

**TOWN OF CONCORD
SELECT BOARD
AGENDA *revised*
April 10, 2018**

| 6:30PM – Room 242 Library Medium Project – Concord-Carlisle Regional High School | |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Call to Order |
| 2. | Consent Agenda: |
| 3. | Town Manager's Report |
| 4. | Take Positions on Warrant Articles |
| 5. | Review & Approve Junction Village Open Space Task Force Charge <i>(from 4/9 agenda)</i> |
| 6. | Review & Approve Nuclear Metals/Starmet Property Re-use Planning Committee Charge <i>(from 4/9 agenda)</i> |
| 7. | Public Comments |
| 8. | Miscellaneous/Correspondence |
| 9. | Committee Nominations: |
| 10. | Committee Appointments: Carlene Hempel of 50 Highland Street, Margot Kimball of 21 Winthrop Street, and Harry Bartlett of 152 Commonwealth Avenue #5 to the West Concord Junction Cultural District Committee |
| 11. | 7pm – Adjourn to Annual Town Meeting in Gymnasium |

PENDING

| | | | | |
|-----------|----------|---------|----------------------|----------------------------|
| Tuesday | April 10 | 7PM | Annual Town Meeting | CCHS Gymnasium |
| Wednesday | April 11 | 6:30PM | Select Board Meeting | CCHS Room 242 |
| Wednesday | April 11 | 7PM | Annual Town Meeting | CCHS Gymnasium |
| Thursday | April 12 | 6:30PM | Select Board Meeting | CCHS Room 242 |
| Thursday | April 12 | 7PM | Annual Town Meeting | CCHS Gymnasium |
| Monday | April 23 | 7PM | Select Board Meeting | Town House |
| Monday | May 7 | 7PM | Select Board Meeting | Town House |
| Monday | May 21 | 7PM | Select Board Meeting | Town House |
| Monday | May 28 | All Day | Memorial Day | Town Offices Closed |
| Monday | June 4 | 7PM | Select Board Meeting | Town House |
| Monday | June 18 | 7PM | Select Board Meeting | Town House |

Select Board Recommendations/Positions/Comments for April 10, 2018 Meeting

| Article # | Article Name | In Favor | Recommend No Action | Report at TM |
|-----------|----------------------------------------------------------------------------------------------------------------|---------------------------|---------------------|--------------|
| 1 | Choose Town Officers | ✓ | | |
| 2 | Hear Reports | ✓ | | |
| 3 | Meeting Procedure | ✓ | | |
| 4 | Ratify Personnel Board Classification Actions | ✓ | | |
| 5 | Classification & Compensation Plan for Regular-Status Positions | ✓ | | |
| 6 | Use of Free Cash <i>(In the amount of \$1,000,000)</i> | ✓ | | |
| 7 | Town Budget <i>(In the amount of \$43,223,587)</i> | ✓ | | |
| 8 | Minuteman Regional Technical High School District Budget <i>(In the amount of \$742,649)</i> | ✓ | | |
| 9 | Concord Public Schools Budget <i>(In the amount of \$38,246,895)</i> | ✓ | | |
| 10 | Concord Public Schools FY18 Supplemental Appropriation | No Motion | | |
| 11 | Concord Public Schools Capital Projects <i>(In the amount of \$900,000)</i> | ✓ | | |
| 12 | Concord Carlisle Regional High School Budget <i>(In the amount of \$22,654,028)</i> | ✓ | | |
| 13 | Concord Carlisle Regional High School Capital Projects | | | |
| 14 | Establish Revolving Funds under the Municipal Modernization Act MGL c.44, §53 ½ | ✓ | | |
| 15 | Authorize Expenditure of Revolving Funds under the Municipal Modernization Act MGL c.44, §53 ½ | ✓ | | |
| 16 | Accept provisions of Municipal Modernization Act Concerning Bond Issuance Premiums | ✓ | | |
| 17 | Appropriate Funds in Premium Reserve Fund | ✓ | | |
| 18 | BY PETITION Allowing 17 Year Olds to Vote in Town Elections & Town Meetings | ✓ | | |
| 19 | Authorize Expenditure from PEG Access and Cable-Related Fund <i>(In the amount of \$600,000)</i> | ✓ | | |
| 20 | BY PETITION Independence of the Press | | ✓ | |
| 21 | Appropriate Funds for Municipal Capital Projects <i>(In the amount of \$2,600,000)</i> | ✓ | | |
| 22 | Alcoholic Beverage Bylaw Amendment | ✓ | | |
| 23 | BY PETITION Community Resilience Goals | | ✓ | |
| 24 | Community Preservation Act Community Housing Fund <i>(In the amount of \$247,000)</i> | ✓ | | |
| 25 | Authorize Acquisition of 369 Commonwealth Avenue Property on Warner Pond <i>(In the amount of \$2,500,000)</i> | ✓ | | |
| 26 | Community Preservation Committee Appropriation Recommendations | 4 in favor 1 no action | | |

| Article # | Article Name | In Favor | Recommend No Action | Report at TM |
|-----------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------|--------------|
| 27 | Historic Districts Map Amendment – Hubbardville Extension | <i>3 in favor 2 no action</i> | | |
| 28 | Appropriate Funds for 2229 Main Street (NMI/Starmet Superfund Site) Redevelopment <i>(In the amount of \$25,000)</i> | ✓ | | |
| 29 | Accept MGL c.90, §17 Limiting Traffic Speed | ✓ | | |
| 30 | Bylaw Amendment – To prohibit all types of non-medical “marijuana establishments” as defined in MGL c.94G, §1 | <i>4 in favor 1 no action</i> | | |
| 31 | Accept MGL c.64N, §3 and Adopt a 3% Local Sales Tax On Marijuana Products | ✓ | | |
| 32 | Zoning Bylaw Amendment – Marijuana Establishment Moratorium Extension | ✓ | | |
| 33 | Zoning Bylaw Amendment – Definition of a Dwelling Unit | ✓ | | |
| 34 | Zoning Bylaw Amendment – Height of Accessory Buildings | ✓ | | |
| 35 | Zoning Bylaw Amendment – Combined Business/Residence | ✓ | | |
| 36 | Zoning Bylaw Amendment – Reconstruction of Nonconforming Structures | ✓ | | |
| 37 | Zoning Bylaw Amendment – Off Street Parking, Loading & Design Standards | ✓ | | |
| 38 | Zoning Bylaw Amendment – Site Plan Review | ✓ | | |
| 39 | Zoning Bylaw Amendment – Site Plan For Religious Uses, Educational Uses and Child Care Facilities | ✓ | | |
| 40 | BY PETITION Zoning Bylaw Amendment – Personal Wireless Communications Facility | <i>2 in favor 1 abstain 2 recuse</i> | | |
| 41 | General Bylaw Amendment – Tree Preservation | ✓ | | |
| 42 | Authorize Cambridge Turnpike Easements | ✓ | | |
| 43 | Monsen Road Street Acceptance | ✓ | | |
| 44 | BY PETITION Moratorium on Implementation of NRC Dog Restrictions on Conservation Land | | <i>4 no action 1 in favor</i> | |
| 45 | BY PETITION Recognizing Dog Walking as a Passive Recreation Activity | | ✓ | |
| 46 | BY PETITION Bylaw Prohibiting Use of Gasoline-Powered Leaf Blowers | | ✓ | |
| 47 | Light Plant Expenditures & Payment in Lieu of Taxes | ✓ | | |
| 48 | Solid Waste Disposal Fund Expenditures | ✓ | | |
| 49 | Sewer System Expenditures | ✓ | | |
| 50 | Sewer Improvement Fund Expenditures | ✓ | | |
| 51 | Water System Expenditures | ✓ | | |
| 52 | Beede Swim & Fitness Center Enterprise Fund Expenditures | ✓ | | |
| 53 | Unpaid Bills | <i>No Motion Expected</i> | | |

TOWN OF CONCORD
Junction Village Open Space Task Force
Committee Charge

A. Purpose

The Concord Housing Development Corporation (CHDC) owns a 12.8 acre site known as the Junction Village property located at the end of Winthrop Street in West Concord. The site, formerly owned by the State, is designated to be used exclusively for affordable housing and open space purposes. A Comprehensive Permit has been approved for the development of an affordable assisted living facility on approximately half of the site in 2017. The CHDC is interested in having assistance from Concord residents and a public process for the planning and design of the remaining half of the site as public open space, and has asked the Town to appoint a Junction Village Open Space Task Force to assist in the planning and design of the open space.

The Select Board establishes the Junction Village Open Space Task Force with the following duties and responsibilities and membership.

B. Duties and Responsibilities

The Junction Village Open Space Task Force shall work with the CHDC and with Town staff in the Department of Planning and Land Management and the Regional Housing Services Office to prepare an Open Space Master Plan. After reviewing relevant plans and reports, the Task Force will engage in a public planning process for the 6.68 acres of resource area identified in the comprehensive permit for conservation restriction as well as the 1.43 acres of open space identified as the 'triangle' or meadow area. The Plan shall consider the proposed location of a pedestrian sidewalk and path along the driveway to the facility and connection to the Bruce Freeman Rail Trail across a meadow area. The Plan shall incorporate accessible and assessed trails for public use as well as defining areas for habitat protection and advancement.

The Open Space Master Plan shall include:

- A description of the conservation values of the proposed resource area
- A tree inventory of trees 12-inches and greater diameter at breast height (DBH)
- Invasive species identification and remediation plan
- Location and design of trails, meadow areas, habitat
- Site furnishings (such as benches, bike racks and informational signs)
- Consideration of areas suitable for public artwork
- Inclusion of areas for contemplation and/or gathering of small groups
- Consideration of non-motorized boat/kayak/canoe access to the Assabet River

The Open Space Master Plan is expected to provide sufficient information to secure funding for design and construction, and for preparation of a Conservation Restriction. The Plan shall satisfy the Site Planting Plan requirement in the 2017 Comprehensive Permit and include preparation of a Baseline Documentation Report of the restricted land that shall be conducted in accordance with Mass Audubon's Massachusetts Conservation Restriction Stewardship Manual (March 2006), or as approved by the Division of Natural Resources. The Plan should include

basic design specifications, preliminary or estimated costs, phasing recommendations (as appropriate) and a long-term maintenance plan with associated costs.

In order to provide the Task Force with basic information needed to begin the planning process, the CHDC will provide funding for a qualified consultant to collect additional information about the site that shall be incorporated into the existing Survey plan as follows:

- Delineation of the existing 200-foot Riverfront Area;
- Location and identification of significant trees (12-inch DBH or greater);
- Location and identification of large patches of invasive plant species;
- Location of meadow areas and site features (such as the existing two stands of sumac);
- The location of the existing/proposed emergency access easement over the Massachusetts Department of Corrections property;
- The location of the proposed drainage easement area as shown on the approved 2017 Comprehensive Permit plan.

The CHDC will also engage the services of a Landscape Architect with specialties in designing in ecologically sensitive areas, as well as trails, meadows, and recreational facilities to assist the Task Force with preparing the Junction Village Open Space Master Plan and facilitating a public outreach process. The Landscape Architect must be familiar with Open Space planning from a municipal perspective, sustainable design and practices/methods to ensure long-term community goals and be willing to work closely with the project stakeholders for development of the plan.

Milestones of the Junction Village Open Space Master Plan process:

- Working with staff from the Department of Planning & Land Management and the Regional Housing Services Office, review and analyze the 2016 Junction Village Open Space Planning Study and the approved 2017 Comprehensive Permit along with other relevant plans (one - two months)
- Plan and conduct a public process to receive public input (three months)
- Using input from the public process and from CHDC, refine and develop preliminary plans for the Junction Village Open Space (three - four months) and present an interim report to the CHDC and Town Manager (within six - eight months)
- Continue refinement of the Junction Village Open Space Master Plan and present findings and initial recommendations in a public forum to receive feedback from Town citizens on the proposed Plan and incorporate additions and revisions as needed.
- Submit final Junction Village Open Space Master Plan to the CHDC and the Select Board (no later than September 13, 2019).

The Task Force shall appoint a Chair and Vice Chair to guide its efforts and a Clerk to maintain the record of the Task Force. The Task Force shall establish regular meetings and shall abide by the Massachusetts Open Meetings Law and Town General Bylaws.

When the Junction Village Open Space Task Force has completed its work, anticipated to be within one year and no more than one and one-half years from the date of the first task force meeting to be held in the spring 2018, it shall present a final draft of the new Plan for consideration and adoption to the CHDC and the Select Board.

The Town Manager is responsible for assigning appropriate staff to assist the Task Force in this work. The CHDC is responsible for overseeing the funding and contracting associated with development of the Open Space Master Plan.

C. Membership

The Junction Village Open Space Task Force shall be appointed and charged by the Select Board. Members will be appointed for a one year term (to be extended for an additional six months if needed). The Task Force shall consist of five voting members, as follows:

- One member from the West Concord Advisory Committee (recent or current);
- One member from the Natural Resources Commission (recent or current);
- One member from the Historical Commission (recent or current); and
- Two members at large.

In making appointments to the Task Force, the Select Board shall endeavor to find qualified candidates who represent a variety of backgrounds and interests. The goal is to have a Task Force which has a mix of gender, age and geographic distribution from the community.

TOWN OF CONCORD
Nuclear Metals/Starmet Property Re-use Planning Committee
Committee Charge

A. Background

The property at 2229 Main Street is a 46-acre site once operated by the defense contractor Starmet, formerly Nuclear Metals, Inc. (NMI). The company made depleted uranium products for the U.S. Department of Defense, as well as other specialty metal products. Manufacturing operations resulted in soil and water contamination on the property. The site was placed on the U.S. EPA's national priorities list in 2001 and is now a Superfund site. Significant progress has been made toward clean-up of the site, including the removal of contaminated soil from the holding basin and removal of the buildings and contents that were contaminated. The work that now remains is cleaning up contaminated soil and groundwater. This will require the responsible parties to sign a consent decree to fund the final remediation. In 2015, Concord Town Meeting voted to authorize the Select Board to acquire the property. It appears the consent decree could be finalized in the fall of 2018. The next phase of clean-up is expected to take four to six years. Therefore the timing is right for the town to consider how the property might best be re-used following the remediation.

B. Purpose

The purpose of the Nuclear Metals/Starmet Property Re-use Planning Committee is to assist the town with identifying possible ways to reuse the property at 2229 Main Street for maximum public benefit.

C. Membership

The members of the Nuclear Metals/Starmet Property Re-use Planning Committee shall be appointed by the Select Board. The term of office shall be two years, and the initial appointments shall be of one and two years so that terms of members shall be staggered. The committee shall be comprised of seven members representing a diversity of interests in the community. The membership shall be as follows:

- Two representatives from the 2229 Main Street Oversight Committee;
- Two representatives with experience in land-use planning;
- One representative with experience in the affordable housing community;
- Two citizens at-large.

D. Duties and Responsibilities

1. To review the record of environmental contamination and clean-up on the site to fully understand existing and likely future conditions;
2. To work with U.S. EPA, Mass DEP and other agencies to explore re-use possibilities and restrictions at the site;
3. To hold a public hearing early in the term of the committee to solicit preliminary public comments and suggestions regarding the kinds of public and private uses that should be considered in the re-use planning process;
4. To work with staff and professional consultants to assess each idea for possible reuse activity, including housing, commercial uses, and municipal uses;

5. To explore funding opportunities, including federal grants and private funding;
6. To prepare a draft report for submission to the Select Board on or before September 1, 2019 and to hold a public hearing to solicit comment from the public, town boards and committees, and others concerning the preliminary recommendations of the committee;
7. To finalize the report after including such public comments as the committee deems appropriate and to submit the report to the Select Board for the board's consideration;
8. To submit a report for inclusion in the "Annual Town Report" each year that the committee is active, providing a discussion of the Committee's work during the prior year;
9. To meet regularly and annually elect a Chair and Clerk.

E. Other Considerations

The Nuclear Metals/Starmet Property Re-use Planning Committee is responsible for conducting its activities in a manner which is in compliance with all relevant State and local laws and regulations, including but not limited to, the Open Meeting Law, Public Records Law and Conflict of Interest Law. The Committee shall consult with the Town Manager concerning the allocation of town staff or financial resources toward this effort.

Attachments:

- a.