

**TOWN OF CONCORD
SELECT BOARD
AGENDA
September 26, 2016**

7PM – Select Board Room – Town House

1.	Call to Order																								
2.	Consent Agenda: <ul style="list-style-type: none"> • Town Accountant's Warrants • Minutes: August 8, 2016 • Gift Acceptance: Chung Der \$500 for apple tree to be planted at Heywood Meadow • One Day Special Licenses <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 35%;">Alcott PTG</td> <td style="width: 15%;">October 1</td> <td style="width: 15%;">7PM-10PM</td> <td style="width: 35%;">58 Monument Square (All Alcohol)</td> </tr> <tr> <td>Rotary Club of Concord</td> <td>October 22</td> <td>11AM-5PM</td> <td>415 Plainfield Road (Malt Only)</td> </tr> <tr> <td>Saltbox Farm</td> <td>October 3</td> <td>1PM-5PM</td> <td>40 Westford Road (Wine & Malt)</td> </tr> <tr> <td>West Concord Union Church</td> <td>November 18</td> <td>6PM-10PM</td> <td>54 Walden Street (Wine & Malt)</td> </tr> </table> • Sunday Entertainment Licenses <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 35%;">Emerson Umbrella</td> <td style="width: 15%;">October 2</td> <td style="width: 15%;">3PM-6PM</td> <td style="width: 35%;">40 Stow Street</td> </tr> <tr> <td>Emerson Umbrella</td> <td>October 9</td> <td>3PM-6PM</td> <td>40 Stow Street</td> </tr> </table> 	Alcott PTG	October 1	7PM-10PM	58 Monument Square (All Alcohol)	Rotary Club of Concord	October 22	11AM-5PM	415 Plainfield Road (Malt Only)	Saltbox Farm	October 3	1PM-5PM	40 Westford Road (Wine & Malt)	West Concord Union Church	November 18	6PM-10PM	54 Walden Street (Wine & Malt)	Emerson Umbrella	October 2	3PM-6PM	40 Stow Street	Emerson Umbrella	October 9	3PM-6PM	40 Stow Street
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3.	Executive Session Minutes																								
4.	Town Manager's Report																								
5.	7:10 PM Public Hearing: Gas Main Petition for new service at 292 Musketaquid Rd.																								
6.	Library Corporation Trustees – Update																								
7.	Update Estabrook Woods Access Committee Charge to extend time frame for final report																								
8.	Review Estabrook Road Parking Restriction																								
9.	Update on Police Matters – Chief Joseph O'Connor																								
10.	Parking Meters Update – Marcia Rasmussen																								
11.	Review Draft Warrant for December Special Town Meeting																								
12.	Public Comments																								
13.	Committee Liaison Reports																								
14.	Miscellaneous / Correspondence																								
15.	Committee Nominations: Nancy Kerr of 25 Upland Road to the Polystyrene Education and Outreach Committee for a term to expire January 2017																								
16.	Committee Appointments: Scott Richardson of 260 Elsinore Street to the Polystyrene Education and Outreach Committee for a term to expire January 2017																								
17.	Adjournment or Executive Session																								

PENDING

Monday	October 10	All Day	Columbus Day	Town Offices Closed
Tuesday	October 11		Yom Kippur begins at sunset	No Evening Meetings
Monday	October 17	7 PM	Select Board Meeting	Town House
Monday	October 31	7 PM	Select Board Meeting	Town House
Friday	November 11	All Day	Veterans Day	Town Offices Closed
Monday	November 14	7 PM	Select Board Meeting	Town House
Thursday	November 24	All Day	Thanksgiving	Town Offices Closed
Friday	November 25	All Day	Thanksgiving Observed	Town Offices Closed
Tuesday	November 29	7 PM	Planning Board Public Hearing <i>(if necessary)</i>	Town House
Thursday	December 1	7 PM	Joint Public Hearing(s) Finance Committee/Select Board <i>(if necessary)</i>	Town House
Thursday	December 8	7 PM	Special Town Meeting	High School
Monday	December 12	7 PM	Special Town Meeting Adjourned Session/Snow Date	High School

Gift Acceptance Log

Gift received from:	Date of meeting:	For Gift Account:	Amount :
Chung Der	September 26	CPW Park and Tree Account	\$500.00

Weekly One Day License Log – September 26, 2016

Applicant Name & Number	Phone Number	Date of Event	Location of Event	Type of Alcohol	
16-111 Alcott PTG	215-534-0583	October 1	58 Monument Square	AA	Event Coordinator: Cheryl Dreyer Bartenders: Theresa Boucher Under 21: No First license in Concord: Yes
16-112 Rotary Club of Concord	978-371-2500	October 22	415 Plainfield Road	M	Event Coordinator: Rosario Rizzo Bartenders: Joseph Saia, Henry Dane, Leigh Ann Crimmings, Rick Copland, Evan Clancy, Robert Fallon, Michael Lacorcia Under 21: Yes First License in Concord: No
16-113 Saltbox Farm	617-877-3859	October 3	40 Westford Road	W&M	Event Coordinator: Ben Elliott Bartenders: Ben Elliott Under 21: No First License in Concord: No
16-114 West Concord Union Church	978-369-6309	November 18	54 Walden Street	W&M	Event Coordinator: Tom Rarich Bartenders: Eileen Stanowicz Under 21: Yes First License in Concord: Yes

Sunday Entertainment log September 26, 2016

Applicant Name	Phone Number	Date of Event	Location of Event	Type of Entertainment
Emerson Umbrella	978-371-0820	October 2	40 Stow Street	Theater
Emerson Umbrella	978-371-0820	October 9	40 Stow Street	Theater



OLD NORTH BRIDGE

TOWN OF CONCORD

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

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

TOWN OF CONCORD SELECT BOARD

PUBLIC HEARING NOTICE

Notice is hereby given that a Public Hearing will be held at the Town House in the Select Board's Meeting Room, 22 Monument Square, Concord, MA on **September 26, 2016 at 7:10 PM**, upon the petition of National Grid to open the ground to **install 110 feet of 2-inch gas main in Musketaquid Rd from house #264 to house #292 for new gas service**. In accordance with the plan dated **April 29, 2016**, filed with the Select Board.

Questions on this matter should be directed to Dennis Regan, National Grid Permit Representative, 617-293-0480

By Order of the
Select Board

Jane Hotchkiss
Clerk

TOWN OF CONCORD
Estabrook Woods Access
Study Committee
Committee Charge

A. Background

Estabrook Woods is Concord's largest and perhaps most cherished intact natural area. Located in the northern part of town and extending into Carlisle, it contains more than 1,200 acres of undeveloped land with woodland, hills, ledge and swamp, and abundant wildlife. The Estabrook Woods are bordered by Lowell Road to the west (with access through Chamberlin Woods), Monument Street to the east, and Bedford Road (Rt. 225) to the north. The core of the area is Harvard University's 672-acre property, supplemented by another 180 acres near Lowell Road owned by Middlesex School which includes Bateman's Pond. Estabrook Woods also encompasses Town-owned Punkatasset Conservation Land, several parcels of Concord Land Conservation Trust property, and many smaller privately-owned parcels. The largely wooded area is one of seven priority open spaces in the town's open space and long range plans. Over 900 acres in Estabrook Woods is considered permanently protected from development by deed restrictions, including the Harvard land.

Throughout its history, Concord has valued its undeveloped, natural areas. From Henry David Thoreau to the authors of the numerous planning documents that have guided the town for the last five decades, emphasis has been placed on preserving the treasured open spaces that are unique to Concord. Open space remains one of Concord's highest priorities because it provides such a range of conspicuous benefits to the Town and its citizens. Although it is largely privately owned, much of Estabrook Woods is accessible to the public, who have enjoyed long-existing trails there for decades if not centuries.

The number of visitors seeking access to the largely privately-owned Estabrook Woods has increased in recent years. Communication via internet and other means has highlighted the beauty and appeal of Estabrook Woods, an area close to Boston. For many years, public use of the land was limited to hiking, cross-country skiing, and some horseback riding. In the past few years, new outdoor sports have become popular including geo-caching and mountain biking, and the area has become popular for group guided outings. Unfortunately, increased popularity has also led to an increase use by dog-walkers, creating added pressure at trail-head parking locations. Frequent complaints have been filed with the Concord Police Department for obstructions to public roads, unruly people and/or animals, bagged dog waste litter, conflicts between dogs and homeowners, and vehicles blocking driveways.

B. Purpose

The purpose of the Estabrook Woods Access Study Committee is to consider how to address the increased pressure for adequate and safe parking at trail heads, to review other impacts from increased visitor use, and to make recommendations to the Select Board for immediate and longer term natural area recreation management plans. The committee should evaluate whether existing facilities are being utilized effectively and how best to address the growing demand for access to the woods. The committee shall prepare a draft report of its findings and shall present the draft report at a public hearing to solicit feedback from the community. Following the public hearing, a final report will be prepared and submitted to the Select Board.

C. Membership

The Committee shall be comprised of nine members appointed by the Select Board with representation as follows:

- One representative from the Natural Resources Commission;
- Two members owning property abutting or neighboring Estabrook Woods, Chamberlin Woods, or Punkatasset;
- One member of the Trails Committee;
- One member of Conservation Restriction Stewardship Committee
- One member of Concord Land Conservation Trust
- Three citizens at-large representing a diversity of interests, backgrounds and expertise;
- Ex Officio staff members:
 - Police Chief or his designee
 - CPW Director or his designee
 - Planning Director or her Designee

C. Term of Office

The members of the committee shall serve from March 30, 2015 until September 30, 2016, unless the term shall be extended by vote of the Select Board.

E. Duties and Responsibilities

1. To become familiar with the points of public access to Estabrook Woods, including locations where the public may park to access the Woods, and how currently they are being utilized;
2. To review the issues identified by interested parties concerning access to the Woods, including concerns expressed by neighbors, town staff and committees, and the public;
3. To solicit public input on the subject through a variety of methods, including holding at least one public hearing early in the fact-finding process;
4. Solicit input from owners of parcels which comprise the Estabrook Woods, making certain to coordinate such contact in advance with the Committee's Select Board liaison.
5. To consider whether there are steps that may be taken immediately to address access issues identified, including, but not limited to, better informing the public of access options, improved signage at trail heads and on trails, increasing awareness of environmental and social problems, and addressing any public safety issues identified; and to convey any immediate suggestions to the Select Board as soon as practicable;
6. To consider whether there are measures which might be taken to improve on the issues identified that would require additional planning and/or more time to implement;
7. To develop criteria for evaluation of possible measures, taking into account the interests of the public, abutters and neighbors, and the environment;
- ~~8. To prepare a brief draft report including any immediate recommendations made, longer term options for improvement identified, criteria for evaluation of options, and recommendations for longer term implementation, to be submitted on or about July 15, 2016;~~
- ~~9.~~ 8. To submit a final report to the Select Board on or about ~~September 15, 2016~~ December 1;
10. 9. To perform such other duties as the Select Board may request, including such tasks as the committee may propose to the Board as modifications to this committee charge.

F. Other Considerations

The Estabrook Woods Access Study Committee is responsible for conducting its activities in a manner which is in compliance with all relevant State and local laws and regulations, including but not limited to, the Open Meeting Law, Public Records Law and Conflict of Interest Law. The Committee shall consult with the Town Manager concerning the allocation of town staff or financial resources toward this effort.

Attachments

- A. Map of Estabrook Woods



TOWN OF CONCORD

Department of Planning and Land Management

141 Keyes Road - Concord, MA - 01742

Phone: 978-318-3290

MEMORANDUM

To: Chris Whelan, Town Manager

From: Parking Management Team - Marcia Rasmussen, Richard Reine, Tony Logalbo, Joseph O'Connor, Bill Renault, Tom Mulcahy, Pat Robertson, Jonathon Harris, Elizabeth Hughes

Re: **Update on implementation of the Parking Management Plan**

Date: September 20, 2016

The replacement of existing meters and extension of new meters on Main Street in front of Concord Academy will begin in mid-October. The Town has contracted with IPS to provide new meters that will accept coin, credit card or pay-by-phone. These new meters will be mounted on new black metal posts; wherever possible, there will be two meters per post, using a specially designed yoke.

Concurrently, the Town will be installing new signs this October. The signs will reflect the new 3-hour limit in the three commercial centers.

After working with a consultant, Mark Favermann of Favermann Design to develop a wayfinding/branding logo for West Concord, that contract has been renewed to continue efforts to develop directional signage for the public parking facilities in West Concord (initial specifications are expected in mid-October). He is also under contract to help develop a logo for Concord Center that could be used to develop directional or wayfinding signage that would help visitors and residents alike.

Background information:

In 2012, CPW began a town-wide sign data collection effort. Concurrently, DPLM began development of a Parking Management Plan for the village centers. The Parking Management Group, with members from Public Works, Finance, Police and Planning has been meeting throughout these projects and continue to work together toward implementation of the 2013 Parking Management Plan.

The 2015 Annual Town Meeting approved funding in the amount of \$250,000 for implementation of the Parking Management Plan. Several actions were completed in late 2015 and early 2016:

- parking fees have been increased in high-use areas and fines have also been increased (effective January 2016);

- Revisions to Parking regulations were approved by the Select Board in September 2015;
- The Town has implemented 'PayByPhone' service to the West Concord commuter parking lot (effective January 2016).



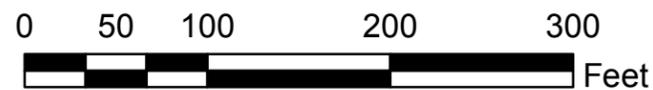
Parking Meter Type

- ⊗ Double Meter New Location (27)
- ⊗ Single Meter Ex Location (14)
- ⊗ Single Meter New Location (1)

Sign Mounting and Type

- Post, Handicap Parking Only (1)
- Post, Pay Parking 3 Hour Limit (1)
- Post, Pay Parking 3 Hour Limit, Pay By Phone (3)
- Utility Pole, Pay Parking 3 Hour Limit (7)
- Utility Pole, Pay Parking 3 Hour Limit, Pay By Phone (2)

Town of Concord
Proposed Parking Meter Locations
Main St I
July 2016



1 in = 100 ft



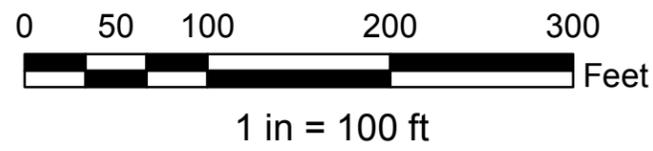
Parking Meter Type

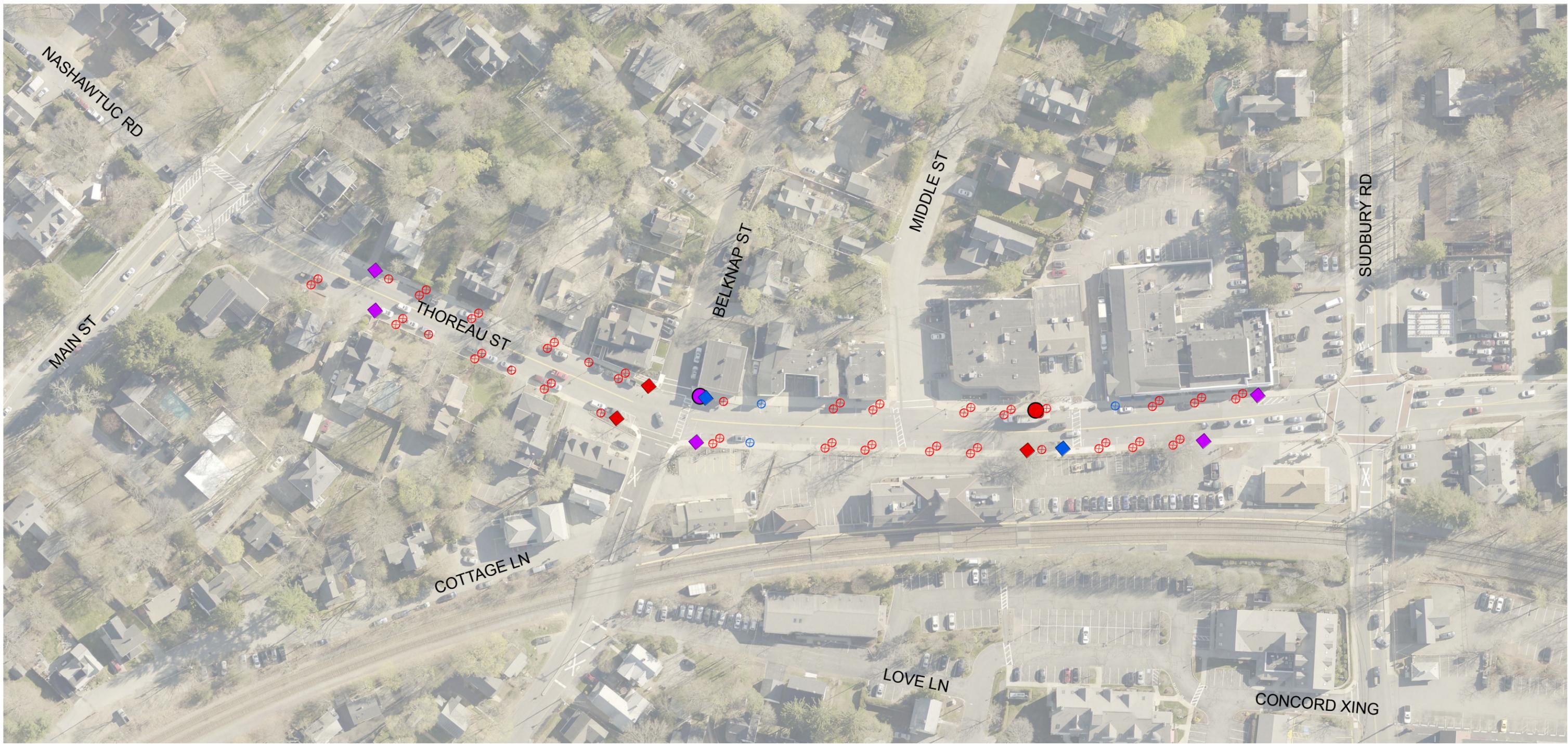
- ⊗ Double Meter New Location (38)
- ⊗ Single Meter New Location (8)

Sign Mounting and Type

- Post, Handicap Parking Only (2)
- Post, Pay Parking 3 Hour Limit (3)
- Post, Pay Parking 3 Hour Limit, Pay By Phone (3)
- Utility Pole, Pay Parking 3 Hour Limit (1)
- Utility Pole, Pay Parking 3 Hour Limit, Pay By Phone (3)

Town of Concord
Proposed Parking Meter Locations
Main St II
July 2016





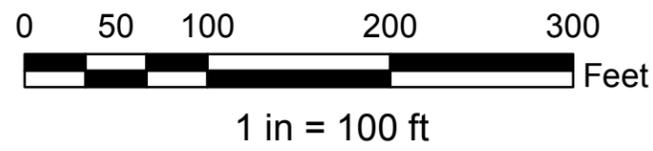
Parking Meter Type

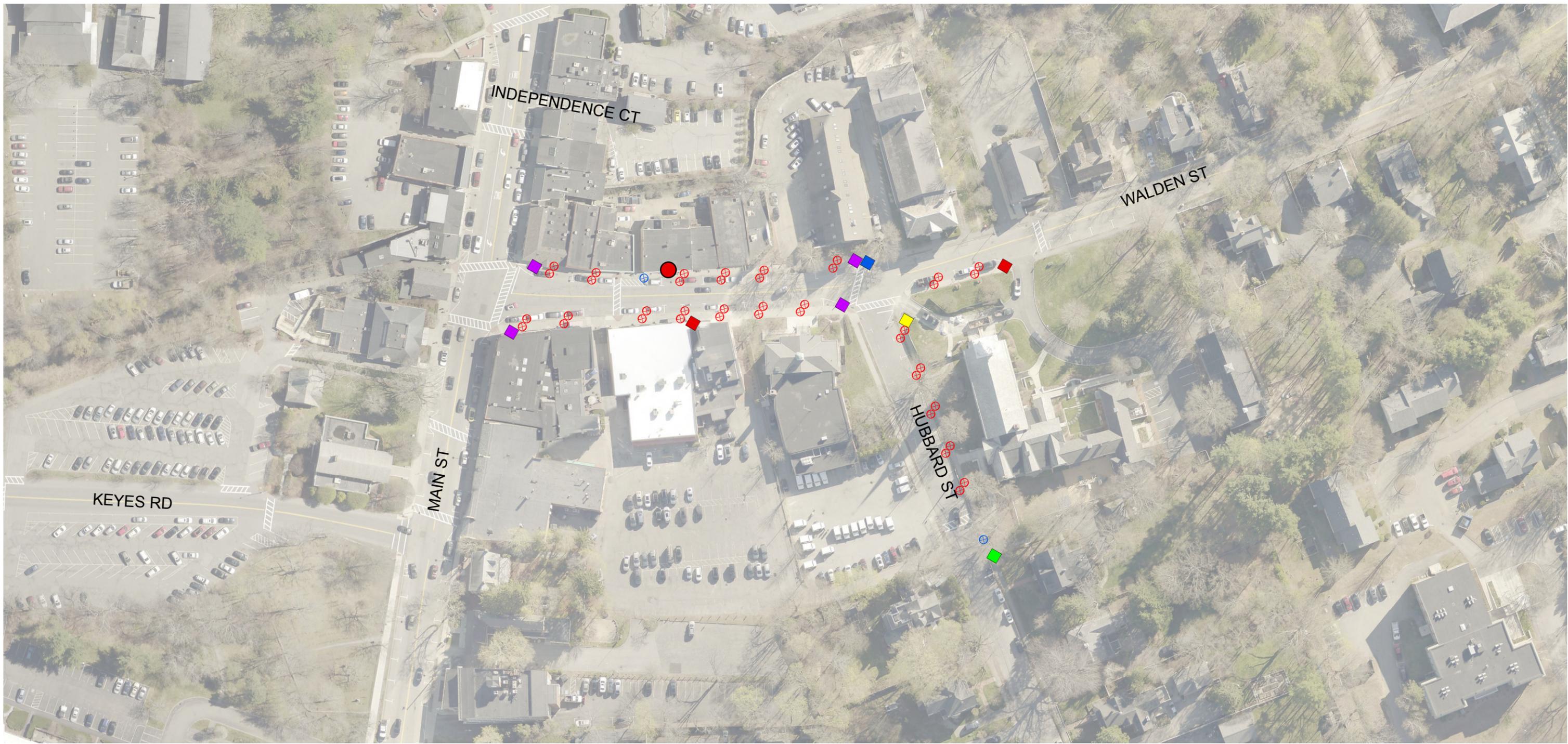
- ⊗ Double Meter New Location (24)
- ⊕ Single Meter Ex Location (3)
- ⊗ Single Meter New Location (7)

Sign Mounting and Type

- Post, Handicap Parking Only (2)
- Post, Pay Parking 3 Hour Limit (5)
- Post, Pay Parking 3 Hour Limit, Pay By Phone (3)
- Utility Pole, Pay Parking 3 Hour Limit (1)
- Utility Pole, Pay Parking 3 Hour Limit, Pay By Phone (1)

Town of Concord
Proposed Parking Meter Locations
Thoreau St
July 2016





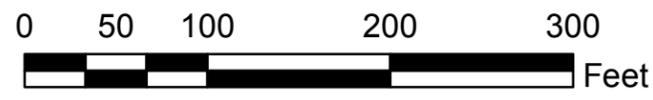
Parking Meter Type

- ⊗ Double Meter New Location (20)
- ⊕ Single Meter Ex Location (2)

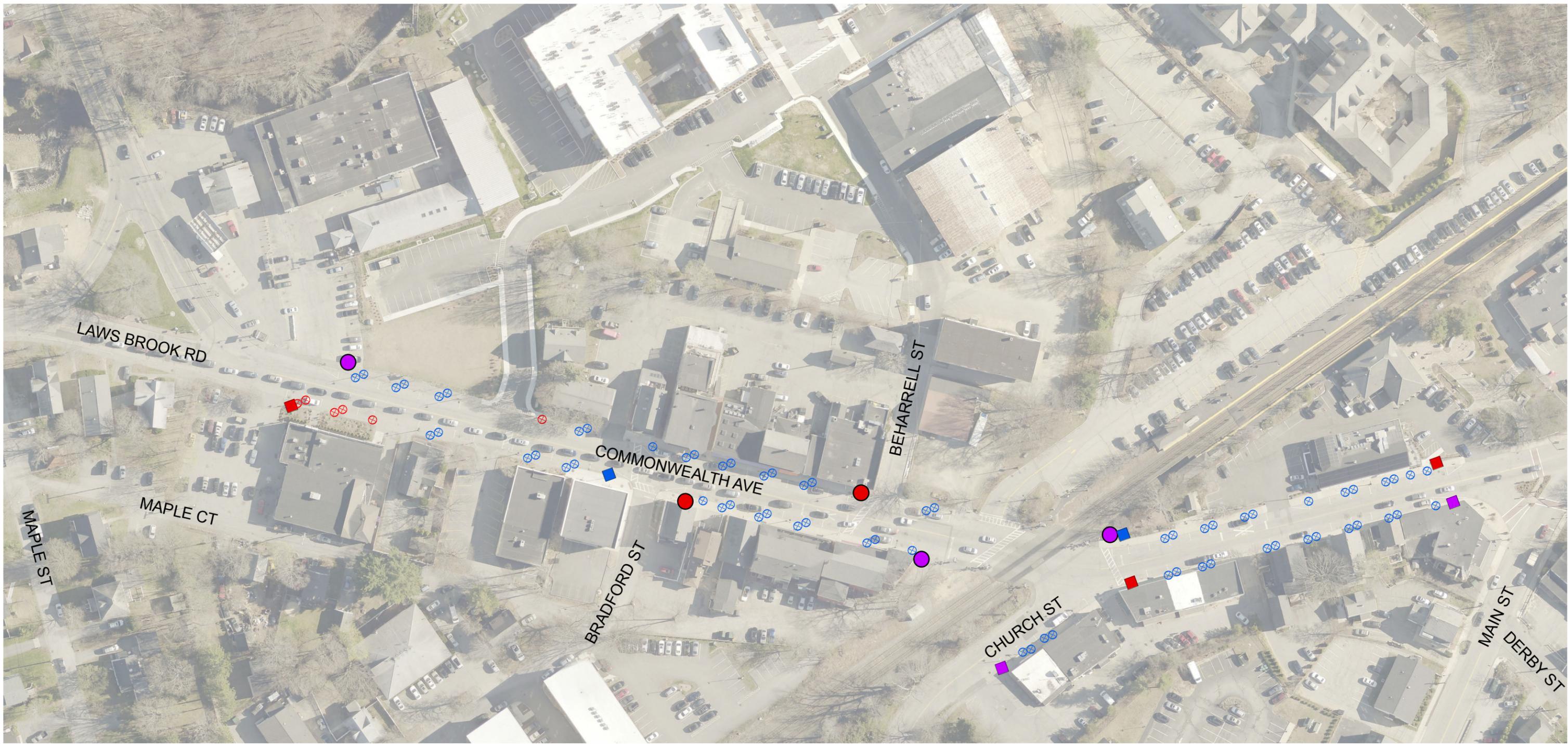
Sign Mounting and Type

- Post, Handicap Parking Only (1)
- Post, Pay Parking 3 Hour Limit (4)
-
- Post, Pay Parking 3 Hour Limit, Pay By Phone (2)
- Post, Pay Parking 30 Min Limit (1)
- Post, Pay Parking 30 Min Limit, Pay By Phone (1)
- Utility Pole, Pay Parking 3 Hour Limit, Pay By Phone (2)

Town of Concord
Proposed Parking Meter Locations
Walden St & Hubbard St
July 2016



1 in = 100 ft



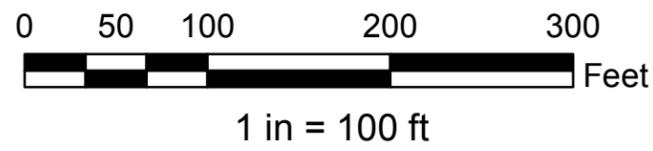
Parking Meter Type

- ⊗ Double Meter Ex Location (29)
- ⊗ Double Meter New Location (2)
- ⊗ Single Meter Ex Location (7)
- ⊗ Single Meter New Location (2)

Sign Mounting and Type

- Post, Handicap Parking Only (2)
- Post, Pay Parking 3 Hour Limit (2)
- Post, Pay Parking 3 Hour Limit, Pay By Phone (3)
- Utility Pole, Pay Parking 3 Hour Limit (3)
- Utility Pole, Pay Parking 3 Hour Limit, Pay By Phone (2)

Town of Concord
Proposed Parking Meter Locations
West Concord
July 2016





TOWN OF CONCORD

Department of Planning & Land Management

141 Keyes Road ~ Concord, MA ~ 01742

To: Christopher Whelan, Town Manager
From: Marcia Rasmussen, Director Planning & Land Management
Re: **Parking Requirements and Parking Relief in the Concord Zoning Bylaw**
Date: September 20, 2016

The various changes of use in the West Concord Village District (retail stores renovated into restaurant use) and approval of the expanded development for a new market at Mill Brook Tarry in Concord Center have recently been the focus of resident's concerns about parking – whether sufficient parking has been provided or whether the parking requirements in the Zoning Bylaw may be excessive. Whenever a property owner seeks to change a use or expand the use of a property, they must confirm that they comply with the parking requirements for the new use or seek a special permit from the Zoning Board of Appeals (ZBA) to obtain relief from parking requirements. The ZBA, with a recommendation from the Planning Board, takes into consideration uses that may demand parking at different times of the day, access to public parking either on-street or in a public lot, proximity to other businesses so that customers might visit multiple locations after parking in one space, etc. It's a careful balancing act, and requires continued observation and care.

Background information:

The first reference to Parking Requirements in the Zoning Bylaw's Table of Amendments is in 1957 when the Town established a parking ratio of 5:1 in the Business District, and exempting a portion of the Milldam area (a.k.a. Concord Center). The next year, 1958, there were further exemptions from the parking ratio for another area of the Milldam, the Thoreau Business District and Commonwealth Ave. Business District (West Concord). In 1960, there were further exemptions adopted. At that time, the Building Inspector was responsible for reviewing parking lot plans and ensuring that each site had the required parking spaces.

In 1970, the Town hired a Town Planner, who helped review plans and worked with the Planning Board to propose a zoning bylaw amendment that provided the required number of parking spaces based on use. The Town approved that zoning bylaw amendment in 1972. Since that time, the Planning Board has periodically reviewed and revised the parking requirements for various uses based on existing conditions and planning data.

Parking Management Study 2013:

When parking management consultant Nelson-Nygaard reviewed the Concord Zoning Bylaw in 2013, they noted that there were no specific requirements for downtown overlay districts. The analysis of parking

spaces indicated that both Concord Center (including Thoreau Street) and West Concord have adequate parking supply for current level of demand and land uses. The key findings include:

- Most of Concord’s required parking minimums are higher than national suburban standards typically indicated as needed;
- Flexibility is built into the Zoning Bylaw via special permits, which offer room for interpretation, analysis and exemption.
- Concord does have a shared parking provision but it has limitations for the number of spaces that can be shared and the types of uses that can share parking
- Design requirements, including dimensional requirements and curb cuts, offer standards that can help create more walkable streets; and
- Zoning does not include bicycle parking requirements.

The Planning Board did propose modest revisions to the Zoning Bylaw, which were approved at the 2014 Annual Town Meeting to address some of the findings in the Parking Management Plan prepared by Nelson-Nygaard; however, the Planning Board has not undertaken a comprehensive study of the parking requirements because the requirements may still be appropriate for commercial sites that are remote or removed from areas of on-street parking or public parking lots. These current parking requirements allow the Planning Board to consider that certain may not be as much of an impact or may be more of an impact in relation to surrounding land uses and should be considered on a case by case basis. Concord’s Zoning Bylaw allows for that flexibility by providing a mechanism for granting relief from parking requirements so that we don’t end up with a sea of asphalt or are unable to accommodate uses that can enhance the economic base in the community.

Below is a compilation of Parking Relief granted for recent significant projects. This information was prepared on May 25, 2016 by me to provide information to the Zoning Board of Appeals as it considered the Mill Brook Market application.

Project/Address/year granted	Parking spaces required	Parking spaces waived	Parking spaces provided	Background information considered: Benefit/mitigation/alternative accommodation
Salt Box Kitchen Restaurant 84 Commonwealth Ave. (2015)	19	9	10	Requested relief granted to allow an increase in the number of seats in the restaurant from 15 to 28 in West Concord Village. The restaurant jointly shares the parking facility behind the building with other Commonwealth Ave. tenants and property owners. Restaurant staff is asked not to park in the 10 spaces behind the restaurant so these spaces may be used by customers. Additionally, the applicant voluntarily rented 5 parking spaces in another lot off Bradford Street. Employees either park there or in the public parking spots in the commuter parking lot nearby.
Brookside Square 50/70/80 Beharrell Street	8 additional, or 279	8	271	Initially approved in 2012, Brookside Square owners sought additional relief from parking requirements

(2015)	total			to allow a 120-seat restaurant in the commercial space. Additional conditions require construction of 8 spaces if parking becomes a nuisance and allowing public access to 13 spaces after 6:00 p.m.
Marriott Hotel 320 Baker Ave. (in combination with 300 and 310 Baker Ave.) (2014)	1,523	92	1,431	Joint parking facilities, where primary use of the building is varied; small car spaces provided; agreements provided to allow use of joint parking facilities.
Comella's Restaurant 33 Main Street (2013)	18	16	2	Special permit granted to convert an existing nonconforming structure from a retail store into a 33-seat restaurant in Concord Center.
Woods Hill Table Restaurant 24 Commonwealth Ave. (2013)	76	60	16	In consideration of the extensive parking relief requested, the owner granted an easement for the Bruce Freeman Rail Trail; and will provide bicycle parking and pedestrian access to the West Concord commuter parking lot, which is adjacent to the site.
Bradford Mill 23/33/43/53 Bradford Street (2012)	250	155	95	Pre-existing mixed-use building (84,678 sq.ft.) had only 45 informal parking spaces; site was non-conforming; owner has been granted flexibility to lease space in a way that manages parking demand; some employees utilize train or walk to work; bicycles available for all employees in building.
Brookside Square 50/70/80 Beharrell Street (2012)	266	0	271	Mixed use redevelopment included 74 residential units and 36,000 sq. ft. light industrial, fitness and commercial space. 74+ spaces located under the structure are available for residents of the facility. More spaces were constructed on site than required. Owner is given flexibility and is expected to lease space in a way that manages parking demand.
Harvard-Vanguard Medical 330 Baker Ave. (2011)	250	0	250	Medical-professional offices sharing parking facilities with 300 Baker Ave.

**TOWN OF CONCORD
TOWN HOUSE
CONCORD, MA 01742**

**BULK RATE
U.S. POSTAGE PAID
PERMIT No. 51**

**RESIDENTIAL CUSTOMER
LOCAL 01742**

WARRANT FOR SPECIAL TOWN MEETING

THURSDAY, DECEMBER 8, 2016

7:00 PM

**CONCORD-CARLISLE REGIONAL HIGH SCHOOL
500 WALDEN STREET**

ADJOURNED SESSION/SNOW DATE IF NECESSARY

MONDAY, DECEMBER 12, 2016

PLANNING BOARD PUBLIC HEARING

NOVEMBER 29, 2016

TOWN HOUSE – HEARING ROOM

JOINT PUBLIC HEARING

FINANCE COMMITTEE & BOARD OF SELECTMEN

DECEMBER 1, 2016 AT 7:00 PM

TOWN HOUSE – HEARING ROOM

CANCELLATION INFORMATION

IN CASE OF SNOW VISIT THE TOWN'S WEBSITE AT www.concordma.gov OR
CALL 978 318-3006.

**THE COMMONWEALTH OF MASSACHUSETTS
WARRANT FOR SPECIAL TOWN MEETING
Thursday, December 8, 2016**

Middlesex, ss.

To any of the Constables of the Town of Concord, in said County,

In the name of the Commonwealth of Massachusetts, you are hereby required to notify the legal voters of said Town of Concord, qualified to vote at Town Meeting for the transaction of Town affairs, to meet at the Concord-Carlisle Regional High School at 500 Walden Street, in said town, on Thursday, the eighth day of December, 2016, at 7:00 o'clock in the evening, by posting a printed copy of this Warrant by you attested, at the Town House and in at least one public location in each precinct in Concord, and by mailing a copy thereof to every household fourteen days, at least, before said 8th of December, 2016, then and there to act upon the following Articles:

PILOT AGREEMENT – SOLAR PROJECT AT 214Y MAIN STREET

ARTICLE 1. To determine whether the Town will vote to approve an agreement for payment in lieu of taxes (PILOT Agreement), as negotiated by the Town Manager with the selected solar project developer for proposed solar energy generating facilities to be located at the 214Y Main Street, the former WR Grace property, or take any action relative thereto.

Town Meeting voted under Article 37 of the 2012 Annual Town Meeting to authorize the leasing of land for the installation of a utility-scale solar photovoltaic electric generating system on a portion of the property at 214Y Main Street. As municipal property, the land is tax-exempt, but the electric generating equipment will be privately-owned and will therefore be subject to local property taxes. Setting the value of electric generating equipment is not an exact science and the value of the equipment can vary depending on a number of factors that cannot be known in advance, such as the demand for energy, the regional economy and changes in regulations. MGL chapter 59, section 38 allows electrical generators to negotiate a payment in lieu of taxes "... which shall be the result of good faith negotiations and shall be the equivalent of full and fair cash valuation..." and the agreement must be ratified by the municipal legislative body. Such an agreement provides the opportunity to determine a predictable tax revenue stream for the Town and predictable tax payments for the generating company.

BRUCE FREEMAN RAIL TRAIL EASEMENTS OVER TOWN LAND

ARTICLE 2. To determine whether the Town will vote to authorize the Select Board to grant or deed easements over certain Town property for an improved multi-use rail trail for non-motorized transportation, open space and recreation purposes and for all other purposes for which rail trails are now or hereafter may be used in the Commonwealth, or take any other action relative thereto.

This Article authorizes the Select Board to deed easements over town-owned land for the proposed use as a multi-use rail trail for non-motorized transportation, open space and recreation purposes.

**ALTERNATIVE PRD PRELIMINARY SITE DEVELOPMENT AND USE PROPOSAL FOR LOT 4a
AND PARCEL A FOREST RIDGE ROAD**

ARTICLE 3. To determine whether the Town will vote pursuant to Section 10.3.4 of the Zoning Bylaw to approve the Phase II Black Birch Alternative PRD Preliminary Site Development and Use Proposal for Lot 4A and Parcel A Forest Ridge Road dated September 12, 2016 as filed with the Town Clark and Planning Board or take any other action relative thereto.

This article is to approve the Preliminary Site Development and Use Proposal for Black Birch Phase II consisting of 16 units of age 55 or older condominiums pursuant to Section 10.3.4 of the Zoning Bylaw in the same manner as Phase I was approved at the 2015 Annual Town Meeting.

RELEASE OF RESIDENTIAL RESTRICTION APPLICABLE TO LOT 4A AND PARCEL A FOREST RIDGE ROAD

ARTICLE 4. To determine whether the Town will vote to authorize the Board of Selectmen to enter into an agreement to release Lot 4A Forest Ridge Road containing 5.79 ± acres and Parcel A Forest Ridge Road containing 3.32 ± acres, both as shown on a plan entitle "Plan of Land in Concord, Massachusetts, Owned by: Todd A. Pulis, Trustee of Thoreau Realty Trust" dated August 25, 2016 to be recorded with the Middlesex South District Registry of Deeds, from a certain Easement and Restrictive Covenant Agreement dated September 19, 1990 and recorded with said Deeds in Book 20781, Page 75 and to agree that said Lot 4A and Parcel A may be used for residential purposes as a primary use, or take any other action relative thereto.

This article requests that the Town vote to authorize the Board of Selectmen to enter into an agreement to release Lot 4A and Parcel A from a 1990 covenant and agree that Lot 4A and Parcel A may be used for residential purposes as a primary use.

AMENDMENT OF THE ZONING BYLAW TABLE III – DIMENSIONAL REGULATIONS UNDER MAXIMUM FLOOR AREA RATION IN THE LIP#2 DISTRICT

ARTICLE 5. To determine whether the Town will vote to amend Zoning Bylaw Table III – Dimensional Regulations under Maximum Floor Area Ratio in the Limited Industrial Park #2 District (LIP #2) by deleting after the word "Educational: the words "in LIP #2," and substituting in place thereof the words "and Residential uses in the LIP #2, provided such Residential uses are located within an Alternative PRD," so that the first part of the provisions under Maximum Floor Area Ratio in the LIP District would read as follows:

6,000 sq. ft.
gross floor
area per acre
for Educational
and Residential
uses in the LIP #2,
provided such
Residential uses
are located
within an
Alternative PRD,

or take any other action relative thereto.

This article would increase the maximum FAR for residential use within an Alternative PRD in the LIP #2 District from 3,000 square feet to 6,000 square feet per acre.

LAND ACQUISITION – BALL'S HILL ROAD

ARTICLE 6: To determine whether the Town, having voted at the 2016 Annual Town Meeting to authorize the Select Board to acquire, by purchase, gift, eminent domain or otherwise, fee, easement or other property interests in, on, over, across, under, and along, all or any portion of the property located at 221 and 265 Ball's Hill Road shown on the Assessor's Maps as parcel #'s 1376-1 and 1374-2, consisting of approximately 80± acres, will vote to appropriate, and authorize the Treasurer with the approval of the Select Board to raise and appropriate, or to transfer from available funds in the Treasury, to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws

Chapter 44, Section 8C, the sum of \$400,000 for the purpose of purchasing for conservation and passive recreation purposes, by eminent domain or negotiated purchase or otherwise, the property or portions thereof at 221 and 265 Ball's Hill Road; that the amount borrowed will be reduced by any grant funding received towards the property acquisition; that a portion of said land be conveyed to said Town of Concord under the provisions of Massachusetts General Laws, Chapter 40, Section 8c, and as it may hereafter be amended and other Massachusetts statutes relating to conservation, to be managed and controlled by the Concord Natural Resources Commission, acting as its Conservation Commission, and the Natural Resources Commission be authorized to file on behalf of the Town of Concord any and all applications deemed necessary for grants and /or reimbursements from the Commonwealth of Massachusetts deemed necessary under Chapter 132A, Section 11 and/or any others in any way connected with the scope of this Article, and the Town of Concord and the Natural Resources Commission be authorized to enter into all agreements and execute any and all instruments as may be necessary on behalf of the Town of Concord to affect said purchase, or take any other action relative thereto.

The Town has submitted a Local Acquisitions for Natural Diversity (LAND) grant to the Commonwealth of Massachusetts for \$400,000 to assist in the acquisition of the 80 acres of undeveloped land at 221 and 265 Ball's Hill Road that was approved at 2016 Annual Town Meeting. To be eligible for LAND grant funding, a portion of the land must be dedicated to conservation purposes, to be managed by the Natural Resources Commission. This article also authorizes the NRC to submit the LAND grant application. Finally, the LAND grant is a reimbursement grant, and this article will allow the Town to borrow \$400,000 for the property acquisition if the state awards the grant to the Town, which will be reimbursed to the Town upon payment by the state. LAND grants are awarded in mid-November so the Town will know by the December 8 Special Town Meeting whether this interim borrowing is needed. LAND grant reimbursements are made by June 30, 2017.

Hereof fail not and make due return of this Warrant with your doings thereon, to the Town Clerk, at or before the time of said meeting aforesaid.

Given under our hands this 17th day of October in the year two thousand-sixteen.

Alice Kaufman

Jane Hotchkiss

Michael Lawson

Thomas McKean

Steven Ng

BOARD OF SELECTMEN

Commonwealth of Massachusetts Middlesex, ss.

Concord _____
Date

By virtue of this warrant I have notified the legal voters of the Town of Concord to meet at the times and places and for the purposes within named as directed.

Constable of Concord

SPECIAL TOWN MEETING VOTER REGISTRATION INFORMATION

THE DEADLINE FOR UNREGISTERED RESIDENTS TO REGISTER TO VOTE AT THE SPECIAL TOWN MEETING IS:

MONDAY, NOVEMBER 28, 2016

IN ADDITION TO REGULAR OFFICE HOURS, A SPECIAL EVENING REGISTRATION SESSION WILL BE HELD ON MONDAY, NOVEMBER 28, 2016 UNTIL 8:00 PM AT THE TOWN CLERK'S OFFICE, 22 MONUMENT SQUARE FOR RESIDENTS WHO ARE CURRENTLY NOT REGISTERED VOTERS IN CONCORD.

Voter registration may be done online, by mail or in person.

For online registration or to download a mail-in registration form, visit the Town's Web Site (www.concordma.gov – click "Elections & Voting") or call the Town Clerk's office and ask that a form be mailed.

For in-person registration, visit the Town Clerk's office at the Town House
22 Monument Square – 978-318-3080
Mondays-Fridays, 8:30 am-4:30 pm

**SPECIAL TOWN MEETING
THURSDAY, DECEMBER 8, 2016
7:00 PM**

CONCORD-CARLISLE REGIONAL HIGH SCHOOL

PARKING – Town Meeting attendees should enter the high school parking lot via the Walden Street entrance only. On-site parking is limited. Carpooling is encouraged. Parking for people with disabilities is available at the flagpole circle at the high school. In the event that the parking lots at the high school are full, attendees will be directed to Alcott School first and, if Alcott fills, then the Concord District Court. Shuttle buses will be available to bring residents to and from the satellite parking.

CHILDCARE – Will be provided at the high school for children 2½ and older. The Concord Recreation Department is offering the service at a cost of \$5 per child per hour or \$25 for two or more children for the evening. In order to guarantee a space, reservations should be made in advance by calling the Concord Recreation Department at 978/369-6460.

SENIORS - May arrange transportation with the Council on Aging office @ 978/318-3020. Advance reservations are necessary. Rides will be available on a first come first served basis.

CHECK-IN – All voters who are registered to vote by **November 28, 2016** are eligible to participate at Town Meeting. Voters should check-in at the tables in the main lobby by last name and pick up a Town Meeting ballot on each night of attendance. Only one ballot per voter per evening of attendance. Ballots are not transferrable.

SEATING – Will only be available in the auditorium.

ASSISTED LISTENING DEVICES – will be available in the lobby.

SPECIAL ARRANGEMENTS OR NEEDS – Anyone with a disability requiring special arrangements for Town Meeting should contact Kate Hodges, Assistant Town Manager/ADA Coordinator before 4:30 PM on November 28, 2016 at (978) 318-3000 or e-mail her at khodges@concordma.gov. The earlier that special arrangement needs are communicated, the more likely that time will allow for special accommodations, if possible, to be met.

TELLERS – Voters willing to be a teller at Town Meeting are asked to call Abe Fisher, head teller at (978) 869-9233 or e-mail at abefisher@misterfisher.com

Select Board Check List for Special Town Meeting

- Confirm location and rooms to be used for Town Meeting

- Review Warrant Article order and language

- Confirm Joint Planning Board, Finance Committee and Select Board Public Hearing date for Tuesday, November 29, 2016 @ 7:00 PM at the Town House in the Hearing Room

**TOWN OF CONCORD
2016 SPECIAL TOWN MEETING SCHEDULE
THURSDAY, DECEMBER 8, 2016 @ 7:00 PM**

EVENT	DATE/TIME	LOCATION
CALL MEETING AND OPEN WARRANT (WARRANT OPENED FOR 10 DAYS)	MONDAY, SEPTEMBER 12, 2016	TOWN HOUSE – SB MEETING
WARRANT CLOSES	THURSDAY, SEPTEMBER 22, 2016 @ 4:00 PM	TOWN HOUSE TOWN MANAGER'S OFFICE
MEETING WITH TOWN COUNSEL TO REVIEW WARRANT ARTICLE LANGUAGE <i>(IF NECESSARY)</i>	WEDNESDAY, OCTOBER 5, 2016 @ 3:30 PM	TOWN HOUSE SELECT BOARD ROOM
SELECTMEN FINALIZE LANGUAGE, ORDER OF WARRANT ARTICLES AND SIGN WARRANT.	MONDAY, OCTOBER 17, 2016	TOWN HOUSE
WARRANT GOES TO PRINTER	MONDAY, OCTOBER 24, 2016	
WARRANT RETURNED FROM PRINTER AND MAILED TO RESIDENTS	WEDNESDAY, NOVEMBER 2, 2016	
TOWN CLERK TO POST WARRANT	WEDNESDAY, NOVEMBER 16, 2016	VARIOUS LOCATIONS
LAST DAY FOR VOTER REGISTRATION FOR SPECIAL TOWN MEETING	MONDAY, NOVEMBER 28, 2016 @ 8:00 PM	TOWN HOUSE
PLANNING BOARD PUBLIC HEARING <i>(IF NECESSARY)</i>	TUESDAY, NOVEMBER 29, 2016 @ 7:00 PM	TOWN HOUSE
JOINT PUBLIC HEARING(S) – FINANCE COMMITTEE/ SELECT BOARD <i>(IF NECESSARY)</i>	THURSDAY, DECEMBER 1, 2016 @ 7:00 PM	TOWN HOUSE
SPECIAL TOWN MEETING MOTIONS DUE	MONDAY, DECEMBER 5, 2016 @ 4:00 PM	TOWN HOUSE
STM COORDINATION MEETING MOTION(S) REVIEW MEETING	TUESDAY, DECEMBER 6, 2016 @ 3:30 PM TUESDAY, DECEMBER 6, 2016 @ 4:00 PM	TOWN HOUSE
SPECIAL TOWN MEETING ADJOURNED SESSION/SNOW DATE	THURSDAY, DECEMBER 8, 2016 @ 7:00 PM MONDAY, DECEMBER 12, 2016 @ 7:00 PM	HIGH SCHOOL
HOLIDAYS RELEVANT TO THIS SCHEDULE		
ROSH HASHANAH	SUNSET OCTOBER 2 TO NIGHTFALL ON OCTOBER 4, 2016	
COLUMBUS DAY OBSERVED	MONDAY, OCTOBER 10, 2016	
YOM KIPPUR	SUNSET OCTOBER 11 TO NIGHTFALL ON OCTOBER 12, 2016	
VETERANS' DAY OBSERVED	FRIDAY, NOVEMBER 11, 2016	
THANKSGIVING DAY	THURSDAY, NOVEMBER 24 INCLUDING NOVEMBER 25, 2016	

Andrew Mara

From: noreply@civicplus.com
Sent: Wednesday, September 21, 2016 2:07 PM
To: Andrew Mara; Laurel Landry
Subject: Online Form Submittal: Electronic Green Card

Electronic Green Card

Directions

Thank you for your interest in serving your town! Volunteering is easy with the Electronic Green Card – simply follow these steps.

- 1) *Select which board or committee you want to serve on from the list. You may select more than 1.*
- 2) *Fill out the personal information, experience, and education sections.*
- 3) *Rank your top 3 committee/board preferences.*
- 4) *Click submit!*

Town Committees / Boards

Field not completed.

I would also be interested in helping on projects.

Field not completed.

Name

Nancy Kerr

Email Address

warrenkerr@comcast.net

Address

25 Upland Rd

City

Concord

State

MA

Zip Code

01742

Cell Phone Number

978-501-4187

Home Phone Number

978-369-1463

Work Phone Number

774-204-0718

Place of Employment

KGA, Inc., Framingham, MA

Profession

Nutritionist

Voting Precinct

3

Title

Ms.

Gender

Field not completed.

Relevant Experience/Education

BS Human Nutrition ReUsIt Board member, 10 years

Relevant Degrees/Professional Certificates

Licensed Dietician/Nutritionist

Please order your top 3 committee preferences below:

Polystyrene Education and Outreach

If you checked "I'd like to help on a project," please specify what kind of project you would be interested in working on.

Field not completed.

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

Andrew Mara

Subject: FW: Electronic Green Card
Attachments: Attach0.html

From: ConcordMA_EGreen [mailto:ConcordMA_EGreen@ma.virtualltownhall.net]
Sent: Sunday, August 21, 2016 8:19 PM
To: Ruth Lauer
Subject: Fwd: Electronic Green Card

Request From: Scott Richardson
Email: scott@longwoodsoftware.com
Source IP: 73.249.153.73
Address: 260 Elsinore Street
Place of Employment: Longwood Software
Profession: Software Executive
Home Phone: 978-287-4150
Office Phone: 978-897-2900
Cell Phone: 978-337-6957
Voting Precinct:

Town Committees & Boards
I'd like to help on a project. ,

Title

Mr.

Gender

Male

Relevant Experience/Education:

I was the petitioner for the Polystyrene Bylaw at Town Meeting 2016. Alice Kaufman tells me a committee is being formed for implementation of the Bylaw, and that I should be on the committee. I would like to do that.

Relevant Degrees/Professional Certificates:

MBA

Please indicate up to three committee preferences:

I would like to be on the Polystyrene implementation committee.

If you checked "I'd like to help on a project," please specify what kind of project you would be interested in working on.

I would like to be on the Polystyrene implementation committee.