



OLD NORTH BRIDGE

TOWN OF CONCORD

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

MCI Concord Advisory Board Agenda

Monday, July 14, 2025 at 12:00 PM

Concord Municipal Light Plant, 1175 Elm Street

Public Meeting Room and via Zoom

More information on the MCI Concord Redevelopment:

www.mci-concord.org

Join Zoom Meeting

<https://us02web.zoom.us/j/84919306770?pwd=raXPo8XPUzmrpoTg6mMIEbyeNwIHkw.1>

Meeting ID: 849 1930 6770

Passcode: 664689

Dial In Toll-Free: 833 928 4609

#	Agenda Item
I.	Call to Order - Clerk of the Meeting
II.	Approve Meeting Minutes - June 30, 2025
III.	Updates on: - DCAMM Coordination - DOT Coordination - Wastewater Treatment Plant Coordination – Concord Public Works and Weston & Sampson
IV.	Discuss and Review Agency Landscape + Planning Vision Report
V.	Discuss Funding and Project Next Steps

VI.	Discuss Ongoing and Future Community Engagement
VII.	Confirm Summer Meeting Schedule
VIII.	General Public Comment
IX.	Action Item Recap and Adjournment

**Times are approximate and subject to change*



The Town of Concord endeavors to make public meetings accessible to all members of the community. To request a meeting accommodation or modification, please contact our ADA Coordinator Jessica Porter at jporter@concordma.gov or at 978-318-3028. Please make any requests for accommodation or modifications at least two (2) business days prior to the scheduled meeting.

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Minutes
June 30, 2025**

Pursuant to notice duly filed with the Town Clerk, the MCI Concord Advisory Board convened in a meeting via Zoom on Monday, June 30, 2025 at 12:00 PM.

Present were: Elizabeth Akehurst-Moore, Scott Bates, John Boynton, Erin Cusker, Dan Gainsboro, Co-Chair, Mark Howell, Peter Lowitt, Linda Miller, and Emily Rush

Also present were: Megan Zammuto, Deputy Town Manager and Shannon McAndrew, Management Specialist, Town of Concord; Rhiannon Sinclair, Kate Tooke, and Justina Cheng of Agency Landscape + Planning

Call to Order

Co-Chair Gainsboro called the meeting to order at 12:00 PM.

Approval of Meeting Minutes

Upon a motion duly made and seconded, it was UNANIMOUSLY **voted:** to approve the meeting minutes of June 23, 2025, with the amendment of including the link for the meeting packet in the meeting minutes.

Roll Call Vote:

Ms. Akehurst-Moore – Aye
Mr. Boynton – Aye
Mr. Bates – Aye
Ms. Cusker – Aye
Mr. Gainsboro – Aye
Mr. Howell – Aye
Mr. Lowitt – Aye
Ms. Miller – Aye
Ms. Rush – Aye

Project Close Out/Review – Agency Landscape + Planning

Rhiannon Sinclair, Agency Landscape + Planning Principal, presented a project close out/review for the Advisory Board. The full presentation is included in the Advisory Board’s meeting packet.

Project Next Steps

The Advisory Board discussed the next steps for the project, focusing on reaching consensus on a preferred scenario.

Ms. Sinclair outlined a timeline for the project, including updating the website, creating a slide deck for stakeholder engagement, and drafting zoning.

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The Advisory Board agreed on the need for additional tools, such as visuals showing housing density impacts, to aid in their decision-making process.

Co-Chair Gainsboro raised questions about the level of community engagement and the need for further clarification on the project's vision and structure.

The Advisory Board discussed the transition from a sprint-like phase to a marathon-like long-term phase, acknowledging the need to balance community input with external constraints such as MassDOT's 5-year timeline for the Route 2 Rotary redesign and DCAMM's timeline regarding disposition.

Ms. Miller raised concerns about the speed of the process and whether artificial deadlines might compromise the quality of the final result.

Co-Chair Gainsboro and others emphasized the importance of maintaining clear communication with agencies and developing a schedule for the next phase, and Ms. Akehurst-Moore highlighted the challenge of proceeding with property disposition and development plans without clear information on the plans for the Route 2 Rotary redesign.

The Advisory Board discussed their approach to making a recommendation to the Select Board regarding the scenarios presented by Agency Landscape + Planning, understanding that it may be prudent to provide a general vision rather than specific details due to the uncertainty of future developments and new information. The Advisory Board considered how to balance being specific enough to be useful while remaining flexible for future changes.

The Advisory Board discussed the potential to extend the contract with Agency Landscape + Planning to conduct additional community engagement and zoning-related tasks, as funds were recently approved for Fiscal Year 2026 at 2025 Annual Town Meeting. Deputy Town Manager Megan Zammuto explained that a 25% contract extension is possible and outlined the steps needed to proceed, including a clear understanding of the work requirements. The Advisory Board agreed to develop a scope of work before presenting their recommendations to the Select Board.

The Advisory Board discussed next steps in the disposition process, with the Department of Corrections slated to transfer the property to DCAMM on July 1, 2025. Ms. Rush raised questions about whether purchasing the site from DCAMM was a possibility or allowing the Town to respond to an RFP published by DCAMM. Co-Chair Gainsboro mentioned the possibility of discussing disposition strategies in an Executive Session.

The Advisory Board concurred to hold its next meeting on Monday, July 14, 2025 from 12:00 PM to 1:30 PM.

Adjournment

Co-Chair Gainsboro adjourned the meeting at 1:30 PM.

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Meeting Materials:

[MCI Concord Advisory Board Meeting Packet for June 30, 2025](#)

[MCI Concord Advisory Board Meeting Recording for June 30, 2025](#)

DRAFT

Community Engagement for Vision Plan Release

To MCI Advisory Board
From Community Outreach Subcommittee
Date July 9, 2025
Re Communication Strategy for the Release of the MCI Concord Vision Plan

Summary

Here's our proposal for getting the word out about the *MCI Concord Vision Plan*.

Our primary objective is to make sure everyone in the community can easily access and understand this important document, and keep the conversation going as we figure out the site's future. We recommend focusing on a new website page, some social media posts, and a few other ways to connect.

Website Strategy: *mci-concord.org* Report Page

We propose adding a brand-new page to *mci-concord.org*. This will be the go-to spot online for the Vision Plan, designed to be clear and easy to use so folks can dive into the report's content without any hassle.

Page Structure and Content:

1. Intro to the Report:

- A quick explanation of what the Vision Plan is all about, why it matters for the MCI Concord site's future.
- We'll make sure to highlight that it's the result of extensive community input and careful analysis.
- We'll also recognize Agency Landscape + Planning as the source of the report.

2. Key Takeaways/Executive Summary:

- A short, high-level summary of the report's main points and ideas. This will be perfect for people who just want the gist without reading the whole thing.
- We'll emphasize that this is a "once-in-a-lifetime opportunity" to transform the 83-acre site (Page 7).
- And we'll mention the five big ideas guiding the development: Green Habitat, Uniquely Concord Destination, Place to Live and Thrive, Boon to Boston's Metro-West, and Positive Contributor to Concord (Page 21).

3. Report Breakdown (with direct links):

- We'll provide a clear outline of the sections in the Table of Contents.
- We can also include direct links to specific pages or sections within the PDF report, allowing people to jump right to what they're interested in.

4. Example Links:

- Advisory Board Letter: Page 7
- Introduction (including "A Once-in-a-Generation Opportunity"): Page 9

- Site Understanding (Community + Culture, Buildings + Structures, Environment + Open Space, Transportation + Access, Energy + Infrastructure, Economics + Feasibility): Pages 23-46
- Site Framework and Considerations: Page 47
- Site Scenarios (Civic & Institutional Campus, Vibrant Center for Commerce, Thriving Mixed-Use Neighborhood): Pages 59-79
- Community Perspectives on Scenarios: Page 80
- Implementation Steps: Page 90

5. Chance for Feedback:

- As the report suggests (Page 93), we'll add an online form right on this page for community feedback. It's important to keep that two-way street open.

III. Social Media Campaign: Key Highlights

To get some buzz going and send people to our new website page, we would plan a social media campaign, pulling out interesting facts and data points from the report and sharing them in easy-to-digest posts.

10 Data Points/Facts for Social Media Content:

1. **"A Once-in-a-Lifetime Opportunity!"** The MCI Concord site, 83 acres, has been walled off for nearly 150 years and is now ready for transformation. (Page 7)
2. **"Community at the Core!"** This Vision Plan reflects hundreds of community perspectives, gathered through extensive outreach in Spring 2025. (Page 7)
3. **"Concord's Changing Demographics:"** Our community is seeing a recent increase in both youth (under 18) and elder (65+) populations. (Page 26)
4. **"Housing is in Demand!"** Concord faces pressure on housing affordability, with 92% of local jobs held by people living outside town. The site offers a chance for diverse housing options. (Page 27, 44)
5. **"Historic Preservation Matters:"** The Warden's House and historic worker's housing are designated cultural resources. The plan explores adaptive reuse, balancing memory, cost, and sustainability. (Page 30, 88)
6. **"Green Space Potential:"** The site sits at the confluence of Warner's Pond and the Assabet River, offering key opportunities for natural habitat restoration and public access. (Page 33)
7. **"Connecting Our Community:"** The site is adjacent to the Bruce Freeman Rail Trail and offers opportunities to expand pedestrian and bike connections, promoting healthier travel. (Page 35, 37)
8. **"Route 2 Rotary Redesign:"** MassDOT is undertaking a project to redesign the Route 2 rotary. Our plan emphasizes close coordination to ensure seamless integration and improved access. (Page 40)
9. **"Economic Impact:"** The "Thriving Mixed-Use Neighborhood" scenario, preferred by many, could generate a net positive fiscal impact of +\\$2.9 million for the Town annually. (Page 74, 84)
10. **"Cultural Storytelling:"** The plan proposes a "Contemplative Journey" to honor the site's layered history, including the Concord Prison Cemetery and Malcolm X's time there. (Page 88)

IV. Additional Communication Opportunities

Besides the website and social media, we think there are other ways to get the word out and keep things transparent:

1. **"Leave Behind" Printed Pamphlet/Zine:**
 - As the report suggests (Page 93), we want to put together a cool, graphic pamphlet that summarizes the Vision Plan. We can hand these out at the Town House, Library, Harvey Wheeler, etc.
2. **Public Workshop at MCI Concord Site:**
 - We'd like to work with DCAMM to host a public workshop right at the old MCI Concord site (Page 93). This would be a unique way to get people involved and help them connect with the site's past and future. We think the opportunity to get behind the walls would be a tremendous draw.
3. **Local Media Outreach:**
 - We should send a press release to *The Concord Bridge* announcing the report's release and our new website page.
 - We can also offer up Advisory Board members for interviews.

V. Next Steps

Once we refine this proposal, we would like to engage Agency to implement the steps described above (and they are likely to have additional ideas worth considering).

1. Focus on getting that dedicated webpage up and running on mci-concord.org.
2. Start putting together the social media content using those data points we picked out.
3. Look into the details and potential partners for the "leave behind" pamphlet and that on-site public workshop.

We believe these efforts will make the *MCI Concord Vision Plan* readily accessible and digestible by everyone, which will sustain momentum as we move forward.