



OLD NORTH BRIDGE

# TOWN OF CONCORD

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

## Land Use Working Group Agenda

Tuesday, July 8, 2025 at 5:00 PM

**Department of Planning and Land Management Building, 141 Keyes Road  
2<sup>nd</sup> Floor Conference Room and via Zoom**

### Join Zoom Meeting

<https://us02web.zoom.us/j/82098768104?pwd=swdhyzvCMsjWUgKRuZQuwvQ20WSbHV.1>

Meeting ID: 820 9876 8104

Passcode: 908857

Dial In Toll-Free: 833 928 4610

	Time	Agenda Item
I.	5:00 PM	Welcome and Introductions – Mary Hartman, Select Board
II.	5:10 PM	Review the Charge from the Select Board – Mary Hartman, Select Board  - Scope - Timetable - Deliverable
III.	5:25 PM	Review of Existing Reports – Megan Zammuto, Deputy Town Manager
IV.	5:45 PM	Review of Available Land – Megan Zammuto, Deputy Town Manager
V.	6:05 PM	Schedule Site Visits – Megan Zammuto, Deputy Town Manager
VI.	6:10 PM	Workplan Considerations – Mary Hartman, Select Board
VII.	6:20 PM	Discuss Regular Meeting Schedule
VIII.	6:25 PM	Public Comment
IX.		Adjournment

*\* 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](mailto: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.

# Concord Land Use Working Group Kickoff



Review of Resources,  
Properties & Site Visit  
Planning

# Discussion Topics

1

Summarize  
available  
planning  
resources

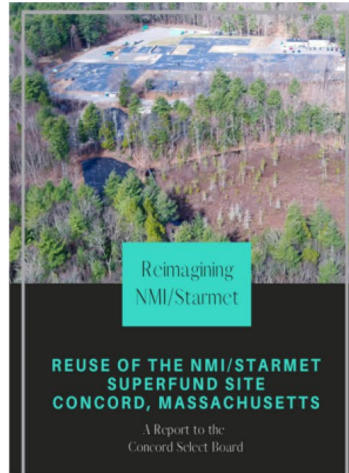
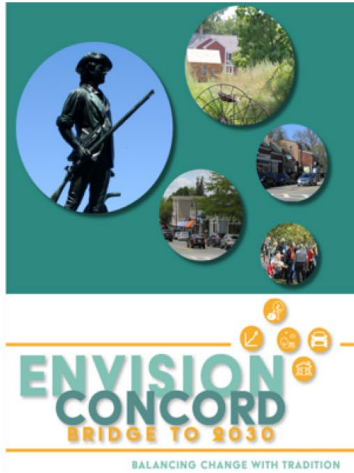
2

Discuss Town  
properties of  
interest

3

Outline site visit  
strategy

# Key Planning Resources

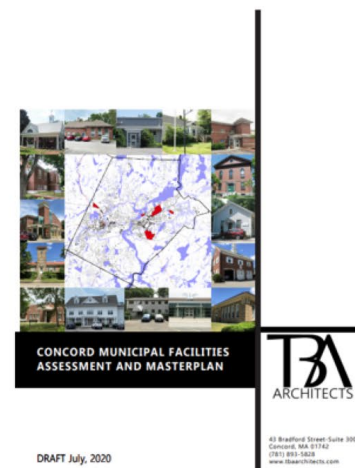
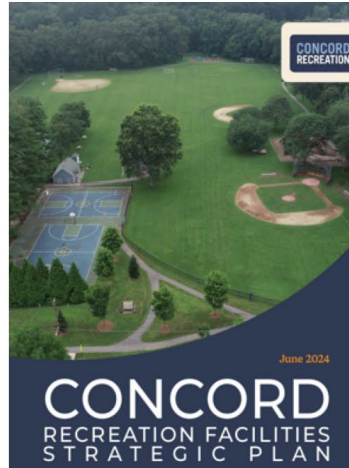
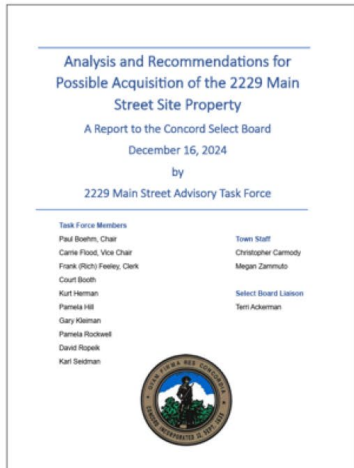


TOWN OF CONCORD  
**HOUSING PRODUCTION PLAN**  
 FY2023-2028

ADOPTED 12/19/22

PREPARED FOR:  
 Town of Concord  
 22 Monument Square  
 Concord, MA 01742





PREPARED BY:  
 JM Goldson LL  
 Regional Housing Services Office  
 Town of Concord Department of Planning and Land Management



DRAFT July, 2020

43 Bradford Street, Suite 300  
 Concord, MA 01742  
 (781) 895-1628  
 www.tbaarchitects.com






# Priority Facility Needs Based on the 2020 Facilities Study

Property	Address	Size	Use	Facilities Status
 Public Safety HQ	209–219 Walden St.	1.6 ac / 20,407 sf	Public safety / offices	● Undersized by ≈10k sf; site cannot expand
 West Concord Fire Station	1201 Main St.	0.34 ac / 2,094 sf	Fire station	● Too small for trucks & gear
 CPW – 133 Keyes Rd.	133 Keyes Rd.	9.71 ac / 16,800 sf	Public Works – offices & garage	● Too small for vehicles & repairs
 CPW – 135 Keyes Rd.	135 Keyes Rd.	9.71 ac / 16,800 sf	Public Works – offices & garage	● Storage & office space inadequate
DPLM – 141 Keyes Rd.	141 Keyes Rd.	16,800 sf	Admin offices	● Too small for 4 divisions, no growth space
Beede Swim & Fitness Center	498 Walden St.	N/A	Natatorium & fitness	● Space constraints; group activity overlap



# Town Office and Administrative Facilities

Property	Address	Size	Use	Facilities Status
CMLP	1175 Elm St.	2.4 ac / 43,257 sf	Warehouse & offices	● Sufficient for current operations
Town House	22 Monument Sq.	0.35 ac / 9,892 sf	Administrative Offices	● Renovated; unclear if sufficient for future needs
Assessor Division	24 Court Ln.	1,500 sf	Administrative Offices	● Meets current program needs
Facilities / RHSO / Other	37 Knox Trail	0.9 ac / ~3,000 sf	Offices	● Suitable for swing space; good condition
HR / Public Health / Archive	55 Church St.	0.4 ac / 3,490 sf	Offices & studio	● Inefficient use; potential reconfiguration
Harvey Wheeler Center	1276 Main St.	2.74 ac / 12,496 sf	Offices & storage	● programming space constraints

# Community and Special Purpose Facilities

Property	Address	Size	Use	Facilities Status
Visitors Center	58 Main St.	0.44 ac / 5,204 sf	Offices, public restrooms, service area	 Recently renovated; meets current and projected needs
Hunt Gym / Recreation	90 Stow St.	0.62 ac / 12,656 sf	Recreation & offices	 Fails program; shared changing facilities limit use
Concord Waste Water Treatment	509 Bedford St.	N/A	Wastewater treatment	 No facilities report summary provided
Wheeler-Harrington House	249 Harrington Ave.	15.22 ac / 2,031 sf	Historic Landmark	 No facilities report summary provided
Ripley School	120 Meriam Rd.	17.76 ac / 45,332 sf	School administration	 currently holds admin offices

# Leased Cultural Facilities

Property	Address	Size	Use	Facilities Status
The Umbrella Arts Center	40 Stow St.	3 ac / 53,684 sf	Arts Center	 Long-term lease through 2047
Performing Arts Center (51 Walden)	51 Walden St.	0.35 ac / 9,442 sf	Public Service / Performing Arts	 Lease active through Sept. 2029

# New Opportunities and Large-Scale Sites

Property	Address	Size	Use	Facilities Status
Peabody School	1231 Old Marlboro Rd.	7.99 ac / 54,892 sf  Combined with field = 17.95 acres	Former School	 Transferred to the Town at 2025 Town Meeting
Former Sarmet Site	2229 Main St.	46.4 acres	Superfund Site – Reuse Planning Underway	 Active cleanup; long-term reuse potential
MCI Concord	965 Elm St.	51 acres / 22,927 sf	Former Prison	 Enabling legislation passed; opportunity for future planning

# Planned Site Visits (Summer 2025):

- 
-  **CPW and Public Safety** — Guided site tour planned for **July**
    - Planning the week of the 21<sup>st</sup>
  -  **2229 Main Street (Starmet)** — Tour being scheduled for **July**
  -  **MCI Concord** — Tour coordination in progress; goal is **this month**
  -  **Peabody School** — Guided tour expected in **late July or early August**
  -  **All other properties** — **Self-guided**