

**Town Manager's Report**  
**\*\*Tuesday, December 28, 2010**

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

**Town Offices were closed on Friday, December 24 for the Christmas holiday.**  
**\*\*Based upon continuing blizzard conditions on Monday, December 27, I made the determination that Town Offices should remain closed for the day.**

**Following is an abbreviated list of some of the matters reported on this week by various Town Departments:**

**LIGHT DEPARTMENT**

**Power Outage:** At approximately 6:30 pm on December 22, there were approximately 774 customers without power in the West Concord area. The cause of the outage was a failed electrical connection in a manhole on Commonwealth Ave. The failure caused the electrical distribution circuit protection to operate at our Substation 223. The following roads were without power:

Beharrel St, Bradford St, Church St, Commonwealth Ave, Concord Greene, Coolidge Rd, Dee Rd, Florio Dr, Lawsbrook Road (Partial), Macarthur Rd, Main St (From Commonwealth Ave to the Sudbury River), Maple Ct, Maple St, Oak Rd, Orchard Rd, Route 2, Staffordshire Ln, Westgate Park. MCI Concord was also included

Lineworkers were able to isolate the problem so that the circuit could be restored. The circuit was re-energized at approximately 7:50 pm which restored power to all 774 customers.

**Energy Conservation:** CMLP has reviewed the short term and long term tasks involved in the set up and management of MassEnergyInsight for the Town. This data base software for tracking energy consumption by municipalities is offered at no cost by the MA Department of Energy Resources (DOER). Completing the set-up of MassEnergyInsight will help the Town launch its initiative to reduce energy consumption in the municipal sector by 20% by 2015.

The Compact Fluorescent Light Bulb Rebate and Solar Voltaic Rebate applications have been revised to reflect new rebate amounts for 2011. Both have been reduced to reflect lower CFL prices and the actual peak capacity savings, respectively. In addition, a revised net metering policy has been combined with CMLP's interconnection agreement for small scale electric generators. Going forward any energy delivered to CMLP by customer owned generators will be compensated at the Light Plant's "Day Ahead" costs from the ISO spot market.

In the November/December issue of Lightlines, CMLP advertised the availability of hand-held thermal leak detectors that residents can borrow to identify leaks, cracks and missing/weak insulation that are contributing to higher heating bills. The program has proven to be popular with 15 equipment loans over the last 8 weeks.

The Light Department's Energy Conservation Coordinator recently met with Energy New England, Concord Light's home energy audit contractor to establish procedures that will broaden the range of energy efficiency measures that are recommended to customers, and allow the Light Department to improve its follow-up with audit customers.

## **PLANNING & LAND MANAGEMENT**

### **Building and Inspections Division**

**Longview Meadows:** Division staff report that the Town is in receipt of relevant permitting fees and permits have been issued, clearing the way for the project to move forward.

### **Natural Resources Division**

**Warner's Pond Watershed Management Plan:** Natural Resources staff hopes to have a contract in place and consultant on board in early January to determine short and long-term management options for ecological restoration and improved recreational opportunities at Warner's Pond.

### **Planning Division**

**Planning Board:** The Planning Board met last Tuesday to review complete draft language for fourteen zoning bylaw amendments that incorporate recommendations of the Residence C Zoning District Task Force, the West Concord Task Force, residents and Town staff. Thirteen articles will be submitted for the Warrant, along with a request to the Board of Selectmen to consider a Special Town Meeting within the Annual Town Meeting. The Planning Board felt it was important to take additional time to review and discuss proposed revisions for the West Concord Industrial District, consider redevelopment of 50 Beharrell Street and an update to the Accessory Use Table II. The Board's revisions were then incorporated into the proposed bylaw amendments for review by Town Counsel.

**Other Zoning Bylaw Amendments:** Director Rasmussen reviewed draft zoning bylaw language to allow hotel and motel use in the Industrial Park District (Baker Ave. and Extension area and Virginia Road area near Hanscom) and to add a new "extended stay hotel" use to the principal use categories. This bylaw amendment is expected to be a petition article submitted by Normandy Real Estate Partners (owner/managers of 300 Baker Ave.).

## **POLICE**

**Operations:** The Police Department continues to investigate the recent crash that resulted in a pedestrian fatality on Walden St. Follow-up interviews of witnesses and drivers, and

analysis of forensic evidence were completed this past week. A walk-thru of the crash scene will be conducted this week with the District Attorney's Office.