

Town Manager's Report

Monday, February 6, 2012

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

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

PLANNING & LAND MANAGEMENT

Building and Inspections Division

152 Commonwealth Avenue: A North Bennet Street School faculty member will be applying for building permits to convert the old Accent Interior Landscaping space at 152 Commonwealth Avenue into a woodworkers "artisan collaborative". The space will be outfitted with all the necessary woodworking tools allowing 7 individual woodworkers "bench space" to carry-out their woodworking hobby or craft.

Concord Youth Theater's Proposed Move: Last week, Planning & Land Management staff met with the owner of 336 Baker Avenue to discuss the conversion of one of the two buildings on the site to a theater for the Concord Youth Theater. Pending building permit approval, the proposed use and the parking available on the site will allow this proposal to go forward without further board approvals.

Planning Division

Historic Districts Commission: At their Thursday meeting, the HDC reviewed and approved Certificates of Appropriateness to widen the existing entrances to the Gun House driveway on Heywood Meadow, and to install fencing and a patio area in the side yard of 11 Wood Street. The HDC also reviewed the application for new additions and a garage at 51 Lang Street before continuing the application to March 1 and scheduling a site visit to the property for Wednesday, February 29. The Commission also continued their review of potential changes to the HDC's application documents and review schedule.

New Boilers at Harvey Wheeler: Wednesday night, the Comprehensive Sustainable Energy Committee (CSEC) made a favorable recommendation on funding from the Sawyer Trust for the design of a new heating system at the Harvey Wheeler Community Center. The new system will include replacement of the obsolete hot water heater with a more energy efficient model. The design will include a consideration of the existing heating system performance issues, heating system set-point requirements, special provisions for the facility, redundancy requirements, sizing for hot water, sizing for boilers, and flow. The design will also include an estimation of energy savings and reduced costs related to natural gas, electricity and maintenance.

9 Independence Court Umami Restaurant: DPLM staff met with the owner, applicant and architect to discuss and attempt to resolve outstanding issues and questions regarding exterior changes to the structure, required variance from the Plumbing Code, and ventilation issues with storage and cooking. Revised plans are anticipated on Monday, February 6, which will be reviewed by the Building Commissioner prior to distribution to the Planning Board and Board of Appeals for their consideration later in the week.

Bruce Freeman Rail Trail: The BFRT Advisory Committee met on Thursday to discuss organization of the information posted on the website in advance of the Finance Public Hearing on warrant articles later in February. Director Rasmussen also reviewed and updated the TIP Project Information Form for the Boston MPO review.

Community Food Report Gathering: Planning and Health Division staff attended the Thursday night gathering led by the Conway School of Design students to explore and discuss food-related issues in Concord (growing, selling/sharing, healthy eating, resiliency, sustainability, etc.). Approximately 45 residents attended the workshop/information gathering session at the Harvey Wheeler Community Ctr.

Natural Resources Division

Natural Resources Commission: At their regularly scheduled meeting of February 1, the NRC closed and issued Negative Determinations of Applicability for the construction of an addition at 73 Wayside Road and for the removal of seven trees at the Concord Country Club. The Commission also issued an Order of Conditions to install a satellite well at 363 ORNAC for the Water and Sewer Department. The NRC anticipates closing and issuing Orders for the following projects at the February 15 meeting: installing underground utilities at 1373-4 Monument Street; after-the-fact construction of retaining walls and tree removal, as well as construction of a shed and swing set at 95 Allen Farm Lane; after-the-fact maintenance on an ornamental pond at 124 Nashoba Road; and an addition at 76 Hawthorne Lane. No new applications were received last week.

Concord Academy Athletic Fields: DNR staff held a pre-construction meeting at Arena Farm on Fairhaven Road for the construction of new athletic fields for Concord Academy. Demolition work is expected to start next week.

Garden Club Grant: The Division, in conjunction with the Heywood Meadow Stewardship Committee (HMSC), received confirmation that they have been awarded a \$300 grant from the Garden Club to plant drifts of a few stalwart varieties of daffodils to brighten Heywood Meadow following the stone wall reconstruction. The daffodils will be planted on the side of the path that is only mowed once a year, in the fall to ensure that the daffodils naturalize on the meadow. The HMSC will be seeking high school and/or Girl Scout volunteers to assist with the plantings in later summer/fall 2012.

Health Division

Proposed Sushi Restaurant at 9 Independence Court: Health Division staff continues to meet with the applicant to clarify and resolve issues relating to compliance with Food Code requirements, notably the number of plumbing fixtures required.

Sewage Overflow Into Wetland, Asian Gourmet/Sushi House 794 Elm St.: Health Division staff received an alert Thursday afternoon from the Water and Sewer Division that a stream of water was leaking out of the embankment adjacent to Asian Gourmet's parking lot, and a white stained area was found. Health Division staff performed several site visits and took water samples on Thursday which confirmed that the leakage is sewage originating from the septic system leach field. Health staff met with the restaurant's representative Friday morning and required that all septic tanks be pumped immediately. Staff will revisit the site Monday morning, and meet with the septic pumping company and the restaurant to create an enforceable plan to keep the tank pumped on a regular basis until repairs can be designed and completed. Regular pumping of the tanks should allow the business to remain open in the interim, without public health danger, until repairs can be made.

POLICE

Operational Services: On Tuesday, January 31, Officers responded to Emerson Hospital emergency room for a patient who was causing a disturbance. Upon arrival, officers located the patient and assisted the staff in calming the subject down. Officers later returned to assist the staff when the same patient started acting up again. The patient was restrained at that time.

On Thursday, February 2, officers stopped a motor vehicle on ORNAC that they suspected was a drunk driver. Upon completion of their investigation, officers determined that the operator was drunk and should not be driving. The operator was arrested and charged with drunk driving.

On Saturday, February 4, officers responded to motor vehicle crash on Commonwealth Ave. which involved a mother and two young children who had been struck by a motor vehicle. The injuries of the parties involved were deemed non-life threatening, however one child was taken by Life Flight to Children's Hospital with serious injuries. Officers shut down part of Commonwealth Ave. for a short period of time while they conducted their investigation. The crash is still under investigation.

Administrative Services: The Department is scheduling first round interviews for the current Dispatcher recruitment process.