

Street approached the Task Force to seek input on a proposed mixed-use industrial-residential redevelopment. Redevelopment of this area could support the implementation of several Master Plan initiatives. The Task Force worked with the developer to shape the project to more closely align with the Master Plan and invited the development team to present the project at two WCTF forums. Initial recommendations were made to the Planning Board regarding use changes to the Industrial District, and an overlay process to enable mixed residential-industrial uses. The Planning Board is further considering these recommendations and has asked the Board of Selectman to consider a Special Town Meeting within Town Meeting to take up potential articles related to the Industrial District.

Closing: As the WCTF completes its third and final year, we would like to note that the work of this Task Force has been a collaborative effort. We recognize the support and guidance we have received from the Planning Department, Planning Board and Board of Selectmen. We are especially appreciative of the significant amount of interest and input we have received from citizens, merchants and property owners. People filled out surveys, came to workshops and forums, attended our meetings, emailed us, and stopped us in the street to share their perspectives. Our work has been informed and improved by your passion.

COMMUNITY PRESERVATION COMMITTEE



*rear from left: Valarie Kinkade, Jack Clymer, Jack Finigan, Dean Banfield, Elisabeth Elden, David McKenna;
front from left: Toby Kramer, Peggy Briggs, Lynn Huggins*

In its fifth round of Community Preservation Act (CPA) funding since Concord's adoption of the CPA in 2004, the Community Preservation Committee (CPC) recommended that Town Meeting appropriate \$1,106,100 for projects involving community housing, historic preservation, recreation and open space. The CPC presented its proposed recommendations for CPA funding at the Finance Committee public hearing and Annual Town Meeting subsequently approved the following appropriations which address a variety of Town-wide priorities:

Community Housing Projects:

- Concord Housing Authority - \$500,000 to preserve the existing affordable housing use in the Peter Bulkeley Terrace building by converting the shared living environment into 29 studio and one bedroom units for senior and disabled adults.

Historic Preservation Projects:

- Concord Free Public Library Corporation - \$375,000 for the Fowler Library Restoration project which will complete handicap accessibility improvements and restore the exterior facades of the historic ca. 1930s Colonial Revival style structure.
- Concord Scout House, Inc. - \$10,000 to complete an Historic Structures Report which will guide the future restoration and preservation of the historic Concord Scout House.
- Drinking Gourd Project - \$60,000 for the preservation and relocation of the Caesar Robbins House from its current site to a location closer to its original location.

Open Space Projects:

- Open Space Reserve Fund - \$87,925 to be put in reserve for future Open Space projects.

Open Space/Recreation Projects:

- Town of Concord - \$43,175 for the completion of a Watershed Management Plan for Warner's Pond.

Administration:

- Town of Concord - \$30,000 for administration of the CPA.

In addition to the funding recommendations noted above, the CPC also worked with Town Departments on two additional initiatives presented at Annual Town Meeting. The first was to establish a conservation restriction at 335 Walden Street, a parcel of land purchased by the Town with CPA funds in 2009 for the joint uses of Community Housing and Open Space protection. The CPC brought forward a Warrant Article to grant a conservation restriction to the Concord Land Con-

ervation Trust as required by State legislation. The second initiative requested Town Meeting approval to authorize a long term lease on land adjacent to the Old North Bridge for the relocation of the Caesar Robbins House, a ca. 1780s home built by one of Concord's first freed slaves and an important piece of abolitionist history. Over the winter months, the CPC met with both the Drinking Gourd Project and Town Departments to assist with the advancement of the project and better understand its funding needs and goals. Both of these projects were approved at Annual Town Meeting.

The CPC undertook a final review of its completed projects and identified approximately \$45,000 in unspent CPA project funds to be reallocated for future projects. The CPC worked with the Finance Department to transfer these funds to the general CPA account over the summer for use at the 2011 Annual Town Meeting. In addition, the CPC completed its annual update of the Community Preservation Plan, refined and revised its application processes, and held two informational meetings for potential applicants.

As in previous years, the qualifying applications received by the CPC requested funding exceeding the amount of CPA funds available for distribution. In the current FY11 funding cycle, the CPC received thirteen applications, requesting over \$1.7 million for projects relating to all four CPA eligible categories. Meanwhile, the amount estimated to be available for CPA funding in 2011 is approximately \$1,380,320, an amount that includes both current CPA fund collections and funds available in the existing Open Space Reserve Account. The State matching funds are generated by filings at the Commonwealth's Registries of Deeds. Given the downturn in the State's real estate economy as well as the larger number (147) of municipalities electing to participate in the CPA program, it is not unexpected that Concord's State match declined to a projected 24%. The CPC recommended and the Board of Selectmen has endorsed its support of an amendment to the State CPA statute that seeks to clarify ambiguities in the existing statute as well as stabilize the State funding match at 75% for all participating communities. This amendment is being sponsored by the Community Preservation Coalition and received a favorable recommendation by the House Ways and Means Committee during the

last legislative session. The Coalition will be re-filing the amendment and is confident that the legislation will be passed next year.

HISTORIC DISTRICTS COMMISSION



*standing from left: Sally Myers, Karen Silver, Sally Lanagan, Karen Parker; seated from left: Betsy Roosa, Sue Rettburg, Chair; Isabella Ehrlich, Sarah Mitchell
not pictured: Marta Brooks, Kevin Paulsen*

The Historic Districts Commission (HDC) is charged with "the preservation and protection of buildings, places and districts of historic or literary significance" within Concord's six Historic Districts in Concord – the American Mile, Barrett Farm, Main Street, Monument Square/North Bridge, Church Street and Hubbardville. Established in 1960, Concord's Historic Districts Act (Chapter 345) was one of the first such bylaws in Massachusetts, and over the last 50 years the HDC has worked diligently to preserve the Town's unique historical and architectural character by encouraging the retention of original building materials and reviewing potential changes to ensure that they are keeping with the character of the District. As part of the process, the HDC regularly reviews requests for Certificates of Appropriateness for changes to exterior features which are visible from the public way.

The Commission continued its work to update the Historic Districts Guidelines.

The Historic Districts Commission held 21 regular public hearings on 91 applications for Certificates of Appropriateness. The Commission issued 94 Certificates of Appropriateness. Four of these Certificates of Appropriateness were for extensions of previous approvals. Six applications were denied and eight were withdrawn. Nine group site visits were held and several individual site visits were made. No appeals were filed.