



2013 CONCORD ANNUAL TOWN REPORT

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Valarie J. Kinkade, Chair

Annette Bagley

Geoffrey Taylor

Electa Tritsch

Andrew Koh

Dawn Epstein, Associate

Jessica Howe, Clerk

Lara Kritzer, Senior Planner

The Concord Historical Commission (HC) is especially proud to report that in 2013 the Commission succeeded in two major initiatives that will greatly aid in the preservation of the Town-owned Wheeler Harrington House in West Concord. The Historical Commission was able to add the circa 1745 house, which has been owned by the Town since 1974, to the National Register of Historic Places. In addition, the HC obtained Community Preservation Act funding for a series of reports to study the historic structure and property. The goal is to integrate these reports into a management plan for the house and overall site. The HC worked in tandem with the Natural Resources Commission to design a project that will study both the natural and built environment for improved preservation of this important Town resource.

The historic Wheeler-Harrington farmhouse, built by Josiah Wheeler shortly after his 1742 marriage to Mary Lee, is a well-preserved example of a comfortable, though modest, center-chimney colonial dwelling with significant Federal-style updating. The Wheeler-Harrington House and its occupants witnessed many changes in the Town's social, agricultural, and

economic development over the course of almost three centuries. Josiah Wheeler, the first owner, had a second occupation as a bricklayer and made bricks on the site as early as 1750. In the latter part of the 19th century, a female farmer, Lucy Harrington, operated the farm for over 30 years.



The ca. 1775 Wheeler-Harrington House was saved from demolition in the 1970s by a grass roots effort to preserve one of the earliest surviving farms in West Concord. The oldest residential structure owned by the Town, it is located on a 15.6 acre parcel adjacent to the Assabet River. Now listed on the National Register of Historic Places, the site is in the process of being studied on a historic structure, cultural landscape, and environmental assessment basis.

Lara Kritzer

Another major accomplishment of the HC in 2013 was the completion of an updated survey of historic resources in West Concord. Guided by member Electa Tritsch and Senior Planner Lara Kritzer, the project resulted in a report detailing important architectural and historical developments in West Concord. As an area of Town undergoing significant change, the HC felt it was important to improve the documentation of the architecture of West Concord. The study will also assist in prioritizing preservation strategies in West Concord. A copy of the report will be available on line on the HC's webpage of the Town's website in 2014.

The HC concluded its study of the long-standing concerns regarding Concord's Demolition Delay Bylaw. As a result, the Commission drafted a new bylaw and held a series of public meetings about the proposed changes. A revised bylaw has been drafted for Town Meeting 2014.

The Archaeological Resources Task Force, under the leadership of members Andrew Koh and Electa Tritsch, began planning for the improved management of Concord's archaeological resources. The HC has forged a partnership with Brandeis University to revise the Town's Archaeological Sensitivity Maps, bring more attention to threatened archaeological resources, and research ways to better protect these important assets.

HC member Ellen Denison revamped the Commission's Historic House Marker Program this year. The goal of the marker program is two-fold: to stimulate interest in, and appreciation of, the diversity of stories our architecture can tell about our shared history, and to recognize in a public manner the historical and architectural heritage of Concord. Changes to the program included more streamlined guidelines, an expansion of the program to include commercial structures and landscape features, and forms available on line on the HC's webpage of the Town's website. The result has been a doubling of applications for markers!

With the help of members Annette Bagley, Geoffrey Taylor and Associate Member Dawn Epstein, the HC has continued to provide guidance regarding a number of Town programs and projects in 2013. The HC advised on the redesign of Cambridge Turnpike, Crosby's Corner, the Rte. 2 Rotary, and the proposed redevelopment of the Millbrook Tarry. The HC also reviewed Community Preservation Act funding applications in the Historic Preservation category. Lastly, HC members visited and reviewed multiple sites for which the Town holds historic preservation restrictions.

The Commission continues to be very thankful for the continued support of the volunteers who have worked on behalf of the preservation of Concord's historic resources this year.

Community Preservation Act Committee

Chris Toomey, Chair BOS Appointee
 Paul Mahoney, Vice Chair and Clerk; BOS Appointee
 Bouzha Cookman BOS Appointee
 Toby Kramer BOS Appointee
 Matthew Capofreddi, Treasurer, Planning Appointee
 Linda Escobedo CHA Appointee
 Geoffrey Taylor Historical Commission Appointee
 Dean Banfield NRC Appointee
 Peter Hunter Recreation Appointee

In its eighth 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 \$1,636,500 for projects involving community housing, historic preservation, open space, and recreation. CPC presented its proposed recommendations in four warrant

articles at the 2013 Town Meeting, which subsequently approved the following appropriations:

Community Housing Projects:

- Town of Concord - \$25,000 for the Town's third year of participation in the Regional Housing Services Program, an inter-municipal organization that provides professional housing staff for the administration of the affordable housing programs in Concord and five neighboring communities.
- Concord Housing Development Corporation - \$50,000 for Maintaining Concord's Affordable Housing Program, a CHDC initiative charged with creating, fostering, preserving and supporting affordable housing in Concord. Potential programs included work on the proposed Junction Village Development; building a reserve fund to preserve existing affordable units, and establishing a program to purchase small homes to add to Concord's affordable inventory.
- Concord Housing Authority - \$100,000 to replace the roof and complete additional work necessary to repair water damage and ice dam issues at the Everett Garden Expansion complex, a ca. 1983 development containing 20 affordable housing units.

Historic Preservation Projects:

- Town of Concord - \$15,000 to complete the restoration of the stone walls in the west section of Heywood Meadow. The recommended funding will complete the design and site planning for the reconstruction of the 200 feet of stone retaining wall along Lexington Road and the removal of the 180 feet of cement capped wall along Heywood Street.
- Trustees of Parish Donations, First Parish - \$50,000 to preserve the historical, architectural, and structural integrity of the ca. 1747 Wright Tavern. CPA funds were approved to complete a Historic Structure Report for the building, replace the existing roof, repair structural damage to the dormers, repair four dormer windows, and install new storm windows on the dormers.
- Emerson Umbrella - \$60,000 to restore the cupola at the center of the main roof of the ca. 1929 Colonial Revival style former school building. The project proposes to correct water damage and infiltration problems in the cupola and restore the original architectural element.
- Town of Concord - \$800,000 to complete the full restoration of the exterior facade of the ca. 1851 Italianate style Town House. Restoration work included the repair and replacement of the brownstone trim and detailing; repointing of the brick facade; removal of the fire escape and restoration of the original window patterns; and any other necessary repairs and repainting work as needed to preserve the structure.

Open Space Projects:

- Town of Concord - \$25,000 for habitat improvements at the Old Calf Pasture. This project allows the Town to continue its work with the New England Wildflower Society to support the repopulation of the rare Britton's violet by removing invasive Buckthorn.
- Town of Concord - \$400,000 towards the purchase of the remaining privately owned parcel at McGrath Farm. Acquisition of the 1.9-acre parcel at 449 Barretts Mill Road unites existing Town-owned Open Space parcels and provides additional land for agricultural uses including farmer and farm worker housing.
- Town of Concord - \$38,800 for the acquisition of easements over the rear portions of two parcels located at 121 and 131 Harrington Road. These easements will allow the Town to establish a continuous walking path along the Assabet River from Second Division Brook to Harrington Park.

Open Space/Historic Preservation Projects:

- Town of Concord - \$33,000 to complete three studies on the Wheeler Harrington House and surrounding site: a Historic Structure Report for the ca. 1745 house; a Cultural Landscape Study of the 15.6-acre former farm; and an Environmental Assessment to assist the Town in better understanding the overall landscape. The goal is to gain a better picture of the current condition of the site to assist in future planning for the property.

Recreation Projects:

- Concord Children's Center – \$9,700 for the continued construction of a universally accessible, nature based play area adjacent to Ripley School. Phase II of the project focuses on infrastructure improvements including an accessible loop pathway, landforms, and an accessible water and sand play area.

Administration:

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

In addition to the funding recommendations noted above, the CPC worked closely with funding recipients and the Finance Department throughout 2013 to ensure that the reimbursement process went smoothly and efficiently and that completed projects were closed in a timely manner. The CPC also completed its annual update of the Community Preservation Plan, refined and revised its application processes, and held an informational meeting in September for potential applicants.

The qualifying applications received by the CPC requested funding

exceeding the amount of CPA funds available for distribution. In the current FY14 funding cycle, the CPC initially received 10 applications totaling almost \$2.3 million for projects relating to all four CPA eligible categories. At present, the amount estimated to be available for CPA funding in 2014 is approximately \$1.3 million, an amount that includes both current CPA fund collections and funds available in the existing Open Space Reserve Account and Undesignated Land Acquisition Fund. The State matching funds are generated by filings at the Commonwealth's Registries of Deeds and is impacted both by the recovering state of the real estate economy and the number of communities participating in the CPA program (155). This year, Concord's State match has stayed relatively stable at 26.64%. However, in November, the State announced that \$25 million would be added to the CPA matching fund account from surplus State funds. These additional funds are anticipated to raise Concord's CPA funding match to approximately 52% in 2015, providing a significant return for each dollar raised locally.

Bruce Freeman Rail Trail Advisory Committee

Judith LaRocca, Chair

James Coutre

Barbara Pike

Kent Carlson

Gretchen Roorbach

Alan Whitney

The Bruce Freeman Rail Trail Advisory Committee (BFRTAC) focused on the next steps toward 100% design for the Concord portion of the Bruce Freeman Rail Trail (Phase 2C) and the 25% design for Phase 2B, the Route 2 crossing that connects Acton with Concord.

The Boston Metropolitan Planning Organization included three phases of the BFRT in the 2014-2017 Transportation Improvement Program with the following project dollar amounts and construction year: Phase 2A FY2014 \$11.1M, Phase 2C FY2016 \$6.2M, Phase 2B FY2017 \$6.7M.

The BFRTAC is completing its review of the 25% design plans for Phase 2C in Concord. A comprehensive list of design directives has been provided to the design firm, Greenman, Pedersen, Inc (GPI) for consideration for the 75% design submittal. The Town has requested \$500,000 in Community Preservation Act funds to be used towards Concord's portion of the design of Phase 2B (the bridge crossing over Route 2).

The BFRTAC continued its public outreach efforts by holding six workshops to inform abutters and other citizens of the 25% design details and to address comments and questions about the design. In addition, the BFRTAC has begun collaboration with representatives of the Historical Commission and the Natural Resources Division to develop a plan for interpretive signage

along the trail.

With the change in ownership of the West Concord Supermarket property, an alternative route that places the trail behind the supermarket parking lot, rather than along the sidewalk on Commonwealth Ave. as proposed in the 25% design is pending approval of the MBTA and final granting of the easement.

Special Town Meeting of December 4 authorized the acquisition of a Department of Corrections parcel of land near the prison for the Town to use for a parking lot and other amenities for the BFRT subject to State legislative approval.

This year, the Committee elected co-Chairs Judy LaRocca and Kent Carlson, to allow for overlap in Chair terms to retain historical knowledge while transitioning to a new Chair.

Hanscom Area Towns Committee (HATS)

Elise Woodward, Selectmen Representative

In 1988, the Hanscom Area Towns Committee was established to coordinate the policies and activities of the four towns that contain Hanscom Field (Bedford, Concord, Lexington, Lincoln) in their relationships with the major organizations that operate in the Hanscom Field area including: the U. S. Air Force, the National Park Service, Massport, Lincoln Labs, and private corporations.

Selectmen representatives from each town comprise the committee with participation from Planning Board and At-Large representatives. Since 2001, Selectmen representing the four towns serve on both Hanscom-related committees for continuity. The Environmental Subcommittee assists with review of environmental impacts associated with airport activities. In 2013, Bedford chaired the HATS.

Background

Hanscom's mission has been focused on development and procurement of electronic systems that support the national defense. There is little military flight activity at the Base and the airfield and civil aviation activities are under the control of Massport. The four HATS towns have shared interests in maintaining Hanscom as a viable base for regional economic reasons and continue to participate in community-focused activities at HAFB. The towns share interest in having no commercial or cargo flights, and in diminished noise in the region. There may be opportunities for regional collaboration in environmental initiatives, including noise and traffic. The four towns have separate interests as well. A 2005 federally funded study in the 2005 BRAC process indicated that Lincoln would bear the greatest costs if the base were

to be closed because of the costs of providing schools and public safety services to the residents of the housing

Highlights of 2013 Activities

Military Asset and Security Strategy Task Force

Representatives from HATS continued to participate in the working group of the Lt. Governor's Taskforce to support all military installations in Massachusetts. HATS formalized the communities' interest in maintaining proactive communication with the task force and with the elected state and federal legislators.

Transportation Updates

Safety improvements at Crosby's Corner (intersection of Route 2, Cambridge Turnpike and Route 2A/ the Concord Turnpike) are under construction. Future bridge repairs on Routes 2 and 2A in Lexington and Bedford are listed on the Draft Transportation Improvement Plan (TIP) for review. Funding for the Bruce Freeman Rail Trail was advanced to the 2015 TIP.

Massachusetts National Guard

Major Gen. L. Scott Rice, Adjutant General of the Massachusetts National Guard met with HATS in May to review the Mission, Partnerships and Future Trends affecting the National Guard headquartered in MA.

The Battle Road Scenic Byway: Road to Revolutions

A Memorandum of Understanding was signed by the Towns of Arlington, Lexington, Lincoln and Concord and the Minuteman National Historical Park for the purpose of establishing a permanent management entity to implement the Corridor Management Plan. The Metropolitan Area Planning Council (MAPC) and the Mass DOT worked with the towns to create the management plan.

Municipal Initiatives

HATS discussed initiatives developed within the towns including Cable TV resources, remote participation, sustainable development strategies.

Hanscom Field Advisory Commission

Elise Woodward, Selectmen Representative

The Hanscom Field Advisory Committee (HFAC) was established in 1980 by the Massachusetts legislature and is comprised of representatives of Concord, Bedford, Lexington, and Lincoln, and other nearby towns; aviation-related interests and businesses; citizen groups; and the U.S. National Park Service.

Its role as an advisory commission has primarily focused on review of issues of land use, noise and transportation at Hanscom Field. It also provides a forum for communications among the surrounding towns, the users of the airfield, Massport and the FAA in matters pertaining to Hanscom Field.

Massport continued to monitor aircraft noise and activity levels at Hanscom Field and reported the results of this monitoring to HFAC monthly. Improved methodologies for analysis of flight activity and noise reports include Noise Exposure contours for Day-Night Average Sound Levels (DNL), and a metric called EXP to distinguish civilian noise from military noise and to estimate changes in noise levels at Hanscom. Comparisons between 2012 and 2013 activity show that overall flight activity has increased approximately 2% due to the improving economy and noise reports have been stable with an increase of approximately 2% in the last quarter of 2013 due to military fly-overs at the World Series games in October. Noise disturbance reports have decreased each year since 2009. Military flights with high noise levels now comprise less than 1% of the activity at Hanscom. In March Sharon M. Williams, Director of L. G. Hanscom Field, presented The State of Hanscom to HFAC. In November, the 2012 Annual Noise Report was published and presented to HFAC. Both publications are available on the Massport website: www.massport.com

The HFAC acknowledges the benefits to the local economy that activities at Hanscom provide and continues to advocate for no commercial flights and no cargo flights at Hanscom.

Massport reported on-going progress on funded capital projects including relocation of the perimeter road and rehabilitation of old T Hangar pavement, noise system software upgrades, website improvements and stormwater infrastructure upgrades. The Environmental Status and Planning Report update (ESPR) was filed for public comment. Massport continued negotiations with the Minuteman National Historical Park and Mass DOT regarding new signage at Hanscom Drive. Construction of Rectrix's Fixed Base Operation (FBO), on the previous Hangar 24 site, has continued in 2013 with completion anticipated in winter of 2014.

Third Party Development opportunities in 2013 on properties surrounding HAFB include the East Ramp and Massachusetts Air and Space Museum. Massport applied to the GSA and the FAA to acquire the Navy Property. An Environmental Assessment Study was filed for public comments for development of Jet Aviation's Ramp Extension and replacement of Hangar 17.

Minuteman Advisory Group on Interlocal Cooperation /Metropolitan Area Planning Council

KC Winslow, Concord Representative

Marcia Rasmussen, MAGIC rep for Planning Board

The Metropolitan Area Planning Council (MAPC) is a regional planning agency serving the people who live and work in the 101 cities and towns of Metropolitan Boston. The Town of Concord's participation with MAPC includes a regional focus on municipal management, sustainable land use, protection of natural resources, efficient and affordable transportation, a diverse housing stock, public safety, economic development and wastewater solutions.

Concord benefits from the planning and sharing of resources through our participation in the Minuteman (MAGIC) sub-region of MAPC. The Minuteman Advisory Group on Interlocal Coordination (MAGIC) is a group of thirteen communities northwest of Boston working collaboratively on issues of regional concern. Established as a growth management committee in 1984, it has become a respected voice in regional decision-making. The group focuses on transportation, the environment, energy, open space, affordable housing, economic and community development, and legislative issues, providing leadership on planning issues vital to the region's future.

This past year, MAPC staff and partner organizations participated with the MAGIC communities in the MAGIC Comprehensive Agriculture Planning Project, with the final report expected in early 2014. The Working Group conducted a final project workshop in November 2013 regarding tools and guidance for change to enhance agricultural economic viability and production in this region. Related to this project is the Sustainable Agricultural Toolkit: Food System Guide for Municipalities, prepared by MAPC's project partner Conservation Law Foundation Ventures. The Guide incorporates information from numerous stakeholders including the Dept. of Environmental Protection, Dept. of Agricultural Resources and the Massachusetts Farm Bureau Federation.

MAPC also provided staff support to the towns of Arlington, Concord, Lexington and Lincoln and the Minute Man National Historical Park to establish a permanent management organization for the Battle Road Scenic Byway Committee. This effort was guided by MAPC's 2011 work producing a corridor management plan. The towns signed a memorandum of understanding (MOU) establishing the Committee and convened the inaugural meeting in December 2013. Priorities for the coming year include conducting outreach to community organizations and creating a Byway branding identity.

In September, through outreach efforts to the 13 MAGIC communities, Concord was able to bring Federal Emergency Management Agency (FEMA) and Massachusetts Emergency Management Agency (MEMA) officials to town to meet with residents and discuss the Concord River Watershed study and mapping updates of the 100-year flood plain as well as the Biggert-

Waters Flood Insurance Reform Act of 2012. This allowed residents from 12 of the 13 communities impacted by changes to the Flood Insurance Rate Maps to meet with one-on-one with officials and learn how they could best address the changes and impacts to their property.