

Town Manager's Report Monday, February 7, 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

Emergency Management: The Fire Chief reports that in terms of Emergency Management, as well as for the Fire Department, last week was a busy one coordinating with the Mass Emergency Management Agency (MEMA) and other Town departments regarding the high snow load and potential roof collapse issue. Town facility maintenance staff actually coordinated the snow removal from the roofs of several Town facilities last week in order to avoid potential damage.

Unusual Emergency Responses: On February 2, the roof of a storage building at Concord Lumber collapsed. There was nobody in the building and no injuries. (Please see Building Division report below for additional information.)

On Feb 2, the Fire department also responded to a report of a structure fire at 22 Thoreau Street. On arrival, firefighters found an electrical that had not yet extended into the walls.

On several occasions last week, the Fire department responded to Carbon Monoxide calls. Twice the cause was found to be vents blocked by the snow, affirming the value of having carbon monoxide detectors in those cases.

PLANNING & LAND MANAGEMENT

Planning Division

HOME Consortium Annual Action Plan: The Planning Division is finalizing the Annual Action Plan describing how Concord will use its federal HOME funds for affordable housing projects during the next fiscal year. The Annual Action Plan is a first step towards receiving these federal funds, which will become available to Concord in July. This funding is now available to Concord through its membership in the WestMetro HOME Consortium.

West Concord Task Force: After a snow-out on Tuesday, the WCTF met Thursday night to reconsider recommendations to the Planning Board regarding revisions to the current criteria for obtaining a special permit 'combined industrial/business/residential' use. After a

lengthy discussion, a majority of the Task Force agreed to six new criteria, which will be discussed with the Planning Board next Tuesday night.

Building and Inspections Division

Roof Collapse - Concord Lumber (photo): The Building Commissioner also responded last Wednesday to the roof collapse of the large wood storage shed at Concord Lumber. Concord Lumber was closed when the roof collapsed, but they became aware of the problem when a security system indicated movement in the storage shed. The damage was caused by the piling up of snow from a taller storage shed onto the roof of the lower shed. Concord Lumber expects to rebuild the structure as soon as they possibly can. A demolition permit application has already been submitted to begin the removal of the damaged structure.



The Massachusetts Zoning Enabling Act: Chapter 40A Section 3 'Exemptions from Zoning Regulations' has recently been changed, so that the minimum lot size to qualify for the sale of agricultural products, has been reduced from 5 acres or more to 2 acres or more. To meet this exemption, the 2 acre or more property owner must only generate \$1,000 per year in sales per acre based on gross sales dollars. Based on this change, the Building Commissioner has asked the Planning Board to consider revisions to relevant sections of the Zoning Bylaw involving agriculture, greenhouses, farm product sales and Christmas tree sales.

POLICE

Operations: On Friday, February 4, the Department assisted Concord-Carlisle High with a student locker search. K-9 Teams from NEMLEC, and other area police departments assisted in the search, and no narcotics were found.

The Police Department continues to work with the Public Works Department on strategies to improve the pedestrian and vehicular traffic due to recent snow accumulations. Temporary parking restrictions are in place to help with traffic flow.