

# Agenda

[Link to Agenda Center](#)

## I. Call to Order

## II. Public Comment

## III. Consent Agenda

*Favorable action is requested:* Motion to approve the Consent Agenda which includes the:

- a. Minutes for Approval: Amended Open Session Minutes: February 25, 2026, March 10, 2026 Public Hearing
- b. Town Account Warrants: March 16, 2026, March 17, 2026, March 19, 2026
- c. Gifts and Donations: Gift of the Middlesex School in the amount of \$50,000.00 to the Town of Concord to be used at the town's discretion in support of police, fire and emergency services departments.
- d. Select Board Nominations:
  - i. Andrew Boardman of 110 Hillcrest Rd. to the Community Preservation Committee for a term beginning June 1, 2026, and expiring May 31, 2029.
- e. Tour Guide License for: Qinghua Yu of 75 Independence Rd., Concord
- f. One Day Liquor Licenses:
  - i. All Alcoholic Beverages for Eric Dahlberg of Nashoba Brooks School Parents Association for a Spring Social Event to take place at 200 Strawberry Hill Rd. on May 2, 2026 from 7:00-10:00 PM.

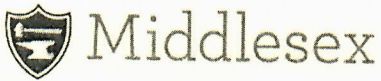
## Select Board Appointments

*Favorable action is requested:* Motion to approve the Select Board appointment of:

- a. Appointment of Paul Keen of 572 Main St. as an Associate Member of the Historic Districts Commission as the Concord Free Public Library nominee, to complete an unexpired term ending January 1, 2028
- b. Appointment of Ravi Faiia of 169 Plainfield Rd. to the Zoning Board of Appeals for a term to expire on May 31, 2029.
- c. Alison Green of 304 Old Marlboro Road to the Trustees of Town Donations expiring on May 31, 2028
- d. Susan Myers of 66 MacArthur Road to fill an unexpired term on the Planning Board with term data of May 31, 2027

## **IV. Chair's Report**

## **V. Town Manager's Report**



Elizabeth C. Speers  
Head of School

To: Kerry Lafleur  
Concord Town Manager

March, 2026

Dear Ms. Lafleur,

On behalf of Middlesex, I am pleased to share that the School will be making a gift of \$50,000 to the Town of Concord in support of the town's first responders.

We are deeply grateful for the dedication and care shown each day by Concord's police, fire, and emergency services. Their work is central to the safety and wellbeing of the entire Concord community, including all Middlesex students, faculty, and families.

Please accept this contribution to be used at the Town's discretion in support of these departments and the important work they do. We hope it serves as a small expression of Middlesex's appreciation for their remarkable service and our ongoing partnership with the town.

We are fortunate to be part of the Concord community and remain grateful for the strong relationship we share with the town and its leadership.

With appreciation,

Bessie Speers  
Head of School  
Middlesex School

Eric Dahlberg  
5/2/26

ONE-DAY LIQUOR LICENSE

APPLICATION DETAILS

Application #:	<u>ODL-26-63971</u>	Date Issued:	_____	Permit #:	_____	Date Paid:	_____
Fee Payable: (\$)	<u>0.00</u>	Fee Paid: (\$)	<u>0.00</u>	Receipt #:	_____		

SECTION 1 - SITE INFORMATION

Name of Organization	<u>Nashoba Brooks School Parents' Association</u>		
Street Name	<u>STRAWBERRY HILL RD</u>	Assessor Parcel Number	<u>1955</u>
Street Number	<u>200</u>	Zoning District	<u>AA</u>
Unit Number	_____		
On Premises	_____		
Description of Premises	_____		

SECTION 2 - OWNER / CORPORATION INFORMATION

Owner / Corporation Name	<u>NASHOBA BROOKS SCHOOL</u>				
Street Number	<u>200</u>	Street Name	<u>STRAWBERRY HILL RD</u>		
City	<u>CONCORD</u>	State	<u>MA</u>	Zip Code	<u>01742</u>
Telephone	_____	Email	_____		

SECTION 3 - APPLICANT INFORMATION

Applicant Name	<u>Eric Dahlberg</u>
----------------	----------------------

Street Number	<u>121</u>	Street Name	<u>Finigan Way</u>	
City	<u>Concord</u>	State	<u>MA</u>	Zip Code <u>01742</u>
Telephone number	<u></u>	Email	<u></u>	

**SECTION 4 - MAILING ADDRESS**

Street Number	<u></u>	Street Name	<u></u>	
City	<u>Concord</u>	State	<u>MA</u>	Zip Code <u>01742</u>
Telephone	<u>617-461-2737</u>			

**SECTION 5 - HOURS OF OPERATION**

To Sell: (Check One)  Wines & Malts  All Alcoholic

**Note: Please indicate A.M. or P.M.**

Day of Event	<u>05/02/26</u>	Hours of Operation	From <u>7:00 PM</u>	To <u>10:00 PM</u>
Activity	<u>Annual "Spring Social" event for parents of Nashoba Brooks School students - food, drinks, and danc.</u>			
Approximate Number of Attendance	<u>90</u>			

**SECTION 6- DECLARATION**

I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct. Date 03/16/26

(Chapter 138, Section 14. General Laws of the Commonwealth of Massachusetts)

**Indicates Mandatory Field.**

Note: Please check the above checkbox to submit the form

**Town of Concord  
Select Board Meeting  
Meeting Minutes  
February 25, 2026**

**Approved 03/ / 26**

Pursuant to notice duly filed with the Town Clerk, the Concord Select Board convened in person on Monday, February 25, 2026 at 5:00 PM at the Town House, Select Board Meeting Room, 22 Monument Sq. The meeting was available for public access in person and via Zoom.

**Call to Order**

Present were: Mark Howell, Chair, Wendy Rovelli, Clerk, Mary Hartman, Paul Boehm and Cameron McKennitt.

**Executive Session**

Upon a motion duly made by Ms. Rovelli and seconded it was UNANIMOUSLY **voted** to enter Executive Session at 5:03 PM under M.G.L. c. 30A, § 21(a)(3) to discuss strategy with respect to collective bargaining or litigation; Archstone v HDC/ TOC (651 Lowell Road) and Hannon et al v MIG Corp/ TOC/ CMLP (1175 Elm Street), if an open meeting may have a detrimental effect on the bargaining or litigation position of the body.

Mr. Boehm – Aye  
Ms. Hartman – Aye  
Mr. Howell – Aye  
Mr. McKennitt – Aye  
Ms. Rovelli – Aye

The Select Board returned to open session at 6:10 PM. All Select Board members were present.

**Public Comment**

**Town of Concord  
Select Board Meeting  
Meeting Minutes  
February 25, 2026**

Tanya Gailus of 62 Prescott Rd. raised concerns regarding the lack of specificity included in the Land Use Working Group agendas and shared concerns that draft modifications may have been made by the Public Works Subcommittee outside of a posted meeting. Ms. Gailus also expressed concern about the procedure taken during the writing of the Select Board Proclamation *Affirming the Town's of Concord's Commitment to Opposing Antisemitism, Adopting the International Holocaust Remembrance Alliance (IHRA) Working Definition of Antisemitism, and Promoting a Welcoming and Inclusive Community*. Ms. Gailus would have preferred it if the Select Board had scheduled more discussion regarding the IHRA definition of antisemitism, noting that some documents (like the proclamation draft) were circulated among board members without being simultaneously posted for the public. She also expressed a desire for more discussion on the IHRA definition of antisemitism.

Ece Turnator of 168 Cambridge Turnpike expressed opposition to the Select Board's recent decision to adopt the IHRA definition of antisemitism and stated that the Select Board ignored the concerns of experts and residents. Ms. Turnator stated that there was an anonymous complaint made to the Concord Police Department labeling the documentary *No Other Land* as "one side and antisemitic" which resulted in the Library Director ordering a police detail for the screening of the film at the Fowler Library. Ms. Turnator stated that the screening of the film was nearly cancelled due to inflated claims of antisemitism.

Daniel Stapleton of 20 Conant St. stated that his comment comes following a letter that he submitted to the Select Board earlier in the week. Mr. Stapleton requested that the Select Board delay the bidding process for a cell tower at Rideout Park until due diligence studies are completed.

Mahreen Hoda of Carlisle criticized the Select Board's adoption of the IHRA definition of antisemitism, arguing that state level recommendations were misrepresented. Ms. Hoda also expressed concerns over suppression, citing letters from the American Civil Liberties Union (ACLU) and other experts. Ms. Hoda stated that IHRA examples are frequently weaponized to silence critics of Israel's policies and chill constitutionally protected speech. Ms. Hoda requested that the board hold an evidence based discussion to mitigate the harm caused by the proclamation.

Aris, a Concord Public Schools student, expressed anger in response to the Select Board's adoption of the IHRA Definition of Antisemitism. Aris stated that the 15- minute public comment period allotted during previous meetings was insufficient for the board to make an informed decision on the matter. Aris noted that there has been an uptick in anti-ICE signs around town that use quotes from Anne Frank and he questioned whether the board planned to condemn the signs as antisemitic under the newly adopted framework.

Cynthia Katz of 20 Conant St. praised the Select Board for the transparent and inclusive process used to address wireless issues in Concord Center, which included surveys and listening sessions. However, she argued that West Concord has not received the same level of transparency or due diligence. She criticized the rush to issue a request for proposals (RFP) for a cell tower at Rideout Park, asserting that there is no documented service problem or public urgency for a tower at that location

**Town of Concord  
Select Board Meeting  
Meeting Minutes  
February 25, 2026**

Ms. Katz highlighted that Rideout Park is a beloved and well-used playground, and she requested that the board slow down the process and conduct a thorough analysis of alternative sites, such as the West Concord Fire Station.

Ruth Bryant of 21 Conant Street opposed the Rideout Park cell tower proposal due to health concerns and its proximity- less than 200 ft., to a playground. She argued the equipment would diminish limited recreational space and urged the board to consider alternative sites.

**Consent Agenda**

- a. Minutes for Approval: January 27, 2026, February 2, 2026
- b. Town Account Warrants: February 2, 2026, February 12, 2026, February 17, 2026, February 18, 2026
- c. One Day Liquor Licenses:
  - i. Wine & Malts Beverages only for Grace Bellavance for OARS for an Art Exhibit and Speaker Talk at Concord Art 37-37.5 Lexington Rd. on March 14, 2026 from 6:30 PM to 8:00 PM
- d. 2026 Tour Guide License for Gayle Potter of 332 Russell St., Carlisle
- e. Select Board Nominations:
  - i. Laurie O'Neill of 4 Chestnut St. to the Concord Cultural Council for a term to expire May 31, 2029.
  - ii. Jack Megan of 106 Southfield Rd. to the Concord Cultural Council for a term to expire May 31, 2029.

Upon a motion duly made by Ms. Rovelli and seconded, it was UNANIMOUSLY **voted:** to approve the Consent Agenda without the removal of the January 27, 2026 meeting minutes.

Mr. McKennitt provided copies of written edits to the January 27, 2026 meeting minutes to each of the Select Board members. These edits will be reviewed by the Select Board and the January 27, 2026 minutes will be presented at the next Select Board meeting.

**Select Board Appointments**

**Town of Concord  
Select Board Meeting  
Meeting Minutes  
February 25, 2026**

Upon a motion duly made by Ms. Rovelli and seconded, it was UNANIMOUSLY **voted:** to approve the re-appointment of Sue LaChance of 18 Studley Court to the West Concord Cultural District Committee for a term to expire on May 31, 2029 and the re-appointment of Susan Beck of 190 Prairie St. to the West Concord Cultural District Committee with a term to expire on May 31, 2029.

**Chair's Report**

Chair Howell noted possible community confusion regarding the board's recent proclamation on antisemitism and proposed scheduling a future meeting to clarify whether the town has formally "adopted" the IHRA definition or is merely using it as a reference tool. Chair Howell reported that the board received alleged open meeting law violation complaints related to the development of the January 27th proclamation and outlined a timeline for reviewing these complaints in open session and seeking legal guidance, tentatively scheduling a review for March 10<sup>th</sup>. Chair Howell shared an invitation from the Secretary of the Commonwealth for a March 11th event celebrating the 250th anniversary of the evacuation of Boston. He invited other board members to attend as he is unavailable.

**Town Manager's Report**

Ms. Lafleur presented the February monthly projects report, highlighting that the town is currently tracking approximately 50 projects across nine departments. She noted that many initiatives are successfully transitioning from the planning and design phases into execution, testing, and closeout. Key highlights from the report include- Project Spotlight: The Baker Avenue Culvert- the road repair is essentially complete, with traffic controls removed and sidewalk restoration remaining for the spring. Infrastructure; Utilities: The Light Plant has completed system-wide installation of advanced metering and is preparing for the April activation of time-of-day rates. Additionally, wastewater capacity planning and coordination with MCI are progressing to support long-term capital decisions; Public Safety: The Fire Department is continuing its transition to Advanced Life Support (ALS) ambulance service, with a target launch date of July 2026 meanwhile, the police department is moving forward with upgrades to its records management systems; Technology and Planning: Several long-term initiatives are underway, including cybersecurity enhancements, the Climate Action and Resilience Plan update, and the Re-imagine MCI Concord master planning initiative. Ms. Lafleur emphasized that the work for the remainder of fiscal year 2026 is being strictly aligned with the fiscal year 2027 capital plan, which is currently moving toward public hearings. She concluded by attributing the steady progress and the town's ability to maintain

**Town of Concord  
Select Board Meeting  
Meeting Minutes  
February 25, 2026**

services during a difficult winter to disciplined execution and strong cross-departmental coordination.

The Town Manager's Monthly Project Report which can be found [HERE](#).

*Questions and comments were as follows:*

Gratitude was expressed by Chair Howell to the town staff for their work during the snowstorms, citing that there were no power outages. Suggestions were made for further formatting that could be made to the Town Manager's Project Report. Ms. Zammuto shared that there was one analysis of West Concord cell coverage that has been completed and the topic will be on a future agenda. Ms. Lafleur shared that there is a capital project that has been approved for a feasibility study to look at the potential expansion of the Harvey Wheeler kitchen. Ms. Hartman requested that Ms. Lafleur keep in mind future building use plans when making capital investments. Mr. McKennitt stated that the school district applied for a Green School Works grant to assist in funding the CMS solar project and shared with residents that the electric bill for the month of April, to be received in May, will have the time of day rates on it. Ms. Boehm stated that the Comprehensive Transportation Study will be presented to the Select Board in the next couple months.

**Presentation and Vote: Public Art Proposal – Sidewalk Decals (“Art Loop”)**

Presenter: Anne-Catherine Mauk and Sue LaChance, Chair of the West Concord Cultural Committee

Ms. Mauk provided the presentation stating that the decals were received positively last year by businesses and the community. The details of the project are consistent with Upon a motion duly made by Ms. Rovelli and seconded, it was UNANIMOUSLY **voted**: to approve the Public Art Proposal – Sidewalk Decals (“Art Loop”) as presented.

**Presentation: Review of Local Initiative Program (LIP) Process for Affordable Housing and NOVO 40b.**

Liz Rust, Co-director, Regional Housing Services Office reviewed the memo *RE: Review of LIP Process for Affordable Housing and NOVO*.

*Questions and comments yielded the following information:*

Ms. Rust stated that rent increases for affordable units, which are limited by the regulatory agreement and have been successfully negotiated in the past when income limits have increased by a large percentage, would be approved through the Planning Department by the same process that is utilized currently. Ms. Rust stated that the regulatory process for future LIP projects would allow the town to review and approve before the next approval at the state level and that MA Housing 40B is only used for towns that have less than 10% of their housing units designated as affordable on the

**Town of Concord  
Select Board Meeting  
Meeting Minutes  
February 25, 2026**

Subsidized Housing Inventory (SHI). The monitoring fee is the responsibility of the town under the LIP process. Though, in this case, it is proposed that the developer pay this fee annually to the town. The town would benefit by allowing the NOVO developer to change the financing method because it will result in housing units being built as soon as possible, and the affordable units will remain affordable in perpetuity. Ms. Hartman suggested that these units would be needed following the 2030 census to keep the number of affordable housing units on the SHI above the 10% threshold. Ms. Rust stated that in comparison to the MA Housing option, the monthly rent for the two-bedroom units will stay the same while under LIP the 1-bedroom is slightly higher, and that all rents are regulated under 40B requirements.

**Budget Update: Free Cash, FY '27 Final Recommendations (Joint Accounts)**

Jennifer Barrett, Chief Financial Officer presented the slide deck *Fiscal Year 2027 Town Government Operating Budget*.

*Questions and comments yielded the following information:*

Chair Howell stated that the student enrollment shift at Concord Carlisle High School significantly worked against the Town of Carlisle this year. Mr. McKennitt challenged the assertion that the projected increase to the median property tax bill would be in the range of \$1700.00 per year, while Ms. Barrett replied that the rate set will depend on local revenues, state aid and other revenues. Ms. Lafleur and the finance team will review the calculations. Ms. Barrett stated that it is too early to refinance the Concord Middle School debt, however the finance team is meeting with an advisor to evaluate if other debts can be refinanced.

**Presentation: Land Use Working Group – Preliminary Recommendations**

Sven Weber, Co-chair, Land Use Working Group shared and reviewed the presentation *Land Use Working Group Select Board Presentation* February 23, 2026. Judith Long, Co-chair, Land Use Working Group, attended via Zoom and was available for questions.

*Questions and comments yielded the following information:*

Chair Howell emphasized that it is not optional to replace or make significant improvements to the Department of Public Works (DPW) and Public Safety Facility as they do not meet current needs. Additionally, Chair Howell added that the Ripley School is a failing building. Ms. Rovelli expressed appreciation for the amount of and quality of the work of the Land Use Working Group. Chair Howell stated that the

**Town of Concord  
Select Board Meeting  
Meeting Minutes  
February 25, 2026**

document is planning information only, representing possible directions and that no decisions have been made. Mr. Weber added that the plan is a phased one that will not be done all at once and that abutters to the properties prefer non-industrial use. Mr. Boehm expressed the importance of capital planning and Ms. Hartman added that it is important for the Select Board to educate the residents about the conditions of the public works and public safety buildings. Ms. Hartman shared that the Town may benefit from use of consulting services to build a roadmap for community outreach on the topic. Mr. Weber stated that municipal consolidation would free up currently held properties, which could then be sold to generate a cash flow that could be used for municipal property investments and upgrades.

*Public comments were as follows:*

Mark Gailus of 62 Prescott Rd. expressed concern about lack of public engagement, citing that the group has not met the responsibility of the charge. Mr. Gailus stated that the agendas are lacking sufficient detail. Mr. Gailus shared information regarding a letter from the Agricultural Committee to the Land Use Working Group regarding environmentally rich areas and habitats which are cited as under consideration for development. Mr. Gailus states that the public has the right to be informed in meeting agenda which specific properties are at risk. Mr. Gailus noted that there are two Select Board members that are also members of the Land Use Working Group who are charged with advising the Select Board and questioned whether this would allow for appropriate layers of review and judgment. Lastly, Mr. Gailus stated that selling town property creates one time income but does not consider what the town will need in reserve for future use.

Mr. Weber, Ms. Hartman, Chair Howell and Mr. Boehm expressed that public engagement opportunities will increase now that the Land Use Working Group report is available.

Stephan Bader of 7 River St. asked why the MCI Concord parcel was ruled out as a future location for public safety and why the utilization of Concord center office buildings was not being considered, citing that a Concord center location could be convenient for residents. In response, Mr. Weber stated that the future rotary reconstruction and reconfiguration are of great concern to public safety and that the current West Concord location is considered well situated. Mr. Weber also stated that resident convenience and accessibility to municipal office space will be considered.

Jennifer Salt of 123 Peter Spring Rd. lives behind the 509 Bedford St. property that is being discussed. Ms. Salt stated that the property is useable for agriculture, is home to

**Town of Concord  
Select Board Meeting  
Meeting Minutes  
February 25, 2026**

endangered species and is also the location of the Reformatory Branch Trail. Ms. Salt stated that there is a responsibility to preserve the area for those who wish to visit and that it is related to the Robbins House family, the Hutchin's family, Native American history and revolutionary reenactment. Ms. Salt stated that often residents are presented with large packages at Town Meeting and are unaware of smaller items that are contained within proposals. Ms. Salt requested the proposed location of new facilities be a separate item when it comes time to vote.

Tanya Gailus of 62 Prescott Rd. stated that the work of the Land Use Working Group (LUWG) was "predetermined work" and should not have occurred without initial public input and awareness of what was being discussed and that the agendas for the LUWG are not specific enough to be compliant with Open Meeting Law. Ms. Gailus stated that in public matters the public is the stakeholder, not individual committees. Ms. Gailus noted decisions that have been made regarding Warner's Pond, that took neighborhood opinion into account.

**Status Update: MCI Master Plan Procurement, Municipal Facilities Planning  
Article #12**

Ms. Zammuto shared and reviewed the slide deck *Municipal Facilities Master Plan and Road Map 2026 Town Meeting Request*. Ms. Zammuto added that the four locations that are being studied for yield analysis are the Peabody School, Ripley School, Keyes Road Campus, and the Church St. Campus.

*Questions and comments yielded the following information:*

Mr. McKennitt noted that municipal planning goals should be inclusive of not only housing goals but financial, business and tax revenue goals and stated that some properties may lend themselves to meeting financial goals as they are in commercial districts. Chair Howell expressed the importance of carefully considering future town property needs prior to disposing of property, noting that two of the sites being discussed are former elementary school sites. Chair Howell, Mr. Boehm and Ms. Hartman discussed the advantage that existing zoning can have in terms of the value and future use of parcels. Ms. Zammuto stated that the presentation was created in preparation for the March 10<sup>th</sup> Finance Committee hearing, where Chair Howell will be the presenter for the Select Board on Article #12. Ms. Hartman recommended that Ms. Zammuto include a sense of urgency and momentum in the tone of the presentation so that the community knows the importance of this step in the process of municipal planning. Additionally, Ms. Hartman recommended editing the 10–20-year roadmap

**Town of Concord  
Select Board Meeting  
Meeting Minutes  
February 25, 2026**

timeline to a shorter timeline while Chair Howell pointed out the complexity of acquiring the parcels needed for municipal improvements. Ms. Zammuto stated that at last years Annual Town Meeting, funds were appropriated for MCI-Concord planning and that those funds are currently being utilized for the master plan and that this is an additional ask to be used for general planning across many sites. Mr. McKennitt and Mr. Howell both said that it is important for the residents to know that funds are needed for both planning for MCI Concord and for general municipal facilities planning as the two are a comingled solution to the large problem. Chair Howell and Mr. Boehm expressed that the money appropriated for planning should be spent aggressively over the next 12 months . Chair Howell stated that the planning that will be done will put the town in the best position to acquire an office building if an opportunity presents itself. Ms. Lafleur added that there are limited opportunities to bring items before the community for a vote and that appropriation of funds and acquisition of real estate are town meeting actions. Ms. Lafleur stated that there will be continued discussion on Article #12 next week.

Ms. Sandoval provided an update on the master planning for MCI Concord, stating that the request for proposals (RFP) submissions were due on February 19 and that two proposals have been received. Ms. Sandoval stated that the RFP review board has been meeting and reviewing the proposals and hopes to select a preferred consultant in the next couple of weeks. The project will kick off in early April. Chair Howell added that this project will propose a zoning amendment that would be presented at Town Meeting and a traffic circulation proposal that is amenable to the Town of Concord and the Division of Capital Asset Management and Maintenance (DCAMM.) The Select Board will continue the discussion on this topic at the March 16 meeting.

**Liaison Reports**

Ms. Rovelli shared that she is planning a volunteer recruitment open house for board and committee vacancies. More information will follow. Ms. Rovelli stated that there is a presentation by the Tax Relief Evaluation Task Force scheduled for April 13. Mr. Boehm shared that the Bias and Hate Incident Reporting Working Group held a focus group that was open to the public and was advertised in multiple locations. There is a second focus group being held this Sunday. Mr. Boehm requested an extension to May 15 for the Bias and Hate Incident Reporting Working Group report to be completed. This will be placed on the Consent Agenda for the next meeting. Mr. Boehm noted the information regarding the February 17<sup>th</sup> Transportation Advisory Committee meeting and the Warner's Pond Management Committee meetings can be found in his Liaison report.

**Town of Concord  
Select Board Meeting  
Meeting Minutes  
February 25, 2026**

Upon a motion duly made by Ms. Hartman and seconded, it was UNANIMOUSLY **voted:**  
to adjourn the meeting at 9:18 PM.

[Meeting Packet](#)

[Meeting Recording](#)

Select Board Meeting Minutes  
Town of Concord, MA  
March 10, 2026

Pursuant to notice duly filed with the Town Clerk, the Concord Select Board convened in the Hearing Room, 22 Monument Square at 7:00 PM on March 10, 2026 to attend the Finance Committee Annual Town Meeting Public Hearing.

Present were: Mark Howell, Chair, Select Board Clerk, Wendy Rovelli, Members; Paul Boehm, Mary Hartman and Cameron McKennitt

There was no deliberation of the Select Board at the Finance Committee Annual Town Meeting Public Hearing.

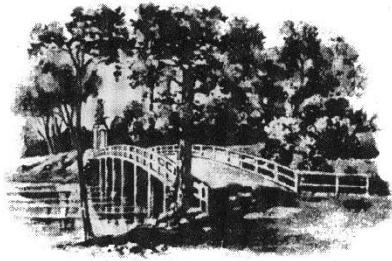
## **Review Patriot's Day Events**

-Presentation and Presentation and Vote:

Approval for Up to Six Food Trucks for the Patriots Day Commemorations on Monday April 20, 2026 to be Located at Concord Center (9:00-3:00 PM) and Concord Museum (10:00 AM- 4:00 PM).

Presenter: Mimi Graney, Economic Vitality Manger

*Favorable action is requested:* Motion to approve up to six food trucks for the Patriots Day Commemorations on Monday April 20, 2026 to be located at Concord Center (9:00-3:00 PM) and Concord Museum (10:00 AM -4:00 PM).



OLD NORTH BRIDGE

## TOWN OF CONCORD

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

To: Select Board  
From: Mimi Graney, Economic Vitality Manager  
Date: March 18, 2026  
Re: Request for Multiple Trucks to Participate in Patriots Day commemorations  
on Monday, April 20, 2026

[Concord's Food Truck regulations](#) require the attendance of more than two food trucks to receive Select Board Approval.

Seeking approval for up to six trucks as part of a community celebration reviewed as part of the usual Use of Town Land Permitting process by town staff. As per Concord Food Truck policies more than two licensed food trucks require Select Board approval.

The Block Party and food trucks, popular additions within the 250th anniversary celebration, will return once again as part of this year's Patriots Day commemorations in Concord.

1. Event:

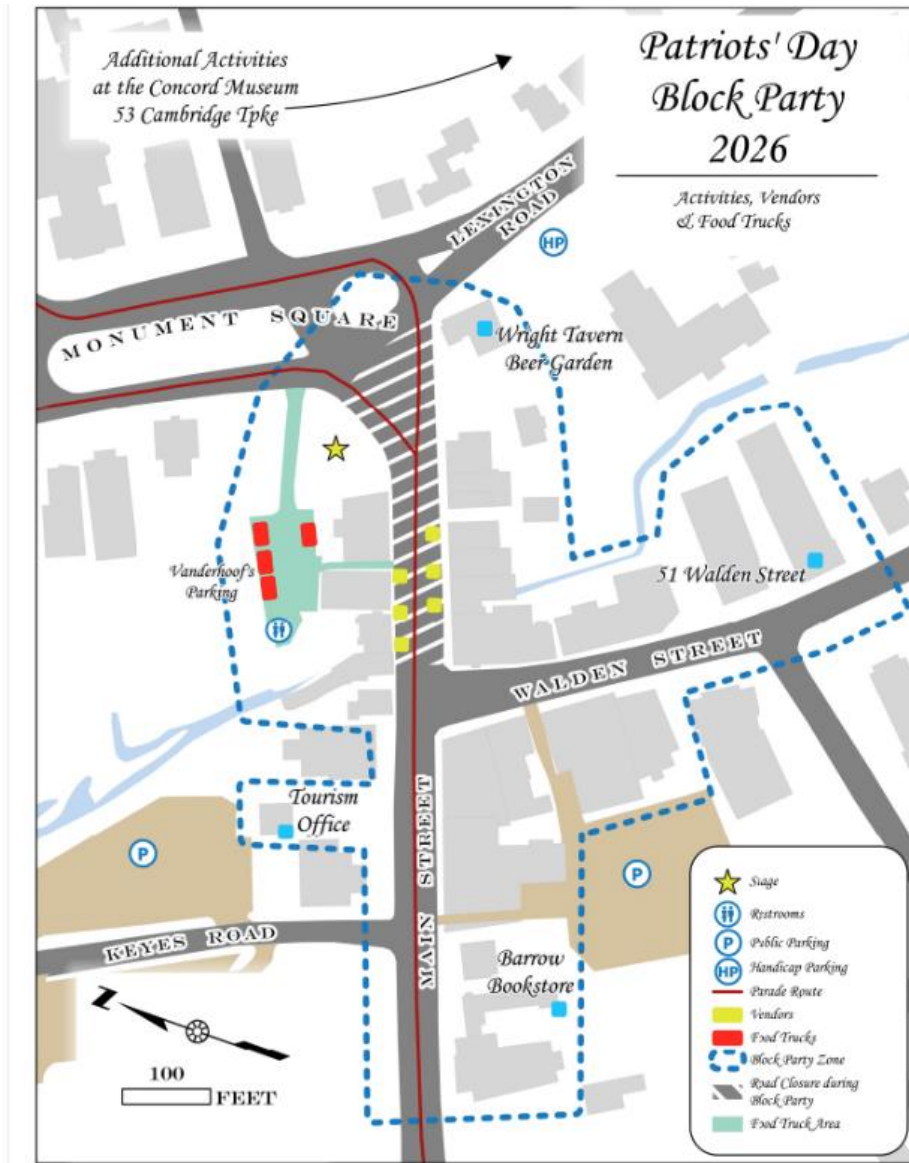
Concord Patriots Day Parade and Block Party  
Monday, April 20, 2026  
Concord Center and Concord Museum

2. Locations and Selected Food Trucks:

- Patriots Day Block Party in Concord Center – 9 am to 3 pm  
12 Main Street (Parking Lot behind Vanderhoofs)
  - Whoopie Wagon
  - Tandoor & Curry
  - Bird's Nest Italian Street Food
  
- Concord Museum - 10 am to 4 pm  
53 Cambridge Turnpike
  - Twizted Pickle
  - Augusta's Chicken on the Road
  - Juniper Farms Ice Cream
  -



# Food Truck Proposed Locations



# **Discussion: Provide Input to the Town Moderator on the Consent Calendar for Annual Town Meeting**

Presenter: Mark Howell, Chair, Carmin Reiss, Town Moderator

**MOTION TO ADVANCE FOR CONSIDERATION AND TAKE ACTION ON  
CERTAIN ARTICLES WITHOUT DEBATE  
(2026 CONSENT CALENDAR)**

Ms. Wasoff moves: that the 2026 Annual Town Meeting advance for consideration the Articles in the table below and take action without debate on such Articles in accordance with the motions under each as published in the Town Meeting Briefing Book, provided, that upon the request of ten (10) voters at this Meeting, made before the vote is taken on this motion, an Article, or, in the Moderator's discretion, a portion thereof, shall be dropped from the Consent Calendar and shall be acted upon in the ordinary course of business at this Town Meeting.

Note to Moderator: 2/3 Vote Required

The Consent Calendar is intended to increase the efficiency of Town Meeting by advancing for action without deliberation those Articles which are routine, of an administrative or housekeeping nature, or enjoy broad public support and were non-controversial at the pre-town meeting hearings. All Articles included on the Consent Calendar are recommended for affirmative action by the Select Board, the Finance Committee (if an Article with financial impact), and the Planning Board (if a zoning bylaw amendment). Any 10 voters may remove an article, or portion thereof in the Moderator's discretion, for full deliberation.

<b>Article 3</b>	<b>MEETING PROCEDURE</b>
<b>Article 4</b>	<b>RATIFY PERSONNEL BOARD CLASSIFICATION ACTIONS</b>
<b>Article 5</b>	<b>RATIFY PERSONNEL BOARD CLASSIFICATION &amp; COMPENSATION PLAN</b>
<b>Article 18</b>	<b>TRANSFER FROM MIDDLE SCHOOL STABILIZATION FUND</b>
<b>Article 22</b>	<b>OPEB TRUST FUND APPROPRIATION</b>
<b>Article 23</b>	<b>OPEB TRUST FUND EXPENSE</b>
<b>Article 24</b>	<b>APPROPRIATION OF PFAS SETTLEMENT FUNDS RECEIVED FROM MULTI-DISTRICT LITIGATION</b>
<b>Article 21</b>	<b>SELECT BOARD TO ACCEPT EASEMENTS</b>
<b>Article 37</b>	<b>ZONING BYLAW AMENDMENT: LIMITED BUSINESS #1 DISTRICT HEIGHT REQUIREMENT</b>
<b>Article 38</b>	<b>ZONING BYLAW AMENDMENT: BUILDING INSPECTOR TO BUILDING COMMISSIONER</b>
<b>Article 39</b>	<b>AUTHORIZATION OF REVOLVING FUNDS UNDER MASS. GEN. LAWS C. 44 § 53E ½</b>
<b>Article 40</b>	<b>LIGHT PLANT EXPENDITURES AND PAYMENT IN LIEU OF TAXES</b>
<b>Article 43</b>	<b>SOLID WASTE DISPOSAL FUND EXPENDITURES</b>
<b>Article 44</b>	<b>SEWER SYSTEM EXPENDITURES</b>
<b>Article 45</b>	<b>SEWER IMPROVEMENT FUND EXPENDITURES</b>
<b>Article 46</b>	<b>WATER SYSTEM EXPENDITURES</b>
<b>Article 47</b>	<b>AUTHORIZE EXPENDITURE FROM PEG ACCESS &amp; CABLE-RELATED FUND</b>
<b>Article 50</b>	<b>DEBT RECISSION</b>

**Discussion and Vote: Remaining Articles -  
Recommendations on Annual Town Meeting  
Warrant Articles; #11, #12, #25, #26, #30, #31,  
#42**

Presenter: Mark Howell, Chair

# **Review and Discussion: Route 2 Rotary Concepts Letter to Massachusetts Department of Transportation (MassDOT)**

Presenter: Alan Cathcart, Director of Public Works

---

March 18, 2026

Project: Route 2 Rotary Redesign

**TO:** Anthony Christakis, MassDOT – Highway Division, Major Projects Section

**FROM:** Mark Howell, Chair, Town of Concord Select Board

**CC:** Kerry LaFleur, Town Manager,  
Mark Gailus, Chair, Transportation Advisory Committee,  
Paul Lillehaugen, Senior Project Manager, DCAMM,  
Alan Cathcart, Public Works Director,  
Stephen Dookran, PE, Town Engineer,  
Alyssa Sandoval, Community Development Director

**Reference: Town of Concord Statement on Route 2 Rotary Redesign Alternatives**

The redesign of the Route 2 Rotary in Concord represents a significant opportunity to reshape transportation not just in Concord, but for the region for generations. The Route 2 corridor is a vital regional link, and the existing Route 2 Rotary presents a safety and capacity issue that needs to be addressed in order to support the Governor and State Legislature's goals for more housing.

The Town of Concord appreciates MassDOT's collaboration throughout this ongoing process and understands that MassDOT is looking for more actionable and significant input as it continues through the design process.

The purpose of this letter is to express this feedback in writing, and formally articulate key Town priorities and positions regarding the Route 2 Rotary project as they stand at this time. The considerations and expectations outlined in this letter draw from our experience working with the Concord community, and are meant to help facilitate productive discussions as alternative designs are made public this spring, and as a preferred alternative is identified later this year. We also would encourage MassDOT to look at the operations of Route 2 as a whole taking into account the significant need for safer bicycle and pedestrian crossings at other key intersections on Route 2 leading up to the rotary.

The Town agrees that varying alternatives / different levels of vehicular traffic accommodation are needed. We seek to understand the tradeoffs of the alternatives against the following Town concerns, which include:

- Land requirements and space available for development
- Compatibility with Town Transportation goals
- Safe walk and bike connections
- Constructability
- Queue lengths

**Reference: Route 2 Rotary Redesign**

- Impact on Baker Avenue Ext/Route 2 intersection
- Limits of work
- View corridors - To what extent does any/each alternative create visual obstructions that impact critical/required/historic/neighborhood corridors and areas.
- Through Traffic - Concord is concerned with the current and potential future diversions of Route 2 through traffic (starting and ending outside Concord) and the Study should show how the prepared alternatives and other potential ones will keep traffic on the Route 2 mainline.

In particular, the Town requests the following traffic analysis:

- The at-grade option is likely of interest to the public. To that end, the Town and public will likely need to understand the above metrics related to:
  - » Traffic analysis results or impacts of an at-grade intersection solution with the existing number of lanes

The Town has been working on multiple initiatives on which the design of the Rotary and other Route 2 intersections will have a direct impact. For your information, these are provided here:

- Comprehensive Transportation Strategy. The strategy is not yet complete, however, there are several clear priorities emerging from both quantitative analysis and engagement with the community. These include crossing Route 2 safely by walking or biking, a desire to reduce “cut-through” vehicle traffic in town, increasing opportunities to bike and walk and improving safety for all roadway users.
- MCI site redevelopment. The Town recently finished a “Vision Plan” for the site and has engaged in design team tasked to develop a more detailed master plan. The goal is to complete this process by the end of 2026. We note several aspects of this development that are relevant to the Route 2 design:
  - » The MCI site redevelopment may include the adjacent area known as “Junction Village,” shown on the map below (Figure 1)
  - »



*Figure 1 Junction Village Site (from MCI Master Plan RFP)*

**Reference: Route 2 Rotary Redesign**

- » Regardless of how the redevelopment of the MCI site occurs, a portion of this property will continue to be occupied by a wastewater treatment facility. This facility will continue to serve nearby state facilities including MassDOC's Farm, a State Police Barracks and a MassDOT garage. There are ongoing negotiations occurring between the Town and DCAMM as to the potential transfer of ownership and operations from the state to the Town.
- » Beyond the scenarios presented in the "Vision Plan", the Town is also wrapping up a comprehensive assessment of municipal facilities needs across Town. Preliminary findings suggest the MCI campus may be the most advantageous location for the siting of new public works facility.
- MBTA It is not expected that the scale of the redevelopment plan will have a strong impact on lane requirements for individual alternatives under consideration such that it would influence selection of a preferred alternative. Refined buildout traffic generation estimate will be the result of the master planning process, which can be used to inform the preliminary design of the preferred alternative.
- Communities Multi-family Zoning. The Town adopted the MBTA Communities Multi-family Zoning, which includes the parcels just to the north of Baker Avenue / Elm Street across Route 2. This means that this area may be developed into housing, requiring walk/bike access to the rest of Concord and creating desired safe accommodations across Route 2.
- Another potential opportunity for right-siting of a new Route 2 rotary includes an evaluation of a potential land-swap with the Town on a parcel of land, currently occupied by the Concord Municipal Light Plant (CMLP), which is presently under consideration for the construction of a new drinking water treatment facility. While the Town has completed preliminary design for a facility at this location, efforts were placed on hold to determine if there may not be an alternative location in the same general area that might prove to be less of a potential constraint on MassDOT's rotary reconfiguration plans. As this planned site is located on land occupied by CMLP any impact to the parcel will require extensive coordination and cooperation between MassDOT, DCAMM and the Town to guarantee that the final location of the water treatment facility could be relocated in the best interest of the town.
- CTPS Study of Route 2 Crossings in Concord, which included a review of existing conditions and suggested recommendations to create safer crossings at two intersections with Route 2

As we move forward in this high visibility planning process, it is important to note that this project has already attracted the attention of several local boards and committees. This includes:

- Transportation Advisory Committee (TAC). The TAC has shared thoughts on the Route 2 Corridor Study; these are attached [here](#).
- Climate Action Committee. The CAC has shared thoughts on the Route 2 study; these are attached here.

Based on the scope and scale of this project in addition to direct communication with the Select Board, you should also anticipate increasing interest, and involvement will be shown by the following local boards and committees:

- Planning Board
- Public Works Commission
- Historic Commission
- Natural Resources Commission

Reference: Route 2 Rotary Redesign

- West Concord Advisory Committee

Following are elements of high significance to the Town:

## Non-negotiable elements

- Safe connections for people walking and biking across Route 2. This should include options to travel north-south as well as over the Assabet River.
  - » Some goals for this include
    - Connecting the MCI site to Concord Center
    - Connecting West Concord to Concord Center
    - Providing an option for people living north of the rotary to travel south of Route 2.
  - » The Town continues to evolve its approach to overall bicycle network planning and these needs may evolve.
- Limit land impact of MCI site
- Flexibility to adjust the location of access drive(s), including for CPW only operations directly from Route 2 to the MCI Concord site as the MCI Master Plan is developed.
- Ensure Bruce Freeman Rail Trail crossing of Commonwealth Avenue is safely incorporated.
  - » Consider signalization at MCI access point.
- Selection of target speeds at the lower end of the range (25 mph or less) to facilitate a safe local roadway network.

## Preferred elements

- Interest has been expressed by community members to work with MassDOT on evaluating how best we can leverage the rotary reconfiguration initiative to also improve linkage between the Baker Avenue business district and what will become the MCI redevelopment project. Consideration to both pedestrian and local vehicular traffic connectivity is of great interest. One project that is tangentially related includes an [Assabet River Bridge Project](#) which will provide a connection to between the Baker Avenue business district and West Concord - which is already under design.

Safe crossings for people walking and biking east of the Rotary, which may include: Baker Ave / Elm Street intersection redesigned to accommodate safe bike/ped crossings; the Town is considering Elm Street for a primary bicycle link between West Concord and Concord Center.

## Negotiable elements

- The MCI property is likely to significantly benefit from (continued) frontage on and/or access to Route 2. One way to achieve this would be to consider a frontage/carriage road on the south side of Route 2.
- Further discussion of moving MassDOT and the State police out of the project area. .

The Town appreciates the open dialogue that MassDOT has offered to date. We respectfully request the following regarding scheduling, communication, and partnerships:

- Alternatives are not made public until there is internal coordination between Town and MassDOT.

**Reference: Route 2 Rotary Redesign**

- Preferred alternative is determined concurrently with MCI Master Plan milestones.
- To ensure best possible alignment with the MCI site redevelopment, ensure DCAMM is included on all future workshops and correspondence.

The Town shares MassDOT's goal of a thorough public process. Based on our experience working with the Concord community, the Town recommends:

- To help the community understand why an at-grade alternative is not preferred, it will be important for MassDOT to show the results of that analysis.
- Emphasis on the following elements in messaging design alternatives:
  - » All of these alternatives work towards improving throughput on Route 2 which could reduce cut-through traffic on local roads. Consider showing this analytically.
  - » Highlight benefits these alternatives could bring to the MCI site (ex. easier access)
  - » Highlight bike/ped accommodations and be clear on how schedule for those aligns with rotary schedule

The Town appreciates the opportunity to continue working collaboratively with MassDOT as this important project advances. As related matters continue to change in Concord, we will endeavor to keep MassDOT up to date; this includes coordination on the MCI site as well as other changes in the community. We offer these comments to help prepare for public discussion, and ultimately to support a coordinated rollout that contributes to a successful outcome for the community and the region.

**Update: MCI Concord Master Plan -  
Procurement Planning  
RFP (Request for Proposal)  
Master Plan and Zoning for  
Redevelopment of MCI-Concord**

[Please see Related Documents MCI- Concord Master Plan Stantech Proposal HERE](#)

Presenter: Alyssa Sandoval, Community Development Director

# **Discussion - Facilities Program Governance Structure**

- Governance Structure Article 12 Capital Programs
- Next Steps for Land Use Working Group
- MCI Advisory Board Status

Presenter: Mark Howell, Chair

# Select Board

- Set Priorities
- Establish timelines
- Integrate work
- Community input
- Communication outward
- Modifications as needed

## Fire/Police Building Committee

- Determine feasibility of Fire HQ at West Concord
- Determine feasibility of renovating Walden St.
- Recommend building needs, design, cost
- Determine optimal sequencing
- Procure consulting expertise as needed

## MCI Master Plan Committee

- Develop and implement Master Plan
- Continue negotiations with DCAMM and MA DOT
- Manage touch points, e.g, WWTP, DPW relocation
- Develop zoning package
- Consider traffic circulation
- Procure consulting expertise as needed

## Long-term Capital Planning Committee

- Explore options to fund projects
- Forecast debt and impact on taxes
- Recommend transfers to Capital Stabilization fund
- Determine impact on services from increased housing
- Recommend timing of municipal consolidation
- Procure consulting expertise as needed

# **Discussion and Vote: MCI Master Plan Committee Charge**

Presenter: Mark Howell, Chair

## **MCI Concord Master Plan Committee Charge**

### **Goals:**

The goal of the MCI Concord Master Plan Committee (“Committee”) is to build on the achievements of the MCI Concord Advisory Board in public engagement to support the development of an MCI Concord site Master Plan and associated zoning regulations package.

The Select Board and the State Division of Capital Asset Management and Maintenance (“DCAMM”) are developing a Memorandum of Agreement (“MOA”) that will provide guidance for the collaboration between the Town and the State. The Committee will ensure that the elements of the MOA are incorporated into the MCI Concord Master Plan.

The Town of Concord is hiring a consultant to lead the Master Plan and Zoning process. The Committee will be a resource and guide to the Community Development Director who is the project manager for this engagement. The Committee will work with the selected firm as they develop the Master Plan for MCI Concord and the supporting zoning regulations and provide regular updates to the Select Board.

As with the MCI Concord Visioning work done in 2025, the Committee will work closely with the Town’s consultant on public engagement and outreach with the community. The requirements for this planning include incorporating the recommendations of the Land Use Working Group and the traffic and transportation strategy work by Public Works into the Master Plan, extending and adding to the concepts and goals outlined in the Vision report.

Developing the adjacent Junction Village site, and housing in general, remain a high priority for the MCI Concord site. The Committee should ensure that the resulting plan incorporates specific achievable results in both these areas. The Land Use Working Group’s recommendation for the Department of Public Works facilities specifically prioritizes MCI Concord as the solution for a new public works facility. The MCI Concord Master Plan Committee will work with the DCAMM and the Select Board to incorporate these key elements into the MCI Concord Master Plan.

Coordination with the other facility planning efforts related to municipal consolidation and public safety initiatives under the Land Use Working Group’s recommendations will be made through Town Staff and the Select Board.

The Committee will promote the Town's general interest as well as the MCI Concord site's specific interests working with Town Staff and MassDOT on the rotary redesign and traffic circulation in the vicinity of West Concord, Baker Ave and Route 2.

### **Duties:**

1. Perform community outreach to learn the preferences of Concord residents among various Master Plan alternatives and Zoning regimes.
2. Hold at least two public forums to solicit community ideas and preferences.
3. Work with the Town Manager and senior staff team to highlight municipal needs, opportunities, and concerns.
4. Develop likely fiscal impacts to the town from incremental revenues and demands on services. Describe how the plan alternatives offset lost PILOT, utility and any other revenues from MCI Concord prior to closure.
5. Promote efforts to determine the Town's preferences for the Route 2 corridor and local traffic circulation as pertains to the MCI site.
6. Evaluate if short and longer-term zoning methods are available.
7. Identify and recommend local stakeholders and community experts who can Help advance the next phase(s) of the project, if applicable.
8. Provide quarterly, written reports to the Select Board.
9. Recommend adjustments to duties and membership of the Committee as needed.

### **Logistics:**

- The Committee will be formed in April 2026.
- The Charge will terminate at the end of 2027 or when MCI Concord zoning is approved, whichever comes first.
- The Committee is subject to Open Meeting Law.

- The Committee will liaison with Public Works Commission, Planning Board & Historical Commission.
- Expertise - residential and commercial development in Concord, architecture, zoning, traffic and transportation mobility.

### **Membership:**

Membership will consist of 4 or 6 Concord residents, and 1 voting Select Board member (or designee), appointed by the Select Board, who collectively have the following experience and skills:

- Select Board
- Land Use Working Group or Public Works Commission
- MCI Concord Advisory Board - Public Engagement Subcommittee
- MCI Concord Advisory Board - Land Use Subcommittee
- Housing Development
- Commercial Real Estate Development
- Planning Board and/or zoning

# **Open Meeting Law Complaint Response**

## **Vote: DRAFT Addendum to January 27, 2026**

### **Minutes**

List of documents:

1. Open Meeting Law complaint
2. Open Meeting Law complaint reponse
3. DRAFT complaint response
4. Related emails, DRAFT proclamations

Documents can be found [HERE](#).

Presenter: Mark Howell, Chair

# Select Board Liaison Reports

## Liaison Report for Wendy Rovelli (3/23/26)

### Hanscom Field Advisory Committee (3/17)

- North Air Field Hangar Expansion Project: The Supplemental DEIR report is expected to be submitted in late May or early June.
- A new public passenger service is being added at Hanscom by Tradewind Aviation. The service will run 3 flights per day to both Nantucket and Marthas Vineyard. The 8-passenger plane service is expected to run June – September. Solutions for parking are under development.
- Several members met with MassPort and developed proposal on shared objectives to use regarding discussions about ICE related flights at Hanscom (Related: Governor Healy sent a letter to Signature Aviation asking them to sever ties with ICE and cease providing services that support ICE's deportation flights out of Hanscom)

### Climate Action Committee (3/18)

- Composting Rate Payer Plan (Article 42) – the committee voted in support of this article noting the critical benefits of composting and the current Climate Action Plan goal for reducing organic waste 30% by 2030. Furthermore, the program helps prepare town residents and businesses for state plans which aim to require removal of organic waste from the waste stream by 2030. There was some indication that a contracted solution may not require integration with other Town service invoicing – follow-up was requested.
- Conservation Fund Bylaw (Article 25) – Committee members want additional information on possible land, and if/how land restrictions are intended to be applied. The committee did not take a position on the article.

### Tax Relief Evaluation Task Force (3/19)

- The committee collected additional feedback on the recent report including the Executive summary. A final draft will be reviewed at the next meeting along with an initial power point presentation for the Select Board. The report has many findings and recommendations, all of which are supported by individual members. An individual recommendation on whether to keep, modify or retain the RTE is not currently in the report as it is viewed as the responsibility of the Select Board. A separate vote outside of the report was posed and more discussion will occur.

### Finance Committee (3/19)

- Ms. Barrett reviewed recommendations on refinement of the denominator for the capital outlay and Tier II debt metrics recommended by the Financial Policy Work group. A walkthrough of the FY27 budget metrics revealed the FY27 budget recommendations are both within the targeted thresholds (<5% debt within the levy and 1-3% for capital outlay). With this background, the committee voted Affirmative action on Article 11 FY27 Capital Improvement Plan.
- Following a detailed presentation by Mark Howell and discussion, the committee voted in support of Article 12 Municipal Facilities Planning.