

**TOWN OF CONCORD
SELECT BOARD
AGENDA
MARCH 29, 2021
4:00 PM
VIDEO CONFERENCE CALL**

Join Zoom Meeting

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#	Agenda Item
1.	Call to Order
2.	Consent Agenda <ul style="list-style-type: none"> - Indigenous People’s Day Proclamation - Juneteenth Proclamation - National Library Week 2021 Proclamation: April 4 - April 10 - Extension of Hours for the Sale of All Alcoholic Beverages by Nashawtuc Country Club located at 1861 Sudbury Road on Sunday, April 4, 2021 to begin at 10:00am instead of 12:00pm - Extension of Hours for the Sale of All Alcoholic Beverages by Nashawtuc Country Club located at 1861 Sudbury Road on Sunday, May 9, 2021 to begin at 10:00am instead of 12:00pm
3.	Town Manager’s Report
4.	Chair’s Remarks
5.	Biomass Resolution
6.	Review Order of Draft Articles for the Annual Town Meeting Warrant
7.	Extend Tour Guide Terms through December 31, 2021
8.	Committee Nominations: Amy Robinson of 19 Loring Road to the West Concord Advisory Committee subcommittee of the Planning Board for a term to expire on April 30, 2024. Marie Foley, Concord Chamber of Commerce representative, to the Economic Vitality Committee to fill an unexpired term set to expire April 30, 2022.
9.	Committee Appointments: Ed Feather of 392 Border Road to the West Concord Junction Cultural District Committee for a term to expire on April 30, 2024.
10.	Committee Liaison Reports
11.	Miscellaneous Correspondence
12.	Public Comments
13.	Adjourn

**Concord Select Board
National Library Week 2021
April 4-10, 2021**

PROCLAMATION

WHEREAS, the Concord Free Public Library dedication took place on October 1, 1873 and has been serving the citizens of Concord for over 147 years;

WHEREAS, libraries of all types are at the heart of their cities, towns, schools, and campuses, serving their communities;

WHEREAS, libraries are accessible and inclusive places that foster a sense of belonging and community;

WHEREAS, today's libraries and their services extend far beyond the four walls of a building and everyone is welcome to use their resources;

WHEREAS, for people lacking broadband at home, libraries provide access to computers and wi-fi, even checking out internet hotspots and laptops;

WHEREAS, libraries strive to develop and maintain programs and collections that are as diverse as the populations they serve and ensure equity of access for all;

WHEREAS, libraries offer opportunities for everyone to explore new worlds and become their best selves through access to technology, multimedia content, and educational programs;

WHEREAS, in times of crisis, libraries, librarians, and library workers play an invaluable role in supporting their communities both in person and virtually;

WHEREAS, to adapt to our changing world, libraries are expanding their resources and continuing to meet the needs of their patrons;

WHEREAS, libraries are cornerstones of democracy, promoting the free exchange of information and ideas for all;

WHEREAS, libraries have long served as trusted and treasured institutions for all members of the community regardless of race, ethnicity, creed, ability, sexual orientation, gender identity, or socio-economic status;

WHEREAS, libraries, librarians, and library workers are joining library supporters and advocates across the nation to celebrate National Library Week;

NOW, THEREFORE, be it resolved that we the Concord Select Board proclaim National Library Week, April 4-10, 2021. During this week, we encourage all residents to visit the Concord Free Public Library online at concordlibrary.org to access resources and services. Because of you and our library leaders, Libraries Transform lives and communities.

Proclaimed on this 29th day of March 2021.

CONCORD SELECT BOARD

Concord Select Board
Juneteenth Independence Day
PROCLAMATION

WHEREAS, on June 19th, 1865, two and a half years after President Lincoln issued the Emancipation Proclamation, Union soldiers, led by Major General Gordon Granger, landed at Galveston, Texas with news that the Civil War had ended and that enslaved people were now free; and

WHEREAS, Major General Granger announced to the residents of Texas: “The people of Texas are informed that, in accordance with a proclamation from the Executive of the United States, all slaves are free. This involves an absolute equality of personal rights and rights of property, between former masters and slaves and the connection heretofore existing between them, becomes that between employer and hired labor”; and

WHEREAS, The first Juneteenth celebration was held in Texas in 1866. Since then, Juneteenth has been celebrated in communities across the United States, providing an opportunity to mark the emancipation of enslaved people; and

WHEREAS, On this day, in hundreds of communities across the country, people of all races, nationalities and religions join hands to acknowledge the painful history and lasting, systemic impact of slavery and racial injustice in the United States. Juneteenth is an opportunity to recommit ourselves to the goal of creating a more equal and just society, an effort that continues today.

WHEREAS, Concord’s non-profit and cultural institutions have developed rich programming acknowledging the contributions of black citizens to Concord’s history and development; and

WHEREAS, The Commonwealth of Massachusetts first officially recognized June 19 as Juneteenth Independence Day on June 19, 2020;

NOW, THEREFORE, the Concord Select Board hereby proclaims that the 19th of June henceforth be commemorated in Concord as

JUNETEENTH INDEPENDENCE DAY

And urge all the citizens of Concord to take cognizance of this event and participate fittingly in its observance.

Proclaimed on this 29th day of March 2021.

CONCORD SELECT BOARD

**Concord Select Board
Indigenous People's Day
PROCLAMATION**

WHEREAS, the Town of Concord recognizes that the Indigenous Peoples of the lands that would later become known as the Americas are native to these lands; and

WHEREAS, the Town of Concord recognizes, values and celebrates the many contributions made to our community, our Commonwealth and our country by Indigenous Peoples now and throughout our history; and

WHEREAS, the Town of Concord, in an effort to promote truth, healing, reconciliation, redress and justice, recognizes and acknowledges the ongoing trauma and historical harms, acts of genocide, and violations of human rights of Indigenous People caused by Columbus and European colonization; and

WHEREAS, the Town wishes to honor our local Massachusetts Tribal heritage and our national Indigenous roots, history and contributions;

WHEREAS, the Massachusetts State Legislature recently passed a bill providing for the creation of a special commission to make recommendations for a new or revised state seal and motto, thereby reflecting growing momentum within both state and local government to redress the harm to Indigenous peoples caused by the promotion of false histories; and

WHEREAS, the District of Columbia, States of Alaska, Louisiana, Maine, Michigan, Minnesota, New Mexico, Oregon, South Dakota, Vermont, Wisconsin, and municipalities including Salem MA, Somerville MA, Cambridge MA, Brookline MA, Marblehead MA, Newton MA, Northampton MA, Amherst MA, Los Angeles CA, San Francisco CA, Denver CO, Portland OR, Seattle WA, Columbus OH and many more observe Indigenous Peoples Day to promote Indigenous cultures and commemorate the history of Indigenous Peoples; and

WHEREAS, Concord's non-profit and cultural institutions have developed rich programming acknowledging the contributions of Indigenous peoples to Concord's history and development; and

WHEREAS, the Town of Concord is one community open to all; that celebrates and welcomes everyone; that is dedicated to promoting equity and justice in our Town; and that is committed to policies and practices that seek to end systemic racism and discrimination;

NOW, THEREFORE, BE IT PROCLAIMED THAT:

1. The second Monday of October henceforth be commemorated in Concord as Indigenous Peoples Day; and
2. The Town of Concord recognizes the position of Indigenous Peoples as native to these lands and that Concord is indigenous land; and
3. The Town of Concord celebrates and honors the foundational contributions of indigenous peoples to the history of our town, the Commonwealth of Massachusetts, and our country; and
4. The Town of Concord encourages our public schools to observe Indigenous Peoples Day with appropriate instruction to celebrate the culture, diversity, and history of Indigenous Peoples.

Proclaimed on this 29th day of March 2021.

CONCORD SELECT BOARD



TOWN OF CONCORD
Office of the Town Manager
Town House
P.O. Box 535
Concord, Massachusetts 01742

TEL: 978-318-3000
FAX: 978-318-3002

Stephen Crane, Town Manager

MEMORANDUM

To: Chair Escobedo and Members of the Board

From: Stephen Crane, Town Manager

Date: March 29, 2021

Re: Town Manager Report

Vaccine Update

Attached please find a letter of support for the regional vaccine clinic from State legislators from the member communities. No additional information from DPH has been received regarding the application.

ARPA

The federal government has released the estimated local aid approved through the recently enacted American Recovery Plan Act (ARPA). The Town of Concord will receive approximately \$5.5 million in direct federal aid. Although the Treasury Department will provide its interpretation on eligible uses, the following activities are specifically permitted:

- To respond to the pandemic or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries, such as the hospitality sector;
- It can be used for premium pay to workers performing essential work (*as determined by each recipient government*) during the pandemic, providing up to \$13 per hour above regular wages;
- To make necessary investments in water, sewer, or broadband infrastructure
- For government services to the extent that the pandemic led to lower revenue as compared to 2019.

As the Town awaits further guidance from the Treasury Department, an assessment of current needs and future priorities is underway.

In addition to the local aid, the package includes a new Restaurant Revitalization Fund: \$28.6 billion fund to be administered by the SBA to help restaurants and bars that have suffered losses due to COVID. These grants are available for up to \$10 million per business. The eligible amount will be based on the difference in revenue from 2019 to 2020. Also, for the first 21 days, applications from restaurants owned and operated by women, veterans, or socially and economically disadvantaged individuals will receive priority. The funds will be available for a range of expenses, including payroll, mortgage, rent, food and beverage expenses, paid sick leave, and operational expenses.

Litigation Update

It was recently suggested that the Town has 28 open litigation cases; the Administrative Manager reviewed the dockets and compiled a list of cases that was subsequently reviewed by Town Counsel. Additionally, Town Counsel submitted the 2020 Town Counsel Report that identifies cases that Anderson & Kreiger is handling in 2020. Of the four cases listed, two settled (the two involving the library) and two remain: 1. The Estabrook litigation and 2. *Mandrioli*, in which the Town is named as a nominal defendant pending resolution of the case, but in which all parties have accepted the Town's position that it has no interest in the property at issue. In January 2021, the *Symes* case was filed against the Town as an appeal of a certain conditions of the subdivision approval. This case could have only been avoided had the Planning Board failed to apply the Town's inclusionary housing bylaw (and even then, an abutter could have appealed).

Counsel further advised that the vast majority of cases listed on the state courts' online dockets are complete, but many are improperly listed on the Court's website as open. Attached is a spreadsheet showing cases coded as follows:

1. Closed matters are in red (61). Many of these appear to be tax title takings.
2. Active matters in which Anderson Kreiger represent the Town are in green (3): *Estabrook*, *Symes*, and the *Mandrioli*.
3. Active matters that Town Counsel does not have an appearance in/do not handle are in yellow (9). These include six ongoing tax title cases. The Town is required to take reasonable measures to collect on delinquent property taxes so it is not unusual to have a few of these cases at all times. There are also three tort cases being handled by the Town's insurance company or its appointed counsel, presumably at the insurance company's expense.
4. There is a single matter highlighted in pink (docket attached). It is a Concord District Court matter that has not been active since 2014. The matter appears to be somehow settled or otherwise disposed of in 2014. Based on the parties, it likely was either a wage garnishment case or a case trying to put a lien on property in Concord and the Town was again nominally involved.

FY22 Town Manager Budget

The FY22 Town Manager's Budget Book is now online. As presented in this document, the FY22 General Fund Budget is balanced and conforms to the Finance Committee's Guidelines. Overall, the budget of \$118,260,360 is proposed to increase by \$2,680,217 or 2.32% from the FY21 budget, and the impact on the property tax levy for existing taxpayers is estimated to be +2.32%, though the exact increase to a tax bill may vary due to changes in the assessed value of a particular property. The Budget Book is located at the Town Website under the Finance Department at Budget Books or by clicking on this link: <https://concordma.gov/2786/FY2022>. The Finance Department worked tirelessly to produce both the budget and associated book.

Gerow Bid Results (part 2)

Attached is a follow-up memo from Deputy Town Manager Kate Hodges with the results of the bid process for the improvements at Gerow. Briefly, the park improvements bid will be awarded but the bid for the building construction will be reevaluated.

CPD

Attached please find a letter in support of restorative justice programs signed by 32 chiefs of police, including Chief O'Connor.

CPW

Compost Facility: The Highway & Grounds Division will be opening and operating the yard waste drop-off facility located on Walden Street on Saturday April 3rd. Yard waste, wood debris, brush and invasive species will be accepted from residents of Concord on Wednesdays from 3 PM to 6 PM and Saturdays from 9 AM to 3 PM. Residents may also pick-up screened compost and wood chips during the posted hours.

Walden St Natural Gas Upgrade: National Grid started the upsizing of its gas main on Walden St just over two weeks ago. Managing the traffic worked relatively well at first but then started becoming more difficult as the number of daily visitors to the Walden Pond Reservation grew. National Grid is required by the right-of-way permit issued by the Engineering Division to switch to night work on April 1 because of higher traffic and the safety of visitors. National Grid has objected to Engineering staff's insistence on them meeting required construction standards as well as specified working hours and working within the approved work zone. National Grid stated that these measures are impeding their progress and announced that as a result, they are suspending work in Concord and will return after they complete the portion of the project in the Town of Lincoln.

DPLM

Taxi, Livery, and Hackney Transportation Partnerships Grant: A coalition led by the Town of Sudbury, coordinating with the towns of Concord, Maynard, and Stow, has been awarded a \$100,000 Grant from MassDevelopment to assist with transportation needs for community members. The group will contract with Tommy's Taxi of Framingham and JFK Transportation of Natick to provide transportation for seniors, individuals with disabilities, essential workers, and financially and food-insecure residents. Concord will receive \$15,600 from this grant, program that will be administered by the MAPC and supported by Town staff.

Junction Village Open Space Task Force: members of the Task Force conducted a site visit led by PLACES Landscape Architect Bill Murray on Tuesday to become more familiar with the property in advance of their meeting scheduled for Thursday, March 25. Additionally, the survey plan was reviewed for completeness and the draft RFQ for additional landscape architectural services was finalized with requests for quotes to be sent this week.

CFD

Two Firefighters, Brian Lefebvre and Eric Harries, have recently joined the Fire District 14 Dive Team. Concord is in the extreme northeast corner of the district and there are very few divers in this area; with these two firefighters on the team it will increase the ability to provide a timely response to underwater emergencies. Additionally, firefighters have been working with the Health Department this week assisting with vaccinations for the homebound.



The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133-1054

March 24, 2021

The Honorable Charles D. Baker
Office of the Governor
Massachusetts State House
Boston, MA 02133

Dear Governor Baker:

We appreciate the steps your administration has taken to improve the state's COVID vaccination program and to roll out regional vaccination clinics in selected areas across the state.

We write to express our support of the creation of a Regional Vaccination Collaborative which our local municipal and public health leaders detailed in a follow-up letter submitted to Ms. Jana Ferguson, Assistant Commissioner, on March 19, 2021. Our municipal and public health partners have committed to:

- 1. Providing a fully staffed regional vaccination clinic that can vaccinate at least 750 individuals per day, 5 days a week.** The proposed primary site is an ideal location, because it can operate as either an indoor vaccination clinic or a drive-through. In addition, the site is easily accessible by residents across the state via Routes 2 and 495 and the two entrances to the primary site allow for single direction vehicular and pedestrian traffic. The primary site has more than 230 parking spots, providing ample space for supporting the anticipated increase in throughout over the next few months. The proposal also includes a unique backup site that has an existing structure that is hooked up to electricity and ready to be put to use if needed. This backup site also has ample parking and single direction flow for traffic. This site already demonstrated its ability to meet the state's vaccination expectations given its successes in vaccinating first responders in January and February of this year.

Over 550 medical personnel and 500 non-medical personnel will rotate to conduct the vaccine clinics. An estimated 13 medical and 20 non-medical personnel will provide nearly 1,000 vaccines PER DAY on site. This estimate is scalable to meet throughput increases anticipated over the next several months with use of the secondary site as well.

The Collaborative has already identified a potential candidate to serve as the Vaccine Clinic Manager who will oversee operations and logistics. Administrative and technical support will be provided by the Town of Acton IT department and Acton Nursing Services department. A temporary outdoor structure at the primary site will be provided by the Town of Carlisle if needed.

- 2. Serving unmet geographical need based on the limited number of vaccine appointments offered per capita in the region.** The region is currently experiencing a lack of access to regionally-available vaccines (see map provided by town leaders in their letter dated March 19, 2021). The location and ease of access to the proposed primary site described above makes it an ideal addition to the state's mass vaccination program.
- 3. Administering 85% of vaccine doses within 24 hours.** The high throughput of the proposed primary (and if needed in the future, secondary) site will allow the proposed collaborative to administer 85% of doses within 24 hours. The region has over 1,000,000 people over the age of 18, many of whom are just now becoming eligible for a vaccine appointment as the state's eligibility criteria continues to change. The Acton Nursing Services, run by the Town of Acton, has pharmacy grade freezer capacity for the storage of 4,500 vaccine doses. Freezer quality is checked and logged twice daily and is connected to emergency power.
- 4. Providing vaccines to all residents of the state regardless of their town or city of residence.** The proposed collaborative is committed to serving as a critical partner in the state's efforts to vaccinate residents across the state regardless of where they live in the state.

We believe that the expertise, skills, resources, and resolve of our local administrators can be of great benefit in providing vaccines to the residents in our region and state. They have spent countless hours planning and strategizing to meet staffing and management needs and expectations, location design and logistics, address traffic flow and management, ensure public safety and chain of command considerations, properly store and safeguard vaccines, and to anticipate any potential emergencies or backup needs. We believe the proposed regional site is an ideal addition to the state's other vaccination sites.

Thank you for your time and consideration,

Rep. Tami L. Gouveia, DrPH
14th Middlesex

Speaker Pro Tempore Kate Hogan
3rd Middlesex

Rep. Kenneth I. Gordon
21st Middlesex

Rep. Danilo Sena
37th Middlesex

Rep. Thomas Stanley
9th Middlesex

Senator Michael J. Barrett
Third Middlesex

Senator Jamie Eldridge
Middlesex and Worcester

cc: Speaker Ronald Mariano
Senate President Karen Spilka
Marylou Sudders, Secretary of Health and Human Resources
Jana Ferguson, Assistant Commissioner, MA Department of Public Health

Case Number	Case Type	File Date	Initiating Action	Party/Company	Party Type	Case Status	Court
88 MISC 128487	Servicemembers	6/23/1988	SS - Complaint under Servicemember	Town of Concord	Defendant	Closed	Land Court Department
89 TL 084861	Tax Lien	1/31/1989	Tax Lien Conversion Case	Town of Concord	Plaintiff	Inactive	Land Court Department
91 MISC 162081	Miscellaneous	5/7/1991	CDJ - Complaint for Declaratory Judg	Town of Concord	Defendant	Open	Land Court Department
91 MISC 173024	Miscellaneous	12/27/1991	ZAC - Appeal from Zoning/Planning B	Town of Concord	Defendant	Open	Land Court Department
95 MISC 221393	Miscellaneous	9/14/1995	CDJ - Complaint for Declaratory Judg	Town of Concord	Plaintiff	Closed	Land Court Department
9681CV07051	Real Property	12/11/1996	Other Real Property Action	Town of Concord	Defendant	Open	Superior Court - Middlesex County
9781CV01991	Equitable Remedi	4/16/1997	Other Equity Action	Town of Concord	Defendant	Open	Superior Court - Middlesex County
98 MISC 250067	Miscellaneous	8/10/1998	ZAC - Appeal from Zoning/Planning B	Town of Concord An	Defendant	Closed	Land Court Department
99 TL 120046	Tax Lien	5/21/1999	Tax Lien Conversion Case	Town of Concord	Plaintiff	Closed	Land Court Department
99 MISC 259463	Miscellaneous	10/12/1999	ZAC - Appeal from Zoning/Planning B	Town of Concord Bo	Defendant	Closed	Land Court Department
99 TL 121750	Tax Lien	12/1/1999	Tax Lien Conversion Case	Town of Concord	Plaintiff	Closed	Land Court Department
00 MISC 261326	Miscellaneous	1/10/2000	ZAC - Appeal from Zoning/Planning B	Town of Concord Pla	Defendant	Open	Land Court Department
MI02E0109GC	Equity Complaint	7/3/2002	General complaint	Town Of Concord, M	Defendant	Closed	Middlesex Probate and Family Court
0347CV000176	Civil	5/2/2003	Money Action - District Court Filing (c	Town Of Concord Pu	Defendant	Disposed for Statistical Purp	Concord District Court
0347CV000502	Civil	11/25/2003	Money Action - District Court Filing (c	Town Of Concord	Defendant	Disposed for Statistical Purp	Concord District Court
MI02E0109GC2	Equity Complaint	3/27/2006	General complaint	Town Of Concord	Defendant	Closed	Middlesex Probate and Family Court
0681CV02961	Contract / Busine:	8/18/2006	Goods Sold and Delivered	Town of Concord	Defendant	Closed	Superior Court - Middlesex County
0781CV02697	Real Property	7/16/2007	Other Real Property Action	Town of Concord	Defendant	Closed	Superior Court - Middlesex County
0881CV01480	Equitable Remedi	4/11/2008	Reach and Apply	Town of Concord	Reach & Apply Dr	Closed	Superior Court - Middlesex County
0981CV00267	Equitable Remedi	1/22/2009	Declaratory Judgment G.L. c. 231A	Town of Concord	Defendant	Closed	Superior Court - Middlesex County
2000-P-1757	appeal	11/13/2000	Lawrence v. Concord	Town of Concord Na	Defendant	remanded to lower court	Appeals Court
1081CV00369	Equitable Remedi	1/28/2010	Other Equity Action	Town of Concord Na	Defendant	Closed	Superior Court - Middlesex County
09 MISC 398955	Miscellaneous	4/21/2009	ZAD - Appeal from Planning Board, G.	Town of Concord Pla	Defendant	Closed	Land Court Department
1247CV000348	Civil	9/12/2012	Lien Enforcement Action (c254 \$5;25!	Town of Concord	Trustee	Open	Concord District Court
2011-P-0516	appeal	3/22/2011	Marabello vs. Town of Concord NRC	Town of Concord	/appellant	taken by SJC	Appeals Court
12 MISC 465764	Miscellaneous	6/12/2012	ZAD - Appeal from Planning Board, G.	Town of Concord	Defendant	Closed	Land Court Department
12 MISC 471297	Miscellaneous	10/5/2012	ZAC - Appeal from Zoning/Planning B	Town of Concord	Defendant	Closed	Land Court Department
14 TL 147890	Tax Lien	1/9/2014	Tax Lien - one tax taking	Town of Concord	Plaintiff	Closed	Land Court Department
14 TL 148857	Tax Lien	6/3/2014	Tax Lien - one tax taking	Town of Concord	Plaintiff	Closed	Land Court Department
14 TL 148858	Tax Lien	6/3/2014	Tax Lien - one tax taking	Town of Concord	Plaintiff	Closed	Land Court Department
14 TL 148859	Tax Lien	6/3/2014	Tax Lien - one tax taking	Town of Concord	Plaintiff	Closed	Land Court Department
14 TL 148860	Tax Lien	6/3/2014	Tax Lien - one tax taking	Town of Concord	Plaintiff	Open	Land Court Department
14 TL 148861	Tax Lien	6/3/2014	Tax Lien - one tax taking	Town of Concord	Plaintiff	Closed	Land Court Department
14 TL 148862	Tax Lien	6/3/2014	Tax Lien - one tax taking	Town of Concord	Plaintiff	Closed	Land Court Department
14 TL 148863	Tax Lien	6/3/2014	Tax Lien - one tax taking	Town of Concord	Plaintiff	Closed	Land Court Department
14 TL 148864	Tax Lien	6/3/2014	Tax Lien - one tax taking	Town of Concord	Plaintiff	Closed	Land Court Department
14 TL 148865	Tax Lien	6/3/2014	Tax Lien - one tax taking	Town of Concord	Plaintiff	Closed	Land Court Department
14 TL 148866	Tax Lien	6/3/2014	Tax Lien - one tax taking	Town of Concord	Plaintiff	Closed	Land Court Department
14475C000597	Small Claims	10/17/2014	Small Claim \$2001-\$5000	Town of Concord Ma	Defendant	Disposed for Statistical Purp	Concord District Court
1581CV06817	Torts	12/15/2015	Employment Discrimination	Town of Concord	Defendant	Closed	Superior Court - Middlesex County
14 TL 148867	Tax Lien	6/3/2014	Tax Lien - one tax taking	Town of Concord	Plaintiff	Closed	Land Court Department
14 TL 148868	Tax Lien	6/3/2014	Tax Lien - one tax taking	Town of Concord	Plaintiff	Closed	Land Court Department
16 REG 43499	Registration	3/9/2016	REG - Registration of Title, G.L. Chapt	Town of Concord - B	Interested Party	Closed	Land Court Department
1681CV02893	Contract / Busine:	10/6/2016	Other Contract Action	Town of Concord	Defendant	Open	Superior Court - Middlesex County
16 REG 43499	Registration	3/9/2016	REG - Registration of Title, G.L. Chapt	Town of Concord - C	Interested Party	Closed	Land Court Department
17475C000212	Small Claims	4/18/2017	Small Claim over \$5000	Town of Concord	Defendant	Disposed for Statistical Purp	Concord District Court
1781CV02912	Real Property	10/5/2017	Zoning Appeal, G.L. c. 40A	Town Of Concord Bo	Defendant	Open	Superior Court - Middlesex County
10 2014 43563 sub- n/a	Subsequent	8/31/2016	SVW - Subsequent Complaint for Volu	Town of Concord	Plaintiff	Closed	Land Court Department
17 MISC 000205	Miscellaneous	4/13/2017	ZAC - Appeal from Zoning/Planning B	Town of Concord	Plaintiff	Closed	Land Court Department
1881CV02934	Torts	10/12/2018	Motor Vehicle Negligence - Personal I	Town of Concord	Defendant	Open	Superior Court - Middlesex County
1847CV000408	Civil	11/1/2018	Lien Enforcement Action (c254 \$5;25!	Town of Concord	Trustee	Disposed for Statistical Purp	Concord District Court
17 MISC 000605	Miscellaneous	10/24/2017	EQA - Equitable Action Involving Any	Town of Concord	Plaintiff	Open	Land Court Department
1947CV000070	Civil	3/21/2019	Lien Enforcement Action (c254 \$5;25!	Town of Concord	Trustee	Disposed for Statistical Purp	Concord District Court
1981CV03071	Actions Involving	10/18/2019	Tortious Action involving the Commo	Town of Concord	Defendant	Open	Superior Court - Middlesex County
1981CV03120	Actions Involving	10/24/2019	Tortious Action involving the Commo	Town of Concord	Defendant	Open	Superior Court - Middlesex County
1981CV03274	Real Property	11/7/2019	Zoning Appeal, G.L. c. 40A	Town of Concord	Defendant	Open	Superior Court - Middlesex County
17 MISC 000696	Miscellaneous	12/7/2017	COT - Remove Cloud on Title, G.L. Ch	Town of Concord	Defendant	Open	Land Court Department
18 MISC 000596	Miscellaneous	11/8/2018	EQA - Equitable Action Involving Any	Town of Concord	Plaintiff	Closed	Land Court Department
SJ-2018-0572	appeal	12/7/2018	Town of Concord vs. Town of Littleto	Town of Concord	nt	denied	Supreme Judicial Court
20 TL 000138	Tax Lien	2/24/2020	Tax Lien - one tax taking	Town of Concord	Plaintiff	Open	Land Court Department
20 TL 000139	Tax Lien	2/24/2020	Tax Lien - one tax taking	Town of Concord	Plaintiff	Closed	Land Court Department
20 TL 000140	Tax Lien	2/24/2020	Tax Lien - one tax taking	Town of Concord	Plaintiff	Open	Land Court Department
20 TL 000141	Tax Lien	2/24/2020	Tax Lien - one tax taking	Town of Concord	Plaintiff	Open	Land Court Department
20 TL 000142	Tax Lien	2/24/2020	Tax Lien - one tax taking	Town of Concord	Plaintiff	Closed	Land Court Department
20 TL 000143	Tax Lien	2/24/2020	Tax Lien - one tax taking	Town of Concord	Plaintiff	Open	Land Court Department
2081CV02483	Actions Involving	10/15/2020	Tortious Action involving the Commo	Town of Concord	Defendant	Open	Superior Court - Middlesex County
20 TL 000144	Tax Lien	2/24/2020	Tax Lien - one tax taking	Town of Concord	Plaintiff	Open	Land Court Department
20 TL 000145	Tax Lien	2/24/2020	Tax Lien - one tax taking	Town of Concord	Plaintiff	Open	Land Court Department
20 TL 000146	Tax Lien	2/24/2020	Tax Lien - one tax taking	Town of Concord	Plaintiff	Closed	Land Court Department
2020-P-0283	appeal	2/24/2020	MISC 000596, EQA - Equitable	Town of Concord Na	ppellee	review	Appeals Court
2020-P-0275	appeal	2/24/2020	n/a	Town of Concord Na	ppellee	closed	consolidated with 2020-P-0283
DAR-27380	appeal	3/16/2020	appeal of 2020-P-0283	Town of Concord	ppellee	review	Supreme Judicial Court
SJC-12947	appeal	5/14/2020	appeal of 2020-P-0283	Town of Concord	ppellee	decided	Supreme Judicial Court
21 MISC 000021	Miscellaneous	1/15/2021	ZAD - Appeal from Planning Board, G.	Town of Concord	Defendant	Open	Land Court Department



TOWN OF CONCORD
Office of the Deputy Town Manager
www.concordma.gov

To: Select Board Members
Stephen Crane, Town Manager
From: Kate Hodges, Deputy Town Manager
Date: March 23, 2021
Re: Gerow Park – Bid Tabulations: **FOLLOW UP**

The Town solicited bids from qualified firms for the Gerow Recreation Area – Phase 1 Improvements (Bid #2205) and Restroom Building (Bid #2206) this past February. I issued a memo to the Town Manager on Friday, March 19, 2021 detailing the individual bid results and indicating that while the information represented the apparent low bidders, the Town team needed to check each bidders' references, construction costs, bonds, insurance requirements and specific DCAMM certifications as required by M.G.L. Ch30B and Ch.149.

Initial Bid Prices Received

For reference, the following bid prices were received for the Gerow project:

Park Work, General Contract	\$1,095,220	Cole Contracting, Worcester, MA
Park Work, Alternate #1	\$ 112,000	
Park Work, Alternate #2	\$ 16,000	
Roofing & Flashing Work	\$ 28,750	The Aulson Co, LLC., Methuen, MA
Plumbing	\$ 65,280	Robert Irvine & Sons Inc., Lynn, MA
Electrical	\$ 52,276	Brite-Lite Elect. Co., Weymouth, MA
Restroom Building Work	\$ 393,418	BC Construction Co.

I also indicated in my 3/19/21 memo that *should* the apparent low bidders be confirmed as qualified, the total cost for all work to be completed would be \$1,762,944. It is important to note that the project was required to be bid as two separate entities in order to comply with the Massachusetts Public Bidding Laws. Horizontal and vertical construction have different contractor requirements, and thresholds, which place them in two separate jurisdictional categories, and chapters, of the Massachusetts General Laws.

Park Improvements Bid:

The Gerow Park Improvements bid was designed and offered under the parameters outlined in M.G.L. Ch.30B. The work proposed in the bid specifications included: all ground work, over seeding, invasive species removal, stormwater management installations, plantings and/or rain garden creations and the installation of all parking and walkway areas. The Alternates under this bid included a timber-frame park pavilion (Alt. #1) and a covered walkway connecting the proposed pavilion to the bathroom structure (Alt. #2). We estimated the work under this contract to fall between \$1.35M to \$1.4M. The low bid base price came in, as you can see, substantially lower than our estimate at approximately \$1.1M. That was very encouraging.

Gerow Park Bathroom Building Bid:

The Gerow Park Bathroom Building bid was designed and offered under the parameters outlined in M.G.L. Ch.149. Chapter 149 which covers Public Works Building projects and, quite simply

put, pertains to any public building project comprised of four walls and a roof. The bathroom building meets this standard and, therefore cannot be bid as a 30B project. Under Chapter 149, there are 18 categories of work which require filed sub-bids. Three of those, Plumbing, Electrical and Roofing/Flashing, were included in the scope of work for the bathroom building. The estimates which the Town and its designers/engineers included approximately \$70,000 - \$80,000 for the three trades combined and a total cost of \$300,000 for the building structure. We estimated approximately \$700 per square foot. This estimate was based on similar projects in the area and the historical pricing for other Ch. 149 developments listed in COMMBUYS – the State’s database for all procurement data. Unfortunately, as you can see, the filed sub-bid estimates were substantially higher than projected and, in some cases, nearly two times the amount of the prevailing wage thresholds provided to us by the State prior to bidding. The cost of the building work was quoted nearly \$100,000 more than our estimate.

Overall Project Budget:

While we are able to complete the project as the bids stand today, the bathroom building numbers have given me pause. I discussed this with the Town Manager yesterday, March 22nd. The savings achieved from the park portion of the project *could* be used to complete the restroom building; however, this would have the Town paying nearly \$1,400 per square foot for the structure. Spending that for a building that is essentially the size of a 2-car garage with an attached bathroom does not seem to be in the best interest of Concord.

Recognizing that lumber costs have escalated by 130% since November of 2020, I asked our Facilities Director and architects to explore the idea of a timber-frame bathroom structure. In speaking with the contractor for the pavilion, which was \$50,000 under our estimation, I learned that timber frame manufacturers have not been adversely effected by COVID in terms of supply. While conventional wisdom once informed Project Managers that timber frame structures were about 10%-20% more expensive than lumber, this is no longer the case. This trend is expected to continue for the next several years as the economy recovers from the pandemic-related stock issues and import shortages. Therefore, I believe if we were to re-bid the project and swap-out the lumber framing for timber, we may realize substantial savings.

Additionally, the Town employs our own plumber and electrician. Should the need arise, those individuals *could* be tasked with performing small pieces of work required for the bathroom structure which would negate the need to have them listed as filed-sub bids. We would, consistent with Ch. 149, bid the project again, but indicate both plumbing and electrical work as in-house services. To ensure my interpretation of the law was appropriate and that this new approach would be considered acceptable, we made contact with the Attorney General’s office for a determination. I am happy to report that we were told that our approach is both acceptable and appropriate; we were able to receive that determination in writing which we have memorialized in the project file.

Next Steps & Conclusion:

Given that the Park Construction bid received was a favorable amount and the low bidder’s references and previous work experience have been verified and are considered satisfactorily, I will proceed with the award and execution portion of the project. I will be writing a determination of award letter for Cole Contracting which I will forward to the Town Manager for his consideration and approval. Once awarded, I plan to begin the process of negotiating a contract with Cole which will also be forwarding to the Manager for approval.

Since the park work precedes the building work by a number of months, the ability for the Town to re-evaluate the building-specific portion of the project and re-bid it later this spring, will not

adversely affect the project's timeline. Although extra time and effort relative to re-bidding a portion of the project is inevitable, my team and I believe it is important to ensure that we are paying appropriate amounts for all portions of the project and that we have explored/exhausted every possibility in order to ensure we have a project that is professionally done and falls within, or perhaps below, budget.

I appreciate the Town Manager and Select Board's attention to this matter. I will be reporting on our projects and efforts as the project progresses and/or more information becomes available. Additionally, I do plan to attend the Select Board Meeting on Monday, March 29th and would welcome any questions you have at that time. In the meantime, should you have any additional questions or would like my specific materials relative to the information above, please do not hesitate to contact me.

Thank you.

House Committee on Ways and Means
Chair Representative Michlewitz
24 Beacon Street, Room 243
Boston, MA 02133

House Committee on Ways and Means
Vice Chair Representative Ferrante
24 Beacon Street, Room 42
Boston, MA 02133

House Committee on Ways and Means
Assistant Vice Chair Representative Donato
24 Beacon Street, Room 481
Boston, MA 02133



COMMUNITIES FOR
**RESTORATIVE
JUSTICE**

March 19, 2021

Dear Representatives Michlewitz, Ferrante, and Donato,

We write in support of Representative Gordon's request for the House Committee on Ways and Means to include \$100,000 for Communities for Restorative Justice (C4RJ) in the FY22 Massachusetts state budget. As the police chiefs of 32 Massachusetts cities and towns, we believe this funding is necessary in order to maintain and promote restorative justice as an option within our criminal justice system. This opportunity is a result of the House version of the Criminal Justice Reform Law of 2018, chapter 276B. The House prioritized making access to community-based restorative justice programs an option for criminal cases, and now *C4RJ needs financial support from the Commonwealth in order to address the increasing number of cases diverted from the criminal justice system.*

C4RJ is the leader in court-alternative restorative justice practices in Massachusetts and is the only restorative justice organization to offer this model to victims of crimes on a state-wide scale. To date, C4RJ's work has directly impacted the lives of more than 1,600 responsible parties and impacted parties. It is a nonprofit partnership of 32 communities, their police departments, and the Middlesex, Suffolk, and Northwestern District Attorney's Offices that changes the aftermath of a crime for people who have been harmed.

The process is a powerful alternative to court proceedings, with respect and positive outcomes for all involved: victims, offenders, law enforcement, and other impacted community members. It recognizes the human dignity of each person and does not define one by his or her worst act. Instead, it invites all to share their experience of the crime and creates an agreement tailored to the particular victim's needs for answers and accountability. Responsible parties receive support to learn from their actions and move forward. It is an appreciated and increasingly valued process by police officers and departments.

20 YEARS STRONG. MORE IMPORTANT THAN EVER.

P.O. Box 65, Concord, MA 01742 • www.c4rj.org • info@c4rj.org • 978.318.3447

C4RJ is successfully taking the vision of the Criminal Justice Reform Act of 2018 and translating it into action, demonstrating that restorative justice works and that expanding access to it is a necessary step in our state-wide commitment to criminal justice reform. Each C4RJ circle includes countless ripples of family members and community members -- including police officers -- who are touched by their actions. **Restorative justice ultimately helps build stronger communities by increasing trust between victims, offenders and law enforcement. Restorative justice also lowers crime rates by reducing recidivism: C4RJ's recidivism rate is just 16%.**

Building on best practices from C4RJ's work in the Boston suburbs, the organization is now working in Suffolk, Worcester, and Hampshire Counties. It has an impact in communities of all economic, ethnic, and racial backgrounds. C4RJ recently celebrated the following achievements:

- 2018 - Motivated by the criminal justice reform legislation, C4RJ formally partnered with the Suffolk County District Attorney's Office, Winthrop Police Department and Chelsea Police Department.
- 2019 - C4RJ launched two Suffolk-based teams of volunteers serving Chelsea, Winthrop, and Boston. The volunteers working in these communities are demographically reflective of the communities they serve and work in partnership with local organizations already embedded in the community.
- 2019 - Northborough became C4RJ's first police partnership in Worcester County and marked the first step towards reaching Western Massachusetts.
- 2020 - C4RJ forged a partnership with Northwestern District Attorney (NWDA) David Sullivan to offer restorative justice services in Hampshire county. C4RJ now accepts cases from the Amherst, Easthampton, Hadley, Northampton, South Hadley, Northampton, and Ware Police Departments and the NWDA's Office.

As C4RJ moves from being a smaller organization focused mainly on eastern Massachusetts communities to a larger organization with a state-wide focus, state funding of **\$100,000 in FY22 is essential to make restorative justice more accessible to vulnerable citizens across the Commonwealth.** We hope that you will be able to support C4RJ as it works to fulfill the promise of the Criminal Justice Reform Act of 2018.

We are grateful for your consideration and encourage you to make this modest financial, yet transformative, investment in our communities.

Sincerely,

The 32 C4RJ Chiefs
(Communities and signatures on the following page)

NASHAWTUC  COUNTRY CLUB

March 23, 2021

Jeremy Romanul
Senior Administrative Assistant
Concord Town Manager's Office

Re: Liquor License – Earlier Service Availability Sunday, April 4, 2021

Submitted via Email to jromanul@concordma.gov

Mr. Romanul,

Nashawtuc Country Club respectfully requests the Town of Concord to approve the sale and service of alcoholic beverages beginning at 10:00 am on Sunday, April 4, 2021. The club will be conducting an Easter brunch beginning at 10:00 am.

Respectfully,



Chris Carpenter, PGA
Chief Operating Officer
Nashawtuc Country Club
1861 Sudbury Road
Concord, Massachusetts 01742

NASHAWTUC  COUNTRY CLUB

March 23, 2021

Jeremy Romanul
Senior Administrative Assistant
Concord Town Manager's Office

Re: Liquor License – Earlier Service Availability Sunday, May 9, 2021

Submitted via Email to jromanul@concordma.gov

Mr. Romanul,

Nashawtuc Country Club respectfully requests the Town of Concord to approve the sale and service of alcoholic beverages beginning at 10:00 am on Sunday, May 9, 2021. The club will be conducting an Mother's Day brunch beginning at 10:00 am.

Respectfully,



Chris Carpenter, PGA
Chief Operating Officer
Nashawtuc Country Club
1861 Sudbury Road
Concord, Massachusetts 01742

MEMO

To: Concord Select Board
From: Concord Municipal Light Board
Re: Biomass

The CMLP Board was made aware of a petition sent to you from CSEC regarding state policy and Concord's participation in the purchase of Biomass in its supply portfolio. At our last meeting we discussed the petition and offer the following advice concerning biomass as a renewable resource to help inform your decision whether to support the petition.

First, we agree with the environmental assessment that wood-burning plants emit more carbon dioxide than fossil fuel power plants per unit of energy generated. Concord has made a commitment through a positive vote at Town Meeting in 2017 to reduce carbon emissions by 80% by 2050. Adding a fuel source that emits a great deal of carbon to our supply portfolio goes against the voters' decision at that town meeting.

Further, it is wrong that the Commonwealth is proposing to weaken the 2012 science-based standard for the Renewable Portfolio Standard and further to offer subsidies and incentives for the development of these plants.

The CMLP Board recommends the Select Board vote to support this petition with the partial sentence deletion noted below in the section that begins

“...that the Select Board calls upon Concord Municipal Light Plant not enter into any agreements to purchase electricity produced from woody biomass combustion,”

Note that this revised text omits

“and to explore all legal avenues for withdrawing from any such existing agreements”

As background, about a year ago, Concord was offered a proposition to buy into the Palmer Biomass plant to be located in Springfield Massachusetts. The company has held a permit to construct the plant for the last decade. After a lengthy discussion, the Board voted to reject the offer and advised CMLP against further consideration of biomass as a renewable energy source to be included in our portfolio. Of note is that Concord has no woody biomass produced energy in its portfolio and therefore has no need to divest from it.

Given the Board's consideration at the time, and its position today, we advise signing the petition, excluding this clause, and sending it to the appropriate parties as outlined in the last section of the petition.

A Resolution in Opposition to State Subsidies & Incentives for Biomass Plants
As voted by CSEC (2/18/21), CMLB (3/10/21) and CAAB (3/17/21):

WHEREAS, the *Select Board of the Town of Concord, advised by the Town's Comprehensive Sustainability and Energy Committee, Concord Municipal Light Board, and Concord's Climate Action Advisory Board* is committed to ensuring and safeguarding the health, safety, and environment of the residents of our community, and

WHEREAS, wood-burning biomass plants are a highly polluting form of energy generation, known to release pollutants including fine particulate matter, volatile organic compounds, nitrogen oxides, carbon monoxide, and carbon dioxide, and

WHEREAS, the Commonwealth adopted science-driven Renewable Portfolio Standard (RPS) regulations in 2012 recognizing that wood-burning power plants emit more carbon dioxide than fossil fuel power plants per unit of energy generated,

WHEREAS, due to the 2012 RPS regulations, the only wood-burning biomass plants eligible for Massachusetts renewable energy subsidies have been small, efficient combined-heat-and-power biomass plants, and

WHEREAS, if the weakened RPS regulations proposed in December 2020 by the Massachusetts Department of Energy Resources (DOER) go into effect, Massachusetts subsidies and incentives would be available for inefficient large-scale biomass power plants, and

WHEREAS, the proposed RPS regulations would wrongly incentivize and directly subsidize the construction of a large-scale wood-burning biomass plant proposed by Palmer Renewable Energy in Springfield, an Environmental Justice community already heavily burdened by industrial air pollution and by record-setting rates of asthma and other respiratory illnesses, and

WHEREAS, our *Select Board* stands in solidarity with the residents of the City of Springfield, and the Springfield City Council, which passed a resolution on December 21, 2020, opposing Massachusetts state subsidies and incentives for wood-burning biomass plants,

WHEREAS, Palmer Renewable Energy has been marketing energy from its proposed Springfield biomass plant to municipal light plants across the Commonwealth,

NOW, THEREFORE BE IT RESOLVED, that the *Select Board* opposes any state subsidies or incentives for commercial wood-burning biomass plants in the Commonwealth of Massachusetts, and

BE IT FURTHER RESOLVED, that the *Select Board* calls upon Concord Municipal Light Plant not to enter into any agreements to purchase electricity produced from woody biomass combustion

BE IT FURTHER RESOLVED, that the *Select Board* calls upon the Massachusetts DOER to revise the proposed RPS regulations by returning the woody biomass provisions to their previous, science-based language, and

BE IT FURTHER RESOLVED, that the *Select Board* calls upon the Joint Committee on Telecommunications, Utilities, and Energy of the Massachusetts Legislature to hold an accessible public hearing on said proposed RPS regulations, and

BE IT FURTHER RESOLVED, that the *Select Board* urges its State Legislative Delegation to support legislation in the forthcoming session of the Massachusetts General Court to remove and bar taxpayer and ratepayer incentives for commercial biomass power plants in the Commonwealth of Massachusetts, and

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to *Michael Barrett and Tami Gouveia*, as well as Governor Charles Baker, DOER Commissioner Patrick Woodcock, and the Co-Chairs of the Joint Committee on Telecommunications, Utilities, and Energy Committee, Senator Mike Barrett and Representative Jeff Roy.

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From: Lauren Kopcsó <lauren.kopcsó@gmail.com>

Date: March 23, 2021 at 7:59:53 AM EDT

To: finance@concordma.gov, msbc@concordps.org, lescobedo@concordma.gov

Subject: CMS gym & auditorium

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. While I understand that the expectation has been set for an expenditure of \$80M – \$100M, I feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics. I support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

I have been a resident of Concord for 11 years, and have two children in the Concord school system who will attend the new middle school. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,

Lauren Kopcsó
551 Cambridge Tpke, Concord

From: Geoff McCarthy <geoff@pelotonwm.com>

Date: March 23, 2021 at 10:42:54 AM EDT

To: "finance@concordma.gov" <finance@concordma.gov>, "msbc@concordps.org" <msbc@concordps.org>, "lescobedo@concordma.gov" <lescobedo@concordma.gov>

Subject: Middle School Building

To the Select Board, Finance Committee, and Middle School Building Committee,

First I would like to say thank you. Thank you very much for the time and effort you continue to pour into this project – **it's appreciated!** I truly believe we are all on the same team - doing the work to figure out what is best for our community as a whole.

I am writing to voice my support for the Concord Middle School Project. While I understand that the expectation has been set for an expenditure of \$80M – \$100M, I feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics.

I support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

I believe it is shortsighted to cut corners with these spaces. We're a town that likes to do things the right way – we will regret doing "just enough". Let's be proud of performances and showcase their importance.

We need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe wholeheartedly that is an investment worth making.

Reducing two gymnasiums to one, will produce a tremendous ripple effect on afterschool use. Not being able to run simultaneous girls/boys basketball practices, volleyball and dodgeball to name a few, will only push scheduling later into the evening. For the middle-schoolers who are out of the house at an early hour that will lengthen their day considerably. Then for the elementary and middle school Concord Rec teams, who truly rely on this space, they will be pushed out even later. Having an elementary student who's practice may end at 8:00 or 9:00 is a disservice to overall health.

A theater performance or a home game with supporters and peers brings so much positive energy to the school experience. These two areas help set the tone for the in classroom attitude and the confidence of our children.

The past year has also illuminated the fact that having a little more space for larger gatherings and events can only be helpful.

I'm happy to answer any questions or help wherever I can.

With thanks,

Geoff McCarthy

1400 Lowell Rd

Concord

Geoff McCarthy

President



1400 Lowell Road
Concord, MA 01742

Phone (617) 869-3773 | **Fax** (888) 797-7463
geoff@pelotonwm.com | www.pelotonwealthmanagement.com

Securities and advisory services offered through Commonwealth Financial Network®, Member FINRA/SIPC, a Registered Investment Advisor. Fixed insurance offered through CES Insurance Agency.

From: Jen McGonigle <jenmcgonigle1@gmail.com>

Date: March 23, 2021 at 10:59:40 AM EDT

To: finance@concordma.gov, msbc@concordps.org, lescobedo@concordma.gov, Hilary Boynton <hilaryboynton@comcast.net>

Subject: CMS project - increase size of gymnasium and auditorium

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. While I understand that the expectation has been set for an expenditure of \$80M – \$100M, I feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics. I support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

I have been a resident of Concord for 20 years, and have/had 2 children in the Concord school system. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,

Jen and Dave McGonigle

31 Highland Street

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. While I understand that the expectation has been set for an expenditure of \$80M – \$100M, I feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics. I support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

I have been a resident of Concord for 9 years, and have three children in the Concord school system. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,

Kelly Ryan

(Alcott Parent - Grades 1, 2 and 4)

(617) 827-1974

Sent from my iPhone

--

Kelly G. Ryan

(617) 827-1974

kellygryan@gmail.com

From: Meghan Merna <megkav01@gmail.com>

Date: March 23, 2021 at 4:48:34 PM EDT

To: finance@concordma.gov, msbc@concordps.org, lescobedo@concordma.gov

Subject: Support for larger auditorium & gymnasium at the new CMS

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. While I understand that the expectation has been set for an expenditure of \$80M – \$100M, I feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics. I support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

I have been a resident of Concord for 8 years, and have 2 children in the Concord school system. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,

Meghan & Peter Merna

118 Laws Brook Road

Meghan Merna

Local Childcare Consultant

Cultural Care Au Pair

<https://mmerna.aupairnews.com/>

(857) 498-2418

The best compliment you can give me is the referral of your friends and family

Click [HERE](#) to refer a friend and receive \$250

From: Kelly Ryan <kellygryan@gmail.com>

Date: March 23, 2021 at 4:06:04 PM EDT

To: finance@concordma.gov, lescobedo@concordma.gov, msbc@concordps.org

Subject: **Concord Middle School Building Project**

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. While I understand that the expectation has been set for an expenditure of \$80M – \$100M, I feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics. I support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

I have been a resident of Concord for 9 years, and have three children in the Concord school system. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,

Kelly Ryan

(Alcott Parent - Grades 1, 2 and 4)

(617) 827-1974

Sent from my iPhone

--

Kelly G. Ryan

(617) 827-1974

kellygryan@gmail.com

From: Katherine Fuller <kfuller82@gmail.com>

Date: March 24, 2021 at 1:21:23 PM EDT

To: finance@concordma.gov, msbc@concordps.org, lescobedo@concordma.gov

Subject: **Concord Middle School Project**

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. While I understand that the expectation has been set for an expenditure of \$80M – \$100M, I feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics. I support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

I have been a resident of Concord for 9 years, and have 2 children in the Concord school system. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,

Katherine and Will Newton

217 Border Rd

Concord, MA 01742

From: Liz Nadzo <liznadzo@gmail.com>

Date: March 24, 2021 at 12:33:01 PM EDT

To: finance@concordma.gov, msbc@concordps.org, lescobedo@concordma.gov

Subject: **Support For Right-Size CMS**

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. While I understand that the expectation has been set for an expenditure of \$80M – \$100M, I feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics. I support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

I have been a resident of Concord for 8 years, and have 2 children in the Concord school system (and an additional child who will enter Kindergarten in 2022). Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,
Liz Nadzo
210 Powder Mill Rd.

From: Melissa Karczewski <melissahun@gmail.com>

Date: March 24, 2021 at 12:21:01 PM EDT

To: finance@concordma.gov, msbc@concordps.org, concordschoolcommittee@concordps.org, lescobedo@concordma.gov

Subject: CMS building -inadequate gym and auditorium specs

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. My husband works in real estate development, in fact it is the reason we moved to Massachusetts from Illinois, and I completely understand the public comments over a project are a huge headache and it is impossible to meet the demands of every citizen of your town. But I have to voice my concern after all the information we have learned about the inadequate size of the current specs of a gymnasium and auditorium.

I fully support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

Being a parent of 2 current elementary age students and a third toddler coming up through the ranks I've already seen the challenges sports and youth groups have to find space for kids to play and practice; especially in light of distancing requirements with COVID and perhaps into the future with our new way of healthy living in our community.

I have been a resident of Concord for 6years, and have a total of 2 (soon 3)in the Concord school system. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,

Melissa and Greg Karczewski

262 Monsen Rd, Concord

From: Elizabeth Colgan <elizabethcolgan@yahoo.com>

Date: March 24, 2021 at 11:22:06 AM EDT

To: "msbc@concordps.org" <msbc@concordps.org>, "lescobedo@concordma.gov" <lescobedo@concordma.gov>, "finance@concordma.gov" <finance@concordma.gov>

Subject: Support For Right-Size CMS

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. While I understand that the expectation has been set for an expenditure of \$80M – \$100M, I feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics. I support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS. This will benefit the town for many years to come.

I have been a resident of Concord for 10 years, and have 3 children in the Concord school system. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,
Elizabeth Colgan
47 Stone Root Lane

From: Melissa Karczewski <melissahun@gmail.com>

Date: March 24, 2021 at 12:21:01 PM EDT

To: finance@concordma.gov, msbc@concordps.org, concordschoolcommittee@concordps.org, lescobedo@concordma.gov

Subject: CMS building -inadequate gym and auditorium specs

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. My husband works in real estate development, in fact it is the reason we moved to Massachusetts from Illinois, and I completely understand the public comments over a project are a huge headache and it is impossible to meet the demands of every citizen of your town. But I have to voice my concern after all the information we have learned about the inadequate size of the current specs of a gymnasium and auditorium.

I fully support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

Being a parent of 2 current elementary age students and a third toddler coming up through the ranks I've already seen the challenges sports and youth groups have to find space for kids to play and practice; especially in light of distancing requirements with COVID and perhaps into the future with our new way of healthy living in our community.

I have been a resident of Concord for 6years, and have a total of 2 (soon 3)in the Concord school system. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,

Melissa and Greg Karczewski

262 Monsen Rd, Concord

From: Debbie Healy Gilmore <dhealygilmore@gmail.com>

Date: March 24, 2021 at 10:09:21 AM EDT

To: msbc@concordps.org, lescobedo@concordma.gov, finance@concordma.gov

Subject: We Support the Concord Middle School Project

To the Select Board, Finance Committee, and Middle School Building Committee,

We are writing to voice our support for the Concord Middle School Project. While we understand that the expectation has been set for an expenditure of \$80M – \$100M, we feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics. We support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. We also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

We have been residents of Concord for 9 years, and have 3 children in the Concord school system. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, we believe that is an investment worth making.

Sincerely,
Debbie & Tom Gilmore
77 Riverdale Rd.

From: AJ Griswold <ajgriswold@mac.com>

Date: March 24, 2021 at 8:04:21 AM EDT

To: finance@concordma.gov, msbc@concordps.org, lescobedo@concordma.gov

Subject: Support For Right-Size CMS

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. While I understand that the expectation has been set for an expenditure of \$80M – \$100M, I feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics. I support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

I have been a resident of Concord for 15 years, and have had 4 children in the Concord school system at different times. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,
AJ Griswold
369 Sudbury Road

From: "Jean, Loxy" <LJEAN3@PARTNERS.ORG>

Date: March 24, 2021 at 10:48:56 AM EDT

To: "msbc@concordps.org" <msbc@concordps.org>, "lescobedo@concordma.gov" <lescobedo@concordma.gov>, "finance@concordma.gov" <finance@concordma.gov>

Subject: **Select Board, Finance Committee-Middle School Building Committee**

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. While I understand that the expectation has been set for an expenditure of \$80M – \$100M, I feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics. I support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

I have been a resident of Concord for 8 years, and have/had 3 children in the Concord school system. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,
Loxy Jean
5 Granite Post Rd.
Concord Ma, 01742

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From: Melissa O'Neill <melcutler05@yahoo.com>

Date: March 24, 2021 at 2:17:32 PM EDT

To: "finance@concordma.gov" <finance@concordma.gov>, "msbc@concordps.org" <msbc@concordps.org>, "concordschoolcommittee@concordps.org" <concordschoolcommittee@concordps.org>, "lescobedo@concordma.gov" <lescobedo@concordma.gov>

Subject: CMS Larger Gymnasium Space

Reply-To: Melissa O'Neill <melcutler05@yahoo.com>

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. While I understand that the expectation has been set for an expenditure of \$80M – \$100M, I feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics. I support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

I have been a resident of Concord for over 10 years, and have/had 2 children in the Concord school system. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,

Melissa O'Neill
41 Kenney Lane
Concord, MA 01742

From: Lauren Endicott [REDACTED]

Date: March 24, 2021 at 3:44:03 PM EDT

To: finance@concordma.gov, msbc@concordps.org, lescobedo@concordma.gov

Subject: **Concord Middle School Project**

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. While I understand that the expectation has been set for an expenditure of \$80M – \$100M, I feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics. I support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

I have been a resident of Concord for 8 years, and have 2 children in the Concord school system. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,
Lauren Endicott

[REDACTED]

From: Chris Ryan <christopherryan1020@gmail.com>

Date: March 24, 2021 at 4:04:34 PM EDT

To: "finance@concordma.gov" <finance@concordma.gov>, "lescobedo@concordma.gov" <lescobedo@concordma.gov>, "msbc@concordps.org" <msbc@concordps.org>

Subject: Support for CMS - Expansion of Gym and Auditorium

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. While I understand that the expectation has been set for an expenditure of \$80M – \$100M, I feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics. I support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

I have been a resident of Concord for 9 years, and have three children in the Concord school system. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,

Chris Ryan

(Alcott Parent - Grades 1, 2 and 4)

From: Johanna Boynton <jojo@boyntonbrennan.com>

Date: March 24, 2021 at 7:50:43 PM EDT

To: Courtland Booth <booth.csc@gmail.com>, lescobedo@concordma.gov,
msbc@concordps.org, finance@concordma.gov

Subject: CMS Building Design

To the Select Board, Finance Committee, School Committee, and Middle School Building Committee,

I have been a resident of Concord for 23 years and my husband, John, grew up in Concord and Carlisle and we have 4 children who attended schools in the Concord school system. I recently served on the Concord and Concord-Carlisle School Committees for six years and I was a member of the CCHS Building Committee. Both John and I have volunteered on numerous boards and committees in town and we love our town and schools very much.

I am writing today about the current Middle School Building design. Very simply stated, the new school is a tremendous opportunity to finally have one middle school and bring our students together at a time when community and providing the best programming and educational experience could not be more important. My concerns are these:

- the current design has a gymnasium at 7,000 sq ft (the current gyms combined are 9,600 sq ft)
- the current design has an auditorium with 275 seats (the Sanborn auditorium is currently a 350 seat auditorium)

The concern is programmatic limitations/constraints, as well as lost opportunity for town and community use. We all know the importance of positive mental health, enriching athletic and physical experiences, and overall well-being for our kids.

Limiting these two areas of the school are rooted in maintaining a budget under \$100M. This is a very expensive endeavor for sure, but I would ask that you consider a design that includes a 13,000 sq ft gymnasium and a 350-500 seat auditorium and allow the citizens to understand the budget and tax impact.

I understand that the expectation has been set for an expenditure of \$80M – \$100M for the new middle school. However, I feel it is more important to construct a building that fully meets the needs of the students in terms of educational spaces, arts, and athletics, and can be a resource for the Concord community. The "budget" of \$80-M-\$100M was set two years ago when I was on the school committee. A lot has happened and changed since then and I think it is appropriate to consider the true cost of a building that supports our students, our teachers and administrators, all our school programming, and our town community - *this could be a tremendous resource for the town!*

We need to build this school right - not short change our programs and space and live with less or regret - this is our last school and last chance to get it right. The middle school years are the most important years of exploration as well as development of talents and interests - and we have done that really well for decades in shabby buildings and a split up student community. This is a

great opportunity for our students AND our town to design and build a building that supports everyone.

Thank you for your consideration,

Johanna Boynton
72 Chestnut Street

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Johanna Boynton | Boynton Brennan Builders LLC
C 978.505.7529 | O 978.254.6268

Building in Balance | www.BoyntonBrennan.com

From: Beth Vause <bethvause22@gmail.com>

Date: March 25, 2021 at 6:49:04 AM EDT

To: finance@concordma.gov, msbc@concordps.org, concordschoolcommittee@concordps.org, lescobedo@concordma.gov

Cc: Carl Vause <carl.vause@gmail.com>

Subject: **New CMS Building**

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. While I understand that the expectation has been set for an expenditure of \$80M – \$100M, I feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics. I support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

I have been a resident of Concord for 10 years, and had 2 children in the Concord school system. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,

Beth Vause
140 Hawthorne Lane
Concord, MA