



OLD NORTH BRIDGE

TOWN OF CONCORD

TOWN HOUSE - P.O. BOX 535
CONCORD, MASSACHUSETTS 01742

MCI Concord Advisory Board Agenda

Monday, July 8, 2024 at 12:00 PM

Town House, Select Board Room and Hybrid via Zoom

More information on the MCI Concord Advisory Board,

MCI Concord closure, and FAQs:

<https://concordma.gov/3514/MCI-Concord-Closure>

Join Zoom Meeting

<https://us02web.zoom.us/j/82132191363?pwd=0BNOhxO03vbFAqVixK9fJswDBYd9Xl.1>

Meeting ID: 821 3219 1363

Passcode: 171174

Dial In Toll-Free: 833 928 4608

#	Time*	Agenda Item
I.	12:00 PM	Call to Order - Clerk of the Meeting - Future Meetings all scheduled from 12:00 PM – 1:30 PM: July 22, 2024; August 5, 2024
II.	12:05 PM	Approve Meeting Minutes – as available - June 24, 2024 – Emily Rush, Clerk of the Meeting
III.	12:10 PM	Division of Capital Asset Management and Maintenance (DCAMM) MCI-Concord Overview – DCAMM Staff
IV.	1:10 PM	Town Staff Update – Megan Zammuto, Deputy Town Manager
V.	1:20 PM	Outlook for Future Meetings - Site Visits – Friday, July 19, 2024 - Interim Zoning Consideration (Legal and Strategic) – Monday, July 22, 2024 - Goal Setting – Monday July 22, 2024 - Mass Department of Transportation (Mass DOT) – TBD - Community Engagement – Fall 2024

VI.	1:30 PM	Action Item Recap and Adjournment
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**Times are approximate and subject to change*



The Town of Concord endeavors to make public meetings accessible to all members of the community. To request a meeting accommodation or modification, please contact our ADA Coordinator Jessica Porter at jporter@concordma.gov or at 978-318-3028. Please make any requests for accommodation or modifications at least two (2) business days prior to the scheduled meeting.

**Town of Concord
MCI Concord Advisory Board
Minutes
June 24, 2024**

Pursuant to notice duly filed with the Town Clerk, the MCI Concord Advisory Board convened in a meeting both in-person at 22 Monument Square on the 2nd floor in the Select Board Room and via Zoom at 6:00 PM on June 24, 2024.

Present were: Scott Bates, John Boynton, Erin Cusker, Mark Howell, Peter Lowitt, Patrick McCurdy, Linda Miller, Elizabeth Akehurst-Moore, Emily Rush, and Lee Smith

Also present were: Megan Zammuto, Deputy Town Manager and Shannon McAndrew, Management Specialist

Absent: Dan Gainsboro

Call to Order

Mr. Howell called the meeting to order at 6:00 PM.

Ms. Rush volunteered to Clerk the meeting.

Select Board Updates

Mr. Howell provided updates from the Select Board, including:

- Mr. Gainsboro and Mr. McCurdy will be appointed as Co-Chairs of the Board on July 8, 2024. They were nominated as Co-Chairs by the Select Board at their meeting on June 17, 2024.
- Looking to provide more information on the Board members on the Board's webpage on the Town website, so members of the public can better understand members' backgrounds and qualifications to serve on the Board.
- The MCIConcordBoard@concordma.gov email address is live. This email address will distribute to the Co-Chairs and Shannon McAndrew.
- A "rapid response" group was discussed at the Board's last meeting, and this should be assigned to a single person, so as to not conflict with Open Meeting Law.

Approval of Meeting Minutes

Upon a motion duly made and seconded, it was UNANIMOUSLY **voted:** to approve the meeting minutes for June 10, 2024.

Roll Call Vote:

Scott Bates – Aye
John Boynton – Aye
Erin Cusker – Aye
Mark Howell – Aye
Peter Lowitt – Aye
Patrick McCurdy – Aye
Linda Miller – Aye
Elizabeth Akehurst-Moore – Aye

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Emily Rush – Aye
Lee Smith – Aye

Town Staff Updates

Deputy Town Manager Megan Zammuto provided updates on Town Staff workings, including:

- Bi-weekly meetings with Division of Capital Asset Management and Maintenance (DCAMM) continuing.
- Considering a proposal of an update to the West Concord Master Plan and identifying potential funding sources for this update.
- There is currently \$475,000 proposed in the Governor’s Budget in relation to MCI Concord, but it is not yet approved (it is expected the final budget will be approved from \$250,000 to \$475,000), and there are still outstanding questions about the funding, including:
 - o Working with DCAMM to identify work that they intend to perform and then outstanding work that the Town will perform.
 - o Final budget should be identified in August 2024
 - o The funds could be available in November 2024 for use, but how should the funds be used.
 - o The funds will likely have to be used by the end of Fiscal Year 2025.

Ms. Miller asked about consulting work in relation to the wastewater treatment facility and if some of the funds could be used toward this work.

Mr. Smith noted that the wastewater treatment facility is important for the Town in general due to the need for increased capacity, not just the development of this site.

Mr. Bates noted that DCAMM has experience with who to engage with and intended work that they typically perform.

Ms. Zammuto responded that is correct, but there still needs to be a discussion with DCAMM about which parties will be working on what.

Ms. Miller asked about connections with the 2229 Main Street property and a general Town Master Plan.

Mr. McCurdy asked about the process for master planning.

Mr. Boynton commented about the process for master planning, which includes identifying priorities of the Town for the next 10+ years and how the Town could achieve those priorities. Board requested to review reference documents and the West Concord “Visual” Master Plan.

Legislative Update

State Representative Simon Cataldo provided background information on how the Town and legislation has gotten to this point, along with information on how the legislation is currently written. Rep. Cataldo noted that the legislation was written with the goal of preserving flexibility

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in the process of decommissioning the site and that it requires cohesion and reflection with the Town from DCAMM in their Final Report.

Rep. Cataldo continued and noted that in relation to the site and the Route 2 rotary, Massachusetts Department of Transportation (MassDOT) held their public forums before the MCI Concord closure announcement, which will have a great impact on the future for the rotary. Rep. Cataldo noted that federal funding will likely be necessary for the rotary.

DCAMM Commissioner Adam Baacke discussed the role of DCAMM being to facilitate real estate activity for the state and that for this site, DCAMM is currently working with the Department of Corrections to vacate the site, then it will be surplus to DCAMM, and then DCAMM will manage the property until it is decommissioned. Commissioner Baacke continued and noted that DCAMM would like to partner with the Town and reach consensus about where the two parties are headed and have it be a joint effort.

Ms. Rush asked about the site in the interim.

Commissioner Baacke responded that DCAMM and the Department of Corrections' work to vacate the site would ideally be as brief as possible.

Ms. Cusker asked about the timeline outlined in the legislation.

Commissioner Baacke responded that this is intended to be more of a documentation of a planning process to move forward with.

Mr. McCurdy asked how the Town and DCAMM could best work together.

Commissioner Baacke responded that no two relationships that DCAMM has with other municipalities is the same, and he does not anticipate being able to model the relationship with the Town based on another. Commissioner Baacke continued that the DCAMM Project Manager for MCI Concord, Paul Lillehaugen, will continue to work with Town staff on creating a model.

Mr. Boynton asked about other state agencies that may be involved in the process.

Commissioner Baacke responded that partnership with the Massachusetts Historical Commission will be required, and down the line that there may be work with agricultural and environmental agencies, along with housing agencies.

Mr. Lowitt noted of Massachusetts Environmental Policy Act Umbrella Permits, which save significant funds and time.

Ms. Rush also noted of ULI's Technical Assistance Panels either in parallel or ahead of community engagement.

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Select Board member Mary Hartman, commenting as a member of the public, noted that at an upcoming meeting, the Board may consider discussing potential rezoning of the site with Town Counsel.

Mr. Lowitt asked if the Board could receive a list of current permitted and prohibited uses of the site as it is currently zoned (industrial).

Next Steps

Mr. McCurdy opened the discussion on goal setting and priorities of the Board, along with organization of work for the Board.

Mr. Boynton commented that the discussion of context tonight was very helpful for him and feels like there is trust building between the Town and DCAMM, so the Board should think about and tackle a discussion of their goals at a near future meeting.

A document provided by Mr. Gainsboro for the meeting packet containing a list of stakeholders, among other information, was discussed:

- Ms. Miller suggested the additions of the Library, Town Archivist, correctional community, and religious community in the list of stakeholders.
- Ms. Akehurst-Moore suggested the addition of the Zoning Board of Appeals in the list of stakeholders.
- Ms. Rush suggested the addition of youth sports and/or recreation in general in the list of stakeholders.

Management Specialist Shannon McAndrew will distribute Mr. Gainsboro's document to the Board for additional consideration and comments to be directed back to Ms. McAndrew. Ms. McAndrew also to look into the use of a Town SharePoint folder for the Board as an outlet for the Board to access relevant information, case studies, etc. for their consideration.

Mr. Lowitt asked if the Board could receive case studies on examples of correctional facility reuse/redevelopment.

Deputy Town Manager Megan Zammuto confirmed that she will coordinate distributing case studies to the Board with Ms. McAndrew.

Diane Proctor, commenting as a member of the public, noted that when the Board considers community engagement in the fall, the Concord-Carlisle League of Women's Voters is happy to assist how they can, citing the CCLWV MCI Concord event that was held earlier this year, which was widely attended.

Adjournment

Upon a motion duly made and seconded, it was UNANIMOUSLY **voted:** to adjourn the meeting at 7:45 PM.

Roll Call Vote:

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Scott Bates – Aye
John Boynton – Aye
Erin Cusker – Aye
Mark Howell – Aye
Peter Lowitt – Aye
Patrick McCurdy – Aye
Linda Miller – Aye
Elizabeth Akehurst-Moore – Aye

Meeting Materials:

[MCI Concord Advisory Board Meeting Recording for June 24, 2024](#)

[MCI Concord Advisory Board Meeting Packet for June 24, 2024](#)

DRAFT



DCAMM MCI-Concord Overview

July 8, 2024



DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE



Contents

- Introduction
- Site Overview
- Planning Efforts
- Collaboration & Next Steps



Introduction



Introduction: Project Origin

BREAKING NEWS

State closing MCI-Concord, the oldest operating men's prison in Massachusetts, senator says



With the **lowest state prison population in 35 years**, the Healey-Driscoll Administration announces the closure of MCI-Concord.

Introduction: Transition

- DCAMM is tasked with **facilitating redevelopment and reuse** of the MCI-Concord site after closure.
- The Department of Corrections spent early 2024 working towards an **inmate departure date of June 30**.
- **DOC is undertaking an extensive facility turndown process**, which is expected to take several months.



Introduction: Path Forward

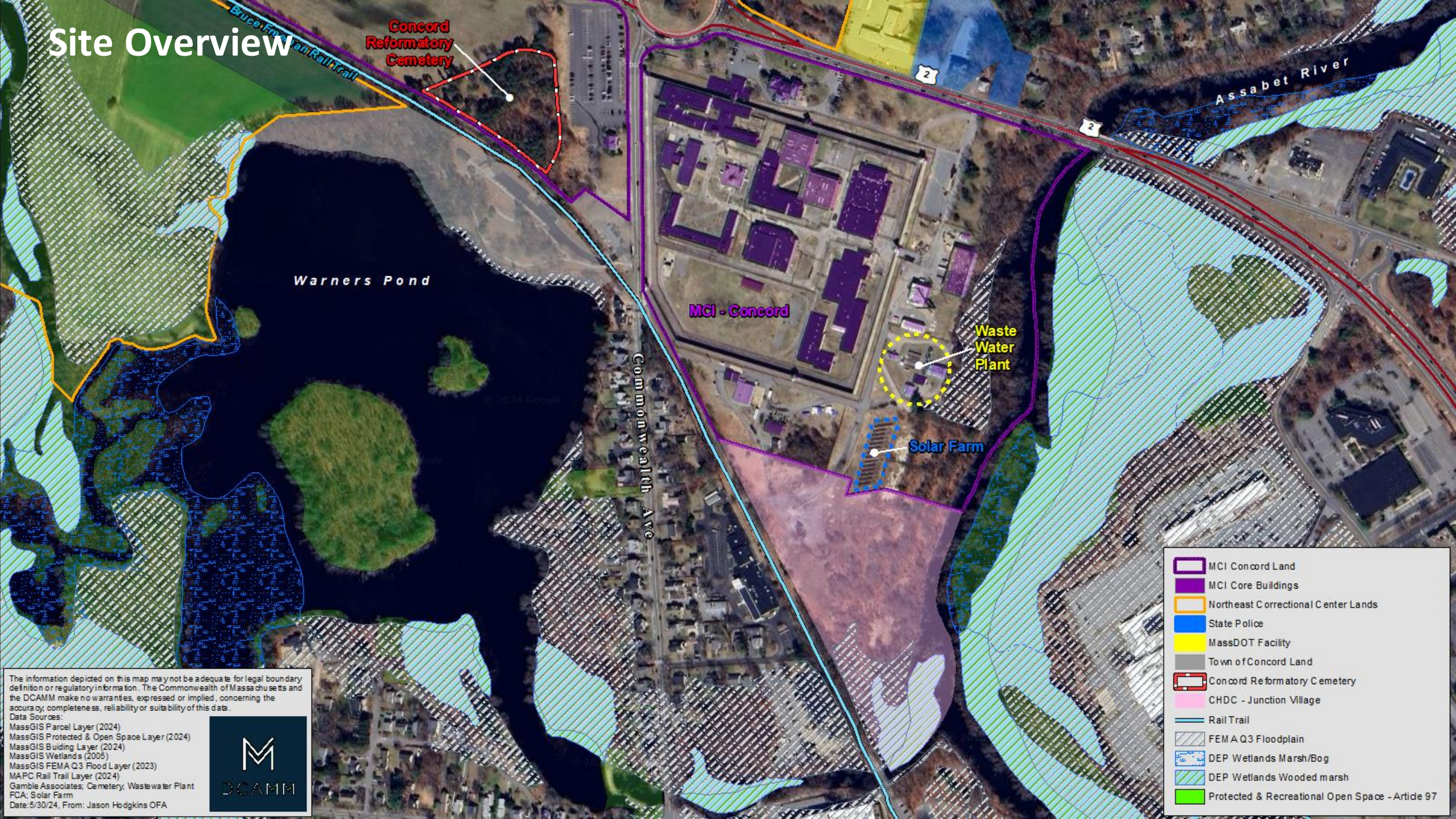
- The Healey-Driscoll Administration has outlined key priorities, including addressing pressing **housing** and **climate change** concerns.
- Budget Legislation outlines a **planning process** to create a plan for the future.
- DCAMM anticipates that the **Town of Concord would enact updated zoning** for the future of the site.
- Legislation authorizes DCAMM Commissioner to undertake a **competitive disposition process** following the planning process.



Site Overview



Site Overview



Warners Pond

Commonwealth Ave

Concord Reformatory Cemetery

MCI - Concord

Waste Water Plant

Solar Farm

Assabet River



- MCI Concord Land
- MCI Core Buildings
- Northeast Correctional Center Lands
- State Police
- MassDOT Facility
- Town of Concord Land
- Concord Reformatory Cemetery
- CHDC - Junction Village
- Rail Trail
- FEMA Q3 Floodplain
- DEP Wetlands Marsh/Bog
- DEP Wetlands Wooded marsh
- Protected & Recreational Open Space - Article 97

The information depicted on this map may not be adequate for legal boundary definition or regulatory information. The Commonwealth of Massachusetts and the DCAMM make no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this data.
Data Sources:
MassGIS Parcel Layer (2024)
MassGIS Protected & Open Space Layer (2024)
MassGIS Building Layer (2024)
MassGIS Wetlands (2005)
MassGIS FEMA Q3 Flood Layer (2023)
MAPC Rail Trail Layer (2024)
Gamble Associates; Cemetery, Wastewater Plant
FCA; Solar Farm
Date: 5/30/24, From: Jason Hodgkins OFA

Site Overview: Area for Disposition

- 51-acre main MCI-Concord property (bounded in the large purple outline)
- Potential: a portion of the parking lot and historic white row house to the west of Commonwealth Avenue
- The historic cemetery is anticipated to remain with the Department of Corrections
- Agricultural lands will not be impacted by the closure or redevelopment.



Site Overview: Building Inventory

- 35 buildings with a total building square footage of **517,000 SF**
- 11 major buildings within the walls
- Major buildings include:
 - Administration & Operations
 - Dormitories
 - Gymnasium
 - Chapel
 - Vocational Workshops
- Most buildings inside wall date to 1960s and 1970s



Site Overview: Historic Structures



Overflow Building

- Built 1878
- 28,960 sq. ft.
- Function: Administrative Building
 - Former Warden's House
 - Contains reception, offices, conference rooms and storage



White Row House

- Built 1884
- 6,300 sq. ft.
- Function: Administrative building
 - Former workers' housing
 - Contains Division of Resource Management offices, reception, conference, storage

Site Overview: Wastewater Treatment Plant



Wastewater Treatment Plant (WWTP)

- Built: 1975 with updates in 1992
- Buildings include Headworks, Filter, Sludge, Operations, Grit Chamber & Sheds

Technical Details:

- Capacity 310k gallons/day
- Permit limit – Spec flow for minimum 150K gal/day; maximum capacity 310k gal/day
- Serves other state properties, including NECC Farm, State Police barracks, and MassDOT

Site Overview: Solar Farm

- Built: 2009
- Capacity: approximately 60kw solar photovoltaic array
- To be evaluated for refurbishment or reuse potential



Site Overview: Adjacent Commonwealth Properties



NOT
included in
offering

NECC Farm

- Opened – 1934
- Capacity – 277 individuals
- Remaining in use
- **Serviced by wastewater treatment plant on MCI-Concord site**



NOT
included in
offering

State Police Barracks

- Opened – 1928
- **Serviced by wastewater treatment plant on MCI-Concord site**

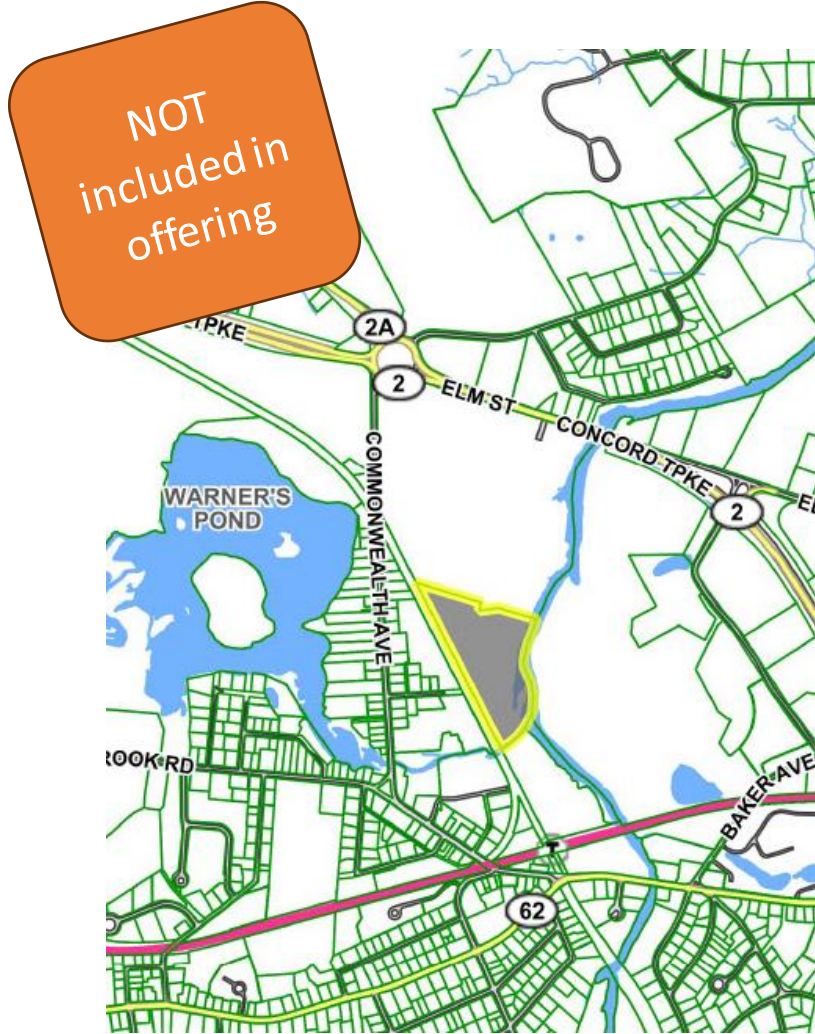


NOT
included in
offering

MassDOT Garage

- Opened – 1952
- **Serviced by wastewater treatment plant on MCI-Concord site**

Site Overview: Junction Village



- DCAMM transferred ~13 acres to Concord Housing Development Corporation (CHDC) in 2013 to produce **affordable housing** and **open space**
- Part of Concord's MBTA Communities zoning
- Solicitation process for a developer paused due to announcement of the MCI-Concord closure
- Closure of MCI-Concord provides an opportunity to **strategically coordinate** the redevelopment of **the two sites**



Planning Efforts

Site Planning & Engagement: Overview

The **FY2025 Budget Amendment** authorizing the disposition of MCI-Concord contemplates:

1. DCAMM offering **wastewater plant** to town within *30 days*
2. Substantial **stakeholder engagement**
 - 3+ public meetings – first within *45 days*
 - Extensive list of consulted parties
3. DCAMM Commissioner filing **planning report** with legislature
 - Summary of existing conditions
 - Summary of other plans affecting redevelopment
 - Recap of public input
 - Potential future uses
4. DCAMM leading **competitive process for site disposition.**

Site Planning & Engagement: Existing Conditions

DCAMM is undertaking a number of baseline studies to provide a full picture of the current state of the MCI-Concord:

- Title & survey
- Historic & environmental considerations
- Engineering evaluation (*inc. WWTP*)

In process of retaining consultants

Site Planning & Engagement: Redevelopment Planning

- Existing Conditions Review
- Visioning
- Physical Planning
 - Planning context
 - Site planning principles/guidelines
 - Assessment of uses/intensity of use
 - Zoning analysis
- Real Estate Market Assessment



Extensive community and stakeholder engagement, in collaboration with Town

Site Planning & Engagement: Regulatory Updates

In coordination with the ongoing planning process, DCAMM anticipates the **Town of Concord will lead any zoning updates** for MCI-Concord site.

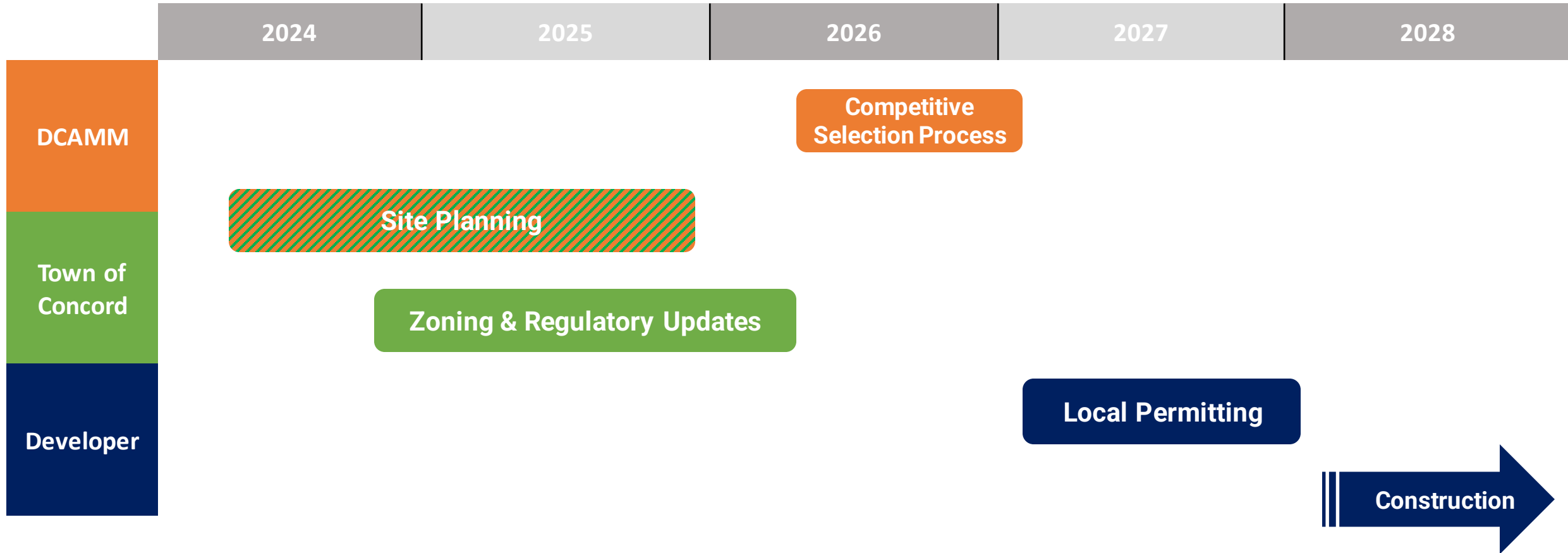
This will set the **guidelines for future development**, aiming for **alignment between initial site planning and local regulatory structures**.

- Zoning Text & Map Updates (*potential for form-based code*)
- Other Local Regulatory Updates (*as needed*)

Disposition Process: Typical DCAMM Approach

- Typical DCAMM Process:
 - Engage local stakeholders in planning work to understand likely permitting pathways.
 - Dispose of property through a **competitive selection process** considering **financial and non-financial** evaluation criteria
 - Finalize sale **only after permits are secured** by selected developer
- DCAMM Priorities:
 - Leverage site value to deliver on Commonwealth **housing and climate change priorities**
 - Advance development project with a **clear pathway to permitting**
 - Identify **common ground** between state / regional and local goals.

Planning & Disposition Process: High-Level Overview



- **Competitive process** informed by planning process to select a **private developer**
- Developer will be expected to undertake a **local permitting process**



Collaboration & Next Steps



Discussion

- Further questions
- Collaboration between DCAMM and Advisory Board
- Public engagement

Thank you.

ABI VLADECK

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