

Correspondence received by the Concord Select Board
Week Ending – May 12, 2025

1. Save Concord Wildlife – Meaghan Sinclair and Gwen Shipley
2. Matthew Johnson
3. Mark Gailus
4. Adrian Peterson
5. Ellen Quackenbush

Please Note: The Select Board Correspondence has been updated as of January 27, 2025. The letters posted here reflect the views and opinions of the author as recorded in the body of their email. Neither the Select Board nor Town staff have verified or reviewed the contents. The Select Board and the Town do not necessarily agree, condone, support or advocate the ideas expressed in these letters and have not verified any factual statements made in the letters.

From: [Mary Hartman](#)
To: [Shannon McAndrew](#)
Subject: Fw: Recording of Save Concord Wildlife's Webinar
Date: Monday, May 12, 2025 10:43:18 AM

From: meaghan q. sinclair <meaghanq@gmail.com>
Sent: Monday, May 12, 2025 10:29:00 AM
To: Wendy Rovelli <wrovelli@concordma.gov>; Cameron McKennitt <cmckennitt@concordma.gov>; Terri Ackerman <tackerman@concordma.gov>; Mark Howell <markhowell@concordma.gov>; Mary Hartman <mhartman@concordma.gov>
Cc: Gwen S <naturelovergwen@gmail.com>
Subject: Recording of Save Concord Wildlife's Webinar

Some people who received this message don't often get email from meaghanq@gmail.com. [Learn why this is important](#)

Hello Select Board Members,

Thank you again for considering our Article. We wanted to pass along the recording of our webinar with pest control expert Rick Kelly from Banner Pest Control.

The first half of the presentation is our pitch, but if you would like to hear about Rick's SGAR-free pest control methods you can tune in at around 17:00. We're keeping this up on our website for anyone in Concord who has questions about effective pest control without SGARs. We hope also that this may answer some of your outstanding questions. If you have any additional questions or concerns please let us know.

Thanks so much!

Warmly,

Meaghan and Gwen

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Meaghan Q. Sinclair
meaghanq.com
saveconcordwildlife.org
857.891.7069

From: [Mary Hartman](#)
To: [Shannon McAndrew](#)
Cc: [Matt Johnson](#)
Subject: Fw: Proposed Standards for Attainable Units
Date: Tuesday, May 13, 2025 9:44:54 AM
Attachments: [Proposed Standards for Attainable Units.docx](#)
[CCRC Income.xlsx](#)

From: Matt Johnson <matthewwardjohnson@gmail.com>
Sent: Tuesday, May 13, 2025 8:18:54 AM
To: Mary Hartman <mhartman@concordma.gov>; Mark Howell <markhowell@concordma.gov>; Terri Ackerman <tackerman@concordma.gov>; Cameron McKennitt <cmckennitt@concordma.gov>; Wendy Rovelli <wrovelli@concordma.gov>
Cc: Andrea Fountain <afountain@concordma.gov>; ffeeley@bu.edu <ffeeley@bu.edu>
Subject: Fwd: Proposed Standards for Attainable Units

Here is a copy of the note I sent Chris Sintros on May 3rd that proposed standards for CCRC attainable units that could be included in an MOA. It includes a spreadsheet with examples of qualifying combinations of income and assets.

While the unique nature of the CCRC presents many challenges, the MOA needs to provide a similar level of clarity about how attainable units will be allocated and tracked over time.

Matt Johnson
21 Winthrop St.
Member of the CMAHT and Concord Housing Foundation, but speaking only for myself

----- Forwarded message -----

From: **Matt Johnson** <matthewwardjohnson@gmail.com>
Date: Sat, May 3, 2025 at 5:35 PM
Subject: Proposed Standards for Attainable Units
To: Christopher Sintros <csintros@nedeaconess.org>

Chris,

I know that you're drafting the memorandum of agreement between New England Deaconess and the Town to specify details of Newbury Court's expansion that can't be enshrined in zoning. I'd like to offer some input on one of the topics: eligibility requirements and ongoing administration of attainable units in the CCRC.

During our previous discussions, you've explained the fundamental differences between providing conventional affordable housing and delivering lifetime care for residents who have lower income and assets. In the attached draft, I've proposed ways to adapt existing Town policies regarding income and asset qualifications, the diversity of dwelling units, local preference, and other affordable housing criteria to the unique circumstances of the CCRC.

An applicant's age, assets, and income all contribute to the actuarial risk that New England Deaconess assumes to admit them, so the proposal uses the combination of these factors to estimate their income for attainable unit qualification purposes. I've attached a spreadsheet with multiple examples of households that would qualify, as well as those that would not, to illustrate what would be "attainable" using these standards.

These are just my proposals, which reflect limited feedback from colleagues in the affordable housing community. I'm sharing them with you now, given the limited time before the public Select Board review on 5/19. I hope that similar ideas can be incorporated in the MOA to encourage Concord's affordable housing groups to endorse Article 46 at Town Meeting.

I'm excited about the opportunities that this community could provide to elders in Concord – both those with means and without. If you would like to discuss these topics further, you can reach me at 508-878-4117.

From: [Mark Gailus](#)
To: [Mary Hartman](#); [Mark Howell](#); [Terri Ackerman](#); [Wendy Rovelli](#); [Cameron McKennitt](#); [Shannon McAndrew](#)
Cc: [Kerry Lafleur](#); [Megan Zammuto](#); [Delia Kaye](#)
Subject: RE: Adding Natural Resources representation to Land Use Working Group Charge
Date: Saturday, May 10, 2025 4:05:00 PM

Dear members of the Concord Select Board,

Before finalizing the Charge for the Land Use Working Group, I urge you to add to the membership "One member of the Natural Resources Commission or their designee."

There is hardly a parcel of significant size in Concord that does not lie near to or include a river, a wetlands, forest, or a meadow.

The MCI Concord property, as an example, includes significant Assabet River shoreline and is also near to the Warner's Pond and Gerow Area.

I believe it would benefit the Town to look at direct or collateral impacts or opportunities related to natural resources *early* in the process of discovery, analysis, and prioritization of suggested use of these lands. Going to the NRC only at a later point in the process, after tradeoff choices have been made, would be less beneficial and effective..

Thank you for considering this suggestion..

Sincerely

Mark Gailus
62 Prescott Road
Concord MA

From: [Adrian Peterson](#)
To: [Mary Hartman](#); [Mark Howell](#); [Wendy Rovelli](#); [Shannon McAndrew](#); [Terri Ackerman](#); [Cameron McKennitt](#)
Subject: Natural Resources Commission being added to Land Use Working Group
Date: Saturday, May 10, 2025 5:07:01 PM

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Hello All,

Before the Land Use Working Group begins work, I would urge all of you to consider adding a member of the Natural Resources Commission (or a person they designate) to the Working group. It would benefit the town, much earlier in the process, to assist in the analysis, discovery and priorities for use of the lands. I hope the Concord Select Board will be proactive and not reactive, by considering this suggestion seriously.

Regards,

Adrian Peterson
253 Peter Spring Rd
Concord MA

To the members of the Concord Select Board,

I commend the Select Board in launching the Land Use Working Group to provide consistency and balance, in terms of the physical needs of our town departments and the alternative uses of the many large parcels of land that might become available to the town.

While the Select Board has cited many reports and town committees that should be included in this Working Group, I believe that they have omitted two key constituencies whose voice should be heard—namely the Natural Resources Commission and Climate Action Committee. Both these committees are core to Concord's meeting its Concord 2030 climate goals. Any land use plan should incorporate Concord's natural resource and climate goals.

Thank you for your consideration of my comments.

Ellen Quackenbush

206 Prairie St