

Town Meetings & Elections



Annual Town Meeting

April 29, 30 and May 1, 2024

The Annual Town Meeting of 2024 was held in the Gymnasium and Auditorium of the Concord Carlisle Regional High School on April 29, 30 and May 1, 2024, pursuant to a Warrant signed by the Select Board on January 23, 2024 with the signed return of service on January 23, 2024 as inspected by the Town Moderator. The Warrant was posted at the required locations at least seven days before the meeting.

Town Moderator Carmin Reiss called the meeting to order at 7:03 pm, having determined that the return of service on the Warrant was in order and a sufficient number of voters were present. A total of 1,131 voters were in attendance on Monday, April 29th.

Ms. Reiss thanked Superintendent Hunter, Co-Principals Miller and Stahl and faculty, students, and staff of the High School for accommodating Town Meeting. The meeting was broadcast live over Minuteman Media Network and WIQH 83.3 FM radio, cable access channel 9, and live streamed on Minuteman Media's website through their YouTube channel.

Fire Chief Tom Judge reviewed evacuation procedures in the gymnasium and auditorium in the event of an emergency. Ms. Reiss thanked Chief Judge and Chief Mulcahy and the Officers of the Police Department present during the meeting.

Upon a motion made by Mr. Dane and duly seconded, Ms. Flood was unanimously elected as Deputy Moderator who would carry out the duties of the Moderator if she was unable to serve. Ms. Reiss appointed Michael Lawson as Assistant Moderator if needed. They were duly sworn in by the Moderator. Elise Woodward was introduced as the Town Meeting resource person.

Ms. Reiss appointed Mr. Fisher as Head Teller, Mr. Sommer was appointed as Assistant Head Teller, and Mr. Wells was appointed as Ballot Supervisor. Tellers and Ballot Counters were sworn in by the Moderator and thanked for their service.

Ms. Reiss thanked Town Staff, Town Counsel, Thistle

Communications, and Stephanie Farrell (Stenographer for closed captioning) for their hard work to make Annual Town Meeting possible.

The voters rose to their feet as the Concord Minutemen brought forward and posted the colors.

A customary moment of silence was held during which Ms. Reiss reminded Town Meeting attendees of their responsibilities as the Town's legislators and the importance of civility.

In any thinking and involved community, which ours here in Concord certainly is, there are bound to be different points of view among citizens of goodwill on important issues and there's bound to be some validity in every point of view. As we deliberate on the issues before us this evening, let us remember that there's value in suspending our own opinions long enough to hear and consider the differing opinions of others. We might just change our minds. Let us embrace, tonight, as members of our community, here in good faith and goodwill [those] with whom we disagree as well as those with whom we agree so that the debates of tonight are not a source of division among us tomorrow.

On a motion duly made by Mr. Dane and seconded, it was voted unanimously that reading of the warrant and the return of service thereon be omitted.

There were 53 Articles on the Warrant. No action was expected on eight Articles and 21 articles were included on the Consent Calendar, leaving 27 articles to take up for full deliberation.

Article 34, the MBTA Communities Zoning Bylaw amendment, was prescheduled for Tuesday night at 7:15pm to take up the MBTA Article. In addition, a Special Town Meeting was scheduled for Wednesday evening to take up one Warrant Article at 7:10pm. Annual Town Meeting resumed after the conclusion of the Special Town Meeting.

On a motion duly made by Mr. Dane and seconded, it was voted unanimously that no new business be taken up after 10:15 pm and that when the meeting is adjourned, it be adjourned to Tuesday, April 30th at Concord Carlisle High School beginning at 7:00pm.

ARTICLE 1 – Choose Town Officers

There was no action taken as the Town election was held on April 9, 2024. Ms. Reiss announced the newly elected officers and invited them to stand to be recognized.

- > Wendy Rovelli was elected to the Select Board for a three-year term.
- > Cameron McKennitt was elected to the Select Board for a three-year term.
- > Tracey Marano was elected to the School Committee for a three-year term.
- > Andrew Herchek was elected to the School Committee for a three-year term.
- > Edward Tar Larner was elected to the Housing Authority for a five-year term.
- > Carmin Reiss was elected as Town Moderator for a one-year term.

The meeting recognized outgoing Select Board Chair, Henry Dane, outgoing Select Board member and former Chair Linda Escobedo, and outgoing School Committee member Court Booth. They were thanked for their outstanding service to our Town.

CONSENT CALENDAR

On a MOTION made by Mr. Patel and duly seconded it was VOTED unanimously to take action on the Articles listed in the table below without debate.

Article 2	<p>HEAR REPORTS Affirmative Action Recommended By: Select Board Motion: That the Town receive the 2023 Annual Report. Reason: Routine, non-controversial action.</p>
Article 3	<p>MEETING PROCEDURE Affirmative Action Recommended By: Finance Committee, Select Board Motion: That in order to assure compliance with the requirements of the Mass. Gen. Laws c. 59, § 21C, the Meeting adopt the following Rule of the Meeting:</p> <p style="text-align: center;">RULE OF THE MEETING</p> <p>1. <u>Articles for appropriations supported from current taxation and/ or available funds.</u> Any motion made under a warrant article or a motion to amend that would increase the appropriation amount over the amount recommended by the Finance Committee and designated by it as the “allocation at levy limit,” or that would provide for an appropriation where the Finance Committee is recommending NO ACTION, must specify the following:</p> <ul style="list-style-type: none"> a. the original motion or a motion to amend shall specify the amount of increase over the appropriation recommended by the Finance Committee and the source of funding- whether from available funds, taxation within the levy limit, or contingent upon approval of an override ballot vote following the conclusion of Town Meeting if such ballot is voted by the Board of Selectmen in accordance with state law; b. if the proposed increased appropriation is proposed to be funded from taxation within the levy limit, the original motion or motion to amend shall specify the source of funding as: <ul style="list-style-type: none"> o a reduction in the appropriation amount already voted under a previous article or within the article currently being considered; or o a maximum amount that may be appropriated within the levy limit under a subsequent article in the warrant. <p>2. <u>Articles for appropriations supported from borrowing.</u> The Finance Committee shall report to the Meeting summarizing its recommendations for new tax-supported borrowing authority to be offered at this Meeting and for which the debt service is proposed to be funded within the levy limit.</p> <p>Any motion made under a warrant article or a motion to amend that would increase the appropriation amount to be met by a borrowing authorization over the amount recommended by the Finance Committee or that would provide for an appropriation to be met by a borrowing authorization where the Finance Committee is recommending NO ACTION, must specify the following:</p> <ul style="list-style-type: none"> a. The original motion or a motion to amend shall specify the amount of increase over the appropriation recommended by the Finance Committee and shall make the increase contingent upon approval of a debt exclusion or capital outlay exclusion ballot vote following the conclusion of Town Meeting if such ballot is voted by the Select Board in accordance with state law; or

	<p>The original motion or motion to amend shall include a corresponding and offsetting reduction in another borrowing authorization from among those listed by the Finance Committee, either by a reduction in the amount already voted under a previous article or by setting a maximum amount of debt that may be authorized within the levy limit under a subsequent article in the warrant.</p> <p>3. <u>Articles making appropriations to be kept open.</u> Any Article making appropriations shall be kept open until the final adjournment of the Meeting.</p> <p>Reason: Routine and non-controversial at hearing; the motion is identical to Meeting Procedure motions passed annually and unanimously for more than fifteen years.</p>
Article 10	<p>OPEB TRUST FUND APPROPRIATION Affirmative Action Recommended by: Finance Committee, Select Board Motion: That the Town raise and appropriate \$1,364,608; and transfer \$85,275 from the Light Fund; \$17,698 from the Broadband fund, for a total appropriation of \$1,467,851 to fund the Town’s FY25 contribution to the Other Post-Employment Benefits Liability Trust Fund (OPEB Trust) established under Mass. Gen. Laws c. 32B, § 20. Reason: Routine General Fund appropriation to meet the Town’s OPEB obligations. This appropriation was made in prior years as part of the Town’s Budget article and is now being appropriated for all funds (General, Enterprise, and Other) in a stand-alone article consistent with best practice as recommended by the Town’s auditors and the Massachusetts Department of Revenue; non-controversial at hearing.</p>
Article 11	<p>OPEB TRUST FUND EXPENSE Affirmative Action Recommended by: Finance Committee, Select Board Motion: That the Town appropriate from the OPEB Fund established under Mass. Gen. Laws c. 32B, § 20 \$275,000 for OPEB Fund expenses. Reason: Non-controversial at hearing; routine action to authorize payment of OPEB Fund expenses by direct payment from the Fund, instead of by deduction from earnings as was done in prior years, consistent with the recommendation of the Town’s financial advisors.</p>
Article 12	<p>APPROPRIATION OF OPIOID SETTLEMENT FUNDS Affirmative Action Recommended By: Select Board, Finance Committee Motion: That the Town take affirmative action on Article 12 as printed in the Warrant. Reason: Non-controversial at hearing; necessary action to enable Town to use for permissible programs the sum of \$76,871.49 received from state opioid settlement fund.</p>
Article 15	<p>ESTABLISH A PERMANENT SENIOR MEANS TESTED PROPERTY TAX EXEMPTION Affirmative Action Recommend By: Select Board, Finance Committee, Board of Assessors Motion: That the Town take affirmative action on Article 15 as printed in the Warrant. Reason: Non-controversial at hearing; permanent enactment of currently existing provision previously approved by Town Meeting.</p>
Article 18	<p>SELECT BOARD TO ACCEPT EASEMENTS Affirmative Action Recommended by: Select Board; Public Works Commission Motion: That the Town take affirmative action on Article 18 as printed in the Warrant. Reason: Non-controversial at hearing; one-year authorization for Select Board to acquire easements transferred to the Town without a fee for various access, passage, and utility purposes as required by permits, utility and infrastructure agreements, or memoranda of understanding.</p>
Article 30	<p>AUTHORIZE SELECT BOARD TO PETITION FOR CHANGES TO PREVIOUSLY APPROVED HOME RULE PETITION REGARDING A CHECK OUT BAG CHARGE Affirmative Action Recommended by: Select Board; Agriculture Committee Motion: That the Town take affirmative action on Article 30 as printed in the Warrant. Reason: Exemption of farmstands from home rule petition approved by 2022 Annual Town Meeting in recognition of practical impediments to compliance by farmstands; non-controversial at hearing.</p>
Article 32	<p>FOSSIL FUEL-FREE DEMONSTRATION: BYLAW AMENDMENTS FOR PROGRAM PARTICIPATION Affirmative Action Recommended by: Select Board Motion: That the Town take affirmative action on Article 32 as printed in the Warrant. Reason: Non-controversial at hearing; amendment of bylaw previously enacted by Concord Town Meeting as recommended by state program for all communities participating in Fossil Fuel-Free Demonstration Project.</p>

Article 36	<p>ZONING BYLAW AMENDMENT: FLOODPLAIN CONSERVANCY DISTRICT Affirmative Action Recommended by: Planning Board, Select Board Motion: That the Town take affirmative action on Article 36 as printed in the Warrant. Reason: Federally mandated changes to flood plain map necessary to ensure continued eligibility of Concord residents to obtain coverage under Federal flood insurance program.</p>
Article 37	<p>ZONING BYLAW AMENDMENT: GENERAL HOUSEKEEPING – MULTIPLE SECTIONS Affirmative Action Recommended by: Planning Board, Select Board Motion: That the Town take affirmative action on Article 37 as printed in the Warrant. Reason: Housekeeping amendment to correct various errors throughout the Zoning Bylaw in spelling, grammar, punctuation, etc.; non-controversial at hearing.</p>
Article 42	<p>TOURIST BYLAW AMENDMENTS Affirmative Action Recommended by: Select Board Motion: That the Town take affirmative action on Article 42 as printed in the Warrant. Reason: Non-controversial at hearing; edits language for gender neutrality and clarifies that bylaw requires a license for all tour guide services via vehicle and solicitation of tourists.</p>
Article 43	<p>AMEND DEPARTMENTAL REVOLVING FUNDS BYLAW Affirmative Action Recommended by: Finance Committee, Select Board Motion: That the Town take affirmative action on Article 43 as printed in the Warrant. Reason: Non-controversial at hearing; adds new Ambulance Revolving Fund for acceptance of program receipts and payment of program expenses.</p>
Article 44	<p>AUTHORIZE EXPENDITURE OF REVOLVING FUNDS UNDER MASS. GEN. LAWS C. 44, § 53E1/2 Affirmative Action Recommended By: Finance Committee, Select Board Motion: That the Town take affirmative action on Article 44 as printed in the Warrant. Reason: Routine authorization of annual spending limits for Revolving Funds, expenditures made pursuant to the Town’s Revolving Fund Bylaw with the approval of the Town Manager; non-controversial at hearing.</p>
Article 45	<p>LIGHT PLANT EXPENDITURES & PAYMENT IN LIEU OF TAXES Affirmative Action Recommended by: Finance Committee, Select Board Motion: That the Town authorize the income from sales of electricity and broadband and from servicing and jobbing during the fiscal year ending June 30, 2025, together with the balance of operating cash in the Light Plant Fund, to be expended under the direction and control of the Town Manager, without further appropriation, for the expenses of the Light Plant for the fiscal year, as defined in Mass. Gen. Laws c. 164, § 57, and/or for other plant extensions, enlargements, additions, renewals, and reconstruction; and further to authorize a transfer of \$464,500 from the Operating Fund of the Light Plant to be used by the Board of Assessors to reduce the tax levy for the fiscal year ending June 30, 2024. Reason: Routine annual action; non-controversial at hearing. Authorizes the Light Plant to expend its income for operations and provides for the transfer of \$464,500 from the Operating Fund of the Light Plant to be used by the Board of Assessors to reduce the tax levy for the fiscal year ending June 30, 2024.</p>
Article 46	<p>SOLID WASTE DISPOSAL FUND EXPENDITURES Affirmative Action Recommended by: Finance Committee, Select Board, [Public Works Commission] Motion: That the Town take affirmative action on Article 46 as printed in the Warrant. Reason: Routine annual authorization; non-controversial at hearing; authorizes the Town Manager to expend user fee revenue from the fiscal year ending June 30, 2025 and cash on hand in the Solid Waste Disposal Fund to operate the Town’s curbside solid waste and recycling collection and disposal program.</p>
Article 47	<p>SEWER SYSTEM EXPENDITURES Affirmative Action Recommended by: Finance Committee, Select Board, Public Works Commission Motion: That the Town take affirmative action on Article 47 as printed in the Warrant. Reason: Routine annual enterprise fund authorization; non-controversial at hearing; authorizes the Town Manager to expend user fee revenue for the fiscal year ending June 30, 2025 and cash on hand in the Sewer Fund for the operation, maintenance, and improvement of the Town’s sewer system.</p>
Article 48	<p>SEWER IMPROVEMENT FUND EXPENDITURES Affirmative Action Recommended by: Finance Committee, Select Board, Public Works Commission Motion: That the Town take affirmative action on Article 48 as printed in the Warrant. Reason: Routine annual action; non-controversial at hearing. The Sewer Improvement Fund is a sub-fund of the Sewer Fund consisting of fees paid by certain properties connecting to the sewer system; the Article authorizes expenditure from the Fund for construction and expansion of sewer lines and treatment facility capacity.</p>

Article 49	<p>WATER SYSTEM EXPENDITURES Affirmative Action Recommended by: Finance Committee, Select Board, Public Works Commission] Motion: That the Town take affirmative action on Article 49 as printed in the Warrant. Reason: Routine annual action; non-controversial at hearing; authorizes the Town Manager to expend user fee revenue for the fiscal year ending June 30, 2025 and cash on hand in the Water Fund for the operation, maintenance, and improvement of the Town’s water system.</p>
Article 50	<p>AUTHORIZE EXPENDITURE FROM PEG ACCESS AND CABLE-RELATED FUND Affirmative Action Recommended by: Finance Committee, Select Board, PEG Access Committee Motion: That the Town transfer from the PEG Access and Cable-Related Fund the amount of \$596,080 be expended under the direction of the Town Manager for necessary and expedient cable-related purposes consistent with the Comcast licensing agreement during the fiscal year ending June 30, 2025. Reason: Routine transfer; non-controversial at hearing.</p>
Article 51	<p>BEEDE SWIM AND FITNESS CENTER ENTERPRISE FUND EXPENDITURES Affirmative Action Recommended by: Finance Committee, Select Board, Recreation Commission Motion: That the Town take affirmative action on Article 51 as printed in the Warrant. Reason: Routine authorization; non-controversial at hearing.</p>

Mr. Patel presented a summary of the Finance Committee report.

Article 2 – Hear Reports

Passed unanimously under the Consent Calendar.

Article 3 – Meeting Procedure

Passed unanimously under the Consent Calendar.

Article 4 – Ratify Personnel Board Classification Actions

On a MOTION made by Ms. Cobbs and duly seconded it was VOTED unanimously to That the Town take affirmative action on Article 4 as printed in the handout.

HANDOUT

ARTICLE 4: RATIFY PERSONNEL BOARD CLASSIFICATION ACTIONS

Ms. Cobbs moves that the Town ratify the Personnel Board’s actions to amend the Classification and Compensation Plan as follows:

Additions to the Plan

1. Add the title “Electrical Inspector” to Grade 8 effective August 9, 2023.
2. Add the title “Senior Producer and Education Coordinator” to Grade 6 effective August 9, 2023.

Title Changes Within the Plan

3. Change the title “Facilities Director” in Grade 15 to “Facilities Manager” effective October 11, 2023. Subsequently adjusted qualifications effective November 8, 2023.
4. Change the title “Assistant Facilities Director” in Grade 12 to “Assistant Facilities Manager” effective December 18, 2023.
5. Change the title “Senior Services Director” in Grade 13 to “Council on Aging Director” effective January 2, 2024.
6. Change the title “Facilities Maintainer/Skilled Carpenter” in Grade 6 to “Skilled Carpenter” effective April 10, 2024.
7. Change the title “Crew Leader/Electrician & Carpenter” to “Master Electrician/Crew Leader” effective April 10, 2024.
8. Change the title “HVAC Technician/Master Plumber” to “Master Plumber/HVAC Tech” effective April 10, 2024

Deletions From the Plan

9. Delete the title “Education Coordinator” Grade 4 effective August 9, 2023.

Updates to the Miscellaneous Compensation Schedules

10. Updates to the Miscellaneous Compensation Schedule – Recreation were made effective August 9, 2023.

11. An update to the Miscellaneous Compensation Schedule for Temporary and Limited Status Classifications was approved on September 13, 2023.
12. An update to the Miscellaneous Compensation Schedule for Temporary and Limited Status Classifications was approved on February 21, 2024.
13. Now included in the Classification & Compensation Plan for Regular-Status Employees, effective March 13, 2024.
14. Renamed and Updated Miscellaneous Compensation Schedule #7.2 Human Services to include both temporary and limited status positions for Recreation and Senior Services effective March 13, 2024.

Article 5 – Ratify Personnel Board Classification & Compensation Plan

On a MOTION made by Ms. Cobbs and duly seconded, it was voted nearly unanimously That the Town take affirmative action on Article 5 as printed in the handout.

HANDOUT

CLASSIFICATION AND COMPENSATION PLAN

Effective July 1, 2023 Revision Date: April 10, 2024

Hourly rates control calculations; Annual rates illustrate base compensation at 40 hours per week for 52 weeks

Grade	Classification Title	Base Pay Rates			
		Minimum	Mid-Point	Maximum	
18	Chief Financial Officer Chief Technology Officer Deputy Town Manager	Annual	\$138,174	\$165,807	\$193,440
		Hourly	\$66.43	\$79.72	\$93.00
17	Assistant Town Manager Director of Public Works Fire Chief Police Chief	Annual	\$129,126	\$154,950	\$180,773
		Hourly	\$62.08	\$74.50	\$86.91
16	Director of Community Development Director of Human Resources Director of Library Services	Annual	\$120,682	\$144,820	\$168,958
		Hourly	\$58.02	\$69.63	\$81.23
15	Assistant Fire Chief Building Commissioner Facilities Director <u>Manager</u> Highway & Grounds Superintendent Recreation Director Police Captain Town Engineer Water/Sewer Superintendent	Annual	\$112,778	\$135,335	\$157,893
		Hourly	\$54.22	\$65.07	\$75.91
14	Public Health Director Special Projects Manager/Systems Manager Town Accountant Town Assessor	Annual	\$102,045	\$122,450	\$142,854
		Hourly	\$49.06	\$58.87	\$68.68
13	Assistant Town Engineer Assistant Water/Sewer Superintendent Beede Center General Manager IT Operations Manager Natural Resources Director Police Lieutenant Senior Services Director <u>Council on Aging Director</u> Town Planner	Annual	\$97,178	\$116,615	\$136,053
		Hourly	\$46.72	\$56.07	\$65.41

12	Assistant Director of Library Services Assistant Facilities Director Manager Assistant Highway & Grounds Superintendent Custom- er Service Manager Financial Manager/Accountant Town Clerk	<i>Annual</i> <i>Hourly</i>	\$92,539 \$44.49	\$111,051 \$53.39	\$129,563 \$62.29
11	Assistant Human Resources Director Assistant Recreation Director Budget & Purchasing Director Business Manager Deputy Treasurer/ Collector GIS Program Manager Operations Manager Sustainability Director	<i>Annual</i> <i>Hourly</i>	\$88,150 \$42.38	\$105,778 \$50.86	\$123,406 \$59.33
10	Childcare Services Manager Master Plumber/ HVAC Technician/ Master Plumber Media Manager Municipal Archivist/Records Manager Public Health Nurse Public Works Supervisor Senior Public Works Engineer	<i>Annual</i> <i>Hourly</i>	\$85,259 \$40.99	\$102,305 \$49.19	\$119,350 \$57.38
9	Assistant Natural Resources Director Aquatics Manager Communications Manager Community Services Coordinator Customer Service Supervisor Economic Vitality Manager Energy Efficiency & Electrification Coordinator Environmental Health & Safety Manager Local Inspector Risk & Compliance Programs Manager Senior Environmental & Regulatory Coordinator Senior Public Health Inspector Senior Treatment Systems Operator Social Services Supervisor Tourism Manager	<i>Annual</i> <i>Hourly</i>	\$80,434 \$38.67	\$96,522 \$46.41	\$112,611 \$54.14
8	Administrative & Operations Supervisor Assistant Assessor Assistant Town Accountant Assistant Town Clerk Assistant Treasurer Associate Financial Manager/Accountant Crew Leader Crew Leader/Electrician & Carpenter Electrical Inspector HVAC Technician Land Manager Management Analyst Master Electrician/ Crew Leader Public Works Engineer Senior Financial Analyst Senior Information Systems Technician Senior Master Mechanic Senior Planner Senior Utility Electrician	<i>Annual</i> <i>Hourly</i>	\$75,899 \$36.49	\$91,073 \$43.79	\$106,246 \$51.08

7	Business Systems Analyst	<i>Annual</i>	\$71,573	\$85,894	\$100,214
	Aquatics Supervisor	<i>Hourly</i>	\$34.41	\$41.30	\$48.18
	Assistant to the Beede Center General Manager				
	Facilities Custodial Supervisor				
	GIS Analyst				
	Production Manager				
	Program Analyst				
	Public Health Inspector				
	Recreation Facilities Coordinator				
	Recreation Supervisor				
	Senior Facilities/Landscape Maintainer				
	Treatment Systems Operator				
	Utility Electrician				
6	Energy Efficiency & Electrification Specialist	<i>Annual</i>	\$67,704	\$81,245	\$94,786
	Engineering Technician	<i>Hourly</i>	\$32.55	\$39.06	\$45.57
	Executive Assistant to the Select Board				
	Executive Assistant to the Town Manager				
	Facilities Maintainer/Skilled Carpenter				
	Human Resources Generalist				
	Information Systems Technician				
	Membership Coordinator				
	Office Administrator				
	Payroll & Finance Generalist				
	<u>Senior Producer & Education Coordinator</u>				
<u>Skilled Carpenter</u>					
5	Environmental & Regulatory Coordinator Equipment/Line Operator	<i>Annual</i>	\$64,459	\$77,355	\$90,251
	Geriatric Health Nurse	<i>Hourly</i>	\$30.99	\$37.19	\$43.39
	GIS Technician				
	Maintenance & Warehouse Coordinator				
	Office Accountant				
	Office Coordinator				
	Outreach Coordinator				
	Project & Procurement Coordinator				
	Senior Meter Technician				
	Senior Producer				
	Water/Sewer System Maintainer				
4	Accounts Payable Specialist	<i>Annual</i>	\$61,402	\$73,684	\$85,966
	Associate Engineer Customer Services Specialist	<i>Hourly</i>	\$29.52	\$35.43	\$41.33
	Education Coordinator				
	Facilities/Landscape Maintainer				
	Meter Technician				
	Senior Administrative Specialist				
Senior Finance Specialist					
3	Administrative Specialist	<i>Annual</i>	\$58,490	\$70,190	\$81,890
	Finance Specialist	<i>Hourly</i>	\$28.12	\$33.75	\$39.37
	Fitness Trainer				
2	Activity Coordinator	<i>Annual</i>	\$55,702	\$66,841	\$77,979
	Customer Support Specialist	<i>Hourly</i>	\$26.78	\$32.14	\$37.49
	Senior Building Custodian				
	Senior Crew Member				
	Senior Van Driver				
1	Building Custodian	<i>Annual</i>	\$53,040	\$63,648	\$74,256
	Crew Member	<i>Hourly</i>	\$25.50	\$30.60	\$35.70
	Finance Assistant				
	Office Assistant				

LP-17	Director of Concord Municipal Light Plant	Annual	\$170,955	\$205,140	\$239,325
		Hourly	\$82.19	\$98.63	\$115.06
LP-16	(No positions in grade)	Annual	\$148,637	\$178,370	\$208,104
		Hourly	\$71.46	\$85.76	\$100.05
LP-15	Assistant Director of Concord Municipal Light Plant	Annual	\$129,251	\$155,106	\$180,960
		Hourly	\$62.14	\$74.57	\$87.00
LP-14	Broadband Manager Power Supply & Rates Administrator	Annual	\$121,763	\$146,120	\$170,477
		Hourly	\$58.54	\$70.25	\$81.96
LP-13	Lead Electrical Engineer Line Supervisor	Annual	\$113,797	\$136,552	\$159,307
		Hourly	\$54.71	\$65.65	\$76.59
LP-12	Lead Lineworker	Annual	\$106,371	\$127,639	\$148,907
		Hourly	\$51.14	\$61.37	\$71.59
LP-11	Electrical Engineer Senior Network Engineer	Annual	\$99,403	\$119,278	\$139,152
		Hourly	\$47.79	\$57.35	\$66.90
LP-10	Lineworker, Grade 1	Annual	\$96,595	\$115,918	\$135,242
		Hourly	\$46.44	\$55.73	\$65.02
LP-9	Network Engineer	Annual	\$89,877	\$107,848	\$125,819
		Hourly	\$43.21	\$51.85	\$60.49
LP-8	Lead Broadband Technician Meter Supervisor Senior Engineering Technician	Annual	\$83,595	\$100,318	\$117,042
		Hourly	\$40.19	\$48.23	\$56.27
LP-7	Lineworker, Grade 2 Senior Broadband Technician	Annual	\$77,771	\$93,319	\$108,867
		Hourly	\$37.39	\$44.87	\$52.34
LP-6	Broadband Technician	Annual	\$67,704	\$81,245	\$94,786
		Hourly	\$32.55	\$39.06	\$45.57
LP-5	Lineworker, Grade 3	Annual	\$64,459	\$77,355	\$90,251
		Hourly	\$30.99	\$37.19	\$43.39
LP-4	(No positions in grade)	Annual	\$61,402	\$73,684	\$85,966
		Hourly	\$29.52	\$35.43	\$41.33
LP-3	(No positions in grade)	Annual	\$58,490	\$70,190	\$81,890
		Hourly	\$28.12	\$33.75	\$39.37
LP-2	(No positions in grade)	Annual	\$55,702	\$66,841	\$77,979
		Hourly	\$26.78	\$32.14	\$37.49
LP-1	(No positions in grade)	Annual	\$53,040	\$63,648	\$74,256
		Hourly	\$25.50	\$30.60	\$35.70

Article 6 – Personnel Bylaw Amendments

On a MOTION made by Ms. Cobbs and duly seconded, it was VOTED unanimously:

That Town take affirmative action on Article 6 to rescind the existing Personnel Bylaw and replace it with the bylaw printed in the Warrant.

WARRANT

ARTICLE 6. To determine whether the Town will rescind and replace the existing Personnel Bylaw with the following bylaw or take any other action relative thereto:

Scope and Construction of Bylaw

All Town departments and positions shall be subject to the provisions of this Bylaw except elected officers, employees with personal contracts, employees covered by a collective bargaining agreement, and employees of the school department. All questions concerning the interpretation of this bylaw shall be resolved by the Personnel Board.

If any provision or application of this Bylaw is determined to be invalid under state or federal law, such decision shall not be construed to affect the validity of any other provision or application of this Bylaw.

Section 1: Establishment of the Personnel Board

There is hereby established a Personnel Board consisting of 5 members. Members of the Personnel Board shall be appointed by the Select Board for three (3) year terms. No member shall serve more than 9 years (three terms), whether consecutively or in separate terms. Members shall have professional or personal experience and/or expertise in personnel administration. One member shall preferably have professional or personal experience in finance, or a related field, to provide expertise on the financial impact of personnel-related proposals.

Members shall elect a Chair or Co-Chairs from among its members on an annual basis. A clerk is to be assigned on a rotating basis for each meeting, to take responsibility for the minutes of that meeting.

No member of the Personnel Board may be an employee of the Town or hold Town office, whether appointed or elected.

Members of the Personnel Board shall serve without compensation.

The Personnel Board shall meet regularly, as necessary, to consider such business as may be presented by Town officials, Town employees and others. The agenda, time and place of all meetings will be posted on the Town Website in accordance with the Massachusetts State Open Meeting Law.

At any meeting of the Personnel Board, action by a majority of those Board members present shall be binding. At least three (3) members of the Board shall be present to constitute a quorum.

Section 2: Duties and Responsibilities

The Personnel Board shall advise the Town Manager, or their designee(s), and shall make recommendations on establishing and maintaining an efficient system of personnel administration for Town employees.

The Personnel Board shall also provide advice and recommendations to the Town Manager, or their designee(s) for the following areas of personnel administration:

- a. The Personnel Board shall propose, review, approve and adopt any new personnel policies and procedures as well as changes to existing personnel policies and procedures, in consultation with the Town Manager, or their designee(s).
- b. The Personnel Board shall provide advice and support for the development and adoption of an Employee Handbook. The Town Manager or their designee(s) shall be responsible for regular

revisions to the Employee Handbook. Once adopted and implemented, the Personnel Board shall review the Employee Handbook providing advice and support regarding any changes.

- c. The Personnel Board shall review and approve the Classification Plan ("Plan") and present the Plan to Town Meeting. The Classification Plan lists all approved Town positions and a summary job description for each position covered by this Bylaw. The Plan includes, but is not limited to, the following:
 - i. Grades which are defined as groups of positions whose duties and responsibilities are sufficiently similar that they share the same or similar description, title, and qualifications, so that compensation can be applied equitably to all positions in the grade; and
 - ii. Compensation Plan, defined as a list of the minimum and maximum wage or salary rates for each job title in the Classification Plan.
- d. The Personnel Board shall have oversight of the Plan, subject to input as follows
 - i. The Town Manager and their designee(s) shall provide recommendations to the Personnel Board concerning revisions to the Plan.
 - ii. The Town Manager and their designee(s) shall recommend to the Personnel Board on a regular basis any factors, such as cost of living or comparable municipal wage rates, that may affect the Classification and Compensation Plan.
- e. The Personnel Board shall consult with the Town Manager regarding any revisions and/or updates to existing non-wage personnel provisions including, but not limited to, the following list (see below). The Personnel Board shall provide advice and recommend updates to the Town's Personnel Policies and Procedures pertaining to non-wage provisions, including but not limited to the following:
 - i. Employment status
 - ii. In-training status for new or promoted employees
 - iii. Hours of work, including standard hours, work weeks, overtime administration and non-contiguous work
 - iv. Sick Leave accrual, use and payout provisions (if applicable)
 - v. Holiday Leave and Holidays Worked
 - vi. Vacation Leave accrual, use and payout provisions
 - vii. Bereavement Leave

- viii. Military Leave
 - ix. Jury Duty Leave
 - x. Unpaid Leaves of Absences, including the Family Medical Leave Act (FMLA), other Leave and Absences and Accrual during Leaves
 - xi. Interruption of Employment
- f. The Personnel Board shall prepare Articles for Town Meeting that pertain to this Bylaw. The Town Manager shall review and discuss proposed Articles with the Personnel Board before they are brought forward to the Select Board.
- g. The Personnel Board shall review job descriptions for new and existing jobs covered by this Bylaw and provide recommendations to the Town Manager for any changes or updates as necessary.
- h. The Personnel Board shall support the Town Manager, or their designee(s), in identifying human capital trends and internal HR programs and practices, and provide recommendations to ensure the Town’s workforce is diverse, equitably treated, and inclusive of others.

Article 7 – Fiscal Year 2024 Budget Line-Item Adjustments

On a MOTION made by Mr. Dane and duly seconded it was VOTED unanimously:

That the Town vote to amend the FY24 Budget approved under Article 9 of the 2023 Annual Town Meeting by making the adjustments shown in the handout pertaining to the Article, for a total net adjustment of \$0, for the purpose of rebalancing the FY24 Town Budget.

HANDOUT

HANDOUT, ARTICLE 7: FY2024 BUDGET LINE-ITEM ADJUSTMENTS

Motion: Mr. Dane moves that the Town vote to amend the FY24 Budget approved under Article 9 of the 2023 Annual Town Meeting by making the adjustments shown in the table below, for a total net adjustment of \$0, for the purpose of rebalancing the FY24 Town Budget.

Summary of Appropriations and Funding Sources:

Unlike other operating budgets, the Town’s budget is appropriated by Town Meeting in 16 distinct line items. Lines 1 – 11 appropriate what is commonly referred to as the “Guidelines” budget and lines 12 – 16 appropriate Fixed Costs shared by the Town and Concord Public Schools. Once appropriated, the Town Manager must then manage to the

Line No.	Department	FY24 Appropriation	Decrease	Increase	FY24 Appropriation (Adjusted 04.29.2024)
1	General Government	\$ 4,913,601	\$ (97,220)	\$ 515,402	\$ 5,331,783
2	Legal Services	\$ 450,000	\$ -	\$ -	\$ 450,000
3	Finance	\$ 2,473,813	\$ (40,740)	\$ -	\$ 2,433,073
4	Planning & Land Management	\$ 2,505,856	\$ (41,266)	\$ -	\$ 2,464,590
5	Human Services	\$ 3,451,331	\$ (56,837)	\$ -	\$ 3,394,494
6	Public Safety	\$ 11,928,437	\$ (196,441)	\$ -	\$ 11,731,996
7	Public Works	\$ 4,958,795	\$ (81,663)	\$ -	\$ 4,877,132
8	Employee Wellness	\$ 75,000	\$ (1,235)	\$ -	\$ 73,765
9	Reserve Fund	\$ 200,000	\$ -	\$ -	\$ 200,000
10	Salary Reserve Fund	\$ 755,000	\$ -	\$ -	\$ 755,000
11	Land Fund	\$ -	\$ -	\$ -	\$ -
Total: FYTown, General Fund		\$ 31,711,833	\$ (515,402)	\$ 515,402	\$ 31,711,833

“bottom line” of each line-item appropriation, rather than to the total warrant article appropriation. Adjustments to the Town’s budget are then only allowed, either by further Town Meeting action or at year-end with the approval of

the Finance Committee and the Select Board.

This article requests Town Meeting approval to make various adjustments as detailed above. As was noted at last year’s Annual Town Meeting, very late in the budget process, an error was discovered which resulted in an overallocation of \$515,402 in new money under the Finance Committee’s FY24 Guideline.

Due to the timing of the discovery, the **full** adjustment was posted against Line Item 1, General Government, with a note that additional corrective action would follow, which is what is now being presented here in Article 7.

Note that the increase proposed in Line Item 1 above reverses the temporary adjustment made at the 2023 Annual Town Meeting, while the decrease then assigns the Line’s equitable share of the required adjustment.

Article 8 – FY24 Town Budget

Upon a MOTION made by Mr. Dane and duly seconded, it was VOTED nearly unanimously:

That the Town raise and appropriate the sum of \$54,824,074, transfer the following amounts:

- \$275,790 from the Cemetery Fund;
- \$308,475 from the Sewer Fund;
- \$894,618 from the Water Fund;
- \$1,312,774 from the Light Fund;
- \$142,547 from the Solid Waste Fund;
- \$57,974 from the Swim & Fitness Fund;
- \$35,956 from the Telecom Fund;
- \$1,552 from PEG Access Fund;
- \$1,650,000 from the Pension Reserve Fund;
- \$137,354 from the Recreation Fund;
- \$3,500 from the Transportation Network Fund;
- and
- \$29,851 from the National Opioid Settlement Fund

for a total appropriation under Article 8 of \$59,674,465, as printed in the handout “Article 8, FY2025 Town Budget”, Items 1 – 16, for the necessary and expedient purposes of the Town for the Fiscal Year ending June 30, 2025, and that the same be expended only for such purposes under the direction of the Town Manager; and further, that the Town Manager is authorized to turn in or sell at public auction surplus equipment, the amount allowed or received therefore to be applied against the purchase of new equipment; and that the Town appropriate and transfer the sum of \$1,000 from the Dog Inoculation Fees Reserve Account for the cost of the Board of Health’s Rabies Clinic; and further that the Town appropriate \$67,808 from the Title 5 Septic Loan Betterment Reserve Account to meet the loan payments to the Massachusetts Clean Water Trust due and payable during FY2025.

HANDOUT

HANDOUT: ARTICLE 8, FY2025 TOWN BUDGET

Motion: That the Town raise and appropriate the sum of \$54,824,074, transfer the following amounts:

- \$275,790 from the Cemetery Fund;
- \$308,475 from the Sewer Fund;
- \$894,618 from the Water Fund;
- \$1,312,774 from the Light Fund;
- \$142,547 from the Solid Waste Fund;
- \$57,974 from the Swim & Fitness Fund;
- \$35,956 from the Telecom Fund;
- \$1,552 from PEG Access Fund;
- \$1,650,000 from the Pension Reserve Fund;
- \$137,354 from the Recreation Fund;
- \$3,500 from the Transportation Network Fund;
- and
- \$29,851 from the National Opioid Settlement Fund

for a total appropriation under Article 8 of **\$59,674,465**, as printed in the handout “Article 8, FY2025 Town Budget”, Items 1 – 16, for the necessary and expedient purposes of the Town for the Fiscal Year ending June 30, 2025, and that the same be expended only for such purposes under the direction of the Town Manager; and further, that the Town Manager is authorized to turn in or sell at public auction surplus equipment, the amount allowed or received therefore to be applied against the purchase of new equipment; and that the Town appropriate and transfer the sum of \$1,000 from the Dog Inoculation Fees Reserve Account for the cost of the Board of Health’s Rabies Clinic; and further that the Town appropriate \$67,808 from the Title 5 Septic Loan Betterment Reserve Account to meet the loan payments to the Massachusetts Clean Water Trust due and payable during FY2025.

Line No.	Item No.	Department	FY23 Appropriation	FY24 Appropriation (Original)	FY24 Appropriation (Revised)	FY24 Appropriation (Adjusted 04.29.2024)	As a result of Article 7 action	FY25 Appropriation
General Government								
1	A	Town Manager's Office	\$ 686,197	\$ 730,350	\$ 730,350	\$ 716,923		\$ 864,166
	B	Human Resources	\$ 595,606	\$ 573,682	\$ 573,682	\$ 563,451		\$ 481,562
	C	Information Systems (Technology)	\$ 1,348,980	\$ 1,757,756	\$ 1,757,756	\$ 1,726,409		\$ 1,828,904
	D	Town Meetings & Reports	\$ 117,919	\$ 95,400	\$ 95,400	\$ 93,699		\$ 100,000
	E	Facilities Administration	\$ 1,026,590	\$ 1,930,088	\$ 1,930,088	\$ 1,895,668		\$ 2,077,139
	F	Parks & Playgrounds	\$ 215,776	\$ 216,727	\$ 216,727	\$ 212,862		\$ 110,848
	G	Resource Sustainability	\$ 165,203	\$ 125,000	\$ 125,000	\$ 122,771		\$ 140,000
	H	Visitor's Center	\$ 37,970	\$ -	\$ -	\$ -		\$ -
	I	Adjustment			\$ (515,402)	\$ -		\$ -
		sub-total:	\$ 4,194,241	\$ 5,429,003	\$ 4,913,601	\$ 5,331,783		\$ 5,602,619
2	A	Legal Services	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000		\$ 400,000
		total: General Government	\$ 4,644,241	\$ 5,879,003	\$ 5,363,601	\$ 5,781,783		\$ 6,002,619
Finance								
3	A	Finance Administration	\$ 555,491	\$ 647,927	\$ 647,927	\$ 637,257		\$ 756,342
	B	Treasurer-Collector	\$ 505,631	\$ 466,957	\$ 466,957	\$ 459,267		\$ 476,700
	C	Town Accountant	\$ 340,945	\$ 367,594	\$ 367,594	\$ 361,540		\$ 392,374
	D	Assessors	\$ 444,387	\$ 434,957	\$ 434,957	\$ 427,794		\$ 442,730
	E	Town Clerk	\$ 439,831	\$ 464,499	\$ 464,499	\$ 456,849		\$ 457,834
	F	Elections	\$ 89,374	\$ 80,714	\$ 80,714	\$ 79,385		\$ 60,289
	G	Registrars	\$ 10,452	\$ 11,165	\$ 11,165	\$ 10,981		\$ 13,458
		total: Finance	\$ 2,386,111	\$ 2,473,813	\$ 2,473,813	\$ 2,433,073		\$ 2,599,727



support the Town's operating budget including property tax, local receipts and transfers from enterprise and other special revenue funds.

Appropriation:		Funding:	
Line Item	Line Item, description	Amount	Line Item, description
1 - 11	Guideline Budget	\$ 32,745,639	Raise & Appropriate
12A	Group Insurance	\$ 8,000,000	Light Fund, including Retirement Assessment
12B	Property/ Liability Insurance	\$ 539,412	Telecom Fund
12C	Unemployment	\$ 140,760	Water Fund, including Retirement Assessment
12D	Worker's Compensation	\$ 176,149	Sewer Fund, including Retirement Assessment
12E	Social Security & Medicare	\$ 1,028,735	Swim & Fitness Fund, including Retirement Assessment
13A	Retirement Assessment, General & Enterprise Funds	\$ 4,349,746	Solid Waste Fund
13B	Retirement Assessment, Pension Reserve	\$ 1,650,000	Cemetery Fund
14A	Debt Service within Levy	\$ 4,453,350	Recreation Fund
14B	Debt Service, Excluded from Levy	\$ 6,590,674	Pension Reserve
			PEG
			National Opioid Settlement Fund
			Transportation Network Fund
	Sub-total: Article 8, FY25 Town Budget	\$ 59,674,465	
	Additional Appropriations:		
	Dog Inoculation	\$ 1,000	Dog Inoculation Fees
	Septic Betterments, debt	\$ 67,808	Septic Betterment Fund
	Total: Article 8, FY25 Budget & Additional Appropriations	\$ 59,743,273	Total Revenue to Support Article 8
			\$ 59,674,465
			\$ 1,000
			\$ 67,808
			\$ 59,743,273

Article 9 – Fiscal Year 2025 Capital Improvement and Debt Plan

Upon a MOTION made by Mr. Dane and duly seconded, it was VOTED by a near unanimous and more than two-thirds majority vote:

That the Town appropriate \$6,280,000, to be expended at the direction of the Town Manager, to pay costs of the fiscal year 2025 Capital Improvement and Debt Plan as printed in the Warrant, and that to meet this appropriation,

(i) the Town shall raise and appropriate the sum of \$2,180,000 to pay costs of the Tier I Capital Improvement Plan, and (ii) the Town Treasurer with the approval of the Select Board, is authorized to borrow by the issuance of bonds or notes of the Town under the provisions of G.L. c. 44, §7 or §8, or any other enabling authority, the sum of \$4,100,000 to pay costs of the Tier II Capital Improvement Plan.

**WARRANT
FY2025 CAPITAL IMPROVEMENT AND DEBT PLAN**

ARTICLE 9. To determine whether the Town will raise and appropriate, or transfer from available funds, or authorize the Town Treasurer with the approval of the Select Board to borrow by the issuance of bonds or notes under the provisions of Mass. Gen. Laws c. 44, § 7, the sums of money specified in the FY2025 Capital Improvement and Debt Plan, or any other sum, to be expended under the direction of the Town Manager, or take any other action relative thereto.

Capital Outlay (Tier One). Details by Town department/division are as follows for the capital outlay, designated Tier One (cash) portion of the Capital Improvement Plan, summarized in Table One, below:

General Government		Amount
Information Technology	Computers	\$ 120,000
Information Technology	Security Improvements	\$ 50,000
Information Technology	Public Safety computers & modems	\$ 10,000
Information Technology	Evaluate Building Security	\$ 50,000
Information Technology	Copiers and Multi-function printers	\$ 28,000
Finance		Amount
Town Clerk	Poll Place Scanner and Tabulator	\$ 10,000
Planning & Land Management		Amount
Planning & Land Management	Natural Resources	\$ 20,000
Planning & Land Management	Building & Inspections	\$ 100,000
Human Services		Amount
Library	Computer Equipment	\$ 15,000
COA	Transport Vehicle	\$ 113,000
Veterans Agent	Electric Vehicle	\$ 25,000
Public Safety		Amount
Police	Tasers	\$ 65,000
Police	Cruiser Laptops	\$ 70,000
Police	Public Safety Equipment	\$ 30,000
Police	Patrol Cruisers - Hybrid	\$ 220,000
Police	Policy & Training Mgmt. Software Upgrade	\$ 16,000
Police	Communications Center Upgrades	\$ 18,200
Fire	Miscellaneous Equipment/unforeseen	\$ 34,825
Fire	Turnout Gear (9 sets per year - change in FY25)	\$ 40,000
Fire	Medical Equipment upgrade	\$ 15,675
Public Works		Amount
Public Works - Engineering	Street Pavement Markings	\$ 102,000
Public Works - Engineering	Roadside Safety & Guardrail Improvements	\$ 171,000
Public Works - Engineering	Landfill Monitoring	\$ 28,300
Public Works - Engineering	Culvert & Bridge Repairs	\$ 25,000
Public Works - Engineering	Stormwater Mgt (MS4 compliance)	\$ 50,000
Public Works - Engineering	Pedestrian Safety & Bike Improvements	\$ 163,000
Public Works - Highway Maintenance	Small Equipment - Highway	\$ 10,000
Public Works - Highway Maintenance	Falcon Hotbox Trailer	\$ 47,000

Public Works - Highway Maintenance	H14 2009 Ford F-550 Dump/Plow	\$ 120,000
Public Works - Highway Maintenance	74,000 lbs. Capacity Mobile Vehicle Lift	\$ 80,000
Public Works - Highway Maintenance	Upgrade Fuel Master System	\$ 37,000
Public Works - Parks & Trees	Small Equipment - Parks & Trees	\$ 10,000
Public Works - Parks & Trees	Tree Planting - Public Shade Trees & Setback Trees	\$ 50,000
Public Works - Parks & Trees	Completion of Updated tree Inventory	\$ 136,000
Public Works - Facilities	Facilities replace miscellaneous tools & equipment	\$ 25,000
Public Works - Facilities	Facilities additional vehicle	\$ 75,000
Tier I Capital Improvement Plan Total		\$ 2,180,000

Borrowed Funds (Tier Two). Details by Town departments are as follows for the debt plan, designated Tier Two (funded through the issuance of debt, within levy) portion of the Capital Improvement Plan, summarized in Table Two, below:

DEPARTMENT	ITEM(S)	Tier II (Debt)
Police	Records Management System Upgrade	\$ 350,000
Police	Communications Center Upgrades	\$ 418,200
Public Works - Engineering	Parking Lot Rehabilitation	\$ 336,500
Public Works - Engineering	Road Pavement Management	\$ 2,120,300
Public Works - Engineering	Traffic Improvements	\$ 500,000
Public Works - Highway Maintenance	H23 2012 Freightliner 35,000GVWR	\$ 375,000
Tier II Capital Improvement Plan Total		\$ 4,100,000

FY2025 Capital Improvement and Debt Plan total: **\$6,280,000**

Prior Year Borrowed Funds (Tier Two). The following Capital project is funded through the transfer of previously authorized and unused debt article (Article 11 from 2023 Annual Town Meeting Warrant), which is no longer needed for its original intended purpose.

DEPARTMENT	ITEM(S)	Tier II (Debt)
Fire	Refurbish 2018 Pumper, Engine 4	\$ 210,000

Article 10 - OPEB Trust Fund Appropriation

Passed unanimously under the Consent Calendar.

Article 11 - OPEB Trust Fund Expenses

Passed unanimously under the Consent Calendar.

Article 12 - OPEB Trust Fund Appropriation

Passed unanimously under the Consent Calendar as printed in the Warrant.

WARRANT

APPROPRIATION TO THE OPIOID PREVENTION PROGRAMS FUND

ARTICLE 12. To determine whether the Town will transfer from Certified Free Cash as of July 1, 2023 the sum of \$76,870.49 (unspent opioid settlement funds), or any other sum, to the Opioid Prevention Programs special revenue fund, or take any other action relative thereto.

Article 13 - Funding Public Safety during the Concord250 Celebrations in 2025 commemorating the Beginning of the American Revolution, April 19, 1775

Upon a MOTION made by Mr. Clayton and duly seconded, it was VOTED nearly unanimously:

That the Town take affirmative action on Article 13 as printed in the Warrant.

WARRANT
FUNDING PUBLIC SAFETY DURING THE
CONCORD250 CELEBRATIONS
IN 2025 COMMEMORATING THE BEGINNING
OF THE
AMERICAN REVOLUTION, APRIL 19, 1775

Article 13. To determine whether the Town will transfer from the Certified Free Cash Balance of July 1, 2023 the sum of \$350,000, with such appropriation to be expended under the direction of the Town Manager, to fund reasonably necessary public safety expenditures during Concord250 Celebrations in 2025, or to take any other action relative thereto.

Article 14 - Appropriation of Opioid Settlement Funds Received from State Settlement Fund

There was no action taken under this article.

Article 15. Establish a Permanent Senior Means Tested Property Tax Exemption

Passed unanimously under the Consent Calendar as printed in the Warrant.

WARRANT
ESTABLISH A PERMANENT SENIOR MEANS
TESTED PROPERTY TAX EXEMPTION

ARTICLE 15. To determine whether the Town will accept the provisions of Chapter 193 of the Acts of 2022 establishing a permanent Senior Means Tested Property Tax Exemption in the Town of Concord as approved by the Legislature on August 24, 2022, or take any other action relative thereto.

Article 16 - Create Stormwater Enterprise Fund

Upon a MOTION made by Mr. Weber and duly seconded, it was VOTED by a substantial majority:

That the Town take affirmative action on Article 16 by:

1. accepting the provisions of Mass. Gen. Laws c. 44 § 53F½ to authorize the establishment of a Stormwater Enterprise Fund, effective July 1, 2025;
2. and adopting a bylaw regarding such Stormwater Enterprise Fund as printed in Appendix Three to the Finance Committee Report on page 29.

Finance Committee Report - Appendix Three:

Create Stormwater Enterprise Fund Stormwater Utility Enterprise Fund Bylaw

1: General Provisions

A. Title. This bylaw shall be known as the “Stormwater Utility Enterprise Fund Bylaw of the Town of Concord, Massachusetts,” hereinafter referred to as the “bylaw.”

B. Purpose. The stormwater management program of

the Town shall be funded by revenue collected through the stormwater fee and such other revenue as may, from time to time, be appropriated. The stormwater management program is designed to collect and treat stormwater to promote the health and safety of the public, to protect property from flooding and the damage caused by stormwater runoff, to protect and manage water quality by controlling the level of pollutants in stormwater runoff, and to comply with federal and state stormwater management mandates and permits.

SECTION 2: Definitions

The following words, terms and phrases, when used in this bylaw, shall have the meanings ascribed to them in this section, except where the context clearly requires a different meaning:

STORMWATER: The surface water runoff from precipitation, whether or not collected and discharged via pipes.

IMPERVIOUS SURFACE: Any material or structure on or above the ground that prevents water from infiltrating into the underlying soil, including without limitation roads, paved parking lots and driveways, sidewalks, and rooftops.

STORMWATER FEE: The user fee imposed pursuant to this bylaw by the Town of Concord for providing Stormwater Management.

STORMWATER MANAGEMENT: All services provided by the Town which relate to the:

1. Transfer, control, conveyance, treatment or movement of Stormwater runoff through Town-owned infrastructure;
2. Maintenance, repair, grading and replacement of existing Stormwater Management Systems and Facilities owned by the Town;
3. Planning, development, design and construction of additional Stormwater Management Systems and Facilities to meet current and anticipated needs, including grading of roads to facilitate the movement of Stormwater;
4. Regulation of the use of Stormwater Management services, systems and facilities;
5. Compliance with applicable local, state and federal Stormwater Management; and
6. Services addressing the quality of Stormwater runoff as well as the quantity thereof.

STORMWATER MANAGEMENT SYSTEMS AND

FACILITIES: Natural and manmade channels, swales, ditches, rivers, streams, brooks, creeks, wetlands, branches, reservoirs, ponds, drainageways, drainage structures, conveyances, storm drains, catch basins, inlets, gutters, pipes, culverts, bridges, headwalls, storm sewers, lakes, outfalls, and other physical works, properties, and improvements that collect,

transport, transfer, control, pump, treat, convey, detain, retain, dispose of, or otherwise influence the movement of Stormwater runoff.

SECTION 3: Responsibility for Stormwater Management

The Concord Public Works shall be responsible for Stormwater Management and all Town owned or accepted Stormwater Management Systems and Facilities.

SECTION 4: Stormwater Utility Enterprise Fund

- a. A Stormwater Fund shall be created to hold the revenue collected through Stormwater Fees and such other funds as may be appropriated or gifted to said Stormwater Utility Enterprise Fund from other sources, including grants and loans.
- b. The Stormwater Utility Enterprise Fund may be used for any lawful Stormwater Management purpose including:
 - i. The acquisition by gift, purchase or condemnation of real and personal property, or interests therein necessary to construct, operate and maintain Stormwater Management Systems and Facilities;
 - ii. All direct and indirect costs of the Town applicable to the administration and implementation of Stormwater Management programs pursuant to generally accepted accounting practices (GAAP); and
 - iii. Inspection and enforcement pursuant to any applicable federal, state or Town law or regulation regarding Stormwater Management.

SECTION 5: Establishment of Stormwater Fees

- a. There shall be a fixed schedule of prices or rates established by the Public Works Commission which shall not be changed more often than once each year. Changes in rates shall not be made unless the proposed new rates are first published in a newspaper in general circulation in Concord, which may be an internet-based newspaper, and considered at a public hearing held for this purpose.
- b. The Director of Public Works shall, on an annual basis, recommend an annual budget for stormwater Management to the Town Manager for inclusion in the Annual Town Budget.
- c. The Stormwater Management budget shall, beginning no earlier than the fiscal year beginning July 1, 2025, include proposed Stormwater Fees established pursuant to the authority in Mass. Gen. 31 Laws c. 83, § 16, which, along with other revenues in the Stormwater Fund, are sufficient to pay for the Town's annual Stormwater Management budget, including

operating and capital expenses.

- d. The Stormwater Fee shall be imposed on each parcel within the Town whether occupied or not, and whether owned by the Town, another public entity, or a private entity. The Stormwater Fee shall not be imposed on public streets, highways and public rights-of way.

SECTION 6: Billing, Stormwater Utility Enterprise Fund, Credits

- a. Stormwater Fees shall be billed at least annually and no more frequently than in twelve monthly increments, as determined by the Public Works Commission.
- b. The Town may impose a late fee for unpaid Stormwater Fees and may utilize any other remedy for enforcement of unpaid Stormwater Fees under applicable law.
- c. Failure of the Town to send a bill for Stormwater Fees shall not relieve a property owner from the obligation to pay Stormwater Fees.
- d. The Town may back bill for Stormwater Fees not previously billed in prior billing cycles, but may not bill for late fees or delinquency charges in connection with such back billing.
- e. Stormwater Fees shall be billed to the record owner of a property and may be consolidated in the same bill as is sent to a property owner for other services provided by the Town.
- f. The Public Works Commission shall develop a proposed Stormwater Management credit policy which shall provide credits or adjustments for Stormwater Fees to be applied to properties with Stormwater improvements made by the property owner, land retained without impervious surface, or properties based on an owner's income.

SECTION 7: Appeals

- a. In the event a property owner believes that a Stormwater Fee applied to it has been incorrectly charged, the property owner may, within thirty (30) days of the issuance of an invoice for a Stormwater Fee, and after full payment of the Stormwater Fee charged, apply to the Concord Public Works for an abatement of all or part the Stormwater Fee. Such application shall be supported by such information as is necessary for a reasonable person to conclude that the Stormwater Fee was incorrectly charged.
- b. Concord Public Works shall have sixty (60) days to consider an application for abatement and render a written decision approving or denying the application, in whole or in part.
- c. A property owner aggrieved by Concord Public Works' denial of its application for an abatement under this Section 6 may request a hearing

before the Public Works Commission within thirty (30) days of the date of the Concord Public Works' decision. The request for a hearing shall be in writing and shall specify the basis for the property owner's dispute of the Concord Public Works' decision.

- d. The Public Works Commission shall set a date for a hearing which shall be within sixty (60) days of the filing of the appeals, and notice setting forth the place, date and time of hearing shall be sent to the property owner at least ten (10) day prior to the hearing date.
- e. The Public Works Commission shall render a written decision within thirty (30) days of the conclusion of the hearing affirming the decision of the Concord Public Works or reversing the action in whole or in part and specifying the amount of Stormwater Fees (if any) to be paid or credited the property owner.
- f. Nothing herein shall limit the ability of a property owner to seek an abatement of Stormwater Fees pursuant to the provisions of Mass. Gen. Laws c. 83, § 16E.

Article 17 – Nagog Pond Improvements and PFAS Mitigation

Upon a MOTION made by Mr. Weber and duly seconded, it was VOTED unanimously:

That the Town appropriate the sum of \$50,000,000, to be expended at the direction of the Town Manager, for the construction of water supply and water treatment facilities and improvements associated with the Nagog Pond water treatment plant, associated water main/intake improvements, and PFAS mitigation at impacted water supplies, including engineering, regulatory and other related services and costs necessary for said facilities and improvements; and that to meet this appropriation the Treasurer with approval of the Select Board be authorized to borrow said amount under the provisions of G.L. c. 44, §8(4), or any other enabling authority, and to issue bonds or notes of the Town therefor. All or any portion of the borrowing authorized by this vote may be obtained through the Massachusetts Clean Water Trust and/or the Massachusetts Water Resources Authority.

Article 18 – Select Board to Accept Easements

Passed unanimously under the Consent Calendar as printed in the Warrant.

WARRANT

SELECT BOARD TO ACCEPT EASEMENTS

ARTICLE 18. To authorize the Select Board, until July 1, 2025, to acquire on behalf of the Town easements for the following purposes: roads, sidewalks, vehicular, bicycle or pedestrian access or passage, water, drainage, sewer,

fiber-optic cable, electricity and other utilities, where such easements are acquired at no cost to the Town and are required pursuant to a land use permit, site plan review, agreement for utility or drainage, agreement for construction, use, operation and maintenance of infrastructure, or memorandum of understanding.

Article 19 – Minuteman Regional Technical High School District Budget

Upon a MOTION made by Mr. Ledoux and duly seconded, it was VOTED unanimously:

That the Town raise and appropriate the sum of \$1,732,805 for the Town's assessed portion of funds for the necessary and expedient purposes of the Minuteman Regional Technical High School District for the fiscal year ending June 30, 2025.

Article 20 – Concord-Carlisle Regional School District Budget

Upon a MOTION made by Ms. Marano and duly seconded, it was VOTED by an overwhelming majority:

That the Town raise and appropriate the sum of \$26,140,908 as the Town's apportioned share of funds for the necessary and expedient purposes of the Concord-Carlisle Regional School District for the fiscal year ending June 30, 2025, and that the same be expended only for such purposes and under the direction of the Concord-Carlisle Regional School Committee.

A MOTION was made by Mr. Patel and duly seconded to amend the article, by reducing the sum to be raised and appropriated by \$120,583. The amendment FAILED for lack of majority.

At 10:30pm, the Moderator announced that the meeting would adjourn at the Concord Carlisle High School at 7:00pm on Tuesday, April 30, 2024.

The Adjourned session of the Annual Town Meeting was called to order at 7:02pm.

ANNUAL TOWN MEETING, Adjourned Session Concord Carlisle High School Gymnasium April 30, 2024, 7:00pm

Town Moderator Carmin Reiss called the adjourned session of the Annual Town Meeting to order at 7:02pm, having determined that a sufficient number of voters were present. A total of 977 voters were in attendance on Tuesday, April 30th.

Following introductory and procedural remarks, Ms. Reiss appointed Mr. Fisher as Head Teller, Mr. Sommer was appointed as Assistant Head Teller, Mr. Wells was appointed as Ballot Supervisor, and Ms. Rainey was appointed as Assistant Ballot Supervisor. Tellers and Ballot Counters were sworn in by the Moderator and thanked for their service.

Ms. Reiss announced five Finance Committee

appointments and thanked those who completed their tenure on the Committee.

Eric Dahlberg and Margaret Briggs were reappointed to their second three-year terms.

Patricia Geyer, Sri Tupil, and Paul Rodriguez were appointed to their first three-year terms.

Parashar Patel, outgoing Finance Committee Chair and departing Finance Committee member and former Chair Chris Reynolds were recognized for their extraordinary service to the Town.

During the customary moment of silence, Ms. Reiss reminded voters: "Our Town motto is on the seal here on the front of the podium. It says: Quam Firma Res Concordia. Loosely translated it means, 'How strong is harmony.' Harmony consists of a lot of different voices, disparate voices that somehow found a way to come together and make a single, beautiful, coherent song. So let us this evening do our best despite our differences and our disparate points of view to make our decisions in harmony and not allow decisions of this evening to be decisions between us tomorrow as neighbors and fellow citizens."

On a motion duly made by Mr. Dane and seconded, it was voted by a substantial majority that no new business be taken up after 10:15 pm and that when the meeting is adjourned, it be adjourned to Wednesday, May 1st at Concord Carlisle High School beginning at 7:00pm.

Article 34 was taken up as the next order of business. Article 34 had been prescheduled by the Moderator due to the high interest in the article.

Article 34 – Zoning Bylaw Amendment: Zoning Map & MBTA Communities Multi-Family Overlay District

Upon a MOTION made by Ms. Miller and duly seconded, it was VOTED:

That the Town (1) take affirmative action on Article 34 as printed in the Warrant and (2) amend the Zoning Map to add the five (5) MBTA Communities Multi-family Zoning Overlay Districts as described in the Warrant and as shown in the handout.

WARRANT

ARTICLE 34. To determine whether the Town will amend the Zoning Bylaw and Zoning Map as follows: (1) add to Section 2.1 (Classification of Districts) the MBTA Communities Multi-family Overlay District; (2) add to Section 2.2 (Zoning Map) the MBTA Communities Multi-family Overlay District, which consists of five overlay subdistricts; (3) amend Table IV (Minimum Parking); and (4) add Section 7.11 MBTA Communities Multi-family Overlay District as follows (deletions are shown in ~~strikeout~~ and additions in **bold italics** for emphasis only); or take any other action relative thereto:

1. Add at the end of Section 2.1, Classification of Districts, the following:

MBTA Communities Multi-family Overlay District (MCMOD)

2. Amend the last paragraph of Section 2.2 Zoning Map to read as follows:

MBTA Communities Multi-family Overlay District, Town of Concord, April 2023, consisting of five sub-districts (Scale 1" to 1,400').

The Conservancy Districts, ~~and~~ the Wireless Communication Facility(s) Overlay District and the MBTA Communities Multi-family Overlay District (MCMOD) are overlay districts whose boundaries are superimposed on the Residential, Commercial, Industrial and By-Pass Districts established by this Bylaw. Said zoning maps are hereby made part of this Bylaw and shall be filed in the Office of the Town Clerk.

3. Amend the Residential Uses row of Table IV, Minimum Parking as follows:

RESIDENTIAL USES

Single-, and two-family, and multi-family dwellings and planned residential developments	Two (2) spaces per dwelling unit or one and one-half (1-1/2) spaces per dwelling unit for subsidized low and moderate income housing or elderly housing developments.
---	---

4. Add Section 7.11 MBTA MULTI-FAMILY OVERLAY DISTRICT as follows (all language is new, but not shown in bold italics):

7.11.1 Purpose.

The purpose of the MBTA Communities Multi-family Overlay District (MCMOD) is to allow multi-family housing as of right, subject to site plan review, in accordance with this Section and M.G.L. c. 40A, § 3A.

7.11.2 Standards.

7.11.2.1 The MCMOD shall not replace existing zoning districts but shall be superimposed on the underlying zoning district(s) as shown on the Zoning Map. The regulations for uses, dimensions, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right in the MCMOD. Uses that are not identified in Section 7.11 are governed by the requirements of the underlying zoning district(s).

7.11.2.2 The MCMOD contains the following sub-districts, all of which are shown on the MCMOD Map:

Subdistrict #1: Lower Lowell Road & Keyes Road

Area

Subdistrict #2: Upper Lowell Road Area

Subdistrict #3: Thoreau Street & Sudbury Road Area

Subdistrict #4: Baker Avenue Area

Subdistrict #5: Elm Street Area

7.11.3 Definitions

For purposes of this Section 7.11, the following definitions shall apply.

7.11.3.1. Compliance Guidelines. The Executive Office of Housing & Livable Communities’ (EOHLC) Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act dated August 17, 2023, as further revised or amended from time to time.

7.11.3.2. Multi-family housing. A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.

7.11.3.3. Subdistrict. An area within the MCMOD that is geographically smaller than the MCMOD district and differentiated from the rest of the district by uses, dimensional standards, development standards or location as identified in Section 7.11.2.2.

7.11.4 Dimensional Requirements

SUBDISTRICT 1 – Lower Lowell Road & Keyes Road Area

Lot Requirements		Setback Requirements	
Frontage Ex-ception	--	Primary street setback	10 ft.
Minimum lot size	20,000 sq. ft.	Secondary street	15 ft.
Maximum lot coverage	40%	Side Yard Setback	15 ft.
Minimum lot width	--	Rear Yard setback	15 ft.
Maximum density	15 units per acre	Special setback for corner lots	Corner clearance 10 ft.

Building height (max)	3 floors
Open space percentage required	20%

SUBDISTRICT 2 – Upper Lowell Road Area

Lot Requirements		Setback Requirements	
Frontage Exception	--	Primary street setback	10 ft.
Minimum lot size	20,000 sq. ft.	Secondary street	15 ft.
Maximum lot coverage	40%	Side Yard Setback	15 ft.
Minimum lot width	--	Rear Yard setback	15 ft.
Maximum density	15 units per acre	Special setback for corner lots	Corner clearance 10 ft.

Building height (max)	3 floors
Open space percentage required	20%

SUBDISTRICT 3 – Thoreau Street & Sudbury Road Area

Lot Requirements		Setback Requirements	
Frontage Exception	--	Primary street setback	10 ft.
Minimum lot size	10,000 sq. ft.	Secondary street	15 ft.
Maximum lot coverage	40%	Side Yard Setback	15 ft.
Minimum lot width	--	Rear Yard setback	15 ft.
Maximum density	15 units per acre	Special setback for corner lots	Corner clearance 10 ft.

Building height (max)	3 floors
Open space percentage required	20%

SUBDISTRICT 4 – Baker Avenue Area

Lot Requirements		Setback Requirements	
Frontage Exception	--	Primary street setback	20 ft.
Minimum lot size	20,000 sq. ft.	Secondary street	15 ft.
Maximum lot coverage	40%	Side Yard Setback	15 ft.
Minimum lot width	--	Rear Yard setback	20 ft.
Maximum density	15 units per acre	Special setback for corner lots	Corner clearance 10 ft.

Building height (max)	3 floors
Open space percentage required	20%

SUBDISTRICT 5 – Elm Street Area

Lot Requirements		Setback Requirements	
Frontage Exception	--	Primary street setback	20 ft.
Minimum lot size	20,000 sq. ft.	Secondary street	15 ft.
Maximum lot coverage	40%	Side Yard Setback	15 ft.
Minimum lot width	--	Rear Yard setback	20 ft.
Maximum density	15 units per acre	Special setback for corner lots	Corner clearance 10 ft.

Building height (max)	3 floors
Open space percentage required	20%

7.11.5 Affordability Requirement

All residential developments, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion, where such development consists of ten (10) or more units shall have at least 20% of the

dwelling units (and no fewer than one unit) available as affordable units at 80% area median income (AMI) and included on the Town's Subsidized Housing Inventory (SHI). For the purpose of calculating the number of affordable units required, the unit requirement shall round up to a whole unit for any fraction of .5 or above.

If EOHLIC determines in writing that the Town has not shown this 20% requirement to be feasible, at least 15% of the dwelling units in any development shall be affordable units with household income limited to 80% of the Area Median Income and eligible for inclusion on the Subsidized Housing Inventory. If EOHLIC determines in writing that the Town has not shown this 15% requirement to be feasible, at least 10% of the dwelling units in any development shall be affordable units with household income limited to 80% of the Area Median Income and eligible for inclusion on the Subsidized Housing Inventory.

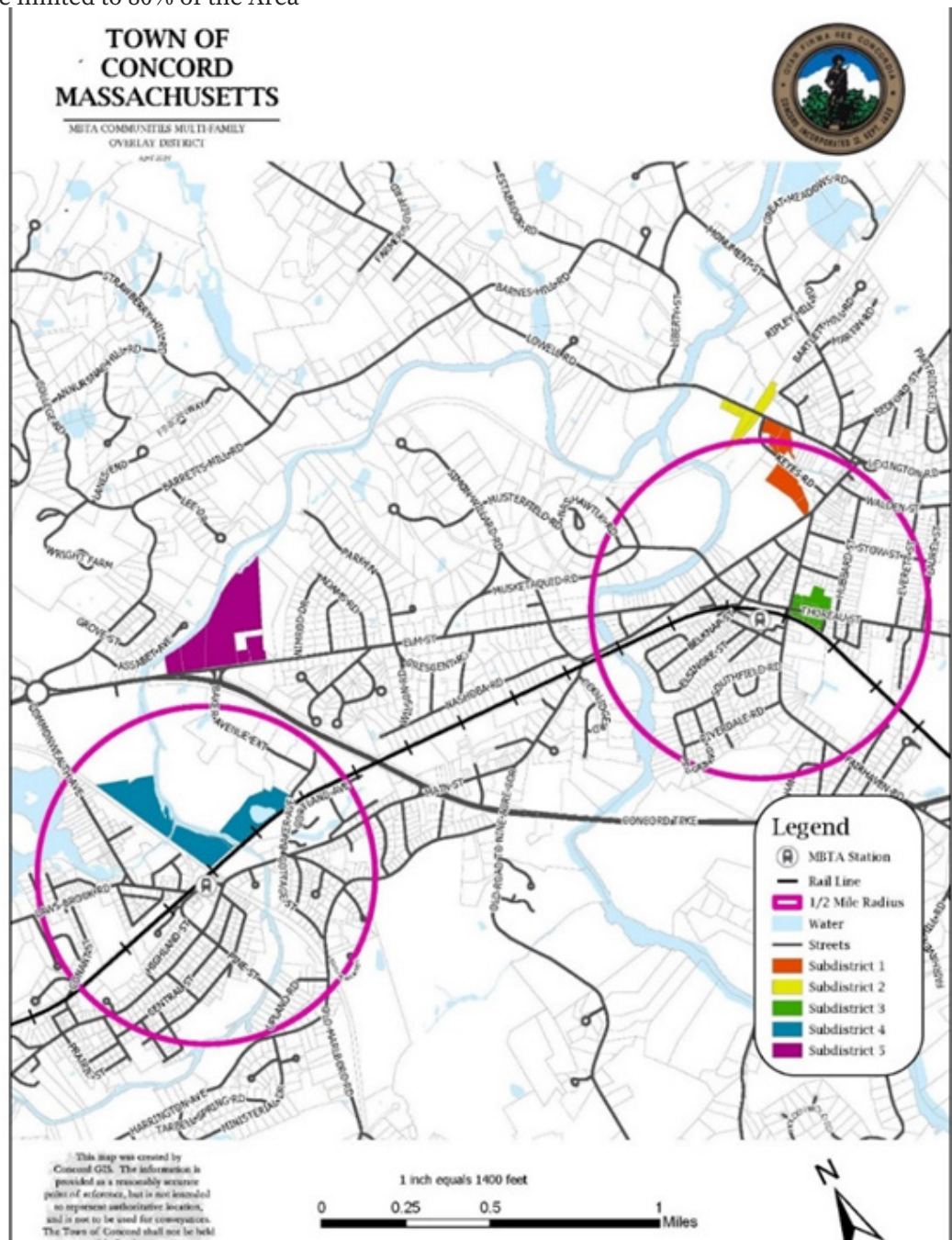
7.11.6 Site Plan Review

Development under Section 7.11 requires Site Plan Review by the Planning Board under Section 11.8. The Planning Board shall adopt MBTA Communities Multi-family Zoning Site Plan Rules and Regulations to facilitate site layout, building design, and outdoor amenity spaces. The Planning Board may impose reasonable terms and conditions, consistent with the parameters established by EOHLIC's Compliance Guidelines, to promote these objectives and serve the purposes of Section 7.11 and Section 11.8. Approval may reasonably condition matters such as vehicular and pedestrian access and circulation on site, stormwater management, architectural design of a building, site design and layout, lighting, and screening for adjacent properties. The Planning Board may require a performance guarantee to ensure compliance with these conditions.

HANDOUT

Article 34: Zoning Bylaw Amendment – Zoning Map & MBTA Communities Multi-family Overlay District

Recommendation: The Planning Board unanimously recommends affirmative action on Article 34 for the reasons explained in the Warrant. The following map depicts the proposed five MBTA Communities Multi-family Overlay Subdistricts as described in the Warrant:



Article 21 – Amenities Building at Concord-Carlisle High School

There was no action taken under Article 21.

Article 22 – Authorize New Middle School Naming - Name the New Concord Middle School Ellen Garrison Middle School

Upon a MOTION made by Mr. Palumbo and duly seconded, it was VOTED by an overwhelming majority:

That the Town ask the School Committee to name the publicly financed and owned property currently being built at 923 Old Marlboro Road in Concord, Massachusetts as Ellen Garrison Middle School.

A MOTION was made by Mr. Kerr and duly seconded to amend the main motion as follows:

*Mr. Palumbo moves that the Town ask the School Committee **to identify and implement appropriate ways for Ellen Garrison to be honored including, but not limited to, naming the main school building of the Concord Middle School** name the publicly financed and owned property currently being built at 923 Old Marlboro Road in Concord, Massachusetts **for** as Ellen Garrison Middle School.*

The motion FAILED for lack of majority.

A resident asked for a count of the vote for the benefit of the School Committee, which the Moderator declined to do. She did, however, note (following the vote under Article 23) that 973 voters were checked in at the time the vote under article 22 was taken.

Article 23 – Concord Public Schools Operating Budget

Upon a MOTION made by Ms. Anderson and duly seconded, it was VOTED nearly unanimously:

That the Town take affirmative action on Article 23 as printed in the handout.

HANDOUT

That the Town appropriate the sum of \$46,515,714 for the necessary and expedient purposes of the public schools of the Town for the fiscal year ending June 30, 2025; and that the same be expended only for such purposes and under the direction of the Concord School Committee, and further that an additional sum of \$76,308 be transferred from Free Cash, said sum representing the specific amount received by the Town , on behalf of Concord Public Schools, through the Commonwealth's School of Origin Transportation Pilot program, for the purpose of reimbursing additional transportation expenses arising from students residing at the homeless shelter at 740 Elm St, Concord, MA, said sum requiring further municipal appropriation by Town Meeting.

Article 24 – Concord Public Schools Capital Budget

Upon a MOTION made by Ms. Anderson and duly seconded, it was VOTED by a near unanimous and more

than two-thirds majority:

That the Town appropriate \$446,000, to be expended at the direction of the School Committee, to pay costs of remodeling, constructing, reconstructing or making extraordinary repairs, including original equipment and related work, at various Concord Public School buildings, and that to meet this appropriation, the Town Treasurer, with the approval of the Select Board, is authorized to borrow said amount under the provisions of G.L. c. 44, §7(1) or any other enabling authority, and to issue bonds or notes of the Town therefor.

Article 25 – Appropriation to Middle School Stabilization Fund

There was no action taken under Article 25.

* * *

Ms. Reiss announced that she would step down from the stage in order to present Article 26. Deputy Moderator Carrie Flood took over in the gymnasium and Assistant Moderator Michael Lawson assumed Deputy Moderator duties in the auditorium for the next four Articles.

A MOTION was made by Mr. Perry and duly seconded to adjourn the meeting until tomorrow evening. The motion FAILED for lack of majority.

Article 26 – Town Meeting Study Committee

Upon a MOTION made by Ms. Reiss and duly seconded, it was VOTED unanimously that the Town take affirmative action on Article 26 as printed in the Warrant.

WARRANT

TOWN MEETING STUDY COMMITTEE

ARTICLE 26. To determine whether the Town will establish a Town Meeting Study Committee to review Concord's town meeting processes and to formulate recommendations to make town meeting more inclusive, effective, and responsive to the needs and desires of the town, in accordance with the following charge:

MEMBERSHIP: The Committee shall consist of nine (9) registered voters of the Town, appointed by the Moderator. The members shall have among them the following experience and expertise:

- Knowledge of town government structure
- Familiarity with Massachusetts statutes regulating local government
- A history of attendance at town meeting
- Knowledge of communication, voting, and remote participation technology
- Familiarity with common social media platforms

The Committee shall elect its own Chair and shall observe the Open Meeting Law. The Moderator and a Select Board member designated by the Select Board shall serve as ex officio non-voting members of the Committee.

STAFF SUPPORT: Staff support and the assistance of Town Counsel shall be provided to the Committee, subject to prior approval by the Town Manager.

CHARGE: The Committee shall assess the strengths and weaknesses of the current town meeting process and explore options to enhance the opportunity for citizens to participate in the formulation of the decisions that town meetings are authorized to make and to encourage them to do so. The Committee may form subcommittees to carry out its work.

1. The Committee shall review:
 - a. Voter participation in town meeting and town elections since 2000
 - b. Concord Town Meeting Study Report of 1996 and related data analysis
 - c. Concord Town Governance Study Report of 2015
 - d. Recent Studies of Open Town Meeting completed by Massachusetts towns similar to Concord
 - e. Any additional background materials that it determines to be relevant to its charge
2. The Committee shall consider the following topics:
 - a. Scheduling
 - b. Communication and education
 - c. Format and location of pre-meeting public hearings
 - d. Format and location of town meetings
 - e. Management of warrant articles
 - f. Voting methods and procedures, including electronic voting
 - g. Accommodation of persons with disabilities
 - h. Remote participation
 - i. Options for referenda on town meeting votes
 - j. Town meeting procedures employed by other communities
 - k. Any additional areas the Committee determines to be relevant to its charge
3. The Committee will seek public input by
 - a. Inviting public comment at each of the Committee's scheduled meetings
 - b. Reviewing and compiling correspondence received from the public
 - c. Holding one or more public hearings
 - d. Conducting one or more town-wide survey(s) on town meeting issues
 - e. Providing press releases on its activities to The Concord Bridge
 - f. Other means as determined by the Committee
4. The Committee shall present a draft report to the

Select Board by November 30, 2024.

5. The Committee shall present a written report to 2025 Annual Town Meeting which includes:
 - a. Options identified to make town meeting more inclusive, effective, and responsive to the needs and desires of the town;
 - b. Evaluation of the options identified for consistency with state law and compatibility with Concord's overall town government structure;
 - c. Summary of requirements and estimated cost and for implementation and continued operation of the options identified;
 - d. Recommendations.

TERM: The Committee will be dissolved one month following the conclusion of 2025 Annual Town Meeting, or at such later time as the Moderator directs upon request from the Committee, but in no event later than the conclusion of 2026 Annual Town Meeting.

At 10:43pm, Town Meeting adjourned to reconvene at the Concord Carlisle High School at 7:00pm on Wednesday, May 1, 2024.

**ANNUAL TOWN MEETING, Adjourned Session
Concord Carlisle High School Gymnasium
May 1, 2024, 7:00pm**

Town Moderator Carmin Reiss called the adjourned session of the Annual Town Meeting to order at 7:02pm, on Wednesday, May 1, 2024 at the Concord Carlisle High School (CCHS) having determined that a sufficient number of voters were present. A total of 439 voters were in attendance on Wednesday, May 1st.

Following introductory and procedural remarks, Ms. Reiss appointed Mr. Fisher as Head Teller, Mr. Sommer was appointed as Assistant Head Teller, and Mr. Wells was appointed as Ballot Supervisor, and Ms. Rainey to be Assistant Ballot Supervisor. Tellers and Ballot Counters were sworn in by the Moderator and thanked for their service.

On a motion made by Mr. Dane and seconded, it was VOTED to adjourn the Annual Town Meeting to commence with the Special Town Meeting at 7:10pm to return to Annual Town Meeting upon the conclusion of the Special Town Meeting. Special Town Meeting minutes exist as a separate document.

The Annual Town Meeting resumed at 8:00pm following the dissolution of the Special Town Meeting.

Ms. Reiss stepped down from her duties as Moderator so that Deputy Moderator Ms. Flood could again preside over Articles 27, 28, and 29. Assistant Moderator Mr. Lawson again presided in the auditorium.

Article 27 – Citizen Petition: Town Meeting Voting Reform

A MOTION was made by Mr. Gonatas and duly seconded to take affirmative action on Article 27 as printed in the Warrant.

On a MOTION made by Mr. Dane and duly seconded it was VOTED by a clear majority to refer Article 27 to the Town Meeting Study Committee as established by Article 26.

WARRANT ARTICLE

CITIZEN PETITION: TOWN MEETING VOTING REFORM

ARTICLE 27. Beginning in 2025 and thereafter, all warrant articles for Town Meeting shall be presented to all registered voters in a Town special election to be held within three weeks of Town Meeting. The special election shall bind the Town, any vote to the contrary in Town Meeting notwithstanding.

Article 28 – Citizen Petition: Remote Participation at Annual and Special Town Meetings

A MOTION was made by Mr. Gillis that the Town authorize the Select Board to request a home rule petition from the General Court to allow remote participation at Concord Annual and Special Town Meetings with language substantially in the form of the draft bill in the current Town Warrant.

On a MOTION made by Mr. Dane and duly seconded it was VOTED by an overwhelming majority to refer Article 28 to the Town Meeting Study Committee.

Article 29 – Citizen Petition: Use of Hand-Held Electronic Voting at Town Meetings

A MOTION was made by Mr. Mark Martines that the Town utilize electronic voting devices, hereinafter referred to as “clickers”, as the primary method to tabulate and record votes at Concord Special and Annual Town Meetings beginning in 2025 or thereafter as stated in Article 29 of the 2024 Annual Town Meeting Warrant.

On a MOTION made by Mr. Dane and duly seconded it was VOTED by a majority to refer Article 29 to the Town Meeting Study Committee.

Article 30 – Authorize Select Board to Petition for Changes to Previously Approved Home Rule Petition Regarding a Check out Bag Charge

Passed unanimously under the Consent Calendar as printed in the Warrant.

WARRANT

AUTHORIZE SELECT BOARD TO PETITION FOR CHANGES TO PREVIOUSLY APPROVED HOME RULE PETITION REGARDING A CHECK OUT BAG CHARGE

ARTICLE 30. To determine whether the Town will authorize the Select Board to request an amendment of the petition for home rule legislation to authorize imposition of a check-out bag charge, previously submitted to the General Court in accordance with the vote of 2022 Annual Town Meeting on Article 37, by amending the definition of “Retail Establishment” as set forth below (amendment is highlighted in bold italics for illustration only):

SECTION 1. The following words, unless the context clearly requires otherwise, shall have the following meanings:

“Checkout Bag” shall mean a bag provided by a retail establishment to a customer at the point of sale. Checkout bags shall not include: (i) bags, whether plastic or not, in which loose produce or products are placed by the consumer to deliver such items to the point of sale or check out area of the store; (ii) a paper bag provided by a pharmacy to a customer purchasing a prescription medication; (iii) a non-handled bag used to protect items from damaging or contaminating other purchased items; or (iv) a non-handled bag that is designed to be placed over articles of clothing on a hanger.

“Retail Establishment” shall mean any business facility that sells goods directly to the consumer whether for or not for profit, including but not limited to, retail stores, restaurants, pharmacies, convenience and grocery stores, liquor stores, and seasonal and temporary businesses but not including farm stands or vendors at a farmers’ market.

SECTION 2. (a) Notwithstanding any general or special law to the contrary, any retail establishment which makes available checkout bags in the Town of Concord shall charge for each such bag equal to or greater than \$0.10 per checkout bag, as established by regulations to be duly promulgated by the Town Manager or his/her designee.

(b) All monies collected pursuant to this section shall be retained by the retail establishment.

(c) Any charge for a checkout bag shall be separately stated on a receipt provided to the customer at the time of sale and shall be identified as the “checkout bag charge” thereon.

SECTION 3. (a) The Town Manager or his/her designee shall have authority to enforce this law and any regulations promulgated thereunder. This law may be enforced through any lawful means in law or in equity, including but not limited to, noncriminal disposition pursuant to G.L. c. 40 § 21D.

(b) The Town Manager or his/her designee may adopt and amend rules and regulations to effectuate the purposes of this law.

SECTION 4. If any provision of this law is declared to be invalid or unenforceable, the other provisions shall be severable and shall not be affected thereby.

SECTION 5. This act shall take effect three months after its passage.

Article 31 – Update the Town Goals to Meet the Climate Challenge

Upon a **MOTION** made by Mr. Hubbard-Nelson and duly seconded, it was **VOTED** by an overwhelming majority:

That the Town take affirmative action on Article 31 as printed in the Warrant.

WARRANT

ARTICLE 31. To determine whether the Town will:

- a) Declare a Climate Emergency, in recognition that climate change threatens humanity and that we could do significantly more to mitigate the harms imposed by climate change.
- b) Update Concord’s Energy Goals (2017 Annual Town Meeting, Article 51) to better align with the Commonwealth’s greenhouse gas emission reduction goals by providing that Concord will strive to reduce emissions by 50% by 2030, 75% by 2040 and by 85% by 2050 from the baseline established in 2008.

Article 32 – Fossil Fuel-Free Demonstration: Bylaw Amendments for Program Participation

Passed unanimously under the Consent Calendar as printed in the Warrant.

WARRANT

FOSSIL FUEL-FREE DEMONSTRATION: BYLAW AMENDMENTS FOR PROGRAM PARTICIPATION

ARTICLE 32. To determine whether the Town will authorize amendments to the bylaw initially adopted by 2021 Annual Town Meeting Article 31, and later amended and reauthorized by January 2023 Special Town Meeting Article 1 to reflect suggestions from the Massachusetts Department of Energy Resources (DOER), as follows (deleted text is shown in ~~strikeout~~ and added text is shown in bold *italics* for illustration only):

PROHIBITION ON THE EXPANSION OF FOSSIL FUEL INFRASTRUCTURE FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS

1. Purpose

This Bylaw is adopted by the Town of Concord to protect the health, safety and welfare of the inhabitants of the town from the effects of air pollution, including greenhouse gas emissions that are contributing to climate change, and from fuel leaks and explosions that threaten the Town and its inhabitants.

2. Definitions

For the purposes of this bylaw, the following definitions shall apply:

“Building” shall have the same meaning as set forth in Section 1.3.4 of the Concord Zoning Bylaw, provided that the pertinent structure is or will be furnished with a heating or hot water system.

“Effective Date” shall mean ~~December 1, 2022, or six months~~ **ninety (90) days** following the date by which the Town is authorized by the Massachusetts General Court Department of Energy Resources to regulate fossil fuel infrastructure, ~~whichever is later.~~

“Fossil Fuel-Free Demonstration” shall mean codified by the entirety of 225 CMR 24.00, the Fossil Fuel-Free Demonstration

“New Building” shall mean any new construction that will require heating or cooling and that is associated with a valid building permit application on or after the effective date of this bylaw, including but not limited to, construction (a) on a vacant lot, (b) to replace a demolished building, or (c) of a new accessory building constructed on an existing residential or commercial property.

“On-Site Fossil Fuel Infrastructure” shall mean piping for coal, ~~fuel gas, fuel~~ oil, natural gas or other fuel hydrocarbons, including synthetic equivalents, or other fossil fuels that is are in a building, in connection with a building, or otherwise within the property lines of a premises, extending from a supply tank or from the point of delivery behind a gas meter ~~or the~~ (customer-side of a gas meter).

“Major Renovation” shall be defined as in 225 CMR 24:

- (a) low-rise residential additions over 1,000 square feet and additions exceeding 100% of the conditioned floor area of the existing dwelling unit;**
- (b) additions over 20,000 square feet and additions that exceed 100% of the conditioned floor areas of the existing building for all building use types except low-rise residential;**
- (c) Level 3 Alterations as defined in the International Existing Building Code (IEBC 2021) (which exceed 50% of the existing conditioned floor area) exceeding 1,000 square feet for low rise residential, or exceeding 20,000 square feet for all other building uses;**
- (d) Change of use of over 1,000 square feet per International Energy Conservation Code (IECC 2021) § R505; or**
- (e) change of use of over 20,000 square feet or change of use of 100% of the conditioned floor areas of the existing building for all building use types except low-rise residential, International Energy Conservation Code (IECC 2021) § C505.**

“Specialized Energy Code” shall mean codified by the en-

tirety of 225 CMR 22.00 and 23.00 including Appendices RC and CC, the Specialized Energy Code adds residential and commercial appendices to the Massachusetts Stretch Energy Code, based on amendments to the respective net-zero appendices of the International Energy Conservation Code (IECC) to incorporate the energy efficiency of the Stretch energy code and further reduce the climate impacts of buildings built to this code, with the goal of achieving net-zero greenhouse gas emissions from the buildings sector no later than 2050.

3. Applicability and Exemptions

3.1. On and after the Effective Date, no building permit shall be issued by the Town for the construction of New Buildings **or Major Renovations** that include the installation of new On-Site Fossil Fuel Infrastructure subject to this Chapter. ***With adoption of the Fossil Fuel-Free Demonstration, and upon approval by DOER, the following amendments to the Specialized Energy Code are adopted. These changes are enforceable by the inspector of buildings or building commissioner and will go into effect for any project seeking a permit after the effective date.***

- a. Low-rise Residential Code (225 CMR 22 Appendix RC) 1. Sections RC102 and RC101 “Zero Energy Pathway” and “Mixed Fuel Pathway” shall not be permitted for use for new construction.***
- b. Commercial and All Other (225 CMR 23 Appendix CC) i. Sections CC103 and CC105 “Zero Energy Pathway” and “Mixed-Fuel Pathway” shall not be permitted for new construction, excluding the exceptions identified in 3.2.***

3.2. The provisions of this bylaw shall not apply to ~~(i) the development of new affordable housing, as defined in Mass. Gen. Laws c. 184, § 26;~~ ~~(ii) to (i) cooking stoves and ovens used in restaurants or commercial kitchens;~~ ~~(iii) (ii) any fossil fuel infrastructure the exclusive purpose of which is to fuel backup electrical generators;~~ ~~(iv) (iii) public utilities, their operations, or installations other than in the Buildings constructed by others;~~ or ~~(v) (iv) research laboratories for scientific or medical research, or to hospitals or medical offices regulated by the department of public health as a health care facility.~~

3.3. The requirements of this article shall not apply to the piping required to produce potable or domestic hot water from centralized hot water systems in buildings with building floor areas of at least 10,000 square feet, provided that the Engineer of Record certifies that no commercially available electric hot water heater exists that could meet the required hot water demand for less than 150% of installation or operational costs, compared to a conventional fossil-fuel hot water system.

~~4. Administration~~

~~4.1 Enforcement~~

The Building and Inspections Department is hereby authorized to enforce the provisions of this bylaw.

5. Waivers

5.1 The Building Commissioner may grant a waiver from the requirements of this Chapter in the event that compliance with the provisions of this Chapter makes a project financially infeasible or impractical to implement. Compliance with this Chapter may be considered infeasible if, without limitation:

- a. as a result of factors beyond the control of the proponent, the additional cost of the project over the long term, including any available subsidies, would make the project commercially unviable; or***
- b. technological or other factors would make the project unsuitable for its intended purpose.***

5.2 Waivers from compliance with this Chapter may be subject to reasonable conditions. Where possible, waivers shall be issued for specific portions of a project that are financially infeasible or impractical to implement under the requirements of this Chapter, rather than entire projects.

5.3 Waiver requests shall be supported by a detailed cost comparison, including available rebates and credits. A waiver request may be made at any time and may be based upon submission of conceptual plans.

5.4 In considering a request for a waiver, the Building Commissioner may consider as a factor the requesting party’s status as a non-profit or government-sponsored affordable housing entity.

5.5 The Building Commissioner’s decision with respect to the granting of a waiver, the scope thereof, and any conditions imposed by a waiver, shall be appealable to the Select Board, or its designee, within twenty (20) days in accordance with policies established by the Select Board.

5.6 The Select Board shall, prior to the Effective Date issue, and may thereafter amend, guidance regarding the process for requesting and granting waivers, and describing reasonable conditions that may be placed on a waiver.

~~5.2~~ 6. Appeal

Any applicant who is aggrieved by a denial of a building permit, in whole or part, in connection with this bylaw, may appeal to the board or committee designated by the Town Manager to hear and resolve such appeals within 20 days from the date of denial.

6. 7. Severability

Each provision of this bylaw shall be construed as separate to the extent that if any section, sentence, clause, or phrase is held to be invalid for any reason, the remainder of the by-law shall continue in full force and effect.

7- 8. Reporting

The Town Manager, or the Town Manager's designee, shall provide data and other information on the impacts of this Bylaw on emissions, building costs, operating costs, the number of building permits issued, and other information as required or requested by the Department of Energy Resources and the Secretary of Housing and Economic Development.

Article 33 – In-Town Solar Expansion

No action taken

Article 35 – Zoning Bylaw Amendment: Two-Family Dwelling Unit in Residence B Zoning District

On a **MOTION** made by Mr. Boardman and duly seconded, it was **VOTED** by a two-thirds majority:

That the Town take affirmative action on Article 35 as printed in the Warrant.

WARRANT

ZONING BYLAW AMENDMENT:

TWO-FAMILY DWELLING UNIT IN RESIDENCE B ZONING DISTRICT

ARTICLE 35. To determine whether the Town will amend Section 4.2.2.1 (Two-family or additional dwelling unit) of the Zoning Bylaw to include the Residence B District in the scope of coverage of the Second Paragraph of that Section, so that the Section reads as follows (changes are shown in grey highlighted **bold italics** for emphasis only), or take any other action relative thereto:

4.2.2 *Two-family or additional dwelling unit:*

4.2.2.1 The Board may grant a special permit for the alteration and use of a building existing at the time its lot is placed in a single residence district for not more than two (2) dwelling units, provided the gross floor area, excluding basements, open or screened porches, and decks, of any additions shall not exceed in all one-fifth of the gross floor area, excluding basements, open or screened porches, and decks, of the existing building. Any additions to create an additional dwelling unit pursuant to this section shall be integral to and part of the existing building, without use of a tunnel or pergola, and share a common wall or floor with the existing building.

In the **Residence B and Residence C Zoning Districts**, the Board may grant a special permit for the construction of a new two-family dwelling or alteration of an existing single-family dwelling into a two-family dwelling. The dwelling units or any additions to create an additional dwelling unit in an existing single-family dwelling shall share a common wall or floor, without use of a tunnel or pergola. The Board may grant a special

permit to allow fewer than the required amount of parking spaces if the Board finds that the proposed two-family dwelling is in harmony with the general purpose and intent of this section and that the reduction in the required amount of parking will not be detrimental or injurious to the neighborhood in which it is located.

Article 36 – Zoning Bylaw Amendment: Floodplain Conservancy District

Passed unanimously under the Consent Calendar as printed in the Warrant.

WARRANT

ZONING BYLAW AMENDMENT:

FLOODPLAIN CONSERVANCY DISTRICT

ARTICLE 36. To determine whether the Town will amend Sections 2.2 (Zoning Map) and 7.2 (Floodplain Conservancy District (7.2) of the Zoning Bylaw so that the following Sections read as follows (deletions are shown in grey highlighted ~~strikeout~~ and changes in grey highlighted **bold italics** for emphasis only), or take any other action relative thereto:

2.2 Zoning Map

Floodplain Conservancy District, Town of Concord, April 2019 (Scale 1"=1000' consisting of a single sheet). The Floodplain Conservancy District is an overlay district that includes all special flood hazard areas within the Town of Concord designated as Zone A, AE, or AH on the Middlesex County Flood Insurance Rate Map (FIRM) dated July 6, 2016 issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The exact boundaries of the District ~~are~~ defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated July 6, 2016. The FIRM and FIS report are incorporated herein by reference and are on file with the Department of Planning & Land Management and Public Works Engineering Division.

7.2.3 *Standards.*

7.2.3.3 All site plans, special permits and subdivision proposals shall be designed to **ensure assure** that: a) such proposals minimize flood damage; b) all public utilities and facilities are located and constructed to minimize or eliminate flood damage; and; c) adequate drainage is provided to reduce exposure to flood hazards.

7.2.3.4 In Zone AE, along watercourses that have a regulatory floodway designated on the Town's FIRM Map, encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge **unless it has been demon-**

strated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

7.2.6.1 Any person who desires to use land within the Floodplain Conservancy District for a use permitted subject to review by the Board shall submit a written application for a special permit to the Board, with copies to the Planning Board and Natural Resources Commission. Each such application shall be accompanied by the following submissions:

(d) In A Zones, in the absence of FEMA **base flood elevation** (BFE) data and floodway data, the Board will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A as the basis for elevating residential structures to or above base flood level, for flood proofing or elevating nonresidential structures to be built to or above base flood level, and for prohibiting encroachments in floodways; ~~and;~~

7.2.6.2 The Planning Board and Natural Resources Commission shall submit to the Board written recommendations including at least:

(a) An evaluation of the proposed use, including its probable effect ~~and/or~~ impact upon the Town's water supply; the quality of water in the area; the natural flow pattern of watercourses; nearby or pertinent floodwater storage areas or other areas subject to seasonal or periodic flooding; and the general health, safety and welfare of the inhabitants of the Town; and

Article 37 – Zoning Bylaw Amendment: General Housekeeping – Multiple Sections

Passed unanimously under the Consent Calendar as printed in the Warrant.

WARRANT

ZONING BYLAW AMENDMENT:

GENERAL HOUSEKEEPING – MULTIPLE SECTIONS

ARTICLE 37. To determine whether the Town will amend multiple sections of the Zoning Bylaw with housekeeping corrections for items such as spelling, grammar, syntax, and punctuation (deletions are shown in grey highlight ~~strikeout~~ and changes or additions are shown in grey highlight **bold italics** for emphasis only. Where a portion of a section is quoted, other sections shall remain unchanged), or take any other action relative thereto:

1.2 PURPOSE

The purpose of this Bylaw is to implement the zoning powers granted to the Town of Concord under the Constitution and Statutes of the Commonwealth and includes but is not limited to, the following objectives: to lessen congestion in the streets; to conserve health; to secure safety from fire, flood, panic and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to encourage housing for persons of all income levels; to facilitate the adequate provision of transportation, water supply, drainage, sewage disposal, schools, parks, open space and other public requirements; to conserve the value of land and buildings, including conservation of natural resources and the prevention of blight and pollution of the environment; to encourage the most appropriate use of land throughout the Town; to preserve and increase amenities; and to preserve and enhance the development of the natural, scenic and aesthetic qualities of the community.

~~2.3.1 Zoning boundaries, which~~ **that** appear to follow streets, railroads, or rivers and streams; shall coincide with the centerline thereof.

~~2.3.2 Zoning boundaries, which~~ **that** appear to follow a property or lot line, the exact location of which is not indicated by means of dimensions shown in figures, shall coincide with the actual property or lot line.

~~2.3.3 Zoning boundaries, which~~ **that** appear to run parallel to the sidelines of streets or railroads; shall be regarded as parallel to such sidelines.

3.3.1 Purpose. The purpose of regulating the number, location, and visual features of formula businesses in the Concord Center, Thoreau Depot, West Concord Business and West Concord Village Districts is to maintain the unique, small-scale, small-town character and the quality of life for all Concord residents by preserving the individuality and distinctive appeal of its village centers, which are among the Town's most recognized features. Preservation of the existing character, diversity, variety and scale of these districts is vital to the continuation.

The Concord Center Business District is the historic heart of the Town, serving as a commercial, cultural, and government center for the community and visitors from around the world. It was established over three centuries ago and continues to maintain a design and form that represents the quintessential New England town center. The Concord Center Business District also offers abundant cultural resources, including galleries, bookshops, a theater ~~re~~ and other performance venues. It is fully contained within the Concord Center Cultural District, one of the first Cultural Districts to be designated under G.L. c. 10, § 58A in Massachusetts, and falls within the American Mile, Main Street and North Bridge/Monument Square Historic Districts.

3.3.2 Limitation on the number of formula businesses in the Concord Center, Thoreau Depot, West Concord Business and West Concord Village Districts: Limiting

the number of formula businesses will allow the Concord Center, Thoreau Depot, West Concord Business and West Concord Village Districts to avoid a proliferation of businesses that are homogenous and visually obtrusive, will safeguard Concord's historical relevance, and will ensure that Concord residents and tourists continue to have unique dining, retail and service experiences in its village centers.

The total number of formula businesses in the Concord Center Business District is limited to 12. The total number of formula businesses in the Thoreau Depot Business District is limited to 12. The total number of formula businesses in the West Concord Business District and the West Concord Village District combined is limited to 10. When the applicable limit is reached, no new formula businesses may be established in the applicable district until and unless an existing formula business closes, adapts so that it no longer qualifies as a formula business, or relocates outside of the ~~applicable~~ affected business district. If a business in current operation becomes a formula business by means of additional locations being established, this business shall count toward the total number of formula businesses, but shall not be considered as a formula business being established.

3.3.4 (b) The formula business contributes to the diversity of uses to ~~ensure~~ assure a balanced mix of businesses available to serve residents and visitors;

4.3.2.1 In the residential districts, such activities shall be permitted only on (a) a lot which, with all its structures, conforms to the requirements of the Bylaw, or (b) a lawfully nonconforming lot or structure ~~for~~ to which the area of the lot is not less than ten thousand (10,000) square feet;

4.3.2.2 In the residential districts or on lots which are not in a residential district but are adjacent to a residential district, no outdoor play area (an area designed or set aside for children in a child care facility for recreation or play) shall be located closer to a lot line than the minimum yard setback a principal use in the district in which it is located;

4.5.3 Craft shop: Shop or studio of an artist, potter, sculptor, silversmith, wood carver or similar craftsman ~~person~~, provided that in the Business Districts all work and storage shall be conducted within a building and no more than five (5) full-time workers, or their equivalent, shall be employed on the premises.

4.7.1 Prohibited uses: Salvage yard, junk yard, and all open-air storage of junk, waste products and salvage materials (including non-operable automobiles), ~~are expressly prohibited in all zoning districts of the Town as~~ are trailer without a valid registration, trailer used for habitation on the property, mobile home, trailer camp, mobile home park, trailer and mobile home sales and service, billboard, outdoor movie theater, commercial dump, slaughterhouse, rendering plant, fertilizer plant, race track, commercial extraction of sand, gravel or min-

erals and all other uses which would be obnoxious, hazardous or injurious to the neighborhood or to property in the vicinity are expressly prohibited in all zoning districts in the Town as are all uses not specifically permitted by this Bylaw.

4.7.2 Restrictions: Without limiting the generality of subsection 4.7.1 or any other section of this Bylaw or of any other Town Bylaw, all manufacturing, packaging, processing, testing, business and commercial activity shall be conducted ~~so~~ such as to confine disturbing sounds, fumes, dust, odors and noise to the premises, and no such activity shall be conducted so as to constitute a hazard by reason of the potential for fire, explosion, ~~or~~ radiation release, or by any bacterial, or viral agent.

CONCORD ZONING - TABLE I - PRINCIPAL USE REGULATION

◆ Except as provided by Special Permit **required** in Limited Business District #8.

5.4.1.1 In all districts, the Building Inspector may authorize the temporary use of a trailer or mobile home as a construction site office for not more ~~than~~ that two (2) years, provided that the authorization shall require the removal of such use within ninety (90) days after completion of the work for which the temporary use was permitted and provided further that, if construction is actively proceeding, the authorization for the trailer or mobile home may be renewed by the Building Inspector for successive one-year periods.

5.4.1.2 In all districts, the use of a trailer or mobile home as a temporary dwelling shall be permitted for not more than seven (7) days in any calendar year, except:

(a) Where the Board of Appeals has by special permit authorized such use for more than seven (7) days, subject to a reasonable time limit; or

6.2.5 Lot width: Each lot shall have, in addition to the required frontage, a width of not less than eighty (80) percent of the required frontage at all points between the sideline of the right of-way along which the frontage of the lot is measured and the nearest point on the front wall of the dwelling upon such lot, and, ~~that~~ the angle formed by the intersection of the side lot line and the sideline of the right-of-way shall not be less than 45 degrees. Such width shall be measured along lines, which are parallel to such sideline. [Lot width graphic on next page]

6.2.11 Height: [PARAGRAPHS 3, 4, 5,6 only]

In the Residence AA, Residence A, ~~Residence C~~ and Residence B **and Residence C** Districts, the height of a building shall be measured as the vertical distance from the 'base elevation' to the peak of the roof, or the highest point of the exterior in the case of a flat roof. The 'base elevation' is the average of the elevations of the ground where the two corners of the lowest foundation wall of any existing structure meet the ground. In the absence of an existing structure, the base elevation shall be the average eleva-

tion (measured as indicated in the previous sentence) of the ground at the location on the site where the new building is to be placed, prior to any grading or mounding.

In the Residence AA, Residence A, ~~Residence C~~ and Residence B **and Residence C** Districts, any accessory structure located within the required minimum side or rear yard shall be limited in height to not more than twenty-four (24) feet to the peak of a pitched roof or eighteen (18) feet to the highest point of the exterior in the case of a flat roof.

The Board may grant relief from the above definition for the height of a building in the Residence AA, Residence A, ~~Residence C~~ and Residence B **and Residence C** Districts provided the Board finds that a literal application of this requirement would be unreasonable because there are no reasonable alternatives available and that the desired relief may be granted without substantial detriment to the neighborhood and without derogating from the intent and purpose of this Bylaw.

In the ~~Residence C~~ and Residence B **and Residence C** Districts any part of the principal structure that extends into the three (3) foot side yard exception as defined in subsection 6.2.7 shall be no greater than fifteen (15) feet in height.

6.3.4.4 If a special permit is granted, the Board shall impose a condition that neither the special permit nor the conveyance of land to the Town shall be recorded until the ~~Select Board of Selectmen~~ votes to accept the proposed dedication of land to the Town for municipal or other public uses. A special permit granted hereunder shall be deemed to have been substantially used upon (1) the vote of the ~~Select Board of Selectmen~~ to accept the proposed dedication of land to the Town for municipal or other public uses and (2) upon the recording of both the special permit and the deed to the Town of Concord of the fee interest in the land for municipal or other public uses.

CONCORD ZONING – TABLE III – DIMENSIONAL REGULATIONS

Zoning Districts	Maximum Lot Coverage %
Industrial Park A and Industrial Park B	50%, the same to include all paved areas and 20% maximum lot coverage by all structures.

7.1.3 Nonconforming structures. The Board may grant a special permit to reconstruct, extend, alter, or change a nonconforming structure in accordance with this section only if it determines that such reconstruction, extension, alteration, or change shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The following types of changes to nonconforming structures may be considered by the Board:

- (a) **Reconstruction, extension or structural change**
~~Reconstructed, extended or structurally changed;~~

- (b) **Alteration** ~~Altered~~ to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent.

7.5.1.5 Steep Slope: Slopes natural and unaltered greater than or equal to twenty percent (20%) over a horizontal distance of 100 feet, as measured perpendicular to the contour line as prescribed herein. For lots lacking a horizontal distance of 100 feet, the slope is calculated as an elevation change across a horizontal distance of 50 feet as measured perpendicular to the contour line.

7.5.4.2 If a special permit is granted, the Board shall impose limitations on the time and the extent of the permitted removal or filling and such other appropriate conditions, limitations and safeguards as the Board deems necessary for the protection of the neighborhood and of the public health, safety, convenience and welfare of the Town and may condition the continuance of the permit upon compliance with regulations of the Board then in force or thereafter adopted. The Board shall require sufficient security, including necessary covenants, to **ensure** ~~insure~~ compliance with the terms, conditions, and limitations of the earth removal or filling permit.

7.6.1.4 Historical high groundwater table elevation: A groundwater elevation that is determined from local historical data and/or **US Geological Survey** (USGS) monitoring wells and historical water table fluctuation data.

7.6.2.3 To conserve the natural resources of the Town; ~~and~~

7.6.2.4 To prevent temporary and permanent contamination of the environment; ~~and~~

7.6.4.2 Any institutional use, governmental and utility use, business use ~~or~~ **and** industrial use permitted in the underlying district in which the land is situated, subject to the same use and development regulations as may otherwise apply thereto, whether by right or by special permit, provided,

7.6.5.1 Any institutional use, governmental and utility use, business use ~~or~~ **and** industrial use permitted under Section 7.6.4.2 which exceeds the maximum lot coverage permitted under Section 7.6.4.2(b) provided, in part, that the proposed lot coverage does not exceed the maximum permitted in the underlying district.

7.6.6.10 (c) Waste oil retention facilities; ~~and~~

7.6.6.10 (d) Treatment works for the restoration of contaminated ground or surface waters; ~~and~~

7.6.7.1 Any person who desires to use land within the Groundwater Conservancy District for a use permitted subject to review by the Board shall submit a written application for a special permit to the Board, with copies to the Planning Board, Public Works Commission, Natural Resources Commission and the Board of Health. Each such application shall be accompanied by the following

submissions:

(b) For those activities using or storing such hazardous materials, a hazardous materials management plan shall be prepared and filed with the Fire Department; and the Board of Health. The plan shall include:

7.6.7.2 The Planning Board, Public Works Commission, ~~the~~ Natural Resources Commission and Board of Health shall submit to the Board written recommendations including an evaluation that the project:

(a) Minimizes any adverse effects ~~onto~~ the existing or potential quality or quantity of water that is available in the Groundwater Conservancy District;

7.6.7.3 If a special permit is granted, the Board shall impose such conditions and safeguards as public safety, welfare and convenience may require. The Board shall give due consideration to the reports of the Planning Board, Natural Resources Commission, Public Works Commission and ~~the~~ Board of Health, and where the decision of the Board differs from the recommendations of the Planning Board, ~~the~~ Public Works Commission, ~~the~~ Natural Resources Commission, or ~~the~~ Board of Health, the reasons therefor shall be stated in writing.

7.7.1 Purpose: The purpose of this section is to ensure that all uses be provided with sufficient off-street parking and loading facilities to meet the needs of persons employed at or having commerce at such uses; to ensure that off-street parking and loading facilities are designed so as to reduce hazards to pedestrians and drivers; to reduce congestion in the streets; to reduce nuisance to abutters from noise, fumes, and headlight glare ordinarily associated with parking lots; **and** to reduce environmental deterioration to surrounding neighborhoods resulting from the glare, heat, dust, light spillover, light pollution, accelerated storm water run-off, and unattractive views associated with large expanses of pavement and vehicles.

7.7.2.10 Off-street loading:

However, an assisted living residence, as defined in Section 4.3.6, shall not be required to install more than one off-street loading space provided that the facility has no more than 100,000 square feet of gross floor area.

7.7.2.12

(a) Documentation from parking studies and/or transportation industry publications that show the parking ratios required in the Zoning Bylaw for the proposed use **are** not aligned with current industry standards, if applicable;

(c) The distance **to** and availability of on-street parking, public parking facilities and alternative transportation;

7.7.3.2 Loading space dimensions: Each loading space shall be at least ten (10) feet in width **and**; thirty (30) feet

in length, and shall be provided with a fourteen (**14**)-foot-high **height** clearance.

7.7.3.6 Small car spaces: In parking lots with more than thirty (30) spaces, up to a maximum of thirty (30) percent of the total number of required spaces may be designed for small cars. In parking lots of thirty (30) or **fewer** spaces, up to a maximum of twenty (20) percent of the total number of required spaces may be designed for small cars.

7.7.3.7 Handicapped parking: Parking facilities shall provide specially designated parking spaces for the physically handicapped in accordance with the rules and regulations of the Architectural Access Board of the Commonwealth of Massachusetts.

Spaces for the handicapped shall be clearly identified by a sign indicating that the spaces are reserved for physically handicapped persons. Such spaces shall be located nearest to the entrance to the use or building served.

7.7.3.11 Lighting: Exterior lighting shall be designed for safety and for personal security. Glare and light spillover, as defined below, shall be controlled to protect inhabitants from the consequences of stray light shining into inhabitant's eyes or onto adjoining properties. Light pollution, as defined below, control shall be required to minimize the negative effect of misdirected upward light. All exterior lighting shall be aimed, located, designed, fitted and maintained so that it illuminates the task intended and does not shine directly onto neighboring properties; **or** roadways or distribute excessive light skyward.

(b) Light spillover shall mean illumination produced by a light fixture; which extends beyond the boundaries of the lot or parcel upon which the light fixture is located.

7.7.3.12 Maintenance: Parking and loading facilities and landscaping shall be continuously maintained in good condition and appearance. Whenever necessary, surfacing, lighting, curbing, markings and plantings shall be repaired or replaced with new materials, and drainage structures shall be cleaned or replaced in order to **ensure** continued compliance with the provisions of Section 7.7. Failure to maintain parking facilities properly shall be considered a violation of the Zoning Bylaw.

7.7.3.13 Relief from design standards: The Board may, upon advice of the Planning Board, grant relief from the design standards contained in **subsection** 7.7.3 where the variation in the standards can be supported by a study prepared by a qualified consultant and where the Board finds that the desired relief may be granted without substantial detriment to the neighborhood and without derogating from the intent and purpose of this Bylaw.

7.8.4.2 General requirements:

(j) No new tower for a personal wireless communication facility; shall be located within:

i. One-thousand (1000) feet, on a horizontal plane, ~~ofto~~ any existing structure which is, or is able to be, occupied or habitable on the property of any existing child care facility or school;

(k) New personal wireless communication facilities in or on an existing, suitable, non-residential structure or tower for which an occupancy permit was issued as of January 1, 2000 shall be located at least:

iii. three hundred (300) feet, on a horizontal plane, from any structure in a Historic District or listed, (or eligible to be listed,) on the State or Federal Register of Historic Places.

(n) Subsequent applicants are required to co-locate and shall submit an application to add to existing towers, installed under the provisions of this Bylaw.

(p) Balloon test: Within 35 days of submitting an application, the applicant shall arrange to fly, or raise upon a temporary mast, a three-foot diameter brightly colored balloon at the maximum height and at the location of the proposed tower. The date(s) (including a second date, in case of poor visibility on the initial date), times and location of the balloon test shall be advertised; by the applicant at seven (7) and fourteen (14) days in advance of the first test date in a newspaper with a general circulation in the Town. The applicant shall inform the Board and the Planning Board in writing of the dates and times of the test at least fourteen days in advance. The balloon shall be flown for at least five consecutive hours between 7:00 a.m. and 5:00 p.m. on the date(s) chosen. The applicant shall bear any and all expenses associated with such balloon test.

7.8.4.6 Approval criteria: A special permit shall be issued under this section only if the Board ~~shall find~~ that the project is in harmony with the general purpose and intent of this Section. In addition, the Board, in consultation with the independent consultant referred to in subsection 7.8.4.3, shall make all the applicable findings before granting the special permit, as follows:

If a special permit is granted the Board shall impose any such additional conditions and safeguards as public safety, welfare and convenience may require, either as recommended by the independent consultant, **by** the Planning Board or upon its own initiative.

7.9.1 Purpose and Intent: The purpose of this ~~section-by-law~~ is to promote the creation of new large-scale ground-mounted solar photovoltaic installations by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public, safety and minimize impacts on scenic, natural and historic community resources.

7.9.3.5 Utility Notification: No large-scale ground-mounted solar photovoltaic installation shall be constructed un-

til evidence has been given to the Planning Board that the Concord Municipal Light Plant (CMLP) has been informed of the solar photovoltaic installation owner or operator's intent to install an interconnected customer owned generator. Off-grid solar photovoltaic arrays shall be exempt from this requirement. The Building Commissioner may issue a permit only if the large-scale ground-mounted solar photovoltaic device complies with this **subsection**.

8.1 PURPOSE To provide limited residential development within large tracts of land in a manner, which minimizes Town maintenance responsibility and cost, while simultaneously preserving the rural character of the Town.

9.2.2 Number of Lots. The number of lots permitted within any Residential Cluster Development shall be determined by the Planning Board to ~~ensure~~ **assure** compliance with the purposes of this Section, and shall not exceed the basic density. The basic density of a Residential Cluster Development shall be the number of lots upon which a single-family dwelling could be constructed in the residential district in which the Residential Cluster Development is located without regard to the Residential Cluster Development, and without waivers of the design standards set forth in the Subdivision Rules and Regulations of the Planning Board.

9.2.4.1 The open space shall have a shape, dimension, character, and location suitable ~~forto~~ **assure** use for park, recreation, conservation, or agricultural purposes by at least all the residents of the Residential Cluster Development. In determining whether the intent of this section has been satisfied, the Planning Board shall consider the extent to which land having one or more of the following characteristics is included in the proposed open space:

9.4.3.2 Planning Board Report and Recommendations.

(c) An evaluation and opinion upon the degree to which any land intended to be conveyed to, or restricted as, open space for the benefit of the Town: provides or will in the future provide an addition to areas of open space between developed sections of the Town; makes available land desirable for other public use; and conforms to the Town's long-range land use plan.

9.4.3.4 Special Permit by Board for Optional Provisions for Affordable Housing.

9.4.3.5 Conditions. If a special permit is granted, the Board shall impose ~~asthe following~~ **the following** conditions thereof the following:

10.1 PURPOSE Planned Residential Development allows by special permit from the Board an alternative pattern of residential land development. It is intended to encourage the conservation of open space, while at the same time providing for a mixture and diversity of housing types in the Town at somewhat greater dwelling unit densities than is otherwise permitted without a significant increase in Town-wide population density. In a PRD, dwelling units should be constructed in appropriate clusters that are harmonious with neighborhood development and will

not detract from the ecological and visual qualities of the area, and **that** incorporate Low Impact Development for stormwater design and green building practices. The overall site design and amenities should enhance the quality of living for the residents of the development, the immediate neighborhood and the Town generally. Attention; however, shall be given by the Board as to whether the proposed site design, development layout, number, type and design of housing constitute a suitable development for the neighborhood within which it is to be located.

10.2.3 Diversity of Dwelling Units:

(c) **at least** two of ~~these~~ the three styles of units: single-family, two-family or multi-family.

10.2.3.5 Long-term availability: The Board, as a condition of a special permit, shall impose appropriate limitations and safeguards to ~~ensure~~insure the continued availability of the below market-rate units for a minimum of forty (40) years. Such limitations and safeguards may be in the form of deed restrictions, resale monitoring, requirements for income verification of purchasers and/or tenants, rent level controls or other method as the Board may direct.

10.2.9.1 The common open space shall have a shape, dimension, character and location suitable to assure its use for park, recreation, conservation, or agricultural purposes by at least all the residents of the Planned Residential Development. In determining whether the intent of this section has been satisfied, the Board shall consider the extent to which land having one or more of the following characteristics is included in the proposed open space:

(b) Land which **is** currently-is in agricultural use or land which is suitable in size, location and soil characteristics for agricultural use;

10.2.11 Sustainable Design Requirement:

(a) Low Impact Development for Stormwater Design. Low impact development relies on natural features (indigenous to the site or bio-designed) to protect water quality and encourage on-site infiltration of stormwater. Such measures may include use of natural drainage flow paths, minimization of land clearance, incorporation of bioretention features/raingardens, and minimization of the creation of impervious surfaces (through building clustering, minimizing size and footprint of buildings and paved areas, **and** use of pervious surfaces where practical).

(e) Ways to Minimize Greenhouse Gas Emissions. **These may include** Maintaining or proposing new vegetation to maximize carbon sequestration on site, Selection of HVAC systems and appliances to encourage use of renewable energy sources, **and** Construction design to minimize emissions from construction vehicles.

10.3.1 Special Provisions for the Concord Housing Author-

ity and Town of Concord Projects: Except as provided for in subsection 10.2.6 and 10.2.7 above, the limitations contained in subsection 10.2 shall not apply to a PRD application submitted by the Concord Housing Authority or to a PRD application submitted by the Concord **Select** Board of ~~Selectmen~~ in which at least seventy-five percent (75%) of the units will be of the type described in subsection 10.2.3.1 and 10.2.3.2 provided that the Board shall find that the proposed design is generally in keeping with the purposes of this Bylaw and with Town of Concord Housing Partnership Guidelines and Procedures as in effect from time to time.

10.3.2 Special Provisions for Non-profit entity: Except as provided for in subsection 10.2.6 and 10.2.7 above, the limitations contained in subsection 10.2 shall not apply to a PRD application submitted by a Non-profit entity in which seventy-five percent (75%) of the units will be of the type described in subsections 10.2.3.1 and 10.2.3.2 provided that the Board shall find that the proposed design is generally in keeping with the purposes of this Bylaw:

10.3.4.1 Purpose:

(d) Enable the Board to require adherence to the **Preliminary**Primary Site Development and Use Proposal approved by Town Meeting in the granting of a special permit.

10.4.1.3 Low income and affordable dwelling unit marketing program including anticipated:

(a) Income range (using ranges established by the appropriate state or federal agencies as acceptable to the Board) of family households or single individual residing in each low income or affordable dwelling unit;

10.4.2.3 An evaluation and opinion upon the degree to which the proposed PRD provides a range of diversity and ~~the~~ size of the units as it relates to increased density that may be permitted by the Board.

10.4.4 Board Issuance of Special Permit: A special permit shall be issued under this section only if the Board ~~shall~~ finds that the PRD is in harmony with the general purpose and intent of this section and that the PRD contains a mix of residential, open space, or other uses in a variety of buildings to be sufficiently advantageous to the Town to render it appropriate to depart from the requirements of this Bylaw otherwise applicable to the district(s) in which the PRD tract is located. If a special permit is granted the Board shall impose as a condition thereof that the installation of municipal services and construction of interior drives within the PRD shall comply with the Subdivision Rules and Regulations of the Planning Board to the extent applicable, shall require sufficient security to ~~ensure~~insure such compliance and the completion of planned recreational facilities and site amenities, and may impose such additional conditions and safeguards as public safety, welfare and convenience may require, either as rec-

ommended by the Planning Board and Natural Resources Commission or upon its own initiative. The Board shall give due consideration to the reports of the Planning Board and Natural Resources Commission and where the decision of the Board differs from the recommendations of the Planning Board or Natural Resources Commission, the reasons therefor shall be stated in writing.

11.5 RULES AND REGULATIONS The Board and the Planning Board shall adopt rules; not inconsistent with the provisions of this Bylaw and Chapter 40A of the General Laws or other applicable provision of the General Laws, and shall file a copy of said rules with the Town Clerk.

11.8.2 Site plan compliance: No certificate of occupancy shall be issued by the Building Inspector until the site has been developed in compliance with the approved site plan, unless completion is delayed by seasonal considerations. In such instances, the Building Inspector may issue a temporary occupancy permit and shall require sufficient security to ~~ensure~~ full compliance within six (6) months.

11.8.5 Site Plan Review: In reviewing the site plan submittal, the following matters shall be considered:

- (g) Impact on the Town's resources including the effect ~~of~~ the Town's water supply and distribution system, sewage collection and treatment, fire protection, and streets.

11.8.6 Decision: Where a special permit from the Board is required or a variance from the Bylaw is requested in connection with any action subject to Site Plan Review, a site plan decision shall be made by the Board. In such case the Planning Board shall submit a report to the Board concerning the matters described in subsection 11.8.5 prior to any public hearing. In considering a site plan, the Board shall ~~ensure~~ a reasonable use of the site consistent with the uses permitted in the district in which the site is located. The Board shall give due consideration to the report of the Planning Board and where the decision of the Board differs from the recommendations of the Planning Board the reasons therefore shall be stated in writing.

Where a special permit or a variance is not required or requested, the Planning Board shall render a site plan decision and shall file its decision with the Town Clerk within ninety (90) days of receipt of an application, unless such time is extended in writing by agreement with the applicant and notice of such extension is filed with the Town Clerk. The Planning Board may impose such appropriate conditions, limitations, and safeguards as will ~~ensure~~ compliance with the terms of approval.

11.8.7 Site Plan Review for religious uses, educational uses and child care facilities: The purpose of this section is to ensure that all religious and education uses, and all child care facilities are reasonably regulated in regards to bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements. The Board and the Planning Board

have the authority to place reasonable conditions **with respect to** the aforementioned issues, but are not permitted to withhold approval of Site Plan Review.

11.8.7.2 Where a special permit from the Board is required or a variance from the Bylaw is requested in connection with any action subject to site plan review for religious uses, educational uses and child care facilities, site plan approval shall be by the Board. In such case the Planning Board shall submit a report to the Board concerning the matters described in subsection 11.8.7 prior to any public hearing. In considering a site plan for religious uses, educational uses and child care facilities, the Board shall ~~ensure~~ a reasonable use of the site consistent with the uses permitted in the district in which the site is located. The Board shall give due consideration to the report of the Planning Board and where the decision of the Board differs from the recommendations of the Planning Board the reasons therefore shall be stated in writing.

11.8.7.3 Where a special permit or a variance is not required or requested, site plan approval for religious uses, educational uses and child care facilities shall be by the Planning Board. The Planning Board shall file its decision with the Town Clerk within ninety (90) days of receipt of an application, unless such time is extended in writing by agreement with the applicant and notice of such extension is filed with the Town Clerk. The Planning Board may impose such appropriate conditions, limitations, and safeguards as will ~~ensure~~ compliance with the terms of approval.

11.9 BYLAW CONSTRUCTION This Bylaw shall not interfere with or annul any other Town Bylaw, rule or regulation, which is more restrictive, except **that** where this Bylaw is more restrictive, it shall control.

Article 38—Citizen Petition: Citizen Support for a New Cell Tower Located at the Landfill at 755 Walden Street

Upon a MOTION made by Ms. Boyajian and duly seconded, it was VOTED by a very wide margin:

That the Town take affirmative action on Article 38 as printed in the Warrant, with the change that issuance of an RFP is urged to take place within six months, instead of three months, of adoption of this resolution.

WARRANT

CITIZEN PETITION: CITIZEN SUPPORT FOR A NEW CELL TOWER LOCATED AT THE LANDFILL AT 755 WALDEN STREET

ARTICLE 38. To determine whether the Town will urge the Select Board to direct the Town Manager to issue a Request for Proposals (RFP) for a multi-provider wireless communication facility at the Town-owned landfill parcel located at 755 Walden Street, to be designed and positioned to minimize visual impacts from Walden Pond, and further, that the RFP be issued as soon as possible, no later than 3 months from the passage of this resolution, and that the RFP be issued with intent to accept the

most appropriate bidder, complete all necessary paperwork for permits and approvals, and facilitate the application to the Zoning Board of Appeals in the most expeditious manner possible, or take any other action relative thereto.

Article 39 – Citizen Petition: Citizen Support for a New Cell Tower Located at the Public Works Parcel on Keyes Road

No action taken

Article 40 – Community Preservation Committee Appropriation Recommendations

Upon a MOTION made by Mr. Flint and duly seconded, it was VOTED almost unanimously:

That the Town take affirmative action on Article 40 as printed in the Warrant.

WARRANT

COMMUNITY PRESERVATION APPROPRIATION RECOMMENDATIONS

ARTICLE 40. To determine whether the Town will appropriate the sum of \$1,878,320, or any other sum, from the Concord Community Preservation Fund, of which up to \$1,877,062 shall be appropriated from projected Fiscal Year 2025 Fund Revenues, and up to \$1,258 shall be appropriated from Prior Year Undesignated Fund Balance, in accordance with Mass. Gen. Laws c. 44B, to be expended under the direction of the Town Manager as follows:

Item	Project/Description	Category	Reserve Funds	Prior Year Fund Balance	FY25 CPA Fund Revenues	Total Amount Recommended
A	Concord Municipal Affordable Housing Trust – Adding affordable SHI units	Community Housing			\$500,000	\$500,000
B	Town of Concord/Planning – Regional Housing Services Office	Community Housing			\$33,500	\$33,500
C	Town of Concord/Planning – Assabet River Bridge Trail Design and Permitting	Open Space			\$100,000	\$200,000
		Recreation			\$100,000	
D	Town of Concord/Natural Resources – Hillcrest Conservation Land Steps Replacement	Open Space			\$36,250	\$72,500
		Recreation			\$36,250	
E	Town of Concord/Natural Resources – White Pond A-Pod Program	Open Space			\$15,000	\$30,000
		Recreation			\$15,000	
F	Concord 250 Permanent Memorials Subcommittee/ Town of Concord – 250 Trees for the 250 th Initiative	Open Space			\$41,667	\$125,000
		Recreation			\$41,667	
		Historic Preservation			\$41,666	
G	Town of Concord/Natural Resources – Heywood Meadow Wall Restoration	Open Space			\$60,800	\$60,800
H	Concord Prison Outreach – Bruce Freeman Rail Trail – Concord Prison Cemetery Naming the Unnamed	Recreation			\$45,000	\$45,000
I	Concord Public Schools – Athletic Fields / Concord Middle School	Recreation			\$250,000	\$250,000
J	Concord Art Association – Historic Structure Preservation at 37 Lexington Road	Historic Preservation			\$173,833	\$173,833
K	51 Walden, Inc. – Ventilation, AC, Painting and Roof Repair at 51 Walden	Historic Preservation			\$195,000	\$195,000

L	Town of Concord/ Planning/Historical Commission - Historic Preservation Survey of Reported Pre-1775 Structures	Historic Pres- ervation			\$50,000	\$50,000
M	Town of Concord/Archives - Preservation and reproduction of Historic Town Documents	Historic Pres- ervation			\$8,000	\$8,000
N	The Robbins House - Ongoing Preservation Needs of the Robbins House	Historic Pres- ervation			\$30,687	\$30,687
O	Concord Scout House, Inc., Con- cord Scout House Floor Resto- ration Project	Historic Pres- ervation			\$35,000	\$35,000
P	Town of Concord/CPW - Cemetery Metal Structures Assessment	Historic Pres- ervation			\$22,500	\$22,500
Q	Staff and Technical Support	Administra- tion		\$1,258	\$45,242	\$46,500
				\$1,258	\$1,877,062	\$1,878,320

Article 41- Authorize a Task Force to Review and Update the Charges, Policies, and Protocols of the HDC and HC

No Action Taken.

Article 42- Tourist Bylaw Amendments

Passed unanimously under the Consent Calendar as printed in the Warrant.

WARRANT

TOURIST BYLAWS AMENDMENTS

ARTICLE 42. To determine whether the Town will amend the Tourist Bylaws as follows, or take any other action relative thereto (changes shown in **bold italics** or strikeout for clarity purposes only):

LICENSING OF TOURIST VEHICLES BYLAW

No person shall use **provide tour guide services via vehicle** ~~a carriage or other vehicle~~ for the transportation of tourists ~~for hire~~ without first obtaining a license so to do from the Select Boardmen, which license shall be issued for a definite time, and shall be revocable by the Select Boardmen within that time.

TOURIST GUIDE LICENSE BYLAW

No person shall, in any of the public places in said Town, solicit tourists ~~to ride in carriages or other vehicles, to take meals, to employ guides, or to buy any articles~~ without first obtaining a license so to do from the Select Boardmen, which license shall be issued for a definite time and shall be revocable by the Select Boardmen within that time.

Article 43- Amend Departmental Revolving Funds Bylaw

Passed unanimously under the Consent Calendar as printed in the Warrant.

WARRANT

AMEND DEPARTMENTAL REVOLVING FUNDS BYLAW

ARTICLE 43. To determine whether the Town will amend the Departmental Revolving Funds Bylaw to add a new Am-balance Revolving Fund to the table of authorized Departmental Revolving Funds, as follows, or take any other action relative thereto.

A Revolving Fund	B Department, Board, Committee, Agency or Officer Authorized to Spend from Fund	C Fees, Charges, or Other Receipts Credited to Fund	D Program or Activity Expenses Payable from Fund	E Restrictions/ Conditions on Expenses Payable from Fund	F Other Requirements /Reports	G Fiscal Years
Ambulance Revolving Fund	Fire Department, under the direction of the Town Manager	Ambulance Receipts	Expenses associated with operation of the Town's Ambulance Service, including capital cost, such as for purchase and/or replacement of ambulances and other related equipment	None	None	FY25 and subsequent

Article 44- Authorize Expenditure of Revolving Funds Under Mass. Gen. Laws C. 44, §53E1/2

Passed unanimously under the Consent Calendar as printed in the Warrant.

**WARRANT
AUTHORIZE EXPENDITURE OF REVOLVING FUNDS UNDER MASS. GEN. LAWS
c. 44 § 53 E1/2**

ARTICLE 44. To determine whether the Town will authorize the total expenditures for the following revolving funds pursuant to Mass. Gen. Laws c. 44, § 53E ½ for the fiscal year ending June 30, 2025, to be expended in accordance with the Town's Revolving Fund Bylaw, or take any other action relative thereto.

Revolving Fund	Annual Spending Limit
Ambulance	\$1,000,000
Regional Housing Services	\$ 375,000
Road Repair	\$ 120,000
Senior Services	\$ 50,000
Tree Preservation	\$ 50,000
Visitor's Center & Tourism	\$ 70,000

Article 45- Light Plant Expenditures & Payment in Lieu of Taxes

Passed unanimously under the Consent Calendar.

Article 46- Solid Waste Disposal Fund Expenditures

Passed unanimously under the Consent Calendar as printed in the Warrant.

**WARRANT
SOLID WASTE DISPOSAL FUND EXPENDITURES**

ARTICLE 46. To determine whether the Town will vote that the income from user fees for solid waste disposal services, associated services, and jobbing services by Concord Public Works during the ensuing fiscal year, together with the balance of operating cash in the Solid Waste Disposal Fund, be expended without further appropriation under the direction and control of the Town manager in accordance with the Motion passed under Article 27 of the 1989 Annual

Article 47- Sewer System Expenditures

Passed unanimously under the Consent Calendar as printed in the Warrant.

WARRANT

SEWER SYSTEM EXPENDITURES

ARTICLE 47. To determine whether the Town will vote that the income from user fees, special service fees and jobbing services by the Water and Sewer Division of Concord Public Works during the ensuing fiscal year, together with the balance of operating cash in the Sewer Fund, be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 37 of the 1976 Annual Town Meeting, or take any other action relative thereto.

Article 48 – Sewer Improvement Fund Expenditures

Passed unanimously under the Consent Calendar as printed in the Warrant.

WARRANT

SEWER IMPROVEMENT FUND EXPENDITURES

ARTICLE 48. To determine whether the Town will vote that the income from sewer improvement fees during the ensuing fiscal year, together with the balance of operating cash in the Sewer Improvement Fund, be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 25 of the 1989 Annual Town Meeting and applicable state enabling statutes, or take any other action relative thereto.

Article 49 – Water System Expenditures

Passed unanimously under the Consent Calendar as printed in the Warrant.

WARRANT

WATER SYSTEM EXPENDITURES

ARTICLE 49. To determine whether the Town will vote that the income from user fees, special service fees, and jobbing services by the Water and Sewer Division of Concord Public Works during the ensuing fiscal year, together with the balance of operating cash in the Water Fund, be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 38 of the 1974 Annual Town Meeting; or take any other action relative thereto.

Article 50 – Authorize Expenditure from PEG Access and Cable-Related Fund

Passed unanimously under the Consent Calendar.

Article 51 – BEEDE Swim and Fitness Center Enterprise Fund Expenditures

Passed unanimously under the Consent Calendar as printed in the Warrant.

WARRANT

BEEDE SWIM AND FITNESS CENTER ENTERPRISE FUND EXPENDITURES

ARTICLE 51. To determine whether the Town will appropriate the amount required for the total expenses of the Community Pool Enterprise Fund for the fiscal year ending June 30, 2025 for the operation of the Community Pool, in accordance with Mass. Gen. Laws c. 44, § 53F ½, to be expended under the direction of the Town Manager; or take any other action relative thereto.

Article 52 – Unpaid Bills

Upon a MOTION made by Mr. Dane and duly seconded, it was VOTED unanimously:

That the Town transfer from the available Free Cash balance as of July 1, 2023, the sum of \$11,715.71 to pay unpaid bills of prior fiscal years.

Article 53 – Debt Rescission

No action taken.

At 11:24 pm, upon a **MOTION** made by Select Board Chair Henry Dane and duly seconded, it was voted **UNANIMOUSLY** to dissolve the 2024 Annual Town Meeting.

Special Town Meeting

May 1, 2024

The Special Town Meeting of 2024 was held in the Gymnasium of the Concord Carlisle Regional High School on May 1, 2024, pursuant to a Warrant signed by the Select Board on April 5, 2024 with the signed return of service on April 5, 2024 as inspected by the Town Moderator. The Warrant was posted at the required locations at least 14 days before the meeting.

Town Moderator Carmin Reiss called the Special Town Meeting to order at 7:10 pm on Wednesday, May 1, 2024 at the Concord-Carlisle High School (CCHS) having determined that a sufficient number of voters were present. Ms. Reiss declared that she had inspected the Return of Service of the Warrant and found it to be in order.

Article 1 – In-town Utility Scale battery

On a MOTION made by Mr. Foulds and duly seconded, the following was VOTED by more than a two-thirds majority

That the Town take affirmative action on Article 1 as printed in the Special Town Meeting Warrant.

WARRANT ARTICLE

IN-TOWN UTILITY SCALE BATTERY

Article 1. To determine whether the Town will authorize the Town Treasurer with the approval of the Select Board, to borrow by the issuance of general obligation bonds or notes under the provisions of Mass. Gen. Laws c. 44 or any other authority, a sum not to exceed \$10,400,000 for the design and construction of grid-scale battery storage in the Town of Concord, the funds so borrowed to be expended for engineering design and legal services; hearings; permits and other approvals; material, construction, and installation specifications; bid preparation; materials purchase; construction and installation services; control systems; and distribution and expansions, upgrades and improvements, and to be repaid in the first instance from revenues of the Concord Municipal Light Plant, or take any other action relative thereto.

Having no further business to take up, the Special Town Meeting of 2024 adjourned and dissolved at 7:59 pm.

Respectfully submitted,

Kaari Mai Tari
Town Clerk

Annual Town Election Results

TOWN OF CONCORD						
Annual Town Election						
April 9, 2024						
OFFICIAL RESULTS						
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	TOTAL
MODERATOR for One Year (Vote for not more than ONE)						
CARMIN C. REISS	652	643	740	760	691	3,486
Miscellaneous Write-Ins	7	4	6	4	6	27
Blanks	150	108	187	175	150	770
TOTALS	809	755	933	939	847	4,283
SELECT BOARD for Three Years (Vote for not more than TWO)						
HENRY J. DANE	295	333	389	427	323	1,767
JOSEPH LAURIN	381	205	372	346	312	1,616
CAMERON A. McKENNITT	448	315	492	418	387	2,060
WENDY J. ROVELLI	310	432	389	412	427	1,970
Miscellaneous Write-Ins	1	2	2	4	2	11
Blanks	183	223	222	271	243	1,142
TOTALS	1,618	1,510	1,866	1,878	1,694	8,566
SCHOOL COMMITTEE for Three Years (Vote for not more than TWO)						
TRACEY MARANO	539	456	652	649	551	2,847
ELIZABETH JANE COBBS	325	409	403	413	395	1,945
ANDREW HERCHEK	535	371	531	480	419	2,336
Miscellaneous Write-Ins	2	1	1	6	2	12
Blanks	217	273	279	330	327	1,426
TOTALS	1,618	1,510	1,866	1,878	1,694	8,566
HOUSING AUTHORITY for Five Years (Vote for not more than ONE)						
EDWARD TAR LARNER	630	605	710	712	661	3,318
Miscellaneous Write-Ins	6	2	3	4	2	17
Blanks	173	148	220	223	184	948
TOTALS	809	755	933	939	847	4,283
Total Registered Voters	2,384	2,876	2,820	3,073	2,721	13,874
Precinct Totals	809	755	933	939	847	4,283
Total Voter Turnout	34%	26%	33%	31%	31%	31%

Special Town Election Results

TOWN OF CONCORD						
Special Town Election						
June 25, 2024						
OFFICIAL RESULTS						
An Act Establishing a Senior Means-Tested Property Tax Exemption in the Town of Concord	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	TOTAL
Shall the Town of Concord accept the provisions of Chapter 193 of the Acts of 2022, "An Act Establishing A Permanent Senior Means-Tested Property Tax Exemption in the Town of Concord," which Act was accepted at the 2024 Annual Town Meeting?						
Yes	334	474	510	490	410	2,218
No	59	46	64	53	55	277
Blanks	1	0	1	1	1	4
TOTALS	394	520	575	544	466	2,499
Total Registered Voters	2,405	2,905	2,833	3,085	2,741	13,969
Precinct Totals	394	520	575	544	466	2,499
Total Voter Turnout	16%	18%	20%	18%	17%	18%

State Primary Results

TOWN OF CONCORD						
State Primary						
September 3, 2024						
OFFICIAL RESULTS						
Republican Party						
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	TOTAL
SENATOR IN CONGRESS						
ROBERT J. ANTONELLIS	18	21	24	28	20	111
IAN CAIN	6	7	10	16	14	53
JOHN DEATON	41	76	83	65	64	329
Write-Ins	0	0	0	1	0	1
Blanks	2	1	1	2	1	7
TOTALS	67	105	118	112	99	501
REPRESENTATIVE IN CONGRESS						
Write-Ins	0	6	2	1	4	13
Blanks	67	99	116	111	95	488
TOTALS	67	105	118	112	99	501
COUNCILLOR						
Write-Ins	0	2	2	0	2	6
Blanks	67	103	116	112	97	495
TOTALS	67	105	118	112	99	501
SENATOR IN GENERAL COURT						
Write-Ins	0	3	2	0	2	7
Blanks	67	102	116	112	97	494
TOTALS	67	105	118	112	99	501
REPRESENTATIVE IN GENERAL COURT (13TH MIDDLESEX)						
VIRGINIA GARDNER			13	8		21
Write-Ins	N/A	N/A	1	0	N/A	1
Blanks	N/A	N/A	104	104	N/A	208
TOTALS	-	-	118	112	-	230
REPRESENTATIVE IN GENERAL COURT (14TH MIDDLESEX)						
DOREEN DESHLER	5	7				12
Write-Ins	0	2	N/A	N/A	2	4
Blanks	62	96	N/A	N/A	97	255
TOTALS	67	105	-	-	99	271
CLERK OF COURTS						
Write-Ins	0	2	3	0	2	7
Blanks	67	103	115	112	97	494
TOTALS	67	105	118	112	99	501
REGISTER OF DEEDS						
Write-Ins	0	2	0	0	2	4
Blanks	67	103	118	112	97	497
TOTALS	67	105	118	112	99	501

TOWN OF CONCORD						
State Primary						
September 3, 2024						
OFFICIAL RESULTS						
Democratic Party						
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	TOTAL
SENATOR IN CONGRESS						
ELIZABETH ANN WARREN	449	636	649	574	556	2,864
Write-Ins	4	2	3	3	2	14
Blanks	31	43	35	32	28	169
TOTALS	484	681	687	609	586	3,047
REPRESENTATIVE IN CONGRESS						
LORI LOUREIRO TRAHAN	448	631	641	583	550	2,853
Write-Ins	0	0	2	1	1	4
Blanks	36	50	44	25	35	190
TOTALS	484	681	687	609	586	3,047
COUNCILLOR						
MARILYN M. PETITTO DEVANEY	90	131	134	117	123	595
MARA DOLAN	361	522	497	471	431	2,282
Write-Ins	0	0	2	0	0	2
Blanks	33	28	54	21	32	168
TOTALS	484	681	687	609	586	3,047
SENATOR IN GENERAL COURT						
MICHAEL J. BARRETT	436	614	627	563	549	2,789
Write-Ins	1	1	2	1	0	5
Blanks	47	66	58	45	37	253
TOTALS	484	681	687	609	586	3,047
REPRESENTATIVE IN GENERAL COURT (13TH MIDDLESEX)						
CARMINE LAWRENCE GENTILE	N/A	N/A	583	548	N/A	1,131
Write-Ins	N/A	N/A	3	1	N/A	4
Blanks	N/A	N/A	101	60	N/A	161
TOTALS	-	-	687	609	-	1,296
REPRESENTATIVE IN GENERAL COURT (14TH MIDDLESEX)						
SIMON J. CATALDO	450	626	N/A	N/A	559	1,635
Write-Ins	1	1	N/A	N/A	0	2
Blanks	33	54	N/A	N/A	27	114
TOTALS	484	681	-	-	586	1,751
CLERK OF COURTS						
MICHAEL A. SULLIVAN	412	590	569	545	507	2,623
Write-Ins	0	0	0	2	0	2
Blanks	72	91	118	62	79	422
TOTALS	484	681	687	609	586	3,047
REGISTER OF DEEDS						
MARIA C. CURTATONE	417	598	575	534	515	2,639
Write-Ins	0	0	0	1	0	1
Blanks	67	83	112	74	71	407
TOTALS	484	681	687	609	586	3,047
Total Registered Voters - All Parties						
	2,437	2,958	2,863	3,099	2,757	14,114
Precinct Totals - All Primaries						
	552	786	805	722	687	3,552
Total Voter Turnout						
	23%	27%	28%	23%	25%	25%

TOWN OF CONCORD						
State Primary						
September 3, 2024						
OFFICIAL RESULTS						
Libertarian Party						
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	TOTAL
SENATOR IN CONGRESS						
Write-Ins	0	0	0	0	1	1
Blanks	1	0	0	1	1	3
TOTALS	1	-	-	1	2	4
REPRESENTATIVE IN CONGRESS						
Write-Ins	0	0	0	0	0	-
Blanks	1	0	0	1	2	4
TOTALS	1	-	-	1	2	4
COUNCILLOR						
Write-Ins	0	0	0	0	0	-
Blanks	1	0	0	1	2	4
TOTALS	1	0	0	1	2	4
SENATOR IN GENERAL COURT						
Write-Ins	0	0	0	0	0	-
Blanks	1	0	0	1	2	4
TOTALS	1	-	-	1	2	4
REPRESENTATIVE IN GENERAL COURT (13TH MIDDLESEX)						
Write-Ins	N/A	N/A	0	0	N/A	-
Blanks	N/A	N/A	0	1	N/A	1
TOTALS	-	-	-	1	-	1
REPRESENTATIVE IN GENERAL COURT (14TH MIDDLESEX)						
Write-Ins	0	0	N/A	N/A	0	-
Blanks	1	0	N/A	N/A	2	3
TOTALS	1	-	-	-	2	3
CLERK OF COURTS						
Write-Ins	0	0	0	0	0	-
Blanks	1	0	0	1	2	4
TOTALS	1	-	-	1	2	4
REGISTER OF DEEDS						
Write-Ins	0	0	0	0	0	-
Blanks	1	0	0	1	2	4
TOTALS	1	-	-	1	2	4

Election Precincts 2024

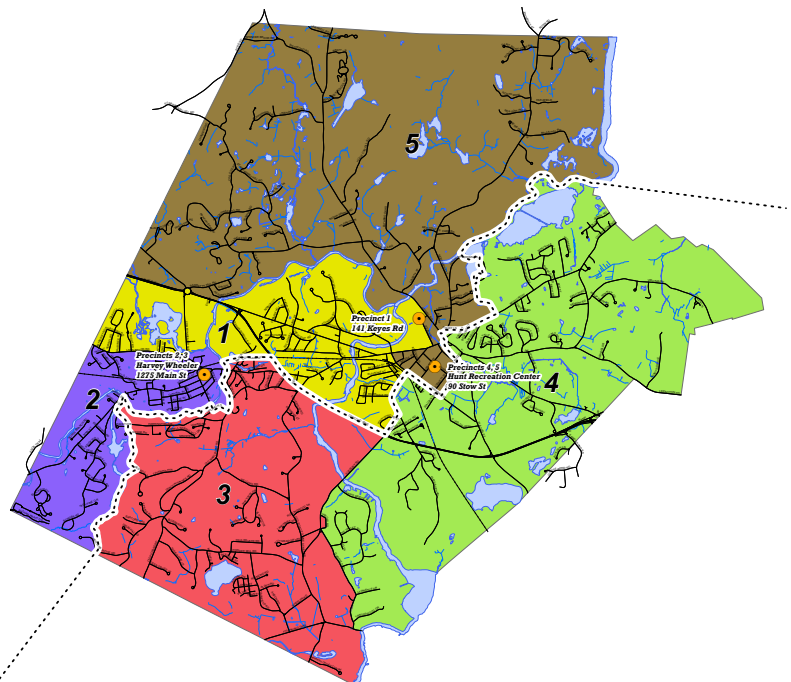
Precinct boundaries were updated during redistricting in 2021.

Approved by Select Board:

November 22, 2021

Approved by LEDRC:

December 2, 2021



Presidential Primary Results

TOWN OF CONCORD						
Presidential Primary						
March 5, 2024						
OFFICIAL RESULTS						
Democratic Party						
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	TOTAL
PRESIDENTIAL PREFERENCE						
DEAN PHILIPS	11	23	15	25	22	96
JOSEPH R. BIDEN	502	639	632	608	596	2,977
MARIANNE WILLIAMSON	10	13	6	12	8	49
No Preference	28	42	40	65	31	206
Miscellaneous Write-Ins	2	6	4	6	6	24
Blanks	3	6	11	3	5	28
TOTALS	556	729	708	719	668	3,380
STATE COMMITTEE MAN						
ROBERT G. LOGAN	420	555	520	523	520	2,538
Miscellaneous Write-Ins	-	3	-	2	2	7
Blanks	136	171	188	194	146	835
TOTALS	556	729	708	719	668	3,380
STATE COMMITTEE WOMAN						
MARA DOLAN	459	616	563	588	564	2,790
Miscellaneous Write-Ins	0	1	2	2	-	5
Blanks	97	112	143	129	104	585
TOTALS	556	729	708	719	668	3,380
TOWN COMMITTEE						
MATHEW WILLIAM BOGER	374	496	464	474	459	2,267
JOSE L. HERRERO	333	471	440	449	423	2,116
JOANNE APPLETON ARNAUD	326	479	429	461	438	2,133
SHAWWEN YANG	322	478	438	458	426	2,122
ELLEN SARTWELL QUACKENBUSH	342	509	446	483	453	2,233
DONALD S. RICHARDSON	323	459	427	442	422	2,073
SIMON J. CATALDO	430	593	515	542	545	2,625
MARA DOLAN	349	520	465	489	457	2,280
ALAN W. PROCTOR	327	475	432	460	435	2,129
THOMAS A. TARPEY	332	474	444	471	435	2,156
PAUL W. JAMESON	315	457	423	444	426	2,065
MARTHA M. SCHWOPE	320	480	436	462	425	2,123
BRIDGET NEALE	330	488	443	460	428	2,149
ANNE WASHBURN FORTIER	335	489	454	473	428	2,179
JULIE MARIE McCLURE	325	479	430	454	427	2,115
GARRET G. WHITNEY	323	474	433	467	432	2,129
JOHN A. KESSLER, JR	322	465	426	452	428	2,093
JANET K. ROTHROCK	332	499	448	471	460	2,210
THOMAS H. PARKER	317	458	422	443	422	2,062
ANNE EDEN EVINS	331	478	434	458	431	2,132
ROBERT W. LAWSON	324	471	432	453	435	2,115
HELENA Y. LONG	322	478	431	452	431	2,114
HALVOR IVERSON	321	460	425	446	422	2,074
JENNIFER HURLEY-WALES	330	493	451	461	437	2,172
CAROLINE WASHBURN MINKIN	332	478	438	462	429	2,139
PAUL HORWITZ	335	498	447	467	426	2,173
IRA NEAL GOLDMAN	322	460	431	467	420	2,100
ELIZABETH JEAN PHALEN	321	476	422	452	425	2,096
MARGARET CATHERINE LANERI	322	470	424	451	424	2,091
JANET C. WALKER	319	475	431	449	423	2,097
NINA REBECCA HACKEL	318	472	428	456	424	2,098
CASEY H. ATKINS	360	528	464	482	461	2,295
JAMES SCHERMERHORN	321	464	432	446	420	2,083
HERMAN PURUTYAN	324	465	424	443	420	2,076
DAVID MICHAEL O'BRIEN	322	466	433	449	421	2,091
Blanks	7,859	8,640	9,418	9,016	8,162	43,095
TOTALS	19,460	25,515	24,780	25,165	23,380	118,300
Total Registered Voters - All Parties						
	2,360	2,857	2,809	3,071	2,707	13,804
Precinct Totals - All Primaries						
	855	1,100	1,090	1,158	1,047	5,250
Total Voter Turnout						
	36%	39%	39%	38%	39%	38%

TOWN OF CONCORD						
Presidential Primary						
March 5, 2024						
OFFICIAL RESULTS						
Republican Party						
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	TOTAL
PRESIDENTIAL PREFERENCE						
CHRIS CHRISTIE	0	4	6	8	3	
RYAN BINKLEY	0	0	0	0	0	
VIVEK RAMASWAMY	1	5	1	1	1	
ASA HUTCHINSON	0	1	0	1	0	
DONALD J. TRUMP	87	120	121	122	88	
RON DeSANTIS	3	1	4	2	1	
NIKKI HALEY	203	231	242	290	275	
No Preference	1	2	5	5	3	
Miscellaneous Write-Ins	0	2	2	4	1	
Blanks	2	1	1	1	2	
TOTALS	297	367	382	434	374	
STATE COMMITTEE MAN						
JAMES E. DIXON	149	216	186	230	189	
JUSTIN CUSANO	3	9	8	8	10	
Miscellaneous Write-Ins	4	3	3	7	2	
Blanks	141	139	185	189	173	
TOTALS	297	367	382	434	374	
STATE COMMITTEE WOMAN						
RUTH A. CUSANO	92	108	109	131	98	
DOREEN A. DESHLER	72	121	93	116	114	
Miscellaneous Write-Ins	4	3	1	4	3	
Blanks	129	135	179	183	159	
TOTALS	297	367	382	434	374	
TOWN COMMITTEE						
MICHAEL J. BENN	114	184	171	182	152	
PAMELA M. D'AMBROSIO	120	189	168	202	175	
ANTHONY G. D'AMBROSIO	120	179	174	195	173	
LAWRENCE GEORGE FRANKO	106	161	149	168	147	
MARJORIE J. FRANKO	104	162	146	169	147	
K. C. WINSLOW	114	182	173	189	173	
WENDY ANN McNALLY	109	167	152	185	168	
JOSEPH A. KOONTZ, SR	104	169	150	166	146	
VIRGINIA L. CARROLL	106	164	149	174	153	
NANCY C. BARRETT	108	172	162	179	160	
RICHARD W. BARRETT	106	164	159	167	154	
DOLORES D. GRANATO	109	171	154	205	155	
WILLIAM L. HAAS	106	160	146	165	145	
JAMES BARTLETT LITTLEFIELD	106	166	148	179	149	
CHRISTOPHER CERCONE	104	163	153	162	146	
CHRISTINE REYNOLDS	104	172	153	173	147	
KARA LAURIN LYONS	112	166	154	182	149	
FAYE ERHARD HAYES	103	166	152	172	146	

TOWN OF CONCORD						
Presidential Primary						
March 5, 2024						
OFFICIAL RESULTS						
Libertarian Party						
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	TOTAL
PRESIDENTIAL PREFERENCE						
JACOB GEORGE HORNBERGER	1	0	0	0	0	1
MICHAEL D. RECTENWALD	0	0	0	0	1	1
CHASE RUSSELL OLIVER	0	0	0	0	0	0
MICHAEL TER MAAT	0	0	0	0	0	0
LARS DAMIAN MAPSTEAD	0	0	0	0	0	0
No Preference	1	1	0	2	2	6
Miscellaneous Write-Ins	0	2	0	3	2	7
Blanks	0	1	0	0	0	1
TOTALS	2	4	0	5	5	16
STATE COMMITTEE MAN						
Miscellaneous Write-Ins	0	0	0	0	0	0
Blanks	2	4	0	5	5	16
TOTALS	2	4	0	5	5	16
STATE COMMITTEE WOMAN						
Miscellaneous Write-Ins	0	0	0	0	1	1
Blanks	2	4	0	5	4	15
TOTALS	2	4	0	5	5	16
TOWN COMMITTEE						
Miscellaneous Write-Ins	1	0	0	0	2	3
Blanks	19	40	0	50	48	157
TOTALS	20	40	0	50	50	160

Presidential Election Results

TOWN OF CONCORD						
Presidential Election						
November 5, 2024						
OFFICIAL RESULTS						
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	TOTAL
ELECTORS OF PRESIDENT AND VICE PRESIDENT (Vote for One)						
AYYADURAI and ELLIS, Independent	10	8	5	9	4	36
DE LA CRUZ and GARCIA, Socialism and Liberation	4	8	7	5	2	26
HARRIS and WALZ, Democratic	1,654	1,972	1,965	2,092	1,905	9,588
OLIVER and TER MAAT, Libertarian	11	13	19	16	18	77
STEIN and CABALLERO-ROCA, Green-Rainbow	8	13	17	21	14	73
TRUMP and VANCE, Republican	342	419	392	441	330	1,924
Write-Ins	27	17	31	29	18	122
WEST and ABDULLAH, Independent	-	-	-	-	2	2
Blanks	30	28	43	36	41	178
TOTALS	2,086	2,478	2,479	2,649	2,334	12,026
SENATOR IN CONGRESS (Vote for One)						
ELIZABETH ANN WARREN, Democratic	1,510	1,855	1,832	1,944	1,749	8,890
JOHN DEATON, Republican	531	566	598	634	539	2,868
Write-Ins	4	3	4	2	6	19
Blanks	41	54	45	69	40	249
TOTALS	2,086	2,478	2,479	2,649	2,334	12,026
REPRESENTATIVE IN CONGRESS (Vote for One)						
LORI LOUREIRO TRAHAN, Democratic	1,709	2,050	1,997	2,189	1,939	9,884
Write-Ins	17	19	22	16	15	89
Blanks	360	409	460	444	380	2,053
TOTALS	2,086	2,478	2,479	2,649	2,334	12,026
COUNCILLOR (Vote for One)						
MARA DOLAN, Democratic	1,651	2,010	1,932	2,134	1,903	9,630
Write-Ins	13	13	14	8	12	60
Blanks	422	455	533	507	419	2,336
TOTALS	2,086	2,478	2,479	2,649	2,334	12,026
SENATOR IN GENERAL COURT - 3RD Middlesex (Vote for One)						
MICHAEL J. BARRETT, Democratic	1,640	1,976	1,927	2,105	1,897	9,545
Write-Ins	13	15	15	9	11	63
Blanks	433	487	537	535	426	2,418
TOTALS	2,086	2,478	2,479	2,649	2,334	12,026
REPRESENTATIVE IN GENERAL COURT - 13th Middlesex (Vote for One)						
CARMINE LAWRENCE GENTILE, Democratic	N/A	N/A	1,719	1,904	N/A	3,623
VIRGINIA A. GARDNER, Republican	N/A	N/A	537	514	N/A	1,051
Write-Ins	N/A	N/A	1	1	N/A	2
Blanks	N/A	N/A	222	230	N/A	452
TOTALS	-	-	2,479	2,649	-	5,128
REPRESENTATIVE IN GENERAL COURT - 14th Middlesex (Vote for One)						
SIMON J. CATALDO, Democratic	1,709	2,029	N/A	N/A	1,945	5,683
Write-Ins	10	10	N/A	N/A	8	28
Blanks	367	439	N/A	N/A	381	1,187
TOTALS	2,086	2,478	-	-	2,334	6,898
CLERK OF COURTS (Vote for One)						
MICHAEL A. SULLIVAN, Democratic	1,611	1,956	1,877	2,076	1,851	9,371
Write-Ins	13	10	8	7	11	49
Blanks	462	512	594	566	472	2,606
TOTALS	2,086	2,478	2,479	2,649	2,334	12,026
REGISTER OF DEEDS (Vote for One)						
MARIA C. CURTATONE, Democratic	1,397	1,681	1,660	1,762	1,574	8,074
WILLIAM "BILLY" TAURO, Independent	357	423	426	469	386	2,061
Write-Ins	2	-	-	-	2	4
Blanks	330	374	393	418	372	1,887
TOTALS	2,086	2,478	2,479	2,649	2,334	12,026

TOWN OF CONCORD						
Presidential Election						
November 5, 2024						
OFFICIAL RESULTS						
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	TOTAL
QUESTION 1: Specify that the State Auditor has the authority to audit the Legislature.						
Yes	1,352	1,628	1,581	1,813	1,535	7,909
No	576	686	688	631	599	3,180
Blanks	158	164	210	205	200	937
TOTALS	2,086	2,478	2,479	2,649	2,334	12,026
QUESTION 2: Eliminate the requirement that students pass the Massachusetts Comprehensive Assessment System (MCAS) in order to graduate high school but still require students to complete coursework that meets state standards.						
Yes	902	1,176	1,099	1,284	1,023	5,484
No	1,121	1,231	1,293	1,294	1,241	6,180
Blanks	63	71	87	71	70	362
TOTALS	2,086	2,478	2,479	2,649	2,334	12,026
QUESTION 3: Provide transportation network drivers the option to form unions to collectively bargain with transportation network companies regarding wages, benefits, and terms and conditions of work.						
Yes	1,111	1,433	1,269	1,470	1,295	6,578
No	854	927	1,047	1,027	904	4,759
Blanks	121	118	163	152	135	689
TOTALS	2,086	2,478	2,479	2,649	2,334	12,026
QUESTION 4: To allow persons aged 21 and older to use certain natural psychedelic substances under licensed supervision and to grow and possess limited quantities of those substances in their home, and would create a commission to regulate those substances.						
Yes	816	996	875	1,106	952	4,745
No	1,189	1,388	1,470	1,441	1,290	6,778
Blanks	81	94	134	102	92	503
TOTALS	2,086	2,478	2,479	2,649	2,334	12,026
QUESTION 5: increase the minimum hourly wage an employer must pay a tipped worker to the full state minimum wage implemented over five years, at which point employers could pool all tips and distribute them to all non-management workers.						
Yes	933	1,149	1,044	1,188	1,127	5,441
No	1,064	1,237	1,294	1,349	1,113	6,057
Blanks	89	92	141	112	94	528
TOTALS	2,086	2,478	2,479	2,649	2,334	12,026
Total Registered Voters	2,411	2,917	2,867	3,139	2,727	14,061
Precinct Totals	2,086	2,478	2,479	2,649	2,334	12,026
Total Voter Turnout	87%	85%	86%	84%	86%	86%



Town Meeting Study Committee

Members of the Committee

Keith Bergman

Katie Bresnick

Kristen Hagerty

Alice Kaufman

Eric Moore (Chair)

Parashar Patel

Phil Swain

Eric Van Loon

Chase Thompson

The committee is supported by Shannon McAndrew, Management Specialist on Town staff who is also a principal actor in the production of Town Meeting. Non-voting members are Carmin Reiss, Moderator, and Cameron McKennitt, Select Board liaison.

The appointing authority for the TMSC is Concord Moderator Carmin Reiss.

The Town Meeting Study Committee (TMSC) was charged by a vote at Concord's 2024 Town Meeting "to determine whether the Town will establish a Town Meeting Study Committee to review Concord's town meeting processes and to formulate recommendations to make town meeting more inclusive, effective, and responsive to the needs and desires of the town." The Article was put forward by Concord's Moderator, Carmin Reiss. The TMSC will conclude its work with a report delivered to Town Meeting 2025.

The TMSC has interpreted its charge, to make Concord's Town Meeting more *inclusive, effective, and responsive*, as three points:

- **Inclusive:** Make it easier for people who want to be at Town Meeting to participate – to serve the thwarted. That all who want to attend, can. And, make it easier for people to be informed about the working of our legislative processes in boards and committees, which culminate in Town Meeting – and to potentially participate.
- **Effective:** Make it a better experience for the people who are at Town Meeting. That we make efficient use of people's time at Town Meeting, and that people have ready means to make well-informed decisions.
- **Responsive,** that Town Meeting adapts to provide the experience that people say they want, and that Town Meeting functions credibly as a representative body of the Town.

Views of Town Meeting

The TMSC conducted town-wide voter survey in October

2024. Responses represented about 10% of Concord's active registered voters. The survey provides a clear picture of critical sentiment with respect to Town Meeting.

The dominant theme was streamlining one's meeting participation – both in terms of having a shorter meeting, and in terms of being able to pick and choose when one participates. There is strong survey support for "change" – remote participation, electronic voting, separating deliberation from voting. These changes ostensibly reduce one's time spent at Town Meeting or make it more convenient to vote.

Over 50% of respondents think that they are spending too much time hearing others' views during deliberation. There's a distinct preference for all high interest items on one night - which suggests a time cap up front on deliberation of each of these items. We are exploring these issues with the Moderator. There is strong support for keeping Open Town Meeting.

Process

The TMSC is working methodically and consistent with Open Meeting Law. The TMSC web page, <https://concordma.gov/3639/Town-Meeting-Study-Committee>, links to all artifacts of the committee's work.

Since its inception May of 2024 through to the end of 2024, Concord's Town Meeting Study Committee (TMSC) met 23 times, through phases of mission statement development, peer town and past study review, issues research and framing, solutions brainstorming and framing, and public outreach with a town-wide survey and focus groups.

The TMSC focus this fall has emphasized ways to streamline Town Meeting, and on diligent consideration of the three Citizen Petitions from 2024 Town Meeting that were deferred to the TMSC.

Throughout this winter, the TMSC will develop recommendations in priority areas and continue to consult with principals to get feedback, refine, and identify resource gaps.

During the spring, the TMSC will develop recommendations for longer-term improvements to Town Meeting, preparation its report, and conduct public outreach. It will conclude its work with a presentation at the 2025 Town Meeting.

Recommendations

There are four interleaved themes for study by the committee: **Streamlining**, so that Town Meeting demands less of the public's time; improving **Accessibility**, so that more may participate, improving **Meeting Culture**, so that participation in deliberation is more rewarding, and improving **Communications**, so that more may engage with and understand questions before the Town.

With respect to [Remote Participation at Annual and](#)

[Special Town Meetings](#), TMSC strongly endorses taking action to allow remote participation and voting in Concord Town Meetings. That action near term would be a vote at 2025 Town Meeting that would allow submission of a Home Rule Petition at the state level. Practically, Remote voting at Town Meeting is some years away.

With respect to [Use of Handheld Electronic Voting at Town Meetings](#), the TMSC concludes that use of clickers may improve the experience of Town Meeting and therefore recommends use of clickers. As of this report, the Town is investigating a lease of clickers in time for 2025 Town Meeting.

With respect to [Town Meeting Voting Reform](#), after research and discussion, the TMSC is not expecting to recommend action towards what is essentially a proposal to adopt New Hampshire's SB2 Ballot Referendum.

This report was prepared by Eric Moore.