



OLD NORTH BRIDGE

TOWN OF CONCORD

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

**MCI Concord Advisory Board Agenda
With Project Consultants – Agency Landscape + Planning**

Monday, June 30, 2025 at 12:00 PM

Via Zoom Only

More information on the MCI Concord Redevelopment:

www.mci-concord.org

Join Zoom Meeting

<https://us02web.zoom.us/j/86968441852?pwd=XV9pGVH2OgUe8ATjNxu2rf5HmwwaEL.1>

Meeting ID: 869 6844 1852

Passcode: 753167

Dial In Toll-Free: 833 928 4608

#	Agenda Item
I.	Call to Order - Clerk of the Meeting
II.	Approve Meeting Minutes - June 23, 2025 – Patrick McCurdy, Clerk of the Meeting
III.	Discussion – Are we There Yet?
IV.	Discussion – What Comes Next?
V.	Activities over the Summer? – DCAMM
VI.	Ideas for Getting More Public Feedback
VII.	Discuss Summer Meeting Schedule

VIII.	General Public Comment
IX.	Action Item Recap and Adjournment

**Times are approximate and subject to change*



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Pursuant to notice duly filed with the Town Clerk, the MCI Concord Advisory Board convened in a meeting both in-person at the Concord Free Public Library, Goodwin Forum and via Zoom on Monday, June 23, 2025 at 3:15 PM.

Present were: Elizabeth Akehurst-Moore, Scott Bates, Erin Cusker, Dan Gainsboro, Co-Chair, Mark Howell, Peter Lowitt, Patrick McCurdy, Co-Chair, Linda Miller, and Lee Smith

Also present were: Megan Zammuto, Deputy Town Manager and Shannon McAndrew, Management Specialist, Town of Concord; Rhiannon Sinclair, Kate Tooke, and Justina Cheng of Agency Landscape + Planning

Call to Order

Co-Chair Gainsboro called the meeting to order at 3:15 PM.

Mr. McCurdy was assigned as Clerk of the meeting.

Approval of Meeting Minutes

Upon a motion duly made and seconded, it was **voted:** to approve the meeting minutes of May 19, 2025 (Concord Housing Roundtable), May 19, 2025, and June 2, 2025.

Roll Call Vote:

Ms. Akehurst-Moore – Aye
Mr. Bates – Aye
Ms. Cusker – Aye
Mr. Gainsboro – Aye
Mr. Howell – Aye
Mr. Lowitt – Aye
Mr. McCurdy – Aye
Ms. Miller – Abstain
Mr. Smith – Aye

The motion passed 8-1-0.

Overview of Survey Results

Rhiannon Sinclair presented a preliminary overview of the survey results, as the survey closed today, Monday, June 23rd. Full results continue to be synthesized.

- Least ranked scenario — Civic and Institutional Campus
- Middle ranked scenario — Vibrant Center for Commerce
- Top ranked scenario — Thriving Mixed-Use Neighborhood
- Emerging Priorities

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- Housing
- Community benefit
- Fiscal impact — more tax revenue and minimal impact to Town spending

Share Vision Plan Outline and Layout

Ms. Sinclair presented the Vision Plan outline and layout.

- MCI Concord Vision Plan — document overview and layout
 - Intro
 - Project Timeline
 - Site Understanding
 - Site Framework and Scenarios
 - Revisit the six topical areas
 - Then, scenarios with metrics dashboards
 - Conclusion and Next Steps

Ms. Miller asked if independent of the scenarios, a full outline of the site constraints can be included in the plan.

Ms. Sinclair responded yes, and that Agency is working to lean into language that is objectively neutral, but that they imagined that the site constraints would be discussed in the “Site Framework” section.

Mr. Bates noted that the Route 2 Rotary redesign and improvements to the wastewater treatment plant should also be discussed as a form of site constraint and agreed with Ms. Miller’s suggestion.

Mr. Howell noted that on the housing density front, it could be helpful if each scenario could be compared to either an existing neighborhood in Concord or a neighboring community for visual size and scale.

Ms. Sinclair then discussed the vision and development principles:

- Vision and Development Principles
 - Green habitat along the Assabet
 - Uniquely Concord destination
 - A place to live and thrive
 - A Boon to Boston’s metro-west
 - A positive contributor to Concord

Workshop – “Newspaper Headlines” for Scenarios

The Advisory Board then moved into a workshop where the Board members would draft “newspaper headlines” for each of the three scenarios:

- Civic and Institutional Campus
- Vibrant Center for Commerce

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- Thriving Mixed-Use Community

Examples of the headlines are included in the [Advisory Board meeting packet](#) on pages 46-48.

Discuss Development Process

Mr. Howell asked if the Advisory Board members felt ready to make a recommendation and began discussion on next steps in the process.

Co-Chair Gainsboro noted that he spoke with Mr. Boynton as Chair of the Community Outreach Subcommittee and they concurred that rather than the Community Outreach Subcommittee meeting on Monday afternoon, it would make more sense for there to be a meeting of the full Advisory Board to discuss recommendations. Mr. Gainsboro noted that DCAMM is also interested in understanding the Advisory Board's next steps in the process.

Mr. Lowitt noted that once the Agency Final Report is received and analyzed by the Advisory Board, it will be important to share its summary with the Advisory Board stakeholders list to receive feedback from the stakeholders as the Board moves forward in the process.

Mr. Howell noted that the Advisory Board also must discuss next steps with funding, having received an appropriation from Free Cash in the amount of \$250,000 from 2025 Annual Town Meeting. Mr. Howell also added that there may be an opportunity for the Advisory Board to hold an Executive Session in accordance with the Open Meeting Law exemption for the consideration/purchase of real property, which could be beneficial.

Adjournment

Co-Chair Gainsboro adjourned the meeting at 4:45 PM.

Meeting Materials:

[MCI Concord Advisory Board Meeting Packet for June 23, 2025](#)

[MCI Concord Advisory Board Meeting Recording for June 23, 2025](#)