



ARTICLE 34: CPC

# Town of Concord Community Preservation Committee

2021 Annual Town Meeting  
Warrant Article 34

*Finance Committee Public Hearing  
May 6, 2021*



## **COMMUNITY PRESERVATION COMMITTEE** **APPROPRIATION RECOMMENDATIONS**

**ARTICLE 34.** To determine whether the Town will vote to appropriate the sum of \$1,769,891, or any other sum, from the Concord Community Preservation Fund, of which up to \$44,172 shall be appropriated from the prior year undesignated fund balance as of June 30, 2020; and up to \$1,725,719 shall be appropriated from projected Fiscal Year 2022 Fund Revenues, in accordance with Chapter 44B of the Massachusetts General Laws, to be expended under the direction of the Town Manager as printed in the warrant.



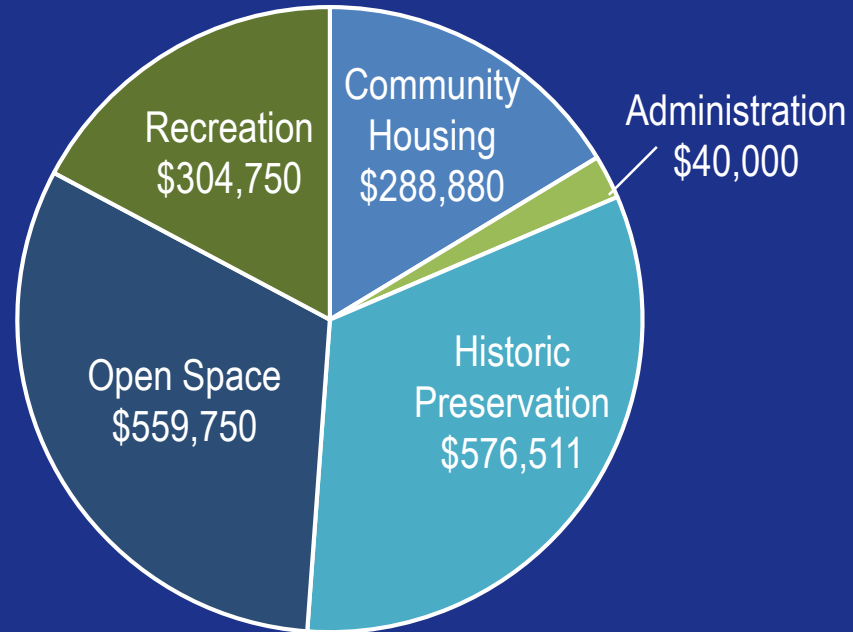
## The Community Preservation Act in Concord

- 1.5% out of a possible 3% surcharge on real estate property tax bills
- First \$100,000 of taxable value is exempt
- Persons with income less than 80% of area median income are exempt
- Seniors with income less than 100% of area median income are exempt
- Locally raised funds are matched on a percentage basis by funds in the State Community Preservation Fund



## ARTICLE 34: CPC

### Recommendations for CPA Funding in Warrant Article 34





## ARTICLE 34: CPC

### The CPC Recommends funding for the following 15 applications:

1. Housing Production Plan Update – Town of Concord
2. Regional Housing Services Program – Town of Concord
3. Affordable Housing Buydown – Concord Housing Development Corporation
4. Emerson Field Flagpole – Saalfeld/Town of Concord
5. 110 Walden Street Preservation Phase 3 – Concord Home for the Aged
6. 58 Monument Sq. Roof Replacement& Historic Structures Report – Concord Masonic Corp.
7. Repair, Stabilize and Renovate Wright Tavern – Trustees of Parish Donations First Parish Church
8. Chamberlin Park Bridge Survey and Permitting – Town of Concord
9. Emerson Conservation Restriction – Town of Concord
10. Wheeler Harrington House and Land – Town of Concord
11. White Pond Beach Improvements – Town of Concord
12. Bruce Freeman Rail Trail – Town of Concord
13. Warner's Pond Dredging – Town of Concord
14. Old Rifle Range Survey and Permitting – Town of Concord
15. Staff and Technical Support – Town of Concord

## Housing Production Plan Update

**Summary of Project:** Update to the 2015 Housing Production Plan, which is required to be updated every five years. This request was delayed by one year to allow completion of the 2020 census, which will recalculate the Town's required number of subsidized housing units as listed on the State's Subsidized Housing Inventory.

**Recommended Funding:** \$30,000

**Category:** Community Housing

## Regional Housing Services Program

**Summary of Project:** Inter-municipal program providing professional housing services to develop and monitor Concord's affordable housing programs.

**Recommended Funding:** \$25,000

**Category:** Community Housing

## Affordable Housing Buydown

**Summary of Project:** Funding for a Buydown Program to create or preserve at least one unit of affordable housing through the buy-down or conversion of existing market rate unrestricted housing, to restricted affordable housing. This will enable the CHDC to preserve existing housing stock while providing housing to an income-eligible household with long-term affordability restrictions when the opportunity presents itself.

**Recommended Funding:** \$233,880

**Category:** Community Housing

## Emerson Field Flagpole

**Summary of Project:** Rehabilitation of the flagpole at Emerson Field; work to include scraping of the pole to remove severe rusting, priming and painting.

**Recommended Funding:** \$14,250

**Category:** Historic Preservation



Saalfield/Town of Concord

## 110 Walden Street Preservation Project – Phase 3

**Summary of Project:** Phase 3 includes the implementation of several of the major projects recommended in the Historic Structures Report including, roof replacement; replacement of the fascia and gutter system; structural and masonry repairs and the inspection, repairs and painting of all 62 windows.

**Recommended Funding:** \$185,000

**Category:** Historic Preservation

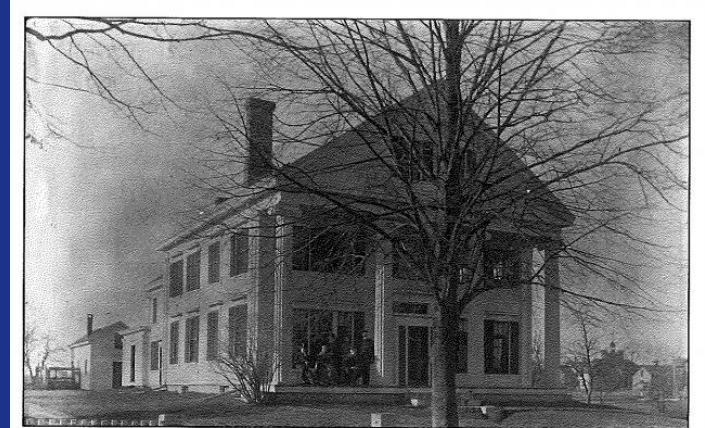


Figure 9: A.W. Hosmer. Wheeler-Stow House  
(Concord's Home for the Aged). Ca. 1890s

Courtesy Concord Free Public Library

Concord Home for the Aged

## 58 Monument Square Roof Replacement & Historic Structures Report

**Summary of Project:** Removal of the existing slate roof, repairs, and replacement with a faux slate roof; as well as funding to complete a comprehensive Historic Structures Report on the building.

**Funding Recommendation:** \$107,261

**Category:** Historic Preservation



Concord Masonic Corporation

## Repair, Stabilize, and Renovate Wright Tavern

**Summary of Project:** Consultation services from preservation professionals; structural repairs in the basement; reinforcement of attic rafters and floor joists; support ridge beams in annex; repairs to chimney, removal of spalling brick, and repointing of foundation.

**Funding Recommendation:** \$260,000

**Category:** Historic Preservation



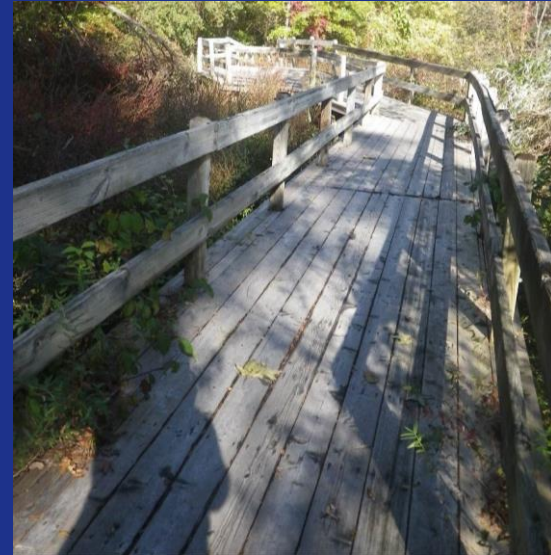
Trustees of Parish Donations, First Parish Church

## Chamberlin Park Bridge Survey and Permitting

**Summary of Project:** Conduct a survey around the bridge and walkway, and obtain approval from the Natural Resources Commission to replace the structure, which is over 40 years old and nearing the end of its functional lifespan.

**Funding Recommendation:** \$35,000

**Category:** Open Space



Town of Concord

## Emerson Conservation Restriction

**Summary of Project:** The purchase by the Town of a conservation restriction on a 0.68 acre area of woods between the Emerson House and the Heywood Meadow. This portion of the R.W. Emerson House parcel is proposed to be restricted by the Town for conservation and passive recreation purposes. The restriction will be held by the Natural Resources Commission, with public access provided over the Emerson-Thoreau Amble, and the lot will remain in fee ownership of the Ralph Waldo Emerson Memorial Association.

**Funding Recommendation:** \$210,000

**Category:** Open Space



Town of Concord

## Wheeler Harrington House and Land

**Summary of Project:** Hire a consultant/professional facilitator to assist with public outreach in determining the future use and plans as they relate to the Wheeler Harrington House and Harrington Park.

**Funding Recommendation:** \$20,000

**Category:** Historic Preservation and Open Space



Town of Concord

## White Pond Beach Improvements

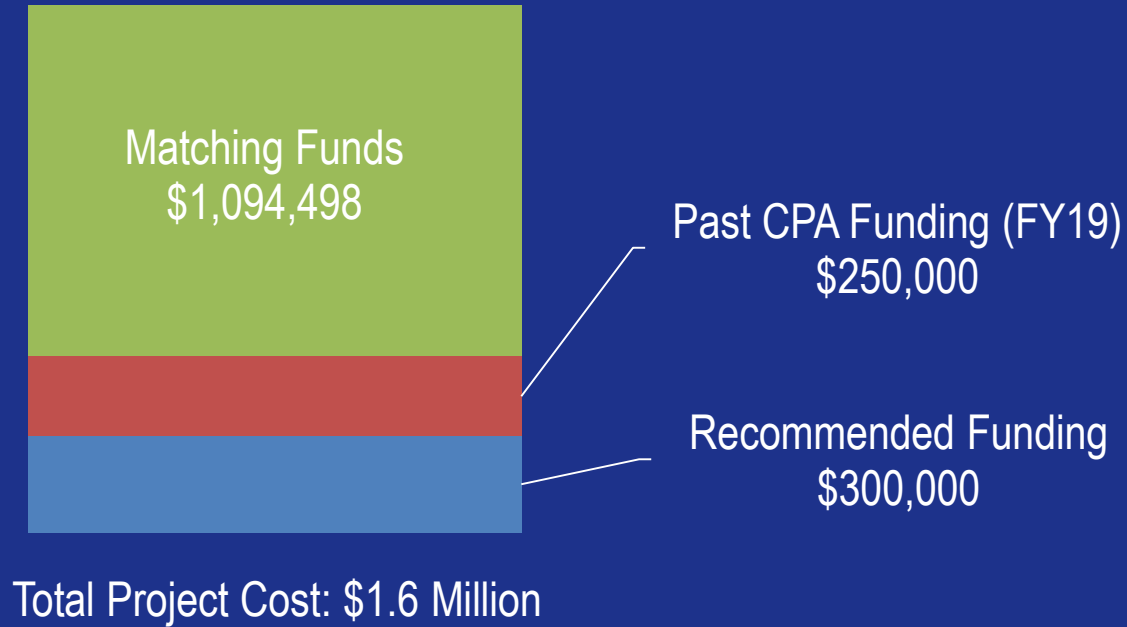
**Summary of Project:** Modifications to the property including a new accessible pedestrian pathway from the parking lot to the beach; new steps; accessible parking; wood decking and a wheelchair mat to improve waterfront and restroom access; infiltration basins; drainage improvements and other stormwater improvements to the site.

**Funding Recommendation:** \$300,000

**Category:** Open Space and Recreation



## White Pond Beach Improvements

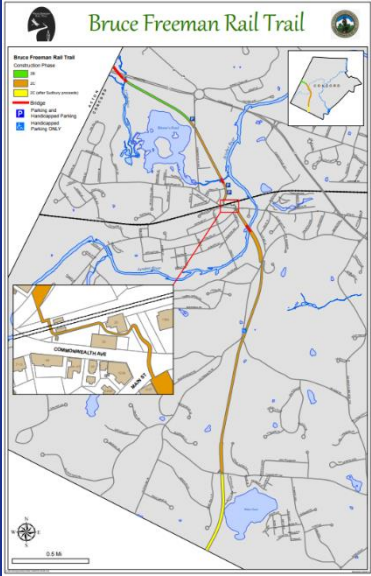


# Bruce Freeman Rail Trail

**Summary of Project:** Funding will be used to provide additional landscaping, fencing, paving, and other amenities to enrich and enhance the visitor experience along the Bruce Freeman Rail Trail.

**Funding Recommendation:** \$25,000

**Category:** Open Space and Recreation



Town of Concord

## Warner's Pond Dredging Project

**Summary of Project:** The Warner's Pond Dredging Project seeks to improve the ecological health and recreational opportunities at Warner's Pond through a limited dredging operation.

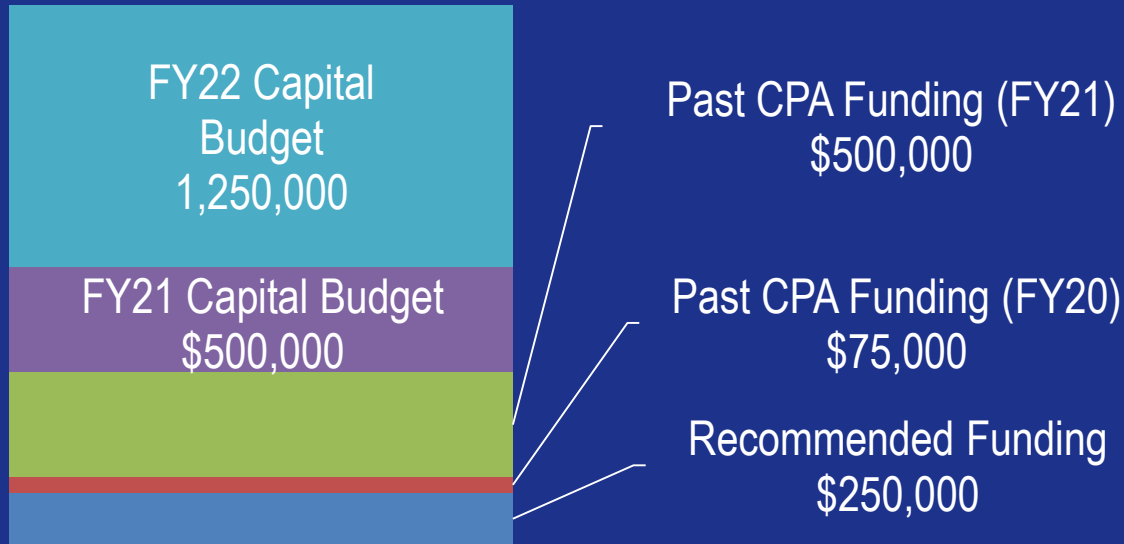
**Funding Recommendation:** \$250,000

**Category:** Open Space and Recreation



Town of Concord

## Warner's Pond Dredging Project



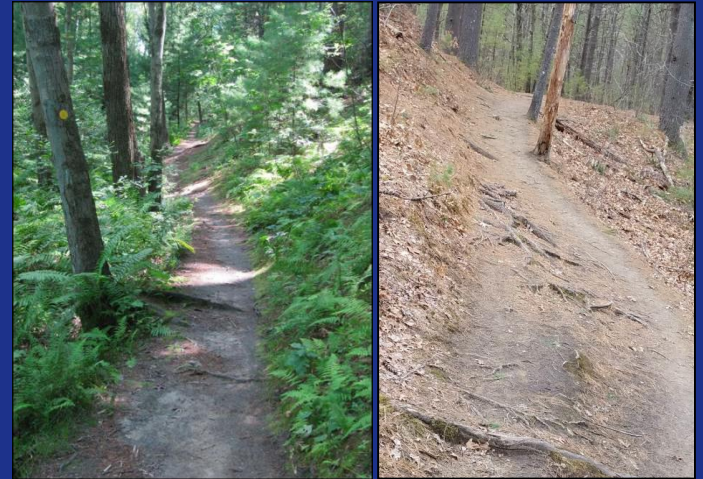
Total Project Cost: \$2.5 Million

## Old Rifle Range Survey and Permitting

**Summary of Project:** Survey, design and permitting services to improve a 0.25 mile section of the main trail through the Old Rifle Range that is seasonally impassable due to its very narrow width at the edge of a steep hill.

**Funding Recommendation:** \$34,500

**Category:** Open Space and Recreation



Town of Concord

## Staff and Technical Support

**Summary of Project:** Funding for staff support; legal, technical and consulting services; supplies and associated administrative requirements including legal ads, copying, etc.; funding to purchase CPA signage; and other administrative expenses.

**Funding Recommendation:** \$40,000

**Category:** Administration



## COMMUNITY PRESERVATION COMMITTEE APPROPRIATION RECOMMENDATIONS

**ARTICLE 34.** To determine whether the Town will vote to appropriate the sum of \$1,769,891, or any other sum, from the Concord Community Preservation Fund, of which up to \$44,172 shall be appropriated from the prior year undesignated fund balance as of June 30, 2020; and up to \$1,725,719 shall be appropriated from projected Fiscal Year 2022 Fund Revenues, in accordance with Chapter 44B of the Massachusetts General Laws, to be expended under the direction of the Town Manager as printed in the warrant.