566

Traffic Enforcement	135
Motor Vehicle Stops	196
MV Crashes and/or Paper Exchanges	25
Arrests	1

Training/Professional Development

- Sergeant Landers and Sergeant Manchuso completed a weeklong Supervisory Leadership training class sponsored by the FBI’s Law Enforcement Executive Development Association (LEEDA) Supervisor Leadership Institute (LEEDA).
- The department conducted training for all its officers on Integrated Communications and Tactics (ICAT) which is designed to improve officer’s skills in deescalating volatile situations.
- Department staff members attended Crisis Intervention training (CIT 1/12-1/18/2023).
- Supervisory staff attended FBI LEEDA (Law Enforcement Executive Development Association) training.
- The department sponsored Commonwealth Police Legacy’s “Testifying in Court” class held at the department. Officers attended the day long training.
- Department staff attended an open public forum with other Town departments and site visit to discuss safety improvements in the area of Main Street and Walden Street.

Traffic Safety

- Officers assisted with the Special Town Meeting both outside directing traffic and inside the high school.

Community

- Officers saved a person using the AED (Automated External Defibrillator) when the individual went unconscious after working out at the Thoreau Club gym.
- Detectives assisted the Council on Aging with their prescription medication takeback day.
- Detectives conducted lockdown drills with the school staff at all Concord elementary schools.
- Families stopped by the department to honor Martin Luther King Jr. Day and thank staff by leaving fresh baked cookies.

Fire Department

Personnel

On Saturday, January 21st, Captain David Curran retired effective at 8:00am. Dave has been a member of the department for 46 years. Starting as an auxiliary firefighter when he was still a senior in high school and ultimately rising through the ranks to Captain. In addition to his duties as the Shift Commander of Group 1, Dave has managed our cache of equipment. He made sure that equipment was in good repair, maintained and replaced as needed. Dave is a longtime instructor at the Massachusetts Firefighting Academy, and one of the original Hazardous Materials Technicians in the State of Massachusetts. In the late 1980’s the State adopted a regional haz mat model comprised of local firefighters. Dave has been an instrumental part of that program, and a huge asset to the town. The department thanks Dave for his many years of dedicated service to the Fire Department

and the Town. We wish Dave many happy years as he moves on to other endeavors.



Promotions:

- Lieutenant Keith Cotoni was promoted to the rank of Captain effective on Sunday, January 22, 2023.
- Firefighter Todd Niemi was promoted to the rank of Lieutenant effective Tuesday, January 24, 2023.

Congratulations to Captain Cotoni and Lieutenant Niemi

Calls for Service

The Fire Department responded to 150 calls for service over the past two weeks. Mutual aid was provided to other communities on eight occasions and received twice.

Fire Prevention

- Fire Prevention had a busy week with a variety of commercial and residential inspections. Quarterly inspections were conducted at the Colonial Inn and the Marriot Residence Inn. Several construction site inspections were conducted.
- Several code enforcement actions were taken this week to mitigate violations of the fire code regarding occupancies and failing to clear fire lanes after a snowstorm

Training

- Seizures, diabetic emergencies, immunology, and crew resource management were some of the EMS topics this week. Firefighters Lefebvre and Harries participated in a monthly drill with the District 14 dive rescue team at the Mass. State Police facility in Framingham. Lieutenant Nichols participated in training with the regional fire investigation team. In addition to regular training, group training included a review of fighting fires involving electric vehicles, and the hazards of the battery packs when they become involved in fire.

Library

Reference Services

The Reference Department assisted 194 patrons with reference questions in December 2022. In addition, staff booked 117 room reservations and helped 84 patrons with technology issues.

The Department hosted several popular programs in December. Highlights included a holiday cookie swap for Cookbook Club, the weekly meditation series with Lara Wilson, and a performance of A

Christmas Carol with Stephen Collins and Poornima Kirby, which was attended by 103 people and generously sponsored by the Friends of the Concord Free Public Library. Staff also created a popular display featuring Nobel Prize winners in the field of literature over the last 25 years.

Youth Services

Youth Services distributed 175 gingerbread kits to eager families in December 2022, donated by the Concord Free Public Library Corporation. In the last week of December, Blanding's turtles Juan and Vlad moved to the Stone Zoo and Children's received 2 smaller turtles from the Franklin Park Zoo. Children's also installed the storywalk *The Farmhouse* by Sophie Blackall along Main Street. Finally, all Library staff bid farewell to Children's Supervisor Royce McGrath, who relocated to Vermont.

Fowler Library



Fowler hosted long-time West Concord resident and author of *From Calcutta to Concord: The Journey of an Independent Woman*, Radha Jalan, in conversation with staff librarian Laura Mills to a full house. Ricardo Rosales led his largest group to date at his bilingual music class in Spanish and English. Later in December, Fowler staff participated in the first ever, very successful West Concord Holiday Stroll. Community members stopped by the Library to receive henna designs, make citrus garlands, and enjoy the "Flowers and Flow" art show, a collaboration with ArtScape at Bradford Mill and the West Concord Green Thumbs. Staff provided Take and Make Kits for the Town's second annual Chanukah Celebration and Menorah Lighting and celebrated New Year's with a Noon Year's Eve party that included crafts, music, and sparkling cider for all ages. In addition to seasonal displays, staff created a "Best of 2022" display, encouraging patrons to share their favorite books of the year for a chance to win a gift card to the Concord Bookshop.

Innovation and Communications



The Innovation and Communications Department installed The Workshop’s two new Robo E3 Pro 3D printers, pictured beside the Library’s original Ultimaker machine. Staff also ordered a fleet of Macbook Pro laptops for public use and a variety of hand and power tools. The Department anticipates expending the remainder of the capital renovation funding by early January 2023 and the team looks forward to launching the space later in the new year!

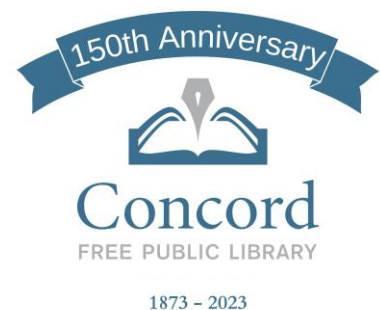
Special Collections

In December 2022, Special Collections staff answered over 50 reference questions through a variety of methods including on-site, email, and phone. The Gallery on the second floor of the Main Library featured a selection of portraits from the art collection, including some that have not been on public view for some time, including works by Ethan Allen Greenwood, Charles Hovey Pepper, Stacy Tolman, and Mary Colman Wheeler.

Preparations continue for the exhibit “Art & Enterprise: Daniel Chester French in Concord,” opening in the Gallery at the Main Library on February 2, 2023,, as well as the exhibit “A Perpetual Invitation: 150 Years of Art at the Concord Free Public Library,” featuring highlights from the Library’s art collection, opening at the Concord Museum on March 24, 2023.

Technical Services

In November and December 2022, Tech Services staff added 2020 new books and audiovisual materials to the Library collection. The Library continues to purchase additional OverDrive eBooks and audiobooks to meet the needs of Concord residents. In November and December, Technical Services staff ordered a total of 22 new titles and 35 copies via the OverDrive Advantage program to fulfill Concord holds and requests.



Administration and Staffing

- The Library welcomed Sherry Lublin to the Circulation staff as a Library page.
- The Library’s logo was updated on all social media and online accounts on January 1, 2023 to kick off a year-long celebration of the Library’s 150th anniversary. More information will be available in early 2023.

Planning

- **Board of Appeals January 12th meeting:** The Board continued the public hearing for the Planned Residential Development application at 48Y Fitchburg Turnpike and the Special Permit application for an addition at 37 Lexington Road (Concord Center for the Visual Arts) to February 9th. The Board granted Special Permits for 160 Adams Rd. for work in the Floodplain Conservancy District for a barn addition, 350 Bedford St. for the renewal of a Special Home Occupation, 61 Black Duck Rd. to extend a nonconforming structure, 206 Thoreau St. to construct an addition to a nonconforming structure, and 399 Lowell Rd. for an additional dwelling unit. Application materials can be viewed at the Board's Past Applications webpage: <https://www.concordma.gov/2593/Past-ZBA-Applications>
- **Planning Board meeting of January 24th:** The Planning Board continued the public hearing for the 48Y Fitchburg Turnpike Definitive Subdivision Plan and the discussion on its recommendation to the Board of Appeals on the 37 Lexington Road Concord Center for Visual Arts special permit and site plan application for a proposed addition to February 21st. The Board began reviewing their March 7th public hearing presentations for their three Zoning Bylaw Amendment Warrant Articles for 2023 Annual Town Meeting (Article #33 to 35).
- **Massachusetts Dept. of Housing and Community Development approves the Housing Production Plan!** The Town received notification from the State that the December 2022 Housing Production Plan has been approved as submitted. The effective date for the HPP is December 21, 2022, the date that DHCD received a complete plan submission. The HPP has a five-year term and will expire on December 20, 2027.

Economic Vitality & Tourism

- The ever-popular **Concord History with a Chocolate Twist** tour returns for its 3rd year after selling out in prior years. Tours will be at 1pm on Fridays and Saturdays in February and March. Repeat partners include Graem Nuts, Priscilla Candy and Concord Cheese Shop and our new partner, Nosh by Concord Market, where the tour will conclude with a hot cocoa and brownie bar.
- The Visitor Center staff welcome **Mathew Beres to our Tour Guide Team!** Mathew hails from CT and has a lot of experience researching and sharing content and context for Indigenous Peoples at Living History Farms in Iowa. A recent graduate with a BS in Parks and Forest Resources, Mathew has been a ranger and intern with the National Park Service. Mathew will start training shortly and be ready to lead tours in February.
- **New tour operator comes to Concord:** EVT Manager Beth Williams held a very successful Fam-tour (familiarization tour) for Ken Trokus, a CA-based tour operator on Tuesday and Wednesday, January 24 and 25. He toured Walden Pond, Concord Free Public Library, Barrow Bookstore, Helens, Main Street Café, Nosh, Orchard House, The Old Manse and the North Bridge/NPS. If



the tours sell, he will bring 100 visitors over the course of six 3-day trips this summer, staying at the Colonial Inn. The 2 nights/3-day stays will include visits to Orchard House, Walden Pond, and The Old Manse, plus tours of North Bridge and Sleepy Hollow and free time at the Library and Barrow Bookstore for writing. The economic impact of this one Tour operator could exceed \$50,000 over the summer to Concord businesses.

- The Visitor Center team **welcomes Richard Picarreto as our newest tour guide**. He will begin training next week. He is a Concord Historian also working at The Old Manse and loves guiding groups of visitors and sharing our engaging cultural history.

Natural Resources

- **Garden Club Grant:** The Division received a \$523 Garden Club grant to fund two types of pollinator plant kits to be distributed to the public around Earth Day. The Division will purchase six flats of 50 pollinator plugs (three species that do well in sunny conditions with dry soils, and three species that do well in sunny conditions with moist soils). Volunteers will assist in transplanting these to pollinator kits containing a variety of plants. Species include wild columbine, New England aster, wild bergamot, slender mountain mint, silverrod, and heartleaf Alexander’s. Approximately 30 kits will be developed for distribution.



Health

- On Monday January 23 the Health Division is hosting a Town staff stakeholder meeting on the current **needs and programs supporting mental health, behavioral health and substance use** in Concord. This meeting is being conducted in collaboration with Board of Health Chair, Jill Block, and will include partners from the Concord Public School, Council on Aging, the Town Manager’s Office, and Police Department.
- The Board of Health (BOH) met on Tuesday, January 17th and deliberated on the next steps for the **Concord BOH Tobacco Regulations**. The Health Division is working with Cheryl Sbarra at MHAB to incorporate the BOH 2014 Tobacco regulations with the 2020 state regulations and fine schedule.
- Work continues to finalize the **building and sewer review applications on Permiteyes** with a go-live now targeted for February 1.
- The Health Division participated in the future of the water works workshop with town staff under the direction of the Director of DPW.

The Wayland and Weston Health Departments are partnering with Transformative Healthcare to offer a series of

Pediatric COVID-19 Vaccine Clinics

Wednesdays: January 25 & February 1, 8 & 15, 2023
Wayland Town Building, 41 Cochituate Road Wayland
12 noon - 2PM | Pre-registration Kindly Requested

<p>PRIMARY COVID-19 VACCINE:</p> <ul style="list-style-type: none"> -Moderna 6 months to 4 years -Pfizer 5+ years 	<p>REGISTER IN ADVANCE:</p>	<p>BIVALENT COVID-19 BOOSTERS:</p> <ul style="list-style-type: none"> -Moderna 6 months to 4 years -Pfizer 5 to 11 years -Pfizer 12+ years
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For more information on the right vaccine schedule for your child visit [CDC.gov](https://www.cdc.gov) and search for "COVID-19 Vaccine and Booster Information" or call your pediatrician

These public clinics are open to children ages 6 months-12 years, accompanied by a parent/guardian/caring adult, from any town
Next dose and scheduling consultations provided

Questions? Ask your public health nurse: call 781-786-5033 or email MSchuckel@Wayland.MA.US

- Our **public health collaborative** is offering vaccines for all, with specific availability for pediatric vaccine. Please see the attached flyer to register.
- **Transportation and Mobility:** After meeting with the Boston Region Metropolitan Planning Organization (MPO) Central Transportation Planning Staff (CTPS), we are excited to report a work plan by CTPS to study and find short term solutions such as signal retiming, improved signage and pedestrian signaling, improved paint lines, improved crossing islands, or other solutions for crossing Route 2 at ORNAC and at Main Street/Rt 62 while a longer-term solution is discussed. This is an initial step to create safer pedestrian and bicycle crossing opportunities that will increase multi-modal transportation options in Concord.
- **Community Preservation Committee:** This week, the CPC approved a new Procedures Manual to supplement the Community Preservation Plan.

Economic Vitality & Tourism

- During the final week of December, over 50 people took the Concord Family History Walking Tour – a tour specifically designed to be a 45-minute, family-friendly overview of Concord.
- The Visitor Center is now closed to the public, but assistance is always available online, at the brochure rack, and by ringing the Visitor Center doorbell when the Tourism Manager is 'IN'.
- The first bus tour group of 2023 arrived from Alabama on January 3rd, which was led by Tour Guide Joe Palumbo.

Building Inspections

- **Permits and Inspections update:** Since December 15th, Building Inspections staff has issued 42 building permits, 53 electrical permits, 20 plumbing permits and 23 gas permits. During the same period, 75 building inspections, 77 electrical inspections and 57 plumbing and gas inspections were conducted.
- **Update of Permit and Inspection tallies:** Since January 5th, the Building Inspections staff has issued 53 building permits, 42 electrical permits, 31 plumbing permits and 23 gas permits. The division's staff has also conducted 85 building inspections, 72 electrical inspections and 93 plumbing and gas inspections.
- **Energy Conservation update:** On January 1st, Massachusetts transitioned to the 2021 International Energy Conservation Code, requiring new homes, new commercial buildings and large additions and renovations to be more energy efficient than what was required in the previous code cycle.

Health

- This week in the Health Division there has been **one food borne illness complaint**, which is under investigation.
- The Division has signed off on the last of the standard paper applications to complete the **Health Division's transition in Permit-eyes**. Stakeholders will be notified as soon as Forms A, C, and S are live.

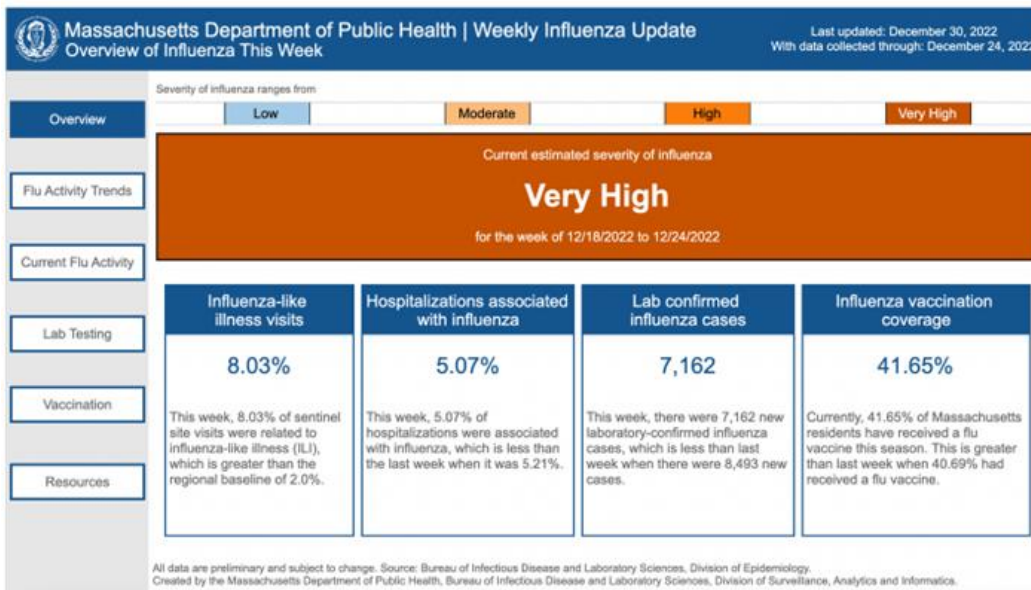
- **Concord Middle School:** The Middle School Kitchen food plan review has been received and is under review. The Middle School Septic system design plan, version 2, had been reviewed and comments were provided to the design engineer.
- **Public Health Issues:** On Monday, the Health Division hosted a stake holder meeting with Town divisions to discuss the mental health and substance use needs in the community. Discussions revolved around current programs, additional needs, and ideas where opportunities for collaboration would best serve the community. Next steps include a logistical organization of subgroups to tackle mental health, substance use, at-risk housing, and use of opioid settlement funds.

Concord Covid-19 Data:

- % of Positive Cases (Past 14 days):
 - Concord: 6.87%
 - Middlesex County: 9.77%
 - MA: 9.92%
- 14- Day Incidence Rate (per 100,000) in Concord: 11.6
- Total Molecular Tests (past 14 days): 451
- Case Counts (7 days) Confirmed and Probable: 16
 - Community: 16
 - Long-Term/Health Care Facilities: 0
- NOTE: Most Long-term care facilities do not have the ability to report into MAVEN for a home antigen test, and most residents are testing via home antigen tests, and are NOT reported into MAVEN.

Concord Influenza Data:

- # Of Flu cases in past 30 days: 24



The facilities department is involved in several projects including:

- Fabrication of ductwork and HVAC equipment installation continued at 37 Knox Trail.
- Patched and painted wall at Town House.
- Cleared Drains at 133 Keyes Road.
- Installed shelving in Town Clerk's office.

**Select Board Discussion Topics Regarding
Conceptual Overview of Junction Village Project
Monday, January 30, 2023**

Project Concept

1. Project type: Rental
2. Units: 40-50
3. Rough design: 2 or 3 buildings with surface parking
4. Time frame: We're ready to move forward as quickly as possible. If we move quickly, we could have a Project Eligibility Letter (PEL) application submitted in mid-April. Once approved, a Project Eligibility Letter would initiate a 40B process and allow the rental units to count towards the Subsidized Housing Inventory (SHI). This may prevent Concord from dropping below the "10% level" and being subjected to a hostile 40B.
5. Total estimate for project: Approximately \$485,000 per unit
6. Requested Town contribution: This project is expected to need a community contribution of \$110,000 - \$130,000/unit. This compares favorably to other projects that are pricing at least \$200,000/unit of community contribution.

Project Support

Conversations with the Concord Housing Development Corporation, the Concord Municipal Affordable Housing Trust, the Regional Housing Services Office, Town management, and residents yielded strong interest, excitement, and support for continuing to explore this project.

Project funding sources being considered:

Developer
Federal
State
Town

Mix of unit sizes.

<u>Bedrooms</u>	<u>Percent of Units</u>
1	36%
2	52%
3	12%

Level of affordability – The affordability level would be consistent with CHDC's guidelines of 80% - 150% AMI.

Wastewater - If the site was unable to be serviced by sewer, a Title V (on-site septic) could be utilized. The developer has constructed and owns many multi-family properties using on-site septic. A Title V system can be designed for approximately 90 bedrooms or less.

Property management after construction – The developer has strong expertise in managing properties. They would manage this property as well.

AFFORDABILITY | SUSTAINABILITY | COMMUNITY





PRESERVATION
OF AFFORDABLE
HOUSING

Preservation of Affordable Housing (POAH) is a national nonprofit organization whose mission is to preserve, create and sustain affordable, healthy homes that support economic security, racial equity and access to opportunity for all.



13,000
AFFORDABLE
RENTAL
APARTMENTS
PRESERVED
OR CREATED

BUILDING FOR
LONG-TERM
SUSTAINABILITY

PARTNERING
FOR RESIDENT
SUCCESS

WHAT WE DO

POAH revitalizes at-risk affordable housing communities as vibrant, healthy homes for low- and moderate -income residents. Since 2001, the POAH team has advanced its mission with a blend of expertise and creativity, solving complex problems that others have seen as insurmountable. We have secured long-term affordability for residents while addressing the interests of owners, funders, public agencies, and other stakeholders. The result is the preservation of more than 13,000 affordable rental apartments through transactions that guarantee that rents will remain affordable for the long-term (30+ years).

POAH has also successfully influenced a range of public policies that address the vulnerability of our nation's subsidized rental housing. POAH's policy interests include regulatory and preservation efforts nationwide, incentives to empower nonprofit owners seeking to preserve long term affordability, energy efficiency, and the promotion of housing as a platform for resident success.

WE PRESERVE AFFORDABILITY.



FEATURED PROPERTY

The Residences at Melpet Farm Dennis, MA

Melpet Farm is a nine-building, 27-unit development on Cape Cod for households earning 60% of AMI or less, with 25% of the units set aside for those on the brink of homelessness.

The goal was to build housing that is both affordable and sustainable. The buildings were designed and constructed with the goal of net zero, meaning the total amount of energy used is equal to the amount of renewable energy generated on-site.

SOLAR ENERGY

60% of the energy needed to power Melpet Farm is produced using solar arrays on the roofs.

ENCLOSURE

Well-insulated, above-grade walls, slab and windows increase energy efficiency. Melpet Farm is 70% more air tight than code requires.

WATER

Low-flow fixtures reduce water consumption.

LIGHTING & APPLIANCES

LED lighting and Energy Star Rated appliances save energy.



Professional Property Management

Part of the POAH family since 2001, POAH Communities oversees the leasing and operations of properties in 11 states and the District of Columbia. POAH Communities provides high-quality property management and customer service to our residents, connecting them with the opportunities and partnerships that improve their quality of life. POAH Communities manages 134 apartment communities which vary in size, age, geography, and program type, 131 of which are owned by POAH.



WE FOSTER COMMUNITY.

FINANCIAL PARTNERS 2021

AFL-CIO Housing Investment Trust	Chicago Community Trust	District of Columbia Housing Authority (DCHA)	Kentucky Housing Corporation
Alliant Capital	Citi Foundation	District of Columbia Housing Finance Agency	KeyBank
Asbury Managers	Citibank	Eastern Bank	KeyBank National Association
Avidia Bank	Citibank Community Development	Enterprise Community Partners	Lancaster Pollard (ONIX)
Bank of America	Citizens Bank	Enterprise Mortgage Investments	Life Insurance Community Investment Initiative
Barnstable County	Citizens Charitable Foundation	Eversource	Local Initiatives Support Corporation
Barnstable County Home Consortium	City of Boston	Federal Home Loan Bank of Boston	LISC Chicago
BB&T Bank	City of Cambridge	Federal Home Loan Bank of Chicago	Low Income Investment Fund
BlueHub Loan Fund, Inc.	City of Chicago	Federal Home Loan Bank of San Francisco	MacArthur Foundation
BMO Harris Bank	City of Cincinnati	First Financial	Maryland Appalachian Housing Fund
Boston Community Loan Fund	City of Miami	First Housing	Maryland Department of Housing and Community Development
Boston Department of Neighborhood Development	City of New Bedford	Florida Housing Finance Corporation	Massachusetts Department of Housing and Community Development
Boston Housing Authority	City of Providence Department of Planning & Development	Hamilton County, OH	Mass Housing Finance Agency
Boston Financial Investment Management	City Real Estate Advisors	HOME Funders	Massachusetts Housing Investment Corporation
Brookline Bank	Clean Energy Group Clocktower	Hope of Kentucky, LLC	Massachusetts Housing Partnership
Calvert Impact Capital	Community Economic Development Assistance Corporation	Housing Assistance Corporation	MassDevelopment
Cambridge Affordable Housing Trust	Community Investment Corporation	Hudson Housing Capital	MassHousing
Cambridge Savings Bank	Connecticut Department of Housing	IFF	Melville Charitable Trust
Cape Cod Commission	Connecticut Department of Economic and Community Development	Illinois Clean Energy Community Foundation	Mercy Loan Fund
Capital One Foundation	Connecticut Housing Finance Authority	Illinois Housing Development Authority	Miami-Dade County
CBRE	Cornerstone for Shared Equity	JP Morgan Capital Corporation	Miami Purchase Preservation Fund
Community Economic Development Assistance Corporation	CREA	JP Morgan Chase	Michigan State Housing Development Authority
Chicago Community Loan Fund	D.C. Office of the Deputy Mayor for Planning & Economic Development		

Midland Loan Services, Inc.
Missouri Housing Development
Commission
Morgan Stanley
National Affordable Housing Trust
National Equity Fund
New Hampshire Housing Finance
Authority
Northern New England Housing
Investment Fund
Ohio Capital Corporation for Housing
Ohio Housing Finance Agency
Over-the-Rhine Community Housing
People's United Bank
PNC Multifamily Capital
Polk Brothers Foundation
Prudential Social Investments
Red Mortgage Capital
R4
Rhode Island Housing
RiverHills Bank
Rockland Trust Bank
Santander
Santander Charitable Foundation
Silicon Valley Bank
Somerville Housing Authority

Southeast Chicago Commission
Stewards of Affordable Housing for
the Future
Stratford Capital Group
TD Bank
TD Charitable Foundation
The Barr Foundation
The Kresge Foundation
The Richman Group
Town of Bedford, MA
Town of Framingham, MA
Town of Weymouth, MA
United Way
U.S. Bancorp Community
Development Corporation
U.S. Bank National Association
U.S. Department of Energy
U.S. Department of Housing and
Urban Development
U.S. Treasury Community Development
Financial Institutions Fund
Voice of the People in Uptown
Walker and Dunlop LLC
Wells Fargo





FY22-FY23
Swim and Fitness Fund
Financial Update

January 30, 2023
Presented to Concord Select Board



FY22 Swim and Fitness Fund Financial Update

	ORIGINAL	UNAUDITED FINAL	CHANGE
Operating Revenue	\$1,576,165	\$2,278,673	45%
Operating Expense	<u>\$(2,123,621)</u>	<u>\$(1,985,957)</u>	<u>-6%</u>
NET OPERATING INCOME	\$(547,456)	\$292,716	
Non-Operating Revenue	<u>\$50,000</u>	<u>\$4,792</u>	<u>-90%</u>
NET	\$(497,456)	\$297,507	
Capital Outlay Expense	<u>\$40,000</u>	<u>\$32,461</u>	<u>-19%</u>
FINAL NET	\$(537,456)	\$265,046	

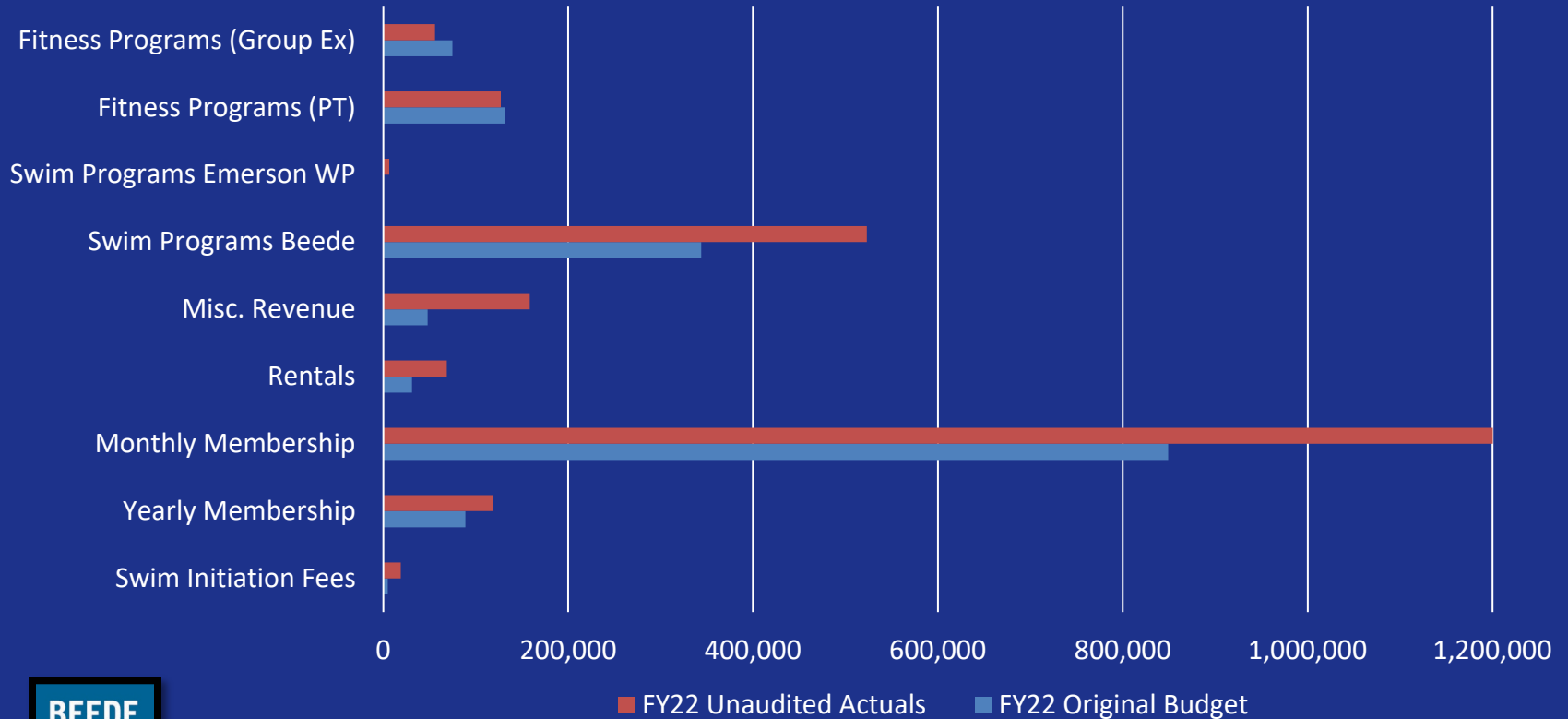
FY22 Revenue Changes

- Membership and Program Enrollment UP 45%

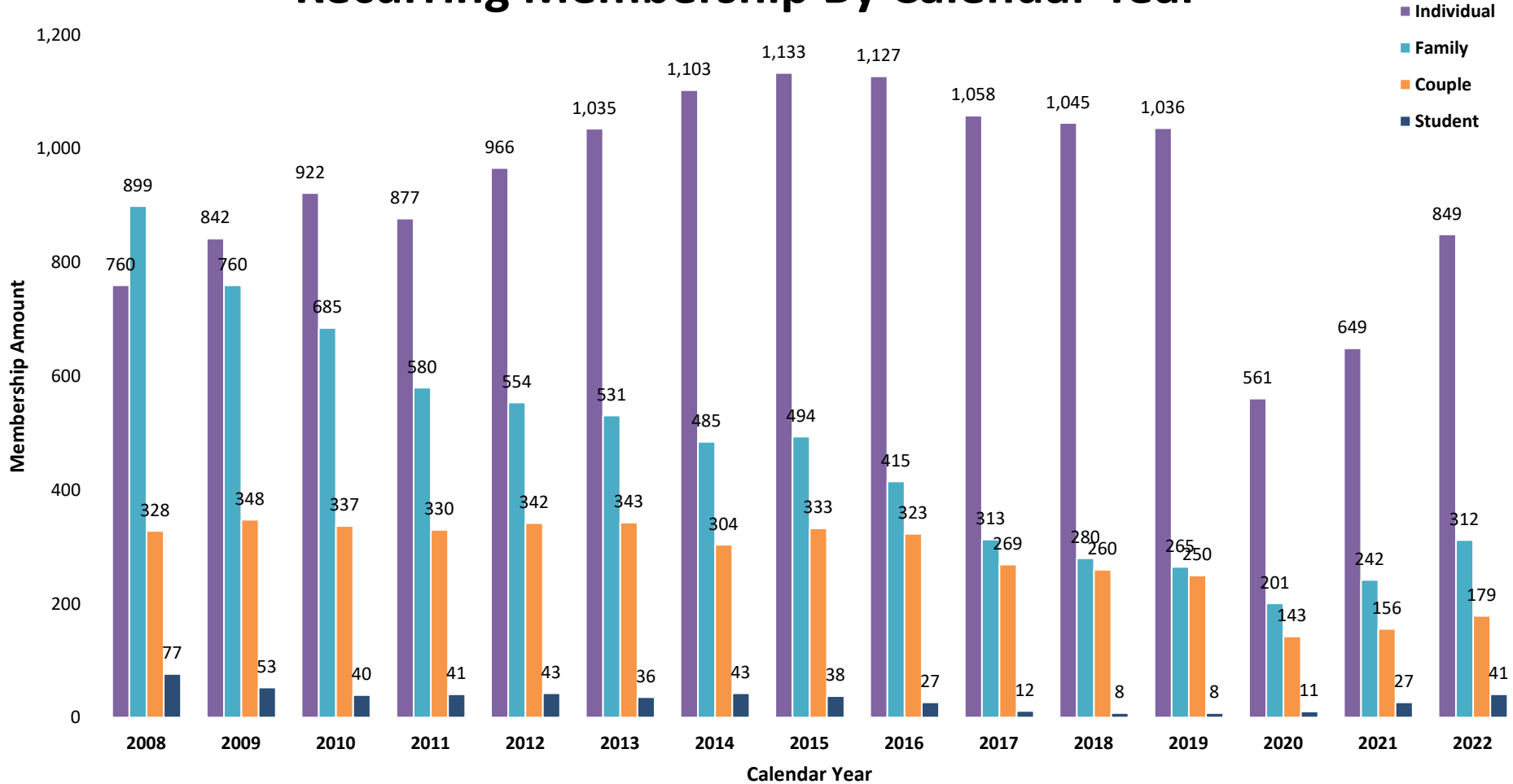
Recurring memberships	+\$351,275
Annual memberships	+\$30,234
Initiation fees	+\$14,093
Rentals	+\$37,751
Miscellaneous revenue	+\$110,531
Swim program revenue	+\$185,531



FY22 Original Revenue Estimates vs Year End



Recurring Membership By Calendar Year



FY22 Expense Changes

- Non operating expenses DOWN 22%
 - APM and GM hired in August/Sept. \$(13,416)
 - Regular Part Time Office Clerk Retired \$(24,152)
 - Limited Status Office Clerks \$(33,494)
 - Lifeguard shortage \$(22,490)
 - Purchased services \$(44,157)

FY22 Summary

- Labor shortage is not going away.
- Use membership data to drive more decisions.
- Better identify the needs of the aging facility.



Swim and Fitness Fund FY23 Budget Goals

- ❑ Continue to prepare for effects of COVID-19 but expect a greater return to programs across all areas, as seen in FY22.
- ❑ Continue to utilize the new Aquatics Program Manager position to expand swim programming at indoor and outdoor facilities including Emerson Pool and White Pond.
- ❑ Formalize the facility rental program and seek out new rental contracts for 'down time'.
- ❑ Expand fitness opportunities including online, small group, personal training, and outdoor programming.
- ❑ Reflect on FY22 to make programmatic adjustments to reduce the expenses of future operations.
- ❑ Work to continually educate staff on the topics of diversity and inclusion.
- ❑ Review future capital expenditures and replacement plans to ensure accurate service dates, cost, and lifespan of use.

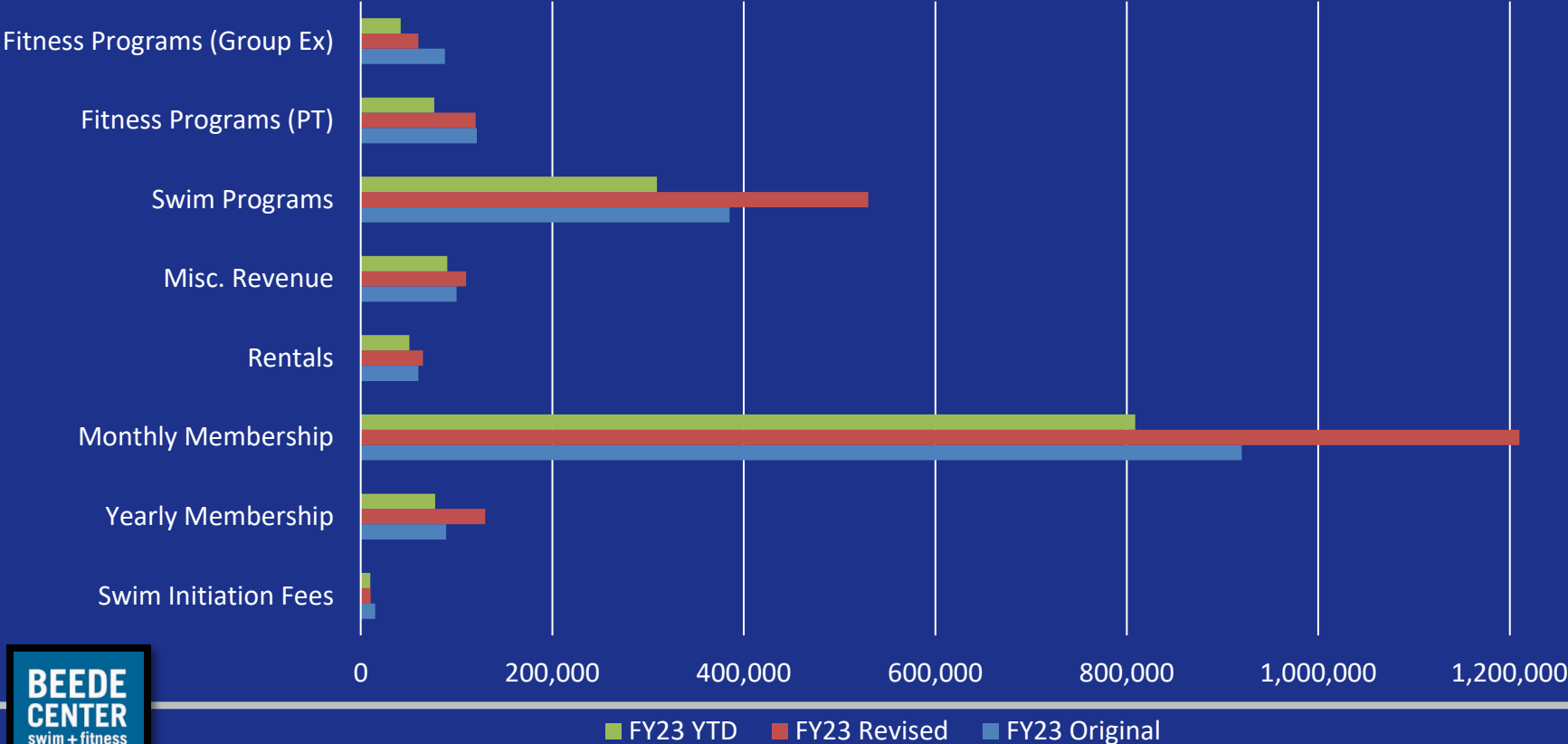




FY23 Swim and Fitness Fund Financial Update

	Original	Revised	Change
Operating Revenues	\$1,778,000	\$2,235,000	26%
Operating Expenses	<u>\$2,222,340</u>	<u>\$2,199,747</u>	-1%
NET OPERATING INCOME	\$(444,340)	\$35,253	
Non-Operating Revenue	<u>\$15,000</u>	<u>\$45,000</u>	200%
NET	\$(429,340)	\$80,235	
Capital Outlay Expense	<u>\$123,000</u>	<u>\$123,000</u>	0%
	\$(552,340)	\$(42,765)	

FY23 Budget Projection Data



FY23 Momentum

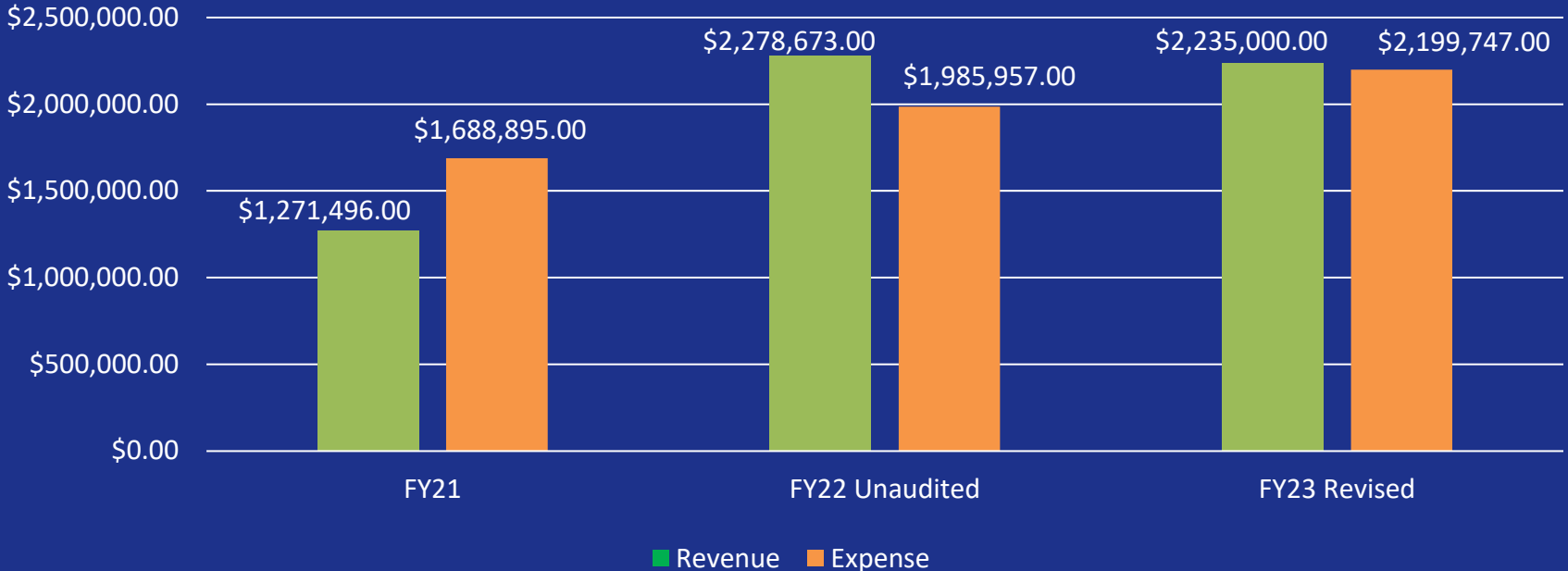


- Hired a new General Manager to provide strong, forward thinking leadership.
- Combating the labor shortage.
 - FREE lifeguard training classes.
 - Implemented new lifeguard pay matrix and have incentivized shifts.
 - Have applied to be an American Red Cross Training Site
- Using data to expand programming.
 - Creating a training model like the lifeguard training model to help bolster WSI applicant pool.
 - Coordinating new, monthly special events including Swimming with Santa, Symphony Swim, Family Nights etc.
 - Continue to maximize after hours rentals.
- Working to better understand and identify facility needs.

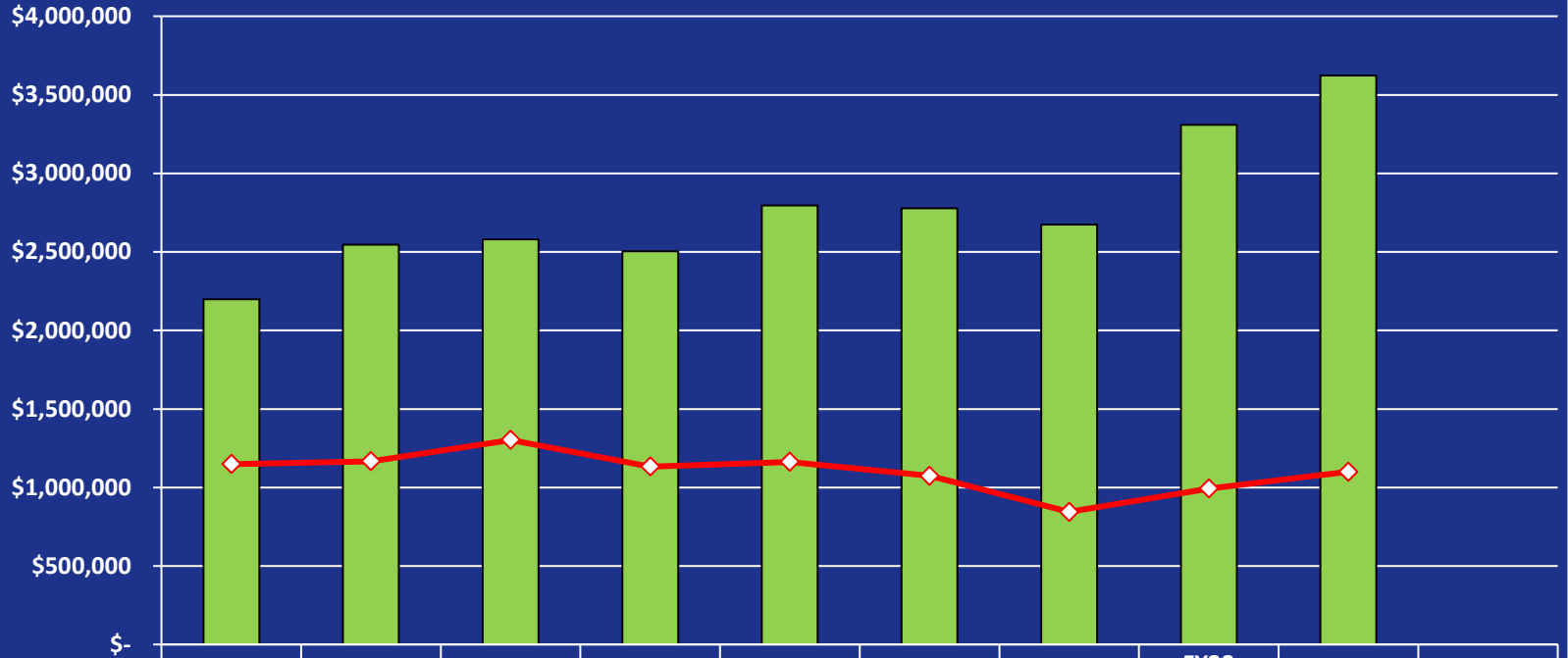




Operating Revenue vs. Operating Expense



Total Fund Balance vs. 6-Month Reserve Target



	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22 Unaudited	FY23 Rev.
Total Fund Balance	2,198,361	2,545,861	2,580,378	2,503,541	2,795,886	2,777,705	2,673,380	3,309,071	3,623,958
6 Month Reserve Target	1,149,312	1,167,284	1,302,729	1,133,551	1,162,823	1,074,286	844,448	992,979	1,099,873

■ Total Fund Balance ◆ 6 Month Reserve Target

Questions?



Town of Concord
CLIMATE ACTION COMMITTEE
Committee Charge

A. Background

In 2017, voters at Town Meeting approved Article 51, which set ambitious climate goals in line with the Massachusetts Global Warming Solutions Act, including a 100% non-emitting municipal power supply by 2030, and an 80% reduction in greenhouse gas emissions by 2050. In 2020, the Town published the *Sustainable Concord Climate Action and Resilience Plan*, which outlines the steps that the Town, commercial entities, and residents will need to take to meet these climate goals.

In recent years, the Climate Action Advisory Board (CAAB) has been responsible for advising the Town's Sustainability Director on the implementation of climate goals, while the Comprehensive Sustainability and Energy Committee (CSEC) has developed and executed programs that encourage residents to adopt more sustainable technologies and practices. Over time, CAAB's policy-making and CSEC's advocacy missions have increasingly overlapped, requiring greater levels of coordination. By combining forces with a shared purpose, a single, a unified Climate Action Committee will focus the Town's future efforts.

B. Purpose

The purpose of the Climate Action Committee is to implement policies and practices to achieve the objectives of the Town's *Climate Action and Resilience Plan*. These may include:

- Town procurement and operational policies, town bylaws, and rules and regulations that promote sustainability and climate resilience.
- Impactful educational and incentive programs for both businesses and residents.
- Strategies to leverage and coordinate with local, state, regional, and federal climate-related programs and funding.

C. Duties and Responsibilities

1. Review Concord's climate-related data to report annual progress relative to climate action goals as defined in the Climate Action and Resilience Plan.
2. Develop tools to educate the public and businesses about the benefits of sustainable practices and define and track metrics for stakeholder engagement.
3. Work with the Concord Municipal Light Plant to develop and promote customer-focused incentives, services, and programs to reduce greenhouse gas (GHG) emissions.
4. Work across Town departments to identify present and future climate vulnerabilities and implement potential adaptation strategies to help Concord become more climate resilient in the future.
5. Together with the Director of Sustainability, identify and implement achievable short-term and long-term projects and initiatives for encouraging sustainable energy

practices for the entire community, including residential, commercial, and municipal entities.

6. Provide input to and adopt revisions to the Climate Action and Resilience Plan at least once every five years to reflect new needs, objectives, and initiatives.

D. Membership

The members of the Climate Action Committee shall be appointed by the Town Manager with the approval of the Select Board.

The term of office shall be three years. However, any existing member of the Climate Action Advisory Board or Comprehensive Sustainability and Energy Committee may join the Climate Action Committee for the remainder of their prior committee's term, and shall be eligible for reappointment if they would have been eligible in their prior committee. If more than 9 members join, they will not be replaced when their terms end until the number is reduced to 9. Thereafter, the number of committee members will remain at 9.

Members should represent a diversity of interests and professional expertise in the fields of sustainability, climate resilience, and non-emitting power generation. One member shall be recommended by the Concord Municipal Light Board. Preference will also be given to candidates who have experience with public works, planning and zoning, or the local business community. The committee will also seek to recruit at least one youth member.

E. Other Considerations

The Climate Action Committee shall elect a chair and a committee clerk, who will be responsible for maintaining the record of the committee's discussions, votes, and actions.

All meetings will be conducted in conformance with the Open Meeting Law, including proper notice and posting of meetings. All records will be maintained in conformance with the Public Record Law.

Requests for staff assistance or operating expenses will be made through the Town Manager, who will endeavor to comply with reasonable requests.

Shannon McAndrew

From: Penny Rodday <prodday@aol.com>
Sent: Friday, January 20, 2023 11:02 AM
To: Ann Clifford
Cc: Hayleigh Walker
Subject: 315 Lowell Rd

Dear Historic District Commissioners,

We laud and support your past and current firmness on upholding Concord's character by your continued stance on development plans for the lot at 615 Lowell Rd.

Your role in town is vital to uphold and maintain the character of Concord's neighborhoods. The projected building at 615 Lowell Rd. is totally too large for the lot.

It is unfortunate that a separate lot was allowed at that location at all. As it is an approved buildable lot a house that is smaller in design could better fit more unobtrusively in the neighborhood. The current proposed house is too large, too high and too big for the narrow lot. It simply does not fit in that neighborhood.

The applicant has obviously not listened to or abided by any of the requests made by the HDC in the past to alter the size and scope of the project. It is clear that a feeling for the surrounding neighborhood is not present.

We encourage you, the HDC board, to hold your ground and also urge the Board of Selectmen to support you, the HDC board, in your authority to hold an important standard to protect the integrity of Concord's historic nature.

We do not support the applicant's current request to build a 3900+ Sq. Ft. dwelling on the narrow lot at 615 Lowell Rd. We urge you to again deny this application. We hope the applicant will then seek a plan that conforms to previously stated requirements for a building at 615 Lowell Rd. in keeping with the historic nature of that corner.

Respectfully,

Penny and Willie Rodday
6 South Meadow Ridge
Formerly 616 Lowell Rd.

Sent from my iPhone

Sent from my iPhone

Shannon McAndrew

From: Lansing Old <tenblackcormorants@yahoo.com>
Sent: Tuesday, January 24, 2023 11:07 AM
To: Shannon McAndrew; Ann Clifford
Subject: Lot 615 Lowell Road

[You don't often get email from tenblackcormorants@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please copy Selectmen and HDC members. Thank you.

HDC members/Selectmen,

Archstone Builders/Mr. Bushnell's recent plans for lot 615 Lowell Road continue to ignore HDC mandates. Guidelines for preservation purposefully created this commission through Town Meeting votes along with our Commonwealth of MA's intentions guaranteeing state historic values.

This plan leaves no room for open space. As conforming to all other Barrett Farm Historic District properties, houses are NOT built-out to minimum sidelines. Squeezing a 3900 square foot home with a two car garage into lot 615 disregards all former HDC meetings where similar permitting was denied.

Please HDC, once again, deny this project until developers understand the importance of preserving Concord's heritage. Build smaller or gift this property to Concord.

Thank you, Lansing Old 607 Lowell Road

Sent from my iPhone