

Town Manager's Report Monday, April 11, 2011

To: Board of Selectmen
From: Christopher Whelan, Town Manager

Following are some of the matters reported on this week by various Town Departments:

FIRE

Station 1 Renovation: Last Tuesday, the Department received its temporary certificate of occupancy for the newly renovated facility. Later in the week, the temporary housing and storage containers, dumpsters etc. were removed from the property.

Apparatus: The replacement for Ladder One went out to bid this week. Unfortunately the bid deadline will be slightly after Town Meeting.

Unusual Emergency Responses: On April 2 the Department responded to a structure fire on Holdenwood Road. There were no injuries and operations went well. There was substantial damage to the exterior the building and less damage to the interior. On April 7, the Department responded to Route 2 in the Acton just over the town line for a serious motor vehicle accident which unfortunately involved a fatality.

LIGHT DEPARTMENT

Off Peak Water Heating Customers: This week Concord Light sent a letter to its 410 customers with off-peak electric water heating. The letter is to notify customers that the Light Plant will be shutting off their water heaters for an additional hour each day in an effort to keep water heating costs at the current level of 5.5 cents/kWh. Based on a recent energy cost analysis, Concord Light's actual cost of providing off-peak water heating is higher than the current rate due to increasing energy costs from the New England power pool.

The off-peak rate schedule allows Concord Light to control power the customers' water heaters up to a maximum of six hours per day. The light plant has only been controlling the water heaters for three hours per day for several years. By comparison, Concord Light's off-peak water heating rate of 5.5 cents/kWh has the equivalent water heating cost as natural gas at \$1.44/therm or oil at \$1.90/gallon.

Willard School Solar Renewable Energy Credits: The Solar PV System on the Willard School has qualified for Solar Renewable Energy Credits (SRECs), which the Town can sell to Investor-Owned Utilities that need credits to meet their Renewable Portfolio Standard

obligations. In mid-April, Energy New England will begin looking for buyers on the Town's behalf. We expect to receive annual revenues of around \$15,000 from the SRECs in the first year after the sale date.

PLANNING & LAND MANAGEMENT

Natural Resources Division

Lindsay Pond Road Beaver Violation: In response to the unauthorized removal of a beaver dam upstream of the culvert on Lindsay Pond Road, Middlesex School will be hosting a beaver symposium in the campus theater on May 11, 2011 from 6:00 – 7:30 pm. Mass Wildlife's Furbearer Biologist will present on beaver ecology and permitting requirements, and Willie Hutcheson, the AP Environmental Science teacher, and leader of the student conservation group, Common Sense, will also coordinate a presentation by that group. The public is invited and encouraged to attend.

Walden Grille: In response to the illegal dumping of restaurant waste in the catch basin behind Walden Grille, the owner and new facility manager appeared before the Commission. They have pledged to keep all activities inside the building. Used food oil will now be removed by a biofuel company, and a copy of the contract is to be provided to the office next week.

Concord/Bedford Trail Connection: DNR staff met with the Bedford Conservation Administrator, representatives from the Concord and Bedford Trails Committees, and Massport to discuss potential trail connections between Concord and Bedford over Massport land. Massport has agreed to mark trails and allow access (hiking only) on their land as part of a Memorandum of Understanding between Bedford and Massport for tree removal on Bedford conservation land. An existing trail from Bedford crosses Massport land to Gaining Ground, which could be extended in the future to the Battle Road Trail on NPS land.

Roger's Land Environmental Assessment: With assistance from CPW's Environmental Services Program Coordinator and NRC member Elissa Brown, DNR staff prepared a Phase I/Phase II Environmental Site Assessment Request for Quotes to evaluate the Rogers land as part of the due diligence before the Town purchases the property. Five proposals were received by the deadline this week; these will be evaluated later today.

Planning Division

110 Commerford Road: Staff met last week with this property's owner and another representative to review a conceptual plan for a 19-unit Planned Residential Development with a private loop road off of 110 Commerford Road. Topics included the potential to permanently protect the roughly 26-acre tract of open space on the northern end of the lot, rehabilitation of the network of trails that connects the public lands on the northern and southern ends of the property via the Tennessee gas easement, and implementation of low impact development stormwater techniques and a drip dispersal septic system in the site design. It is anticipated that the Applicant will file an official Special Permit application with the Zoning Board this summer.

Battle Road Scenic Byway Corridor Management Plan: A reminder that the MAPC is seeking public comments on the draft Corridor Management Plan through next Friday, April 15. The Plan can be found on the MAPC website at www.mapc.org/resources/battle-road-scenic-byway and comments should be sent directly to project coordinator Manisha Bewtra at mbewtra@mapc.org.

Health Division

Walden Grille Enforcement: Walden Grille will appear at an administrative hearing with the Board of Health on April 19 to determine appropriate enforcement action for continued violations at this facility (also previously noted under the Natural Resources Division report above).

Building and Inspections Division

Caesar Robbins House Move: Last week, the Building Commissioner met with David Fisher (from the Drinking Gourd Project) and representatives of the Hillside Development Group to review their proposal to move the Caesar Robbins House from 324 Bedford Street to the site next to the Old North Bridge parking lot off Monument Street. As is required by Town policy (APP #23 - "Building Move Procedures"), the Building Commissioner serves as "coordinator" for such house move requests.



As required by the APP, the Drinking Gourd Project must obtain "sign offs" from the Fire Department, the Natural Resource Commission, the Light Plant, Concord Public Works, Verizon, Comcast and the Building Commissioner. All departments have reviewed the moving plan and signed off on the route. The lot at the aforementioned site has been cleared in preparation for the new foundation (see photo). The project now must be approved by the Selectmen.

Concord Riverwalk Determination: Last week the Concord Riverwalk project requested that they be allowed to demolish the existing white duplex house located at 1641 Main Street and replace it with a new structure more similar in design to the ten new "net zero energy" cottages being built in the field behind. Although the Building Commissioner can see the advantages in doing this, (energy efficiency and design compatibility), he has determined that this type of substantial change needs to be approved by the Board of Appeals by amending the existing special permit.

The Old Manse, 269 Monument Street: The Old Manse has received approval from the Zoning Board of Appeals to hold a series of outdoor events on the lawn next to The Old Manse during the summer months.



These events are proposed to take place between April and October each year. The anticipated events will include weddings, office parties, birthday parties, business meetings, fund raising events, concerts, and a fall festival. It is estimated that these events would provide approximately 8% of the Old Manse's income which will be used to continue their educational agenda. When liquor is being served as part of any of these events the event organizer must seek and obtain liquor licenses from the Board of Selectmen.

POLICE

Operational Services: On Friday April 8, officers took a report for threats made against the security officer that patrols the Thoreau Street Depot. The security officer reported to police that a subject whom he had told could not park in the lot threatened to kill him and he could park anywhere he wanted to. Officers identified the subject and the case is still under investigation.

On Saturday April 9, officers responded to a report of a motor vehicle that was broken into while parked at the high school. A witness to the incident gave a description of the subjects involved and a Detective located those subjects on Thoreau Street. Upon further investigation it was learned that the subjects, both male, had broken into another motor vehicle as well. Items such as iPods, loose change and a wallet were taken and recovered. Both subjects were arrested and charged in connection with the incident.

Community Services: On Saturday April 9, officers provided assistance to Senator Scott Brown as he attended a book signing on Colonial Inn. Officers reported that there were no issues during the event. Also on Saturday, the Department assisted another event at 525 Lexington Road. This event was to honor the retiring of a Justice of the State Supreme Court. This event also took place without incident.