



OLD NORTH BRIDGE

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

Joint MCI Concord Advisory Board & Select Board Agenda

Monday, November 3, 2025 at 12:00 PM

Town House, 22 Monument Square
Select Board Meeting Room and via Zoom

More information on the MCI Concord Redevelopment:

www.mci-concord.org

Join Zoom Meeting

<https://us02web.zoom.us/j/83590739426?pwd=NkvttoPZEogYpnbKt6pXXuaZWMAuVtO.1>

Meeting ID: 835 9073 9426

Passcode: 186350

Dial In: 1-646-558-8656

#	Agenda Item
I.	Call to Order - MCI Concord Advisory Board – Clerk of the Meeting
II.	Public Comment
III.	MCI Concord Advisory Board – Approve Meeting Minutes - October 20, 2025 - October 20, 2025 – Executive Session for Approval but Not Release
IV.	Updates from Town Staff and Updates on DCAMM Coordination
V.	Updates on Upcoming Community Engagement and Updates from Subcommittees
VI.	Executive Session under M.G.L. c. 30A, § 21(a)(6) to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body <i>and not to return to Open Session</i>

VII.	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.

**Town of Concord
MCI Concord Advisory Board
Minutes
October 20, 2025**

Pursuant to notice duly filed with the Town Clerk, the MCI Concord Advisory Board convened in a meeting at the Town House, Select Board Room and via Zoom on Monday, October 20, 2025 at 12:00 PM.

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

Also present were: Kerry Lafleur, Town Manager, Megan Zammuto, Deputy Town Manager, Alan Cathcart, Director of Public Works, Russ Karlstad, Facilities Manager, Ann Clifford, Senior Planner and Shannon McAndrew, Management Specialist

Call to Order

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

Ms. Miller volunteered as Clerk for the meeting.

Approval of Meeting Minutes

Upon a motion duly made and seconded, it was **voted**: to approve **but not release** the Advisory Board Executive Session minutes of September 2, 2025.

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
Mr. McCurdy – Aye
Ms. Miller – Aye
Ms. Rush – Aye
Mr. Smith – Aye

Upon a motion duly made and seconded, it was **voted**: to approve the Open Session minutes of September 29, 2025 and to approve **but not release** the Advisory Board Executive Session minutes of September 29, 2025.

Roll Call Vote:

Ms. Akehurst-Moore – Aye
Mr. Boynton – Aye

**Town of Concord
MCI Concord Advisory Board
Minutes
October 20, 2025**

Mr. Bates – Aye
Ms. Cusker – Aye
Mr. Gainsboro – Aye
Mr. Howell – Aye
Mr. Lowitt – Aye
Mr. McCurdy – Aye
Ms. Miller – Aye
Ms. Rush – Abstain
Mr. Smith – Aye

**Department of Capital Asset Management & Maintenance (DCAMM)
and Town Staff Coordination Updates**

Mr. Howell provided a summary of a recent meeting held with DCAMM and representatives from the Town, including himself as Select Board Chair, Town Manager Kerry Lafleur, Deputy Town Manager Megan Zammuto, and Director of Public Works Alan Cathcart.

Mr. Cathcart provided an update on wastewater treatment, including the discovery of a leak in the line originating from the prison farm. An "Inflow and Infiltration" (I&I) program is underway to isolate and repair the leak. The financial and planning implications are significant; Paul's forecast indicates that once the leak is repaired, the average daily water usage, which had recently been as high as 100,000 gallons, will likely decrease to a more manageable 30,000-40,000 gallons. This reduction could substantially lower long-term infrastructure costs.

Ms. Zammuto provided an update on coordination with MassDOT, noting that the quarterly meetings have been highly productive and that the MassDOT team is eager to move the project forward. This momentum is evidenced by MassDOT's responsiveness to concerns regarding pedestrian/cyclist access and the protection of the prison cemetery. The following next steps were identified:

1. MassDOT aims to present preferred design alternatives for public discussion in the Spring.
2. Meetings may accelerate to a monthly cadence to maintain progress.

**Discuss Request from Concord Historical Commission for a Letter of Support for
Community Preservation Application – Thematic Preservation Survey of the Concord
Reformatory and associated West Concord Sites**

Ann Clifford, Senior Planner, presented the request from the Concord Historical Commission for a Letter of Support for Community Preservation Application – Thematic Preservation Survey of the Concord Reformatory and associated West Concord Sites. The full request is included in the Advisory Board meeting packet.

Mr. Lowitt noted that he attended the Historical Commission meeting when the application was discussed and would be happy to support the application.

**Town of Concord
MCI Concord Advisory Board
Minutes
October 20, 2025**

Mr. Gainsboro asked Ms. Clifford to prepare a draft letter of support for the Advisory Board to review.

Upon a motion duly made and seconded, it was **voted:** to submit a letter of support for the Historical Commission's Community Preservation Application – Thematic Preservation Survey of the Concord Reformatory and associated West Concord Sites.

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
Mr. McCurdy – Aye
Ms. Miller – Aye
Ms. Rush – Aye
Mr. Smith – Aye

Executive Session under M.G.L. c. 30A, § 21(a)(6)

Upon a motion duly made and seconded, it was UNANIMOUSLY **voted:** to enter an **Executive Session under M.G.L. c. 30A, § 21(a)(6)** to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body *and not return to Open Session.*

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
Mr. McCurdy – Aye
Ms. Miller – Aye
Ms. Rush – Aye
Mr. Smith – Aye

Meeting Materials:

[MCI Concord Advisory Board Meeting Packet for October 20, 2025](#)

**Town of Concord
MCI Concord Advisory Board
Minutes
October 20, 2025**

[MCI Concord Advisory Board Meeting Recording for October 20, 2025](#)

DRAFT