

**TOWN OF CONCORD
SELECT BOARD MEETING
September 19, 2022 | 6:30 PM**

**TOWN HOUSE, 22 MONUMENT SQUARE
SECOND FLOOR MEETING ROOM AND VIA ZOOM**

<https://us02web.zoom.us/j/85112047280?pwd=VIRoU200V1R3a0xnNW90aXg0UnN2UT09>

Meeting ID: 851 1204 7280

Passcode: 215854

AGENDA

#	Time*	Agenda Item
1.	6:30pm	Call to Order
2.		Consent Agenda <ul style="list-style-type: none"> • Minutes: July 25, 2022 and August 15, 2022 (regular meetings) • Town Accountant Warrant: • One Day Special Liquor License Applications: <ul style="list-style-type: none"> ○ The Umbrella Arts Center, 40 Stow Street, Wine and Malt Beverages Only, for events (“Dracula”) on the following dates: <ul style="list-style-type: none"> ▪ September 30, 2022, 7PM to 10PM ▪ October 1, 2022, 7PM to 10PM ▪ October 2, 2022, 2PM to 6PM ▪ October 6, 2022, 7PM to 10:30PM ▪ October 7, 2022, 7PM to 10:30PM ▪ October 8, 2022, 7PM to 10:30PM ▪ October 9, 2022, 2PM to 6:30PM ▪ October 13, 2022, 7PM to 10:30PM ▪ October 15, 2022, 7PM to 10:30PM ▪ October 16, 2022, 2PM to 6:30PM ▪ October 20, 2022, 7PM to 10:30PM ▪ October 21, 2022, 7PM to 10:30PM ▪ October 22, 2022, 7PM to 10:30PM ▪ October 23, 2022, 2PM to 6:30PM
3.		Town Manager’s Report
4.		Chair’s Report
5.	6:45pm	Project update and consideration of additional financial commitment for Christopher Heights Project
6.	7:10pm	Update on Housing Production Plan and on Regional Housing Services Office activities
7.	7:25pm	Update on Middle School Building Project <ul style="list-style-type: none"> ○ Request to call Special Town Meeting ○ Review Draft Special Town Meeting Calendar
8.	7:55pm	Review Draft Correspondence Policy
9.	8:10pm	Vote to Approve Early Voting Hours for November 4 th General Election
10.	8:15pm	Committee Nominations: none at this time

11.		Committee Appointments: Eve Isenberg, 833 Old Road to 9 Acre Corner, to the Community Preservation Committee for a term to expire May 31, 2023; Carlene Hempel, 50 Highland Street, as Town representative to the River Stewardship Council for a term to expire on September 18, 2025.
12.	8:20pm	Select Board Liaison Reports
13.	8:40pm	Correspondence
14.		Public Comment
15.	8:45pm	Adjourn

**Times are approximate and subject to change*

Current Board and Committee Vacancies
Board of Health
Comprehensive Sustainability and Energy Committee
Concord 2025 Executive Committee
Concord Housing Development Corporation (CHDC)
Concord Local Cultural Council
Conservation Restriction Stewardship Committee
Council on Aging
Cultural Council
Economic Vitality Committee
Historic Districts Commission
Library Board
Natural Resources Commission
PEG Access Advisory Committee
Personnel Board
Planning Board
Public Ceremonies and Celebrations Committee
Transportation Advisory Committee
Trustees of Donations
West Concord Advisory Committee
West Concord Junction Cultural District
White Pond Advisory Committee (WPAC)
Zoning Board of Appeals

**Town of Concord
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July 25, 2022**

Pursuant to a notice duly filed with the Town Clerk, the Concord Select Board convened in a meeting in the Second Floor Meeting Room and via Zoom on July 25, 2022 at 6:30pm.

Present were Matthew Johnson; Chair, Terri Ackerman; Clerk; Henry Dane, Linda Escobedo, and Mary Hartman. Also present was Kerry Lafleur, Town Manager.

Call to Order

Chair Johnson called the meeting to order at 6:30 p.m.

Consent Agenda

- Town Accountant Warrant: July 21, 2022
- Minutes: December 16, 2021; January 8, 2022; February 28, 2022; June 27, 2022; June 30, 2022
- One Day Special Liquor License Applications
 - Verrill Farm/Anniversary Party, 11 Wheeler Road, on August 6, 2022, from 4:00-8:00pm, Wine & Malt Beverages Only
 - Verrill Farm/Company Outing, 11 Wheeler Road, on September 22, 2022, from 4:00-6:00pm, Wine & Malt Beverages Only
 - Saltbox Farm/Farm Dinner, 40 Westford Road, on August 19, 2022, from 5:30-8:30pm, Wine & Malt Beverages Only
- Tour Guide License
 - Joseph Palumbo
- Article 47-Reformatory Branch Trail Letter

Ms. Escobedo asked to discuss the Article 47-Reformatory Branch Trail Letter, specifically who the letter was addressed to. The Board discussed the drafting of the letter, and its intent, and decided to take up the item at a future meeting.

Upon a motion duly made and seconded, it was UNANIMOUSLY **VOTED:** to approve the consent agenda with the exception of the Article 47-Reformatory Branch Trail Letter

Town Manager's Report

Ms. Lafleur reviewed the Town Manager's reports included as part of the Select Board meeting packet. Ms. Lafleur informed the Board that a large, six alarm fire had taken place the day before, and that firefighters and apparatus had responded from 18 different communities. Ms. Lafleur also stated that Town dispatchers had been lauded from several of the responding communities.

Ms. Hartman asked if the Town was offering any assistance to the residents who were displaced by the fire. Ms. Lafleur stated that the families were currently being assisted by the Red Cross, but that she had spoken with the Fire Chief and asked that he relay any additional assistance needed to the Town. Ms. Ackerman asked if the cause of the fire was yet known, and Ms. Lafleur stated that the cause had not yet been determined.

Ms. Ackerman also asked about an Emerson Hospital contract, and Ms. Lafleur stated that she

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would investigate that item more. Ms. Escobedo asked about recommended positions from the Personnel Board and asked how the Environmental Services Coordinator and the Environmental Inspector position related and in which department they would reside. Ms. Lafleur explained that the Environmental Services Coordinator position would be working in Public Works and was a realignment of duties from multiple positions into one position. Ms. Lafleur added that the Environmental Inspector position would work in the Health Division and was advertised in lieu of the Assistant Director position based on the workload and needs of the department. Ms. Hartman requested an update on the Trolley Pilot at the next meeting of the Select Board and asked for an update on the Gerow project. Ms. Lafleur explained that Gail Dowd and Ryan Orr were working on completing the project and had run into issues of cost overruns. Ms. Lafleur added that the Town was working to complete the project by the end of August.

Chair's Report

Chair Johnson stated that the State Legislature had passed H.5060 called An Act Driving Clean Energy and Offshore Wind, which would allow the 10 communities that had passed Fossil Free infrastructure initiatives to apply for, and hopefully receive, the ability to implement the directive. He added that there were some caveats including that the Town must achieve it's 10% affordable housing target. Chair Johnson also stated that members of the public had suggested that a Special Town Meeting focused on additional funding for the Middle School Building Project may be necessary. Chair Johnson stated that he had worked with the Town Moderator about how a Special Town Meeting may be conducted and stated that a possible date could possibly be December 15, 2022, if necessary. He added that the reason he discussed this with the Town Manager and Town Moderator, was to determine if another election would be necessary following a Special Town Meeting. The Board and Chair Johnson further discussed the potential of a Special Town Meeting and the Middle School Building Project. Chair Johnson also informed the Board and residents that the legislature had extended the authorization allowing for hybrid public meetings until March of 2023.

**Public Hearing: Application for New Liquor License, West Concord
Tavern LLC d/b/a West Village Tavern, Frank A Santo Manager of
Record, at 13 Commonwealth Avenue**

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to open the public hearing for an Application for a New Liquor License, West
Concord Tavern LLC d/b/a West Village Tavern, Frank A Santo Manager of Record, at 13
Commonwealth Avenue

Frank Santo, the proposed manager of record for West Concord Tavern LLC, presented to the Board and reviewed the application. Mr. Santo explained that he had worked in the restaurant industry for over 30 years and was looking forward to opening a restaurant in the former 99 Restaurant space. He explained that he hoped to open the restaurant in the beginning or middle of September.

Mr. Dane asked if the group needed any site plan approval, and Chair Johnson stated that he did not believe the applicants would need site plan approval as the use of the building was not changing. Mr. Dane suggested the applicant review the ownership percentages outlined in their application, noting that the percentages were inconsistent throughout the application. Mr. Santo

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stated that he and his group would review any errors and correct them prior to it being sent to the Alcoholic Beverages Control Commission. Ms. Ackerman also asked what type of food and drink would be served and if live entertainment was intended to be a part of the new restaurant. Mr. Santo stated that they would be serving traditional American tavern cuisine, and that they were not proposing live entertainment.

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to close the public hearing.

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to approve the application for a new liquor license, West Concord Tavern LLC d/b/a West Village Tavern, located at 13 Commonwealth Avenue contingent upon the successful completion of a Section 304 fire inspection.

Public Hearing: Application for Transfer of Liquor License, Pledge of Inventory, and Pledge of License from JMMS Liquors, Inc. located at 18 Walden Street to Ranuak Enterprise, Inc. DBA Walden Liquors

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to Move to open the public hearing for a transfer of liquor license, pledge of inventory, pledge of license from JMMS Liquors, Inc. located at 18 Walden Street to Ranuak Enterprise, Inc. DBA Walden Liquors

Attorney Andrew Upton presented the application from Ranuak Enterprise, Inc. DBA Walden Liquors. Mr. Upton explained Mr. Singh's (the proposed manager of record/owner) experience working in retail establishments as well as having been employed as a manager at a bank. Mr. Singh informed the Board that he was excited to have the opportunity to own a business in Town and believed the experience would be mutually beneficial for Concord and his family. The Board discussed the previous application for transfer of the license for JMMS Liquors, Inc. and Attorney Upton noted that it was not uncommon for business deals to fall through prior to the transfer being approved by the State.

Mr. Dane noted that the purchase and sale agreement did not note the purchase of the inventory, and his belief that the applicant should include substantiation for the funds needed to purchase the inventory. Mr. Dane also noted two errors on the promissory note and encouraged Attorney Upton and Mr. Singh to revise them.

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to close the public hearing.

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to approve the transfer of liquor license, pledge of inventory, and pledge of license from JMMS Liquors, Inc. located at 18 Walden Street to Ranuak Enterprise, Inc. DBA Walden Liquors

Vote to Approve Election Officer Reappointments

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to approve the election officer appointments noted in the Select Board meeting

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packet.

Vote to Sign Election Warrants: State Primary and Special Election

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to approve the State Primary and Special Election Warrants

Vote on Special Town Meeting Calendar

Alan Cathcart, Concord Public Works Director, explained to the Board that he was proposing to delay the vote related to a Special Town Meeting. Mr. Cathcart informed the Board that the Special Town Meeting was originally scheduled to be called to vote on funding for water treatment infrastructure at the Nagog Pond reservoir. Mr. Cathcart further stated that the proposed total cost of the facility could reach nearly \$30,000,000. Mr. Cathcart added that he did not believe the Town would have the necessary information to set a Special Town Meeting and that he was waiting to hear from the State regarding additional funds for the project. The Board and Mr. Cathcart further discussed both the cost of the project and potential dates for a future Town Meeting.

**Public Hearing: Grant of Location Petition by Comcast of
Massachusetts III, Inc. to install new coaxial cable to be over-lashed to
the existing Comcast network from utility pole #52 Bedford St. to
utility pole #32 Old Bedford Rd**

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to open the public hearing for a Grant of Location Petition by Comcast of
Massachusetts III, Inc. to install new coaxial cable to be over-lashed to the existing Comcast
network from utility pole #52 Bedford St. to utility pole #32 Old Bedford Rd

Gregory Franks, Comcast's Senior Manager for Government and Regulatory Affairs, explained that he would be presenting the six petitions submitted by Comcast. He explained that each of the petitions were quite standard, and were to install new cable, not new street poles, to existing lines. He noted that the petitions, if granted, would provide better Comcast service to Concord residents. Alan Cathcart and Justin Richardson, of Concord Public Works, explained that these petitions were very typical, and supported the granting of each. Mr. Franks gave further details on the specific grant of location petition detailed in the public hearing notice.

Barbara Harrington, of 296 Old Bedford Road, asked how long service would be interrupted for as the work detailed in the petitions was undertaken. Mr. Franks explained that the work would take no more than a day in each case but was likely to only take a few hours.

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to close the public hearing.

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to approve the grant of location petition by Comcast of Massachusetts III, Inc. to
install new coaxial cable to be over-lashed to the existing Comcast network from utility pole
#52 Bedford St. to utility pole #32 Old Bedford Rd

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**Public Hearing: Grant of Location Petition by Comcast of
Massachusetts III, Inc. to install new coaxial cable to be over-lashed to
the existing Comcast network from utility pole # 2 Elm Street to utility
pole # 42 Elm Street**

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to open the public hearing for a Grant of Location Petition by Comcast of
Massachusetts III, Inc. to install new coaxial cable to be over-lashed to the existing Comcast
network from utility pole #2 Elm Street to utility pole #42 Elm Street”.

Mr. Franks reviewed the grant of location petition with the Board and requested that it be granted

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to close the public hearing.

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to approve the Grant of Location Petition by Comcast of Massachusetts III, Inc. to
install new coaxial cable to be over-lashed to the existing Comcast network from utility pole #2
Elm Street to utility pole #42 Elm Street.

**Public Hearing: Grant of Location Petition by Comcast of
Massachusetts III, Inc. to install new coaxial cable to be over-lashed to
the existing Comcast network from utility pole # 27 Lexington Road to
utility pole # 67 Lexington Road**

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to open the public hearing for a Grant of Location Petition by Comcast of
Massachusetts III, Inc. to install new coaxial cable to be over-lashed to the existing Comcast
network from utility pole #7 Lexington Road to utility pole #67 Lexington Road.

Mr. Franks reviewed the grant of location petition with the Board and requested that it be granted.

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to close the public hearing.

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to approve the Grant of Location Petition by Comcast of Massachusetts III, Inc. to
install new coaxial cable to be over-lashed to the existing Comcast network from utility pole
#27 Lexington Road to utility pole #67 Lexington Road

**Public Hearing: Grant of Location Petition by Comcast of
Massachusetts III, Inc. to install new coaxial cable to be over-lashed to
the existing Comcast network from utility pole # 159 Main Street to
utility pole # 161 Main Street**

Upon a motion duly made and seconded, it was UNANIMOUSLY

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VOTED: to open the public hearing for a Grant of Location Petition by Comcast of Massachusetts III, Inc. to install new coaxial cable to be over-lashed to the existing Comcast network from utility pole # 159 Main Street to utility pole # 161 Main Street

Mr. Franks reviewed the grant of location petition with the Board and requested that it be granted.

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to close the public hearing.

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to approve the Grant of Location Petition by Comcast of Massachusetts III, Inc. to install new coaxial cable to be over-lashed to the existing Comcast network from utility pole #159 Main Street to utility pole #161 Main Street

**Public Hearing: Grant of Location Petition by Comcast of
Massachusetts III, Inc. to install new coaxial cable to be over-lashed to
the existing Comcast network from utility pole # 105 Monument Street
to utility pole # 122 Monument Street**

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to open the public hearing for a Grant of Location Petition by Comcast of Massachusetts III, Inc. to install new coaxial cable to be over-lashed to the existing Comcast network from utility pole # 105 Monument Street to utility pole # 122 Monument Street

Mr. Franks reviewed the grant of location petition with the Board and requested that it be granted.

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to close the public hearing.

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to approve the Grant of Location Petition by Comcast of Massachusetts III, Inc. to install new coaxial cable to be over-lashed to the existing Comcast network from utility pole # 105 Monument Street to utility pole # 122 Monument Street

**Public Hearing: Grant of Location Petition by Comcast of
Massachusetts III, Inc. to install new coaxial cable to be over-lashed to
the existing Comcast network from utility pole # 19 Old Bedford Road
to utility pole # 32 Old Bedford Road**

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to open the public hearing for a Grant of Location Petition by Comcast of Massachusetts III, Inc. to install new coaxial cable to be over-lashed to the existing Comcast network from utility pole # 19 Old Bedford Road to utility pole # 32 Old Bedford Road

Mr. Franks reviewed the grant of location petition with the Board and requested that it be granted.

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to close the public hearing.

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Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to approve the Grant of Location Petition by Comcast of Massachusetts III, Inc. to install new coaxial cable to be over-lashed to the existing Comcast network from utility pole # 19 Old Bedford Road to utility pole # 32 Old Bedford Road

Status Update on Christopher Heights Funding Requirements

Mr. Johnson explained that he was a direct abutter to this site and would be recusing himself from the discussion.

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to name Terri Ackerman as Chair Pro Tem, of the Concord Select Board

Lee Smith, of 1836 Main Street and Chair of the Concord Housing Development Corporation, reviewed a memo included as part of the Select Board meeting packet which detailed the need for additional funding to support the development of the Christopher Heights affordable housing project, in the amount of \$1.3 million. Mr. Smith explained that due to increased costs because of supply chain, economic and inflationary factors the developers would need to seek additional funding from the State. Mr. Smith added that the Massachusetts Department of Housing and Community Development (DHCD) informed the developer that to be considered for future funding rounds, they would need additional support from the Town. Mr. Smith also stated that the developer had originally planned to install a small on-site wastewater system but had recently discovered that the Town may be required to allow a connection to the sewer. Mr. Smith presented what he believed were the three options the Town had regarding the wastewater system at Christopher Heights which were:

1. Authorize the connection to Town sewer and allow the Concord Municipal Affordable Housing Trust (CMAHT) to fund the sewer improvement fee and the construction of the sewer main connection
2. Provide funding for a later funding round for a wastewater treatment system. This option would not help the Town secure the 10% SHI as it would require additional time-consuming permitting.
3. Decline to provide additional funding. This would “likely” lead to the termination of the project

Alan Cathcart, Director of Concord Public Works, explained the issue from the perspective of the Sewer system and the Town. He explained that if a request like this, to connect to the Sewer system in this fashion, was granted it would be the first of its kind, and he feared set a dangerous precedent. Mr. Cathcart also seemed skeptical of the timeline and costs presented by Mr. Smith and stated that he had not reviewed their data or information.

The Board discussed the issue at length and sought input from Keith Bergman, Chair of the Concord Municipal Affordable Housing Trust, and Liz Rust, Director of the Regional Housing Services Office. Marcia Rasmussen, Director of Planning and Land Management also explained that the Christopher Heights project was the only project which was underway and would provide a definitive number of Affordable Housing. Ms. Rasmussen advised the Board to review all the options and to consider each of them carefully, while considering what the loss of the units could mean relative to future development of 40B Housing and the Town’s Safe Harbor status. Ms.

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Escobedo also requested that the Select Board receive an updated one-stop pro forma budget. Ms. Hartman requested that the Board receive information regarding the oversight of funds held by the Concord Municipal Affordable Housing Trust, as it appeared to her that the Select Board would need to approve CMAHT spending.

Ms. Ackerman reviewed the action items of the discussion including:

1. Mr. Smith would ask DHCD how much other communities have contributed to their Affordable Housing Development projects
2. Research would need to be done at the Sewer Department regarding sewage pipe and whether the system could handle the increased flow and what it may cost to upgrade it
3. The developers' engineers put together estimates of costs for both systems
4. Receipt of up to date one-stop pro forma
5. Clarification on whether the Select Board must vote to release funds from CMAHT
6. Why did cost of project increase from \$17 million to \$28 million

Dorrie Kehoe, of 51 MacArthur Road, stated that she was a supporter of Affordable Housing, but was distressed by the fact that the Grantham Corporation (the developer) had already received funds from the Town and had signed an agreement stating that they would not seek additional Town funding. Ms. Kehoe also expressed her concerns about providing Town funds to a for-profit corporation.

Pamela Dritt, of 13 Concord Greene Unit 4, requested to get more information from the contractor regarding development in surrounding communities. Ms. Dritt also asked if the units would have all-electric utilities with heat pump air conditioning.

Tanya Gailus, of 62 Prescott Road, shared her opinion that the continued requests for additional funding combined with the potential environmental impacts of the developer caused her concern. Ms. Gailus also shared her opinion that the Town and developer abandon the Christopher Heights project and focus on other Affordable Housing opportunities in Town.

Stephan Bader, of 7 River Street, cautioned the Board against abandoning the Christopher Heights project, as it could lead to an unplanned and unwanted 40B development somewhere else in Town. He also discussed other "affordable" units in Concord, which he believed were not truly "affordable".

**Vote on Letter of Support for a Federal Land Access Program (FLAP)
Grant**

Erin Stevens, the Town's Public Information and Communications Manager informed the Select Board that the Planning Division would be applying for a \$2.5 million FLAP grant on August 1, 2022. Ms. Stevens explained that the funding would be used for a shuttle project between Lexington, Lincoln, and Concord, primarily for the promotion of tourism. Ms. Hartman shared concerns over the existing Trolley/Shuttle Pilot, and Ms. Stevens stated that the Town's long-range plan, residents, and local businesses support the idea. Ms. Hartman added that she would like to see better signage and advertising on the trolley.

Ms. Escobedo asked if the Grant required matching funds and Ms. Stevens informed the Board that there was not a match for this grant, it was fully funded, if awarded.

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Ms. Ackerman asked Mr. Dane if the 2025 Executive Committee was aware of the grant application and how it could be applied to the 2025 celebrations. Mr. Dane stated that while they were not aware of this grant, that the Committee was looking at all aspects that go into the event, including transportation options.

Upon a motion duly made and seconded, it was UNANIMOUSLY

VOTED: to approve the submission of a letter of support for a Federal Land Access Program (FLAP) Grant.

Committee Nominations

Laura Payne, of 480 Laws Brook Road, to the West Concord Advisory Committee; Barbara Morse, of 1975 Main Street, to the West Concord Advisory Committee; Ryan Hanley, of 77 Lexington Road, to the Historical Commission-Associate Member

Committee Appointments

Upon a motion duly made and seconded, it was UNANIMOUSLY

VOTED: to appoint Mark Gailus, of 62 Prescott Road, to the Transportation Advisory Committee for a term to expire April 30, 2025; Lindsay Howard, of 6 Loring Road, to the Library Committee for a term to expire April 30, 2025; Marybeth Barker, of 51 Birch Drive, to the Bruce Freeman Rail Trail Advisory Committee for a term to expire May 31, 2025.

Select Board Liaison Reports

Ms. Escobedo reported on:

- The Concord Municipal Affordable Housing Trust—The Trust continues to try meet with other affordable housing groups in Town.
- Zoning Board of Appeals—Another two-family home was approved on Conant Street.

Ms. Hartman reported on:

- Recreation Commission—Met regarding White Pond and to discuss the RFP for their strategic plan, they would also be holding an open house at the Beede Center on August 25, 2022, at 1:00 p.m., and there was a \$350,000 surplus in the Beede Center budget which would be allocated for deferred maintenance items.
- CMLP Commission—Still debating Article 38, and how to form a committee/sub-committee/task force/external consultant to work on that.

Ms. Ackerman reported on:

- Personnel Board and Personnel Study Task Force—She attended a meeting between the two boards and noted that they would be putting on an employee forum at 1:00 p.m. on August 29, 2022 at CMLP. They also discussed the Classification and Compensation Plan which was underway with a consultant
- Transportation Advisory Committee—Would be hosting a table at the sidewalk sale in early August, where they'd be conducting a transportation survey.

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Mr. Dane reported on:

- 250th Executive Committee—there were now 40 members of the various subcommittees, the group had established standardized agendas and meeting minutes for the various subcommittees. He also stated that the Committee was working to include other Boards and Committees in the planning process. Chair Johnson asked if the 250th Committee would be submitting a quarterly report to the Select Board, and Mr. Dane stated that they could put together a report.

Chair Johnson reported on:

- DEI Commission—Appointed new co-chairs, Rose Cratsley, and Joshua Lee.
- School Committee—Meeting called to discuss the increase budget estimate for the Middle School Building Project
- Finance Committee—Discussion of Middle School Building Project, and how to deal with apparent budget overruns
- Middle School Building Committee—Will be meeting Thursday 7/28/2022 to review a list of value management items.

Ms. Ackerman asked Ms. Lafleur to set up a training for new Board and Committee members, which had been held by the Town Clerk in the past. Ms. Lafleur stated that she would confirm, but assumed that the training was already scheduled for the fall. Ms. Escobedo asked Mr. Dane if the subcommittees were posting their own meetings, which Mr. Dane confirmed. Mr. Dane also asked for a copy of a comprehensive staff and committee directory. Ms. Hartman asked if the \$2 million Chair Johnson referenced when discussing value management items were construction related costs, and Chair Johnson confirmed that they were.

Miscellaneous Correspondence

Chair Johnson stated that there was a letter from Wilson Kerr included as part of the meeting packet

Public Comment

Tanya Gailus, of 62 Prescott Road, stated that she attended the Arts Subcommittee meeting of the 250th Committee, and that she hoped to propose a program for the celebrations that may be relevant. Ms. Gailus also asked if there was going to be a Special Town Meeting in December, and Chair Johnson stated that the discussion that evening was more of a feasibility discussion regarding a possible Special Town Meeting. Ms. Gailus also commented that the intent of Article 47 was to inform anyone who gets involved with the trail in the future and she thanked the Board for showing care and sensitivity regarding the article and the letter.

Karlen Reed, of 83 Whit's End Road, voiced her support for the trolley Pilot program and noted that she had ridden the entire route and that it was enjoyable and recommended other residents take advantage of the program.

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Adjourn

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to adjourn.

Meeting Materials: <https://concordma.gov/DocumentCenter/View/37538/Select-Board-Meeting-Packet-July-25-2022>

Minuteman Media Network Coverage: <https://youtu.be/lhL9rMFYeNc>

**Town of Concord
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August 15, 2022**

Pursuant to a notice duly filed with the Town Clerk, the Concord Select Board convened in a meeting in the Second Floor Meeting Room on August 15, 2022 at 6:30pm.

Present were Matthew Johnson; Chair, Terri Ackerman; Clerk; Linda Escobedo, Henry Dane, and Mary Hartman. Also present was Mina Makarious, Town Counsel.

Call to Order

Chair Johnson called the meeting to order at 6:30 p.m.

Committee Nominations

Farhanah Sheets, of 69 Riverside Avenue, to the Library Committee.

Committee Appointments

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to appoint Krysten Morganti, or 138 Baker Ave, to the Library Committee for a term to expire April 30, 2025

Executive Session

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to enter Executive Session in accordance with M.G.L 30A, Section 21(a)(3), to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares (615 Lowell Road), not to return to regular session

Roll Call Vote:

Mr. Dane: Aye
Ms. Escobedo: Aye
Ms. Hartman: Aye
Mr. Johnson: Aye
Ms. Ackerman: Aye

Meeting Materials: <https://concordma.gov/AgendaCenter/ViewFile/Agenda/08152022-9914>



Concord Housing Development Corporation

September 16, 2022

To: Concord Select Board, Town Manager
From: Lee Smith, President
Re: Christopher Heights (f/k/a Junction Village) Update

The Concord Housing Development Corporation (CHDC) requests that the Select Board support the commitment of an additional \$1,000,000 of Town funds to the Christopher Heights development in time for the next funding application submission to the Massachusetts Department of Housing and Community Development (DHCD).

By way of background, the CHDC acquired the property from the Department of Corrections in 2013 with the deed restriction that the property be used for public open space and affordable housing purposes.

The CHDC embarked on a developer selection process in 2014, and subsequently selected The Grantham Group and their assisted living proposal after broadly reviewing proposals with Town committees and the Select Board.

The Grantham Group's Christopher Heights project is permitted for 83 assisted living units – 17 for extremely low income tenants, 26 for very low income tenants, and 40 for moderate income tenants. All units will be restricted as affordable housing. In accordance with all laws and regulations, there will be a local preference given to Concord residents upon initial leasing.

The project received its Comprehensive Permit in 2017, which has been extended to May 1, 2023.

Christopher Heights was awarded low income housing tax credits and public subsidies by DHCD in February, 2020. The development was unable to close on the transaction before the COVID pandemic. As the result of the severe economic consequences of the pandemic, projects such as this one have, across the state, been faced with significant cost increases resulting in budget shortfalls. This resulted in DHCD withdrawing its funding approvals for approximately 34 projects across the state. DHCD has made clear that in order for developers to be considered for funding, they must reapply and also demonstrate significant additional financial support from the host municipality. The project is poised to resubmit to DHCD for increased costs and increased subsidies this Fall, however, the application will only be submitted if the Town provides additional financial support. The developer is proposing to use additional Town funds in support of its on-site wastewater treatment facility which is estimated to cost \$1.3 million.

Project Costs: The current budget is attached. The project has been professionally estimated by project architects and construction estimators three times:

- 2017: \$17Million (\$17,351,533)
- 2020: \$20Million (\$19,998,525) 15% increase
- 2022: \$28Million (July, 2022) (\$28,085,320) 40% increase

The current budget shows a \$1million shortfall which is the sum requested from the Town.

Before COVID, industry experts assumed a year-over-year escalation on construction costs of 3-5%. Over the last two and a half years since the onset of COVID, the industry has seen a 15-20% year-over-year increase in construction costs. The Christopher Heights costs are on the high end, but not out of range.

The budget includes \$800k for Marketing & Lease Up which covers the working capital during the lease up period. This is required by DHCD.

The budget includes \$1M for Operating Reserves. The operating reserve is cash available to the project to meet additional financial obligations (payroll, mortgage, operational expenses). This is basically a financial insurance policy for the bank and tax credit investor. This is required by DHCD, the bank, and the tax credit investor.

The budget includes \$260,000 for a building permit, which the town has previously declined to waive. DHCD does not consider waiving building permit fees the same as a cash contribution, which would be reflected in the sources.



Concord Housing Development Corporation

The project has significant local funds already committed: \$2 million (\$1million CPA, and \$1 million appropriated free cash in 2017), the Tax-Incremental Financing (TIF) theoretically valued at \$2 million, and directing \$655k of local HOME funds through the WestMetro HOME consortium.

On September 1, 2022, the project team, including two members of the Select Board, had a conference call with Kate Racer, Associate Director of DHCD, responsible for the Division of Housing Development. During that call she communicated the following points:

DHCD recognized that this project is not unique with cost increases directly attributable to the COVID pandemic. 34 projects are in similar situation.

DHCD now requires an additional local contribution to be considered for funding approval. Some examples of other projects around the State are: one town contributed \$12 million for 65 units, other towns contributed an additional \$3 million and \$1 million respectively for fewer units. While DHCD has seen contributions in the form of fee waivers, they strongly prefer to see a cash contribution.

DHCD asked the developer to contribute additional funding as well, and Grantham responded by deferring \$900k of their development fee to operations – the highest deferral that DHCD has seen, and they noted that this was a considerable concession. DHCD has a set maximum developer fee in general, and usually the fee is taken at the time of project construction and closing. With this deferral, the fee is being deferred until there is positive cash flow during operations.

DHCD reiterated that Grantham Group is a good partner with a proven project track record around the state, and provides a beneficial product, being much needed affordable housing assisted living. Most of DHCD's other funding projects are prioritized for low income family housing.

DHCD recognizes the value of the TIF to the project, though it does not come into the development budget and is therefore not considered in the current financial analysis.

DHCD noted that Grantham was very reluctant to ask the Town for additional funds given the past agreements, but DHCD insisted in order to be considered for state funding.

DHCD looked back 14 years and noted that Concord has not done a project with DHCD since Peter Bulkeley. In fact, Concord has not made any net new SHI progress over the last decade due to a decrease in DSS units.

The CMAHT is very supportive of this request and has concluded that this represents the highest and best use of the town's affordable housing funds as this project represents the only way the Town can remain above 10% on the state's subsidized housing inventory in the foreseeable future, thereby creating a safe harbor from 40B developments. They are prepared to use their funds with Select Board approval and support for the project.

The project proposal includes an on-site septic system, which is consistent with the design from the beginning. When the project was first proposed, a request to tie into town sewer was raised, and rejected. This parcel is not included in the sewer master plan, though the sewer serves all the properties around it (see sewer map attached). This property was not an identified parcel at the time of the sewer master plan development because it was owned by the Department of Corrections. Additional concerns have been raised about the capacity in the pipes from the site to the pumping station as well as treatment plant and permitted discharge capacity. These concerns are being further explored by the Town, including whether there is a potential partnership with the Department of Corrections. The path of determining whether this development could connect to town sewer will take considerable time and may not be able to meet the current development schedule. We note that increased sewer capacity would serve a greater need in town in addition to this project. The idea of revisiting a possible connection to town sewer came up just recently for a few reasons:

- An innovative approach to addressing the project gap;
- A more sustainable development design and operation;



Concord Housing Development Corporation

- Recent case law requiring towns to provide a sewer connection for 40B developments under certain circumstances.

The Town can pursue a parallel path which may determine that the project can connect to the sewer by the time construction begins, which would be welcome. The Board and CMAHT can consider specifying that the requested Town contribution may be used for either an on-site septic system or a municipal sewer connection, providing flexibility depending on the conclusions from upcoming analysis.

The Christopher Heights project would get Concord back over the 10% SHI safe harbor once the building permits are issued (recognizing that there will likely be a gap in time when the Town falls below 10%) until 2030.. This is of significant importance for the local control over future development. Further, in order to participate in the Climate Action pilot program the Town is required to be in safe harbor. If this project does not go forward, Concord will drop below 10% for potentially many years.

The current timeline:

October:	Concord to provide commitment for \$1million
10/31/22	Pre-application is due to DHCD
1/19/23	Full application is due to DHCD
Spring	Awards announced
2024	Closing, and add to SHI

If the project does not receive funding in this round, it will likely not move forward as costs will continue to increase and it will take many years before an alternative development plan for the site can be determined. The Town and the volunteer board of the CHDC have worked for a decade to bring the project forward to this point. These points are underscored by the fact that the Town has the funds available in the Trust right now.

This is the only significant affordable housing project in Town at this time, and supporting it will confirm that the Town does, in fact, supports affordable housing as well as taking steps to address climate change and energy conservation.

Thank you for your careful consideration of this important project.

Sincerely,

Lee Smith, President

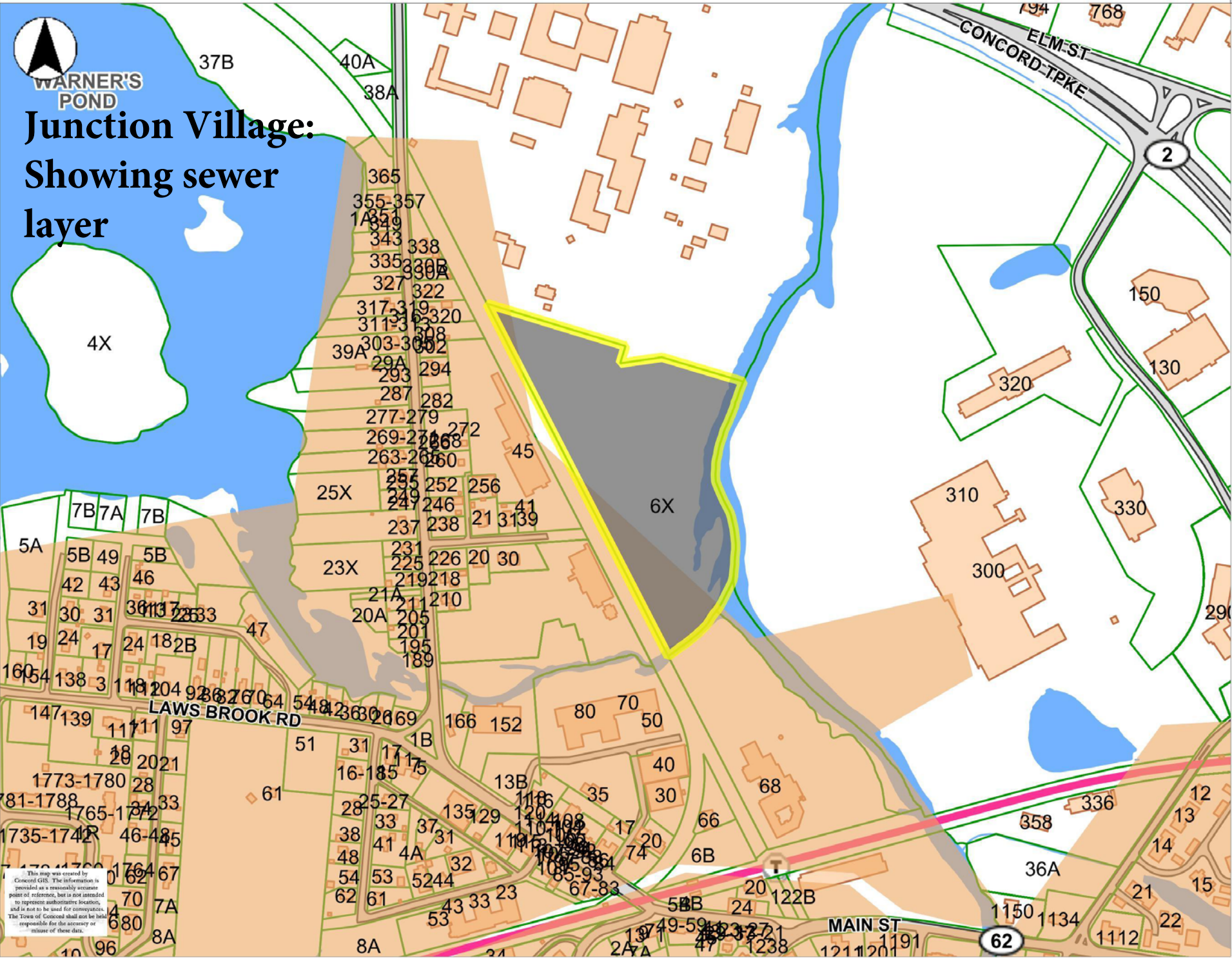


WARNER'S POND

Junction Village: Showing sewer layer



- Town Boundary - State Su
- Address Numbers
- Tax Map Parcel ID Labels
- Tax Map Parcel Area Labels
- Sewer Extent
- Buildings (ft)
- Parcels
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
 - MBTA Commuter Rail Station
- Railroad
- Streams
- Streets Area
- Rivers & Ponds



This map was created by
Concord GIS. The information is
provided as a reasonably accurate
point of reference, but is not intended
to represent authoritative locations,
and is not to be used for conveyances.
The Town of Concord shall not be held
responsible for the accuracy or
misuse of these data.

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MapsOnline - Concord Staff

Christopher Heights of Concord			
SOURCES	February 2020 OneStop	2023 Sewer Connection	2023 On-Site Sewer
Permanent Loan/First Mortgage	\$7,288,127	\$6,029,577	\$6,029,577
9% Federal Tax Credit Equity	\$6,900,000	\$9,000,000	\$9,000,000
State ARPA Funds	\$0	\$7,000,000	\$7,000,000
West Metro HOME Consortium	\$485,398	\$655,743	\$655,743
CPC, Trust, Town of Concord Funds	\$2,000,000	\$2,000,000	\$2,000,000
DHCD HOME	\$825,000	\$0	\$0
Affordable Housing Trust Fund	\$1,500,000	\$1,500,000	\$1,500,000
Housing Stabilization Fund	\$1,000,000	\$1,000,000	\$1,300,000
Deferred Developer Fee	\$0	\$900,000	\$900,000
TOTAL SOURCES	\$19,998,525	\$28,085,320	\$28,385,320
	February 2020 OneStop	2023 Sewer Connection	2023 On-Site Sewer
Concrete	\$577,835	\$756,553	\$756,553
Masonry	\$166,400	\$225,400	\$225,400
Metals	\$190,164	\$257,161	\$257,161
Rough Carpentry	\$1,782,716	\$2,734,012	\$2,734,012
Waterproofing	\$173,638	\$253,826	\$253,826
Finish Carpentry	\$538,429	\$794,310	\$794,310
Insulation	\$100,916	\$158,134	\$158,134
Roofing	\$200,893	\$320,206	\$320,206
Sheetmetal	\$0	\$0	\$0
Exterior Siding	\$0	\$0	\$0
Doors	\$262,210	\$349,104	\$349,104
Windows	\$101,496	\$173,327	\$173,327
Glass & Glazing	\$60,788	\$90,529	\$90,529
Drywall	\$649,620	\$1,227,243	\$1,227,243
Tile	\$0	\$0	\$0
Acoustic Ceiling	\$93,600	\$127,100	\$127,100
Wood Flooring	\$0	\$0	\$0
Resilient Flooring	\$0	\$0	\$0
Carpet	\$268,003	\$336,657	\$336,657
Paint	\$214,723	\$265,692	\$265,692
Specialties	\$132,894	\$165,823	\$165,823
Cabinets	\$0	\$0	\$0
Special Equipment	\$117,107	\$170,450	\$170,450
Appliances	\$72,524	\$193,408	\$193,408
Blinds	\$42,354	\$60,463	\$60,463
Special Construction	\$0	\$0	\$0
Elevator	\$310,648	\$384,898	\$384,898
Plumbing	\$1,308,320	\$1,771,061	\$1,771,061
HVAC	\$1,365,416	\$2,108,066	\$2,108,066
Air Conditioning	\$0	\$0	\$0
Fire Protection	\$234,000	\$298,460	\$298,460
Electrical	\$1,398,800	\$1,947,041	\$1,947,041
Maintenance Building	\$0	\$0	\$0
Community Ctr	\$0	\$0	\$0
Other/Misc.	\$78,000	\$91,250	\$91,250
Subtotal Structural	\$10,441,494	\$15,260,174	\$15,260,174
Earthwork	\$1,509,137	\$2,652,987	\$2,652,987
Waste Water	\$0	\$500,000	\$1,200,000
Roads & Walks	\$0	\$0	\$0
Site Improvements	\$45,005	\$61,496	\$61,496

Geotechnical Condtions	\$0	\$0	\$0
Landscaping	\$208,547	\$338,625	\$338,625
Environmental	\$0	\$0	\$0
Demolition	\$0	\$0	\$0
Unusual Site Conditions	\$0	\$0	\$0
Subtotal Sitework	\$1,762,689	\$3,553,108	\$4,253,108
Total Improvements	\$12,204,183	\$18,813,282	\$19,513,282
General Conditions	\$456,167	\$638,499	\$639,750
P&P Bonds	\$165,000	\$218,977	\$219,850
Building Permit	\$175,000	\$255,000	\$260,000
Subtotal	\$13,000,350	\$19,925,758	\$20,632,882
Overhead	\$432,621	\$694,412	\$695,412
Profit	\$403,779	\$663,500	\$666,500
Total Improvements	\$13,836,750	\$21,283,670	\$21,994,794
Construction Contingency	\$690,000	\$1,065,000	\$1,100,000
Architecture and Engineering	\$715,000	\$980,000	\$1,000,000
Survey and Permits	\$15,000	\$25,000	\$30,000
Clerk of Works	\$210,000	\$325,000	\$325,000
Environmental/HazMat Engineer	\$0	\$6,400	\$6,400
FF&E	\$550,000	\$555,000	\$555,000
Bond Premium	\$0	\$0	\$0
Legal	\$125,000	\$150,000	\$150,000
Title/Recording	\$40,000	\$40,000	\$40,000
Accounting/Cost Certification	\$40,000	\$40,000	\$40,000
Marketing and Rent Up	\$800,000	\$800,000	\$800,000
Real Estate Taxes	\$0	\$0	\$0
Insurance	\$90,000	\$90,000	\$90,000
Relocation	\$0	\$0	\$0
Appraisal/Market Study	\$20,000	\$10,000	\$10,000
Security	\$0	\$0	\$0
Construction Interest Expense	\$235,000	\$355,000	\$363,876
Predevelopment Loan Interest and Fees	\$0	\$0	\$0
Inspecting Engineer	\$35,000	\$41,000	\$41,000
Fees to:	\$18,750	\$18,750	\$18,750
Fees to:	\$10,500	\$10,500	\$10,500
LIHTC Fees	\$63,750	\$85,000	\$85,000
Sewer Connection Fee	\$0	\$480,000	\$0
Credit Enhancement Fees	\$0	\$0	\$0
Letter Credit Fees	\$0	\$0	\$0
On-Budget Syndication Costs	\$0	\$50,000	\$50,000
Design and Construction Consultant	\$200,000	\$200,000	\$200,000
Other Consulting Fees:	\$0	\$0	\$0
Soft Cost Contingency	\$203,775	\$175,000	\$175,000
Replacement Reserves	\$0	\$0	\$0
Initial Rent up Reserves/Lease Up Reserves	\$0	\$0	\$0
Operating Reserves	\$800,000	\$1,000,000	\$1,000,000
Total Soft Costs	\$4,171,775	\$5,436,650	\$4,990,526
Developer Overhead	\$400,000	\$400,000	\$400,000
Developer Fee	\$900,000	\$900,000	\$900,000
Total Sources	\$19,998,525	\$28,085,320	\$28,385,320
Total Uses	\$19,998,525	\$29,085,320	\$29,385,320
Total Gap	\$0	-\$1,000,000	-\$1,000,000



Concord Housing Foundation, Inc.

Working to Preserve Concord's Housing Diversity

September 15, 2022

Honorable Members of the Concord Select Board

I write on behalf of the Board of the Concord Housing Foundation to urge the Select Board, at its meeting on September 19, to support the expenditure of \$1,000,000 to permit the developer of Junction Village to apply for increased State funding. The application is due in early October. Because of rising construction costs, the State Department of Housing and Community Development (DHCD) is permitting affordable housing projects currently in the pipeline to apply for additional State funding. But DHCD is clear that municipalities must increase their contribution to such projects if they are to qualify for increased State funding.

Junction Village (Christopher Heights) has been in the affordable housing pipeline for almost a decade. It will provide 83 units of affordable assisted living units for the elderly. In this period, there has been essentially no growth in the number of affordable units in Concord. The Town has already authorized \$2,000,000 in municipal funding for Junction Village. With the increased project budget of \$28 million, and an increase from \$2,000,000 to \$3,000,000 in Town support, municipal subsidies would only make up 10.7% of the project budget. The cost to the Town for each unit would be less than \$40,000. Compare this with the estimate of \$700,000 recently received by the Concord Housing Authority to build a small home on a corner of the Gerow property.

We recognize that the Town entered into an understanding with the developer several years ago that no additional municipal funds would be requested. But conditions have fundamentally changed since then, with COVID and rampant real estate and construction cost inflation. That is why DHCD is permitting all projects to apply for additional State funding. The 65% increase in the estimate of costs for Junction Village is consistent with the increase in construction costs across the nation over a similar period.

If Junction Village does not proceed---and it cannot without the contribution of an additional \$1,000,000 by the Town of Concord---we will waste a decade of planning. The land adjacent to MCI Concord, received from the State for the specific purpose of affordable housing, will go undeveloped for a long period of time. Progress toward the goal of more affordable housing, articulated in Concord's Long Range Plan, will be stymied

If Junction Village is not built, the Town suffers in at least three very important ways:

P.O. Box 751, Concord, MA 01742

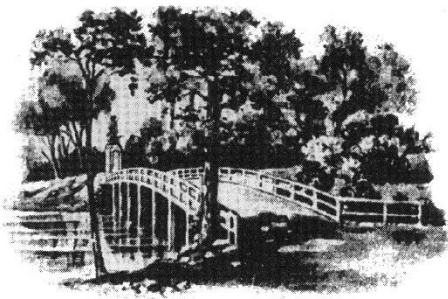
1. Concord seniors on limited budgets will find it much more difficult to find a place where they can stay in Town. Demographic analysis of Concord's population shows that the elderly are an increasing proportion of town residents.
2. Concord will not be able to meet the "10% SHI" requirement which it has met in the past. Without 10% of the housing stock affordable and included in the SHI inventory, it becomes much easier for a developer, under section 40B of the housing law, to create a dense multi-unit development that does not comply with existing zoning regulations.
3. Concord will lose its opportunity to be a leader in fossil fuel free construction in the future. Recently passed legislation permits ten Towns to seek approval of pending actions restricting the use of fossil fuels in new construction and major renovation. But the law explicitly requires the approved municipalities to meet the requirement that the SHI be at least 10% of the total housing stock.

The \$1,000,000 sought for Junction Village is available, through some combination of funds currently in the Municipal Affordable Housing Trust and Federal ARPA funds which the Town can designate for a variety of uses. For the benefit of our elders, the environment, and to maintain the character of our community, we request that you approve the pending request.

Frank (Rich) Feeley

President
Concord Housing Foundation

P.O. Box 751, Concord, MA 01742



OLD NORTH BRIDGE

TOWN OF CONCORD

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

TO: Concord Select Board
FROM: Concord Municipal Affordable Housing Trust c/o chair Keith Bergman
CC: Concord Housing Development Corporation, Liz Rust, Marcia Rasmussen
DATE: September 12, 2022
SUBJ: Support for Additional Funding for Christopher Heights/Junction Village

Thank you for scheduling an agenda item for the Select Board's meeting on Monday, September 19, 2022 for the Concord Housing Development Corporation's further update on the status of the Christopher Heights/Junction Village project. This letter from the Concord Municipal Affordable Housing Trust in support of additional funding for this project supplements the Trust's prior letters dated July 20, 2022 (attached as "A") and August 15, 2022 ("B"), which together reflect numerous meetings with our fellow housing entities held in recent months.

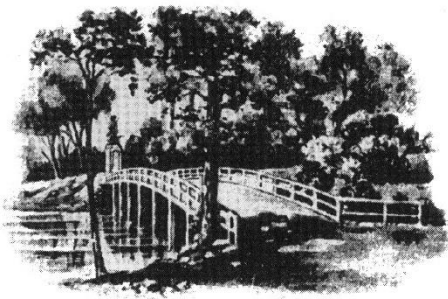
Please know that, at its meeting on September 8, 2022, the Concord Municipal Affordable Housing Trust voted unanimously (4-0)¹ as follows: Whereas, the Concord Municipal Affordable Housing Trust Board of Trustees has previously voted that it views the Christopher Heights/Junction Village project, which would add 83 units to the Town's Subsidized Housing Inventory, as the highest and best use of any town funds for affordable housing, the use of which would be subject to the Select Board's policy direction, and; Whereas, developer Grantham Group will be reapplying for funding for this project from the Massachusetts Department of Housing and Community Development for a total project cost of \$28,000,000, which will require an additional \$1,000,000 in local funding; Now, Therefore, in order to meet said additional sum, the Trust votes to request that the Select Board approve amounts from federal ARPA funds and the Concord Municipal Affordable Housing Trust Fund², in amounts as needed and determined by the Select Board.

Trust members will be attendance at the Select Board's meeting on Monday, September 19, 2022, and will be posted as a public meeting of the Trust during the Select Board's discussion of the Christopher Heights/Junction Village project. Thanks very much for your consideration.

Enclosures (2)

¹ CMAHT members voting in favor of the motion were Linda Escobedo, Michael Lawson, Rich Feeley, and Keith Bergman. Kerry Lafleur was not in attendance.

² The Trust understands from the Select Board's June 27, 2022 meeting packet that the unallocated balance in federal ARPA funds might be some \$3.9-million. The current unallocated balance in the Trust's fund is \$1,080,000.



OLD NORTH BRIDGE

TOWN OF CONCORD

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

"A"

TO: Concord Select Board
FROM: Concord Municipal Affordable Housing Trust c/o Chair Keith Bergman
CC: CMAHT members, CHDC chair Lee Smith, Liz Rust, Marcia Rasmussen
DATE: July 20, 2022
SUBJ: Christopher Heights/Junction Village

Thank you for scheduling an agenda item for the Select Board’s meeting on Monday, July 25, 2022 for a status update on Christopher Heights/Junction Village funding requirements.

Please know that, at its meeting on July 20, 2022, the Concord Municipal Affordable Housing Trust (CMAHT) Board of Trustees voted unanimously (5-0)¹ to express its support for Grantham Group’s request to the state’s Department of Housing and Community Development (DHCD) for additional state funding for the Christopher Heights / Junction Village project; and, further, to express to the Select Board that the Trust views this project as the highest and best use of any Town funds for affordable housing, the use of which would be subject to the Select Board’s policy direction.

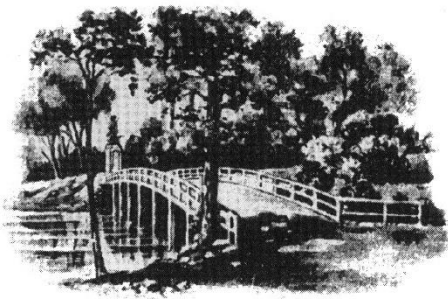
Housing Production Plan Steering Committee members had learned on June 15, 2022 that 2020 year-round housing unit figures would not be issued by the U.S. Census until May 2023, so the state’s DHCD would not be adjusting calculation of Chapter 40B goals until then. However, even by that later date, the Christopher Heights project’s 83 units would not be countable on the Town’s Subsidized Housing Inventory (SHI), in which case Concord would fall below its new 10% goal by some 8 to 20 units.

This situation has greatly informed meetings CMAHT has hosted with our fellow housing entities on June 22, June 29 and July 20, 2022² to discuss and coordinate affordable housing funding goals and priorities for this year, and identify what strategies could be pursued to stay above 10%. Both Regional Housing Services Office Director Liz Rust and Director of Planning and Land Management Marcia Rasmussen now advise us that Christopher Heights is the Town’s only option for staying above 10%, so Trust members appreciate that the Select Board will be reviewing the Concord Housing Development Corporation’s update on funding requirements for that project on Monday night. Many of us will also plan to be in attendance.

Thanks very much for your consideration.

¹ CMAHT’s members are Linda Escobedo, Michael Lawson, Rich Feeley, Kerry Lafleur and Keith Bergman.

² CMAHT recent meetings have included members of the Concord Housing Authority, Concord Housing Development Corporation, Concord Housing Foundation, Community Preservation Committee, Finance Committee, Planning Board, and Select Board; and RHSO Director Liz Rust and DPLM Marcia Rasmussen.



OLD NORTH BRIDGE

TOWN OF CONCORD

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

"B"

TO: Concord Select Board
FROM: Concord Municipal Affordable Housing Trust
DATE: August 15, 2022
SUBJ: Christopher Heights/Junction Village

Honorable Select Board Members:

The Concord Municipal Housing Trust Board of Trustees continues to view the Christopher Heights/Junction Village project as the highest and best use of any Town funds for affordable housing. It is the most cost-effective way of adding 83 countable units to the Town’s Subsidized Housing Inventory (SHI), and essential for the Town to maintain compliance with its 10% goal under State Chapter 40B. Without this project, the Town faces ineligibility for certain State programs---including a fossil fuel free demonstration project included in the recently-enacted clean energy legislation---while inviting “unfriendly 40B” development at locations and densities not of the Town’s choosing.

So we write again to strongly support the request of the Concord Housing Development Corporation for \$1.5-million in additional Town funding for the Junction Village project. This could be provided through federal ARPA funds available to the Town, as well as funds currently available in the CMAHT’s trust fund. If feasible-- and it would cost less-- an alternative would be a Town-funded sewer connection that replaces the on-site treatment plant currently required. This request requires prompt action by the Select Board in order to meet the Massachusetts Department of Housing and Community Development’s (DHCD) September 2022 deadline for the Grantham Group to reapply for State funding for Junction Village.

We acknowledge the contentious history of Town subsidies for Junction Village. However, the MOU simply did not anticipate the significant cost increases associated with supply disruptions driven by COVID. The MOU’s intent was to foreclose incremental actions by the developer to attract additional funds from the Town. But COVID related inflation is hardly an incremental development. If the Town of Concord does not make this commitment for additional funding, then there is no chance of any State funding being made available for Junction Village. It is our understanding from DHCD that no projects will be considered for additional State funding unless municipal funds are increased as well. Should the Town take no action, the project will certainly die after a decade of effort by the Town and the developer. Given the small number of other units in the affordable housing pipeline in Concord, it will be years, perhaps a decade or more, before Concord could create 83 units which would count in the SHI. And this project is targeted at a pressing need in Concord, to find affordable space where our growing elderly population can “downsize,” and get the support they need to stay in Concord.

The per unit cost at Christopher Heights is far less than other projects. Even with the suggested additional Town support, the cost of municipal subsidy is far less on a per unit basis than other current projects. At \$48,000 per unit, including this request, the Town would be paying less than the \$200,000 per unit just expended on the land acquisition for the housing portion of Assabet River Bluff, which will provide five additional affordable units and require additional funds to support construction. Further, the Junction Village per unit cost and per unit subsidy is a small fraction of the cost quoted for the Concord Housing Authority to build a small replacement house on the corner of the Gerow land (over \$700,000).

The increase in construction costs in the project is consistent with national increases. In the five years to June of this year, the cost of residential construction materials increased by 49% (St. Louis Federal Reserve). Along with the recent rise in interest rates, it is not surprising that the cost estimate for the project has increased 65% in this period. We want to emphasize this is a 65% increase since 2017, not a 165% increase, as was mentioned in a recent Select Board hearing, and 40% since the COVID outbreak began in 2020.

The downside of letting the Junction Village project die is wide ranging. Not only will Concord elders have a harder time finding an affordable place (with supplementary services) here in Town, but the Town will not maintain its 10% goal under Chapter 40B. Therefore, a developer could come in and bypass Town zoning (such as height, setbacks, density) to create a dense multi-unit development, which the Town could do little about. Even if Junction Village does move forward, it may not be “countable” in the Subsidized Housing Inventory (SHI) by next spring. However, developers are unlikely to start creating a 40B development if Junction Village is proceeding and will “count” on the SHI in the near future. We saw the opposition to multi-family, multi-use zoning changes at Thoreau Depot. How will the voters feel if we must accept a 40B development with little Town input?

Finally, the death of Junction Village will strike at Concord’s cherished environmental goals. Under the climate legislation recently signed by the Governor, Concord can be one of ten towns in the Commonwealth to participate in a demonstration project requiring that new building construction or major renovation projects be fossil fuel-free, for which guidelines will be issued by July 2023. However, participating communities will be required either to be meeting their 10% affordable housing goal under Chapter 40B, or achieving “safe harbor” by producing housing units with an approved Housing Production Plan, or having approved a zoning by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right. Thus, the death of Junction Village may cost Concord its best chance to implement its leading-edge climate policies and meet both affordable housing and climate action goals.

Potential STM Dates

	STM Milestone Date	Days between milestones	Comments
Open Warrant	3-Oct		Select Board Meeting
Close Warrant	13-Oct	10	
Post Warrant	20-Oct	7	Time for assembly, proofing, printing, and posting
<i>60% estimate shared with CMSBC</i>	19-Oct		Select Board and Finance commttee also get visibility
<i>Joint Finance Committee & CMSBC</i>	27-Oct	14	Discuss CMSBC proposals in light of 60% estimate
Public Hearing	3-Nov	7	Finance Committee has a week to digest proposals
Finance Committee Report	28-Nov	25	3 weeks + Thanksgiving weekend after public hearing
Vote special election question wording	28-Nov		Select Board meeting
Special Town Meeting	13-Dec	15	Time for households to receive and review FinCom report
<i>90% Estimate Received</i>	6-Jan		This is the amount used to go to bid
Town-wide Vote	12-Jan	30	Pro/con town-wide mailing with amounts required
Total days (Open Warrant to STM)		71	

Concord Select Board Citizen Correspondence Publication Policy

DRAFT – September 17, 2020

Purpose

Letters from Concord citizens to the Select Board enhance participation in town government and sharpen the debate on current issues. Citizen correspondence complements other input, such as verbal public comment during board and committee meetings, citizen feedback in public forums and informal discussions between members of the public and individual board or committee members.

According to the Commonwealth's Division of Open Government, the manner that a public body chooses to receive and disseminate public comment is at its discretion. There is no requirement in the Open Meeting Law requiring distribution of the meeting packet in advance of a meeting. Nonetheless, publishing citizen correspondence is a recommended practice. It increases the transparency of government by sharing information used in board and committee decision making.

Scope

Any letter or document sent to Select Board members or town staff in their capacity as municipal employees is a public record. Public records law already allows anyone to request and review these materials. However, many citizen communications are not of general public interest. This policy clarifies when to publish letters addressed from members of the public to Select Board and supporting town staff.

To be published, a letter should be addressed to:

- The Select Board by name,
- A quorum of Select Board members, or
- To a town staff person with an explicit request to distribute the letter to Select Board members.

It should also discuss matters related to a recent, current or potential future agenda topic that is within the scope of the Select Board charge.

Process

Letters will be attached to the minutes for the next meeting after they are received. Recognizing that some letters are time-sensitive, and meant to be input to deliberations, town staff will also include any letters received in advance in the meeting packet on a best-effort basis. The Select Board chair will acknowledge any other letters received when there has not been an opportunity to publish them before a meeting.

Paper-based correspondence will be scanned and shared online as image files.

Exceptions

Letters will not generally be published¹ that:

¹ Note, however, that these are still public records.

1. Do not relate to a recent, current or potential future agenda topic that is within the scope of the Select Board charge
2. Are sent to individual Board members who collectively form less than a quorum of the associated board or committee
3. Are sent to town staff, and do not include a request to distribute the letter to the Select Board
4. Contain personally identifiable information (PII) of individuals other than the writer
5. Discuss the reputation, character, physical condition, mental health or professional competence of an individual
6. Recommend discipline or dismissal of a town employee, or make complaints or charges against them

The Town Manager may make the determination not to publish any letter in consultation with the Board. In this case, the Board chair will inform the letter writer of the reason and invite resubmission the letter without the disqualifying material if the author still desires its publication.



Memo

To: Select Board
Cc: Kerry Lafleur, Town Manager
Board of Registrars
From: Kaari Mai Tari
Date: September 16, 2022
Re: Request to reduce Early Voting Hours in week 1 to 50%

Early Voting for the November 8, 2022 State Election will begin on Saturday, October 22nd and continue until Friday, November 4th.

According to Legislation passed in July 2022, the first week of Early Voting may be reduced to 50% of normal office hours with approval of the Select Board no later than October 2nd.

Given the popularity of Vote by Mail, the very limited early voting activity prior to the Double Election, and the fact that early voting will be held at 100% of office hours, I am requesting that the Select Board vote to approve early voting hours at 50% of normal office hours during the first week of early voting as shown in the highlighted area below. The full Early Voting schedule would appear as follows:

Saturday	October 22, 2022	9:00am – 3:00pm
Monday	October 24, 2022	10:00am – 2:00pm
Tuesday	October 25, 2022	10:00am – 2:00pm
Wednesday	October 26, 2022	10:00am – 2:00pm
Thursday	October 27, 2022	10:00am – 2:00pm
Friday	October 28, 2022	10:00am – 12:00pm
Saturday	October 29, 2022	9:00am – 3:00pm
Monday	October 31, 2022	8:30am – 4:30pm
Tuesday	November 1, 2022	8:30am – 4:30pm
Wednesday	November 2, 2022	8:30am – 4:30pm
Thursday	November 3, 2022	8:30am – 4:30pm
Friday	November 4, 2022	8:30am – 12:30pm

Thank you for your consideration.

[September 13, 2022; 3:59PM via email]

Dear Select Board Members,

First things first: thank you as always for the work that you do. It can be thankless and I know the hours you put in are long. I am forever grateful for all that you do for Concord!

It is my understanding the middle school project is now over budget due to material costs. This is understandable given the state of the world we now live in and I do not think anyone can reasonably predict where these costs would have landed six months ago and going forward.

That said I want to remind the Board that this project was taxpayer approved at town meeting and at the ballot box...overwhelmingly. As someone who has followed this project and has connected with many in our community to get it over the finish line I also know there will be a few who's first instinct will be to "cut" or delay to get it under budget.

As I said during the project...I am a firm NO to any such talk of cuts OR DELAYS. I am not the only one in Concord who thinks this way.

The building committee did its job. This was two plus years in the making. NOTHING HAS BEEN RUSHED. It is now time to see the project through. If you were at town meeting you did not have to be a political scientist to see that costs was not an issue there. Only ONE PERSON (an 18 year old CCYH Senior) spoke out about the costs. The project passed overwhelmingly.

The Select Board must give the taxpayers their say. We have to go back to the taxpayers at a town meeting a let them decide if they want to fund the overruns.

They voted for this project. Any cuts instituted by a select few will change the project that was so well presented to the public...and approved. Bottom line: the project approved by the community will not be the one delivered if cuts are instituted. Delay of this project will cost the taxpayers MORE and upset the people who are counting on this building to be built on time.

The taxpayers had the final say in this project earlier this year. They now need to have the final say on the overrun. I encourage the school committee to support a motion to bring this back to the taxpayers in the fall.

Thank you again for all that you do for Concord,



Joel Gagne

CEO

Main: 800-549-2285

Direct: 339-499-8623

JG@allertonhillcomm.com

allertonhillcomm.com

FOLLOW US    

[September 13, 2022; 3:20PM via email]

Dear Select Board members,

I am writing to you as a parent and member of our Concord community to ask you to please initiate a special town meeting to give voters a choice to increase the middle school project budget. The voters of our town have demonstrated their desire for a new middle school and we deserve the chance to support an increase in the budget to cover the cost increases to the building without needing to make cuts to the school design that will negatively impact children for many years to come.

Thank you for your time.

Elizabeth Colgan
47 Stone Root Lane
Concord, MA

Support for keeping current CMS Design

Tim White

Dear CMS Building Committee,

I am writing in strong support of the current Concord Middle School project as currently approved.

While my children will not benefit from this project, as they are HS age and above, but this is incredibly important to our community and our property values.

It would be short-sighted to not include both the auditorium and the gymnasium due to a 5% increase in building cost. Inflation is a fact, but devaluing our children and our community will have long term implications greater than these modest (in a relative sense) cost increases.

Sincerely

Tim White
851 Monument Street

Concord Middle School Additional Funding Support

Paul Keen

Dear Members of the Selectboard,

I write to express my support for a special town meeting in order to allocate the required additional funding for the new middle school construction project. After years of design planning, it would be a shame to cut from the project with the result of building a structure that fails to meet our children's educational needs. Inflation and supply chain issues have driven costs up across all projects and unfortunately this is simply a burden we need to bear in all aspects of our lives.

Given the overwhelming support for this project expressed at town meeting and then at the ballot, at the least it only seems right to allow voters the choice to meet the new needs of the project rather than unilaterally making unnecessary and damaging cuts, which will be primarily born by children at a particularly tumultuous time of life, in the cause of short-term thinking. If voters choose to reject the additional required funding, this is unfortunate but would be the town's democratic right. But this should be the choice of voters across the full range of the town, rather than a board decision.

I'd only add that we moved here from a town that had refused to support its schools. As a result of this intransigence, that particular district and town is now in a state of almost-constant crisis. The situations are not precisely the same, of course, but I would stress the importance of viewing schools and school buildings--especially those like the middle school that probably should have been replaced 20 years ago--as long-term investments worthy of the utmost care and concern.

Many thanks,

Paul Keen (572 Main Street)

CMS Building Project Budget - Support for keeping the design

Melynda Gambino

Dear Members the Concord Select Board, Finance Committee, CPS School Committee, and CMS Building Committee

How exciting that the Concord Middle School building project has gained support at our last Town Meeting! Now for the difficult task of aligning the desired design to the approved budget.

I'd like to emphasize our family's support for keeping the design for the Concord Middle School that the residents of the Town of Concord approved to build, especially keeping the auditorium and the 2 full-sized basketball courts in the new CMS gymnasium, despite the approximately \$5M in increased building cost.

The approved middle school design currently includes the same number of courts we have today between our 2 schools. Reducing the size of the courts may save some money today, but will have a detrimental impact on our school and town programs over the long term because it will essentially disqualify them from being used in competition. We want our school gyms to be the place the students and community gather to enjoy sporting events rather than having to seek out, and pay for, and travel to alternate places.

The benefits to the kids, families and our community of keeping the full court sizes are numerous, including:

- More courts means more chances to play!
- The cost stays down by not having to rent external facilities
- Families do not have to travel as far
- The school is a central gathering place/hub for sports activities

We can do this. Let's make this a priority!

Sincerely,

Melynda Gambino
336 Lexington Road
Concord, MA 01742

Middleschool budget

David Schonbrun

Dear select board members,

I am very excited for the middle-school project to begin, and hope you will ensure no further delays are encountered. We are in the midst of 10% annual inflation which far exceeds the estimates made by the planning committee, and many construction and business projects are experiencing cost-overruns (our own renovation as an example). The town has overwhelmingly approved the plan, and understands the needs we face for our children's education. We were also very supportive of contingency dollars.

I am supportive of increasing the budget by 10-20M to account for global supply chain issues. The planning team has already made numerous cuts in design and in facility capabilities, I do not support any further cuts/changes to the design.

I respectfully ask that you put an increased budget request to a public vote in the next town meeting so that we can proceed without further delay to the construction timeline.

Respectfully,

David Schonbrun

1679 Lowell Rd. Concord, MA

New Middle School

Sharlene Dorothy

Fri 9/9/2022 8:58 PM

Dear Select Board Members,

Please respect the work done by the Building Committee and the overwhelming majority of Concord voters who voted for the new Middle School by calling a special town meeting so that we can choose to support increasing the budget to cover the cost increases, without making cuts that will negatively impact the education of our children.

Thank you,

Sharlene and Greg Dorothy

188 Border Rd.

CMS - Middle School Project - support request

Michael Lin

To the members of the Select Board, Finance Committee, CPS School Committee, and CMS Building Committee,

We were recently made aware that the Concord Middle School project is projecting an approximately \$5M in increased building cost.

We'd like to expressed our community's need for both the auditorium and the gymnasium; therefore, please keep the building as designed, especially a gymnasium to support two full size basketball courts, as a priority despite the approximately \$5M in increase building cost.

Sincerely,

Michael Lin & Nadine Petronko-Lin
92 Powers Road, Concord, MA

Special Meeting Request to Discuss Middle School Project Budget

Tiffany Maleshefski

Dear Members of the Select Board,

I am reaching out to you out of concern that the scope and timeline for the Concord Middle School project are at risk of being significantly altered, without hearing from more members of the community (especially those members the project impacts most). My husband, myself, and our fourth grader moved to Concord from San Francisco two months ago. We were drawn to Concord specifically for its schools and school district, and were willing to uproot our lives to allow our daughter to be a part of them. A significant part of this decision was that the quality of middle school education in San Francisco was quite low, and we were excited by the possibility of sending our daughter to a state-of-the-art middle school instead.

To hear that the original scope of the project is at risk due to budgetary concerns is incredibly disheartening. I am writing to ask you to call a special town meeting for the project, with an option to increase the budget to account for inflation-related cost increases. When compared to the overall cost of the project, the cost overruns are not significant and shouldn't derail aspects of the program that will not only benefit our children, but the teachers, administration, and staff that work there as well. More input needs to be delivered to the Select Board before a decision is made.

Sincerely,
Tiffany Apczynski
61 Garfield Road

Subject: CMS BUILDING DESIGN

To the members of the Select Board, Finance Committee, CPS School Committee, and CMS Building Committee,

I am writing to show my support for keeping the design for the Concord Middle School that the residents of the Town of Concord approved to build. Our community was vocal about the needs for both the auditorium and the gymnasium, and keeping the building as designed should be a priority, despite the approximately \$5M in increased building cost.

Sincerely

Brian Doherty
66 Border Road, Concord, MA

No cuts to the approved CMS building plans!!

Jordan Binder

To the members of the Select Board, Finance Committee, CPS School Committee, and CMS Building Committee,

I am writing to show my support for keeping the design for the Concord Middle School that the residents of the Town of Concord approved to build. Our community was vocal about the needs for both the auditorium and the gymnasium, and keeping the building as designed should be a priority, despite the approximately \$5M in increased building cost.

Sincerely,

Jordan Binder
36 Old Stow RD, Concord, MA

Concord Middle School auditorium and gymnasium space

Mark Mattaliano

To the members of the Select Board, Finance Committee, CPS School Committee, and CMS Building Committee,

Our community needs the proposed auditorium and gymnasium space.

I am writing to express that I am on the side for keeping the design for the Concord Middle School that the residents of the Town of Concord approved to build. Overall, our community was clear about the needs for both the auditorium and the gymnasium, and keeping the building as designed should be a priority, even with the approximately \$5M in increased building cost.

Sincerely,

Mark Mattaliano
54 Addin Drive, Concord, MA

Special Town Meeting for the Middle School project

Darcy Heintz-Perkins

Dear Members of the Select Board,

I am writing to ask you to call a special town meeting on the budget for the Middle School project where there is an option to increase the budget, which I am fully supportive of. My expectation is that a special town meeting is called soon so that this process will not delay this project any further, which would only result in additional expenses for the town.

I was at the town meeting this past winter where the community overwhelmingly voted for the project, which will impact generations of children in Concord, based on the vision and design driven by the educational plan. Voters should have the opportunity to hear how much it will cost to keep the design intact as one of the options.

In terms of other options, I have great respect for the work of Dr. Hunter, her team, and the Building Committee who have spent countless hours working with the professionals we have hired for this project. I trust their process and that they have done everything they can to try to find cost savings that will not impact the educational plan, and I look forward to seeing the options they have for moving this project forward after many years of planning.

Thank you for all that you do to support the residents of Concord.

With appreciation,
Darcy Heintz-Perkins
45 William Rd.

Support for a special town meeting for the Middle School
Jeff Suarez

Select Board Members,

I would like to express my **strong support for a special town meeting** so that voters can choose to support increasing the budget for the middle school due to the rising costs we've seen in the last year.

I have followed this process very closely for years now and feel that the voters in Concord place a high value on education and fully support Laurie Hunter and the Middle School Building Committee and would not be in favor of cutting aspects of the project due to cost changes. Please give the voters the chance to express our support at a special town meeting as soon as possible.

Thank you.

-Jeff Suarez
45 Oxbow Rd.

Concord Middle School - Please Keep the Current Design and Increase the Budget
Greg Karczewski

Dear members of the Select Board, Finance Committee, CPS School Committee, and CMS Building Committee:

Thank you for your collective efforts to prioritize investment in the construction of a new Concord Middle School and the education of the children of Concord. As has been well documented, the current middle school facilities are less than adequate and a new state-of-the-art learning environment for the middle school students is long overdue.

Like many endeavors in our current economic environment, I understand that there is cost pressure on the approved budget for the CMS project. I am writing to show my full support for maintaining the approved design for the new CMS and accepting the modest budget increase of approximately \$5M (on over \$100M). In particular, I want to voice my support for ensuring that the value management process does not reduce the size of critical program elements like the auditorium and the gymnasium which are especially important to well-rounded development of our young people.

Sincerely

Greg Karczewski
262 Monsen Road, Concord, MA

Special Town Meeting for the Middle School Project

Shannon Sweeney

Dear Members of the Select Board,

I am writing to ask you to call a special town meeting on the budget for the Middle School project where there is an option to increase the budget, which I am fully supportive of. My expectation is that a special town meeting would be called soon so that this process will not delay this project any further, which would only result in additional expenses for the town.

Voters should have the opportunity to hear how much it will cost to keep the design intact as one of the options after so much hard work to get us here.

Thank you,
Shannon Sweeney
1443 Main St

CMS new construction

Melanie Coo

To the members of the Select Board, Finance Committee, CPS School Committee, and CMS Building Committee,

While I am disappointed to hear of the increase in estimated cost of construction, I'm not surprised, given the current economic climate.

I am writing to show my support for keeping the design for the Concord Middle School (that the residents of the Town of Concord approved to build). Both the auditorium and the gymnasium must be a priority, as has been clearly voiced by the community. The escalation in costs is clearly across many industries. Shifting the design at this point will only delay the process. Having 2 kids go through those buildings, it is obvious to me that it is urgent that these keep moving forward towards construction, while keeping the design as agreed to by the voters of this community.

Sincerely,

Melanie Coo
140 Jennie Dugan Rd
Concord, MA

Melanie Coo, RA
COO Architects
melaniebcoo@gmail.com
cell: 617.306.2397

Support for CMS gym space

Kelly Ryan

To the members of the Select Board, Finance Committee, CPS School Committee, and CMS Building Committee,

We are writing to show our support for keeping the design for the Concord Middle School that the residents of the Town of Concord approved to build. Our community was vocal about the needs for both the auditorium and the gymnasium, and keeping the building as designed should be a priority, despite the approximately \$5M in increased building cost.

Taking a shortcut here will hurt our children. Auditoriums and gyms are critical to many facets of middle school life. Performing arts provide an opportunity to build confidence. Communities come together to celebrate the kids who put their hearts and souls into plays, chorus, band... it would be a shame if we had to limit audience size for these performances.

Having multiple basketball courts will allow both girls and boys to play at the same time. If forced to have "back to back" practices, some children will not be able to participate. (We are especially concerned about the METCO students that would be affected). Sports like basketball and volleyball teach kids skills like leadership and teamwork. We should encourage and support these sports, by providing a safe place to participate.

Please don't make a short term decision that will affect the long term success of our children. We are in favor of supporting the increase in budget cost to get these things right.

Thank you,

Kelly & Chris Ryan
27 Birch Drive, Concord

Support for the Middle School Plan!

Abby Jenney

To the members of the Select Board, Finance Committee, CPS School Committee, and CMS Building Committee,

I am writing to show my support for keeping the design for the Concord Middle School that the residents of the Town of Concord approved to build. Our community was vocal about the needs for both the auditorium and the gymnasium, and keeping the building as designed should be a priority, despite the approximately \$5M in increased building cost.

Sincerely

Abigail Jenney
99 Tarbell Spring Rd., Concord, MA

New CMS building design

Kristen Avini

Mon 9/12/2022 3:30 PM

To the members of the Select Board, Finance Committee, CPS School Committee, and CMS Building Committee,

I am writing to show my support for keeping the design for the Concord Middle School that the residents of the Town of Concord approved to build. Our community was vocal about the needs for both the auditorium and the gymnasium, and keeping the building as designed should be a priority, despite the approximately \$5M in increased building cost.

Sincerely

Kristen & Kamran Avini

40 Allen Farm Lane, Concord, MA

CMS budget increase town meeting

Dawn Mullins

Good afternoon

We support the new Concord Middle School project as well as a special town meeting that would allow the townspeople to choose to support an increased budget as needed to offset inflation-related costs to complete this project.

Thank you

Dawn and Mark Mullins

73 Tarbell Spring Road

Concord, MA

Concord Middle School Project - Resident Feedback

Erin Orpik

To the members of the Select Board, Finance Committee, CPS School Committee, and CMS Building Committee,

The design of the Concord Middle School that was approved by the residents of the Town of Concord should be preserved. The increased costs are something that should have been expected and taken into account as a possibility based on the financial landscape of the construction industry at this time. Since that was not done, I urge you to not let the children of our community suffer by not having the facilities they deserve to have access to and benefit from as members of this great town. The entire community spoke to the critical desire for both the auditorium and the gymnasium, which was approved. Keeping the building as designed/approved should be a priority despite the unaccounted for increase in construction cost.

Sincerely,

Erin Orpik

441 Bedford Street, Concord, MA

CMS Middle School Project – Support for keeping building as designed

Nicholas McKee

To the members of the Select Board,

I am writing to show my support for keeping the design for the Concord Middle School that the residents of the Town of Concord approved to build. Our community was vocal about the needs for both the auditorium and the gymnasium, and keeping the building as designed should be a priority, despite the approximately \$5M in increased building cost.

Concord-Carlisle Youth Basketball (CCYB) continues to struggle getting gym space, and our program costs continue to climb as we have to rely on private facilities for court time. Having two courts in the new CMS gym is critical to the long-term success of the basketball program in Concord (both CCYB and in the middle school). The new building includes the same number of CMS courts we have today between Peabody and Sanborn.

Please keep the building as designed so that students will have the opportunity to participate in activities in Concord and not need to travel to neighboring towns/facilities and pay a premium for gym space usage.

Sincerely

Nick McKee

184 Hubbard Street, Concord, MA

Concord Middle School Building Project

Dear members of the Select Board, Finance Committee, CPS School Committee, and CMS Building Committee:

I am writing in regards to the Concord Middle School building project. I am very supportive of the design for the new middle school and wanted to voice my support to keep the building plans as originally designed and approved by the residents of Concord.

Best,
Chris Anderson
340 Main Street
Concord, MA 01742

Middle School Design

Gemma van der Swaagh

To the members of the Select Board, Finance Committee, CPS School Committee, and CMS Building Committee,

I am writing to you with my support for keeping the design for the Concord Middle School the same as it was when it was approved by the residents of Concord. Our community recognized the needs for both the auditorium and the gymnasium, and keeping the building as designed should be followed through, despite the approximately \$5M in increased building cost.

Thank you,

Gemma van der Swaagh
181 Alcott Road, Concord, MA

Support for new CMS, as designed

Patrick Eaton

To the members of the Select Board, Finance Committee, CPS School Committee, and CMS Building Committee,

I am writing to show my support for keeping the design for the Concord Middle School that the residents of the Town of Concord approved to build. Our community was vocal about the needs for both the auditorium and the gymnasium, and keeping the building as designed should be a priority, despite the approximately \$5M in increased building cost.

To skimp on these needs and community resources for a little short term cost savings is truly penny wise and pound foolish. We have certainly seen tax dollars spent on much more frivolous and transient pursuits. Here is a chance to invest in the community and we should not pass that opportunity up.

Sincerely

Patrick Eaton

Monsen Road, Concord, MA