

Town Manager's Report Monday, December 24, 2012

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

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

LIGHT DEPARTMENT

Middlesex School Receives \$11,340 Rebate from Concord Light: On a seasonal basis, a 17,000 sq. ft space in Middlesex School's Atkins Athletic Center is transformed into tennis courts in summer and a hockey rink in winter.

This month, Middlesex School became the first Concord Light customer to receive a high efficiency lighting rebate from Concord Light when the School replaced sixty 1,000 watt metal halide lamps in the hockey/tennis area with high efficiency fluorescent fixtures that use one-third less energy. In turn, Middlesex is donating that rebate of \$11,340 to Concord Cares, which provides emergency heating fuel assistance to Concord residents.

The lighting upgrade will save Middlesex School over \$6,000 per year in lighting costs alone. Because the higher efficiency lights emit less heat, the School will also spend less on electricity to run the compressors that keep the rink ice cold in the winter and less on air conditioning to keep the tennis court area cool in the summer. Because fluorescent lamps have a longer lifetime than metal halides, staff will also spend less time replacing spent lamps.



Under the new lighting, Middlesex School staff builds the rink's ice surface



recognizing Middlesex School for its participation in the High Efficiency Lighting Program to Kathleen Carroll Giles, Head of School, George Torigian, Director of Facilities and Operations (left) and Matthew E. Crozier, Chief Operating Officer

Athletic Center staff appreciates the new lighting, which brightens instantly when turned on. In contrast, the old metal halide lamps took a full five minutes to reach full brightness. Further, once metal halide lamps are turned off, they must cool down for 5 to 10 minutes before they can be turned back on. Staff members are now more likely to save energy by turning the new fluorescent lights off when they're not needed, because they know they can turn them back on instantly if need be. Staff also welcomed the new

fixtures because they produce more light than the old ones, even though they use less energy.

Ten other businesses in Town also have lighting upgrades underway. Thus far, Concord Light has committed almost \$95,000 in rebates to help its customers install more efficient lighting. Energy efficient lighting reduces the high costs that Concord Light incurs to supply electricity during times of peak use during the day, when business lighting is typically on. So, efficient lighting helps keep electricity prices low for everyone in Town.

More information about Concord Light's High Efficiency Lighting Program can be found at www.concordma.gov/cmlp.

Outage Report: On December 21, 2012, there was a power outage, which occurred at approximately 10:45 AM. This power outage was caused by the strong winds, which uprooted a large pine tree on Lindsay Pond Road near Old Farm Road. The tree damaged the high voltage electrical system along Lindsay Pond Road. Approximately 28 customers were affected by this outage. CMLP crews worked hard to restore power. At approximately 12:10 PM power was restored to the 28 customers. This area includes the following streets:

Lindsay Pond Road, Old Farm Road, Copper Mine Road and Ledge Rock Road

For additional details, please contact CMLP Engineering at (978) 318-3116.

PLANNING & LAND MANAGEMENT

Planning Division

Planning Board: The Planning Board met with Kevin Hurley to discuss a potential Zoning Bylaw Amendment to allow a greater maximum floor area ratio for educational uses in the Limited Industrial Park districts. The Board voted to sponsor the article at Town Meeting 2013. The Board then received an update and new information on the redevelopment project at 50 Beharrell Street; the discussion was continued to the January 8th meeting to allow time for the Applicant to address staff, Board and West Concord Advisory Committee comments. The Board next heard a presentation by Jack McBride and his team on the proposed Ch. 40B Local Initiative Program project at 1257 Elm Street. The Board continued the application to the January 22 meeting to allow the Applicant time to respond to staff, Board and abutter concerns. The Board then endorsed four Approval Not Required plans for 43 White Avenue, 3A Darton Street, 695 Barrett's Mill Road and 965 Elm Street. Lastly, the Board finalized the language of the proposed Zoning Bylaw Amendments for the 2013 Town Meeting warrant, which includes the following: clarification of the definition of Frontage; revisions of Table III Dimensional Regulations to incorporate newly created Zoning Districts and clarify the allowed side yard setbacks in some of the business districts; revisions to the Accessory Use Table to incorporate newly created Zoning Districts; clarification of Special Home Occupation; modifications to side yards and height in the Residence B Zoning District; revisions to existing language to incorporate Government, Utility and Other Public Services bylaw; creation of a Medical Marijuana Treatment Center bylaw; and creation of a Public Service Corporation Overlay District bylaw. The Board voted not to amend the Large-Scale Ground-Mounted Solar Photovoltaic Installation bylaw this year.

Natural Resources Division

Natural Resources Commission: At the December 19 meeting, the NRC heard a continued after-the-fact application at 68 Shore Drive to replace a retaining wall, dock, and stairs, and tree removal at 329 Silver Hill Road; this request was granted. The Commission issued an Order of Conditions to demolish the existing gas station and construct a TD Bank at 1112 Main Street. Applications continued to the January 2nd meeting include: a new garage, two additions, deck, patio, and new driveway at 276 Main Street; wetland boundary delineation confirmation off Keuka Road, and after-the-fact tree removal and invasive species control at 676 Monument Street.

Elm Brook Trail: Natural Resources staff met with representatives of the Thoreau Farm Trust and Selectman Steve Ng to discuss progress of the future Elm Brook Trail, which would provide trail connections from the Minuteman Battle Road Trail to the Thoreau Birth House, and connections to Bedford town trails through Gaining Ground. While the project is still in the early stages, the Thoreau Farm Trust has had a feasibility study completed by Mass Audubon, and is exploring options for fundraising. An extensive wetlands crossing across Elm Brook wetlands is expected to be accomplished with a boardwalk set on helical piers.

Building Inspection Division

36 Water Street clean-up: The new owner of 36 Water Street (formerly the site of Shoemaker & Jennings Paving) was given 30 days in which to clean up the site or face fines. The site was being used for trash storage, as a trash transfer station, junk storage, and the parking of non-operable and unregistered motor vehicles. This week John Minty re-inspected the site, which has now been cleaned up and brought into compliance with the zoning bylaw.

Health Division

Body Art Regulation: At a public hearing held December 18, the Board of Health approved revisions to its Body Art Regulation. These revisions include the creation of an apprenticeship program, with specified training requirements, for Body Art Practitioners, and a requirement that Body Art Establishments maintain an OSHA-compliant Blood-borne Pathogen Exposure Control Plan.