

Town Manager's Report

Tuesday, December 27, 2011 and Tuesday, January 3, 2012

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

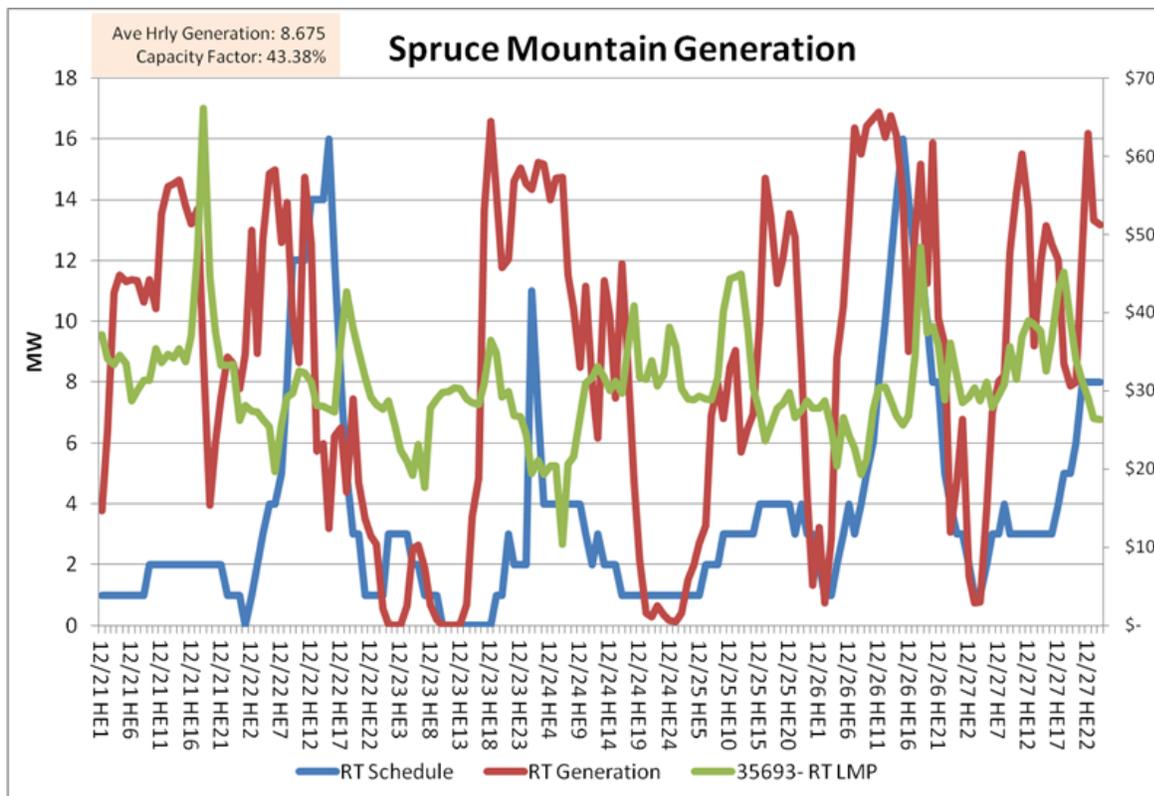
Following are some of the matters reported on over the holidays by various Town Departments:

FINANCE

Tax Bill Mailing: Fiscal year 2012 third quarter tax bills were mailed to taxpayers on December 30, 2011. These bills reflect property values certified by the Department of Revenue, applying the approved tax rate of \$13.58 per thousand dollars of assessed value.

LIGHT DEPARTMENT

First Report from Spruce Mountain Wind Turbine Farm, Woodstock, ME: From December 21 through December 27, Concord Light's 9.26% share of the Spruce Mt. Wind Project amounted to just south of 135,000 kilowatthours. Our estimated annual share is approximately 6,000,000 kwhs or 3% of our total needs.



Concord Light's New Technology Projects in the Spotlight: Concord Light recently received a \$26,000 grant from The American Public Power Association (APPA) for a new project called, "Monitoring Voltage of the Distribution System in Real Time Using Smart Grid AMI." The grant, submitted to APPA's Demonstration of Energy-Efficient Developments (DEED) Program, will fund a project to be conducted this winter with electric thermal storage (ETS) homeowners in Concord to identify ways to keep energy prices down by providing "best in class regulation" to the New England power Grid, reducing energy demand, and monitoring local line voltage to identify potential issues with on electric distribution system. An article about this innovative project was featured in the fall issue of the DEED Digest newsletter. The newsletter also included excerpts from the final grant report Concord Light submitted in late August on another cutting-edge pilot that was successfully completed last spring entitled, "Alternative Technology Regulation Using Electric Thermal Storage."

Prioritizing Home Energy Efficiency Projects and Practices: CMLP has posted new documents to its website outlining which energy saving actions save households the most money, and which save the least. The documents cover common energy conservation suggestions such as cleaning refrigerator coils and unplugging your cell phone charger, as well as projects such as insulating walls or weather stripping windows and doors. Go to: http://www.concordma.gov/pages/ConcordMA_LightPlant/Energy%20Saving%20Actions.

PLANNING & LAND MANAGEMENT

Health Division

Groundwater Conservancy District Onsite Sewage Disposal Filings: Environmental Health Inspector Stanley Sosnicki received (2) filings for construction of new onsite sewage disposal systems for properties located on Old Marlboro Road (which is located within the aquifer protection Zone II of the Jennie Dugan Well). Groundwater protections requirements for new construction in this area limits the property to 4-bedrooms per acre; the proposals submitted by Stamski & McNary plan to utilize innovative technology to allow 6-bedrooms per acre (or two 3-bedroom single family homes).

New Board of Health Regulation: At the December 20 meeting, the Board of Health unanimously voted to adopt a regulation that will ban the sale of tobacco products in health care institutions (which includes pharmacies and/or facilities where a pharmacy is located). Board members felt that addressing this issue promotes measures that could have a direct impact on public health. Currently, there are (2) facilities in Town that will be affected by the regulation, Rite Aid & CVS. All affected parties (local and corporate) were notified well in advance of the public hearing and no comments were submitted. The regulation takes effect on February 14, 2012 – Valentine's Day – Save a Heart, Save a Lung is the theme.

Building and Inspections Division

Dee/Dino's parking: Building Commissioner John Minty met with Natural Resources and Planning staff to discuss the request to allow three reserved parking spaces to be constructed at the Dee/Dino's site at 1135 Main Street in West Concord. While the spaces were allowed to be constructed if determined to be needed by the Board of Appeals, further review and determination by the Natural Resources Commission is required.

300 Baker Ave.: In follow up to the various conditions contained in the Board of Appeals' special permit amendment decision, Town staff met with the Applicant's representative and engineering consultant to review the stormwater management and drainage design. Various alternatives were discussed with additional design and review expected.

Planning Division

Planning Board: Among their recent business, the Planning Board revised and accepted changes to the proposed Zoning Bylaw Amendments for consideration at the 2012 Annual Town Meeting.

Bike Racks: Public Works staff recently completed installation of two hoop bike racks at the Punkatasset Conservation Land off of Monument Street and one large bike rack for 16 bikes on the Town land leased by Gaining Ground at the Thoreau Farm. Senior Planner Julie Vaughan has submitted photos of the racks and documentation to the Metropolitan Area Planning Council for reimbursement.

Housing Issues: A mortgage refinance for property on Elm Brook Lane required a quick turnaround of documents affirming affordability; documents were prepared, signed and delivered in three days, allowing for an end-of-year closing. Director Rasmussen completed research to support the Town of Concord's "local preference" of the affordable rental units for the Longview Meadow project; marketing is expected to get underway in January 2012.

Bruce Freeman Rail Trail: Consulting Engineer Becky Williamson has been working on the 25% supplemental design submittal for the Bruce Freeman Rail Trail path in West Concord, identifying gaps in information and additional supporting documentation needed. Director Marcia Rasmussen, with the assistance of other Town staff, has been working to locate and provide that additional information.

Natural Resources Division

Natural Resources Commission (NRC): At their last meeting, the NRC heard the following: replacing a sanitary sewer line at Concord Carlisle High School; athletic fields construction at 15A, 16A, 153 Fairhaven Road for Concord Academy; and installing a satellite production well for CPW at the Deaconess Well site. All were continued to January 4, 2012 for additional information. Additionally, the following matters were continued to the January 4 meeting without discussion: installing underground utilities at 1373-4 Monument Street, rehabilitating the parking lot at Crosby's Market (181/191/203 Sudbury Road) and a drainage project at 448/449 Barrett's Mill Road for Save Our Heritage. The application to construct an addition at 120 Channing Road was withdrawn. The Commission issued approvals for after-the-fact filings for 41 Lowell Road and 47 Lowell Road. One new application was received this week for a proposed deck at 42 Main Street, but was returned as incomplete.

Warner's Pond Management Plan: The consultant preparing the watershed management plan has begun to submit draft materials for the plan development. Staff has begun to review the materials and expects to host a public meeting in early February for the public to review and respond to the draft plan.

POLICE

Missing Child - Recovered: On Friday, December 30 a 7 year old child from the Prairie Street area went missing, necessitating a *Code Red* activation and an extensive search of the area by public safety personnel. Happily, the child was located after about 80 minutes, unharmed and at a friend's house also in West Concord. We thank everyone for their quick response and assistance during this incident.