

Town Manager's Report Monday, February 13, 2012

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: There is a Starmet meeting on February 13 to continue our close coordination with the EPA and their contractors relevant to this phase of de-construction.

Personnel: Final employment checks are underway for our two prospective new firefighters.

LIGHT DEPARTMENT

Willard PV System Solar Renewable Energy Credit (SREC) Revenue: Concord received \$4,632 in SREC revenue for the fourth quarter of 2011. The Town has earned over \$30,000 in SREC revenue since the Willard PV system was installed in September of 2010.

Concord Light participates in Solar Fair: Concord Light staff, contractors and volunteers participated in the Solar Fair held by the Comprehensive Sustainable Energy Committee on February 4. Staff talked with Fair attendees about Concord Light's current and future solar PV programs, and presented a display of energy efficient lighting. Concord Light's home energy audit provider, ECHO, along with Concord residents who have improved the energy performance of their home as a result of home energy audit recommendations, were available to talk with attendees about home energy efficiency.

October Snow Storm: Concord Light met the assigned FEMA representative last week to start the reimbursement process for cost incurred as a result of the snow storm this past October. The storm caused damage to the electrical distribution system and there were approximately 1700 Concord Light customers affected by power outages. Staff compiled all reimbursable costs and will submit the necessary paperwork this week to the FEMA representative for review and processing. The cost incurred from this storm was \$29,100.

PLANNING & LAND MANAGEMENT

Planning Division

Survey and Planning Grant Submitted: The Concord Historical Commission, with the assistance of Senior Planner Lara Kritzer, submitted an application to the Mass. Historical Commission for their annual Survey and Planning Grant program. If awarded, the grant will provide additional funding for the CHC's work to update Concord's Historic Resource Survey by matching the CPA funding recommended for the project. The project is proposed to focus on the previously under-evaluated historic resources found in and around West Concord Village.

Planning Board: Wednesday night, the Planning Board held a kick-off and introductory meeting with the West Concord Advisory Committee, during which they discussed Open Meeting Law, conduct, resources and process. The Board then made favorable recommendations to the Zoning Board of Appeals on the applications for a Sprint Spectrum wireless facility modification at 200 Baker Avenue, the special permit for relief from parking requirements to allow increased seating at 42 Main St., and site plan and special permit for the proposed 36-seat sushi restaurant at 9 Independence Court. The Board also endorsed three Approval Not Required Plans for Concord Academy at 153, 15A and 16A Fairhaven Road, Normandy Acquisition at 300 Baker Avenue, and Burrell at 45 Williams Road.

Zoning Board of Appeals (ZBA): On Thursday, the ZBA accepted the withdrawal without prejudice for 122 Crescent Road, and voted to grant special permit and site plan approval for the proposed restaurant at 9 Independence Court, the proposed modifications to the gas station at 143 Sudbury Road, and the handicap and parking lot improvements for Dance Prism at 1237 Main Street, which all included relief from parking requirements. The Board also voted to grant the special permit for relief from parking at 42 Main Street, the amendment to the existing special permit for minor modifications to the gas station at 686 Elm Street, and the special permit for an additional dwelling unit at 65 Williams Road.

Regional Housing Services Office Update: Planning Division staff met with housing staff from the RHSO to discuss the current status of work with Concord – revising the proposed monitoring services agreement for Concord Mews/Longview Meadow; the closing scheduled for today on Emerson Annex unit #10 (acquired by the CHDC in 2011, renovated and resold to a qualified homebuyer); marketing of the affordable unit at the Concord Riverwalk PRD; assisting with the paperwork required of two homeowners when refinancing their homes; working with the Elm Court condo association to fix issues relative to homeowners association fees and special assessments; working with the Concord Assessor's office on the new FY13 values for "affordable" properties; and discussing future projects and outreach efforts.

Natural Resources Division

Natural Resources Commission: The following matters will be heard at the February 15 NRC meeting: a drainage project for Save Our Heritage at 448/449 Barrett's Mill Road; and, the sewer realignment project for the Concord-Carlisle High School at 500 Walden Street. It is anticipated that the following permits will be issued: installation of underground utilities for

1373-4 Monument Street; after-the-fact installation of retaining wall, tree clearing and construction of a shed, fence and swing set at 95 Allen Farm Road; after-the-fact reconstruction of an ornamental pond at 124 Nashoba Road; and, construction of an addition at 76 Hawthorne Lane.

794 Elm Street: Staff issued a violation letter to the Sushi House at 794 Elm Street for a failed septic system discharging effluent into the adjacent wetland. The leach field has been taken off line to eliminate the environmental and health issues associated with the effluent break-out and a tank pumping system has been established. The restaurant has 30-days to submit plans to upgrade the septic system.

Health Division

Tick-borne Illness Education: Health Inspector Gabrielle White is updating tick education materials for the 2012 season. The incidence of tick-borne illnesses (Lyme disease, babesiosis, and anaplasmosis) is elevated in our area. Tick education materials are made available at all conservation areas where people may be walking, are distributed to summer camps, and are available on the Health Division's website and at its office. In April, the Board of Health will host a meeting with Dr. Alfred DeMaria, Director of Communicable Disease Control at the Massachusetts Department of Public Health, who will speak on tick-borne illnesses. Health Directors and Board of Health members from surrounding towns will be invited to this meeting to facilitate developing a regional strategy to respond to this emerging health threat.

Proposed Office Building at 330 Baker Ave.: The Health Division has received revised septic plans for the proposed medical office building project, which should allow this facet of the project's permits to move forward.

Building and Inspections Division

The Arena Farm Building to be Removed: The Building Division has issued demolition permits to Concord Academy's demolition contractor to allow the demolition of the large red farm stand building located at 153 Fairhaven Road. The demolition work on the site has begun and the buildings should be down so that construction of the new playing fields and field house can begin this spring.

Long View Meadow/Concord Mews: The first apartment building at the Concord Mews/Longview Meadow 40B housing development has been issued a Certificate of Occupancy. This first apartment building has twenty-eight (28) rental units with two of the units being used as model units for sales purposes.

POLICE

Operational Services: On Thursday February 9, officers conducted a motor vehicle stop in front of 747 Main St. Upon investigation, officers determined that the operator of the vehicle was intoxicated and should not be driving. The operator was arrested and charged with drunk driving.

On Thursday February 9, officers responded Old Bedford Road for a report of a teenager who had run away. Officers were able to track the subject to a friend's house in Concord, where officers intercepted the subject and returned him home without incident.

On Friday February 10, officers responded to a domestic violence incident on Walden Street near CCHS. Officers conducted their investigation and determined that no physical violence had taken place. Officers also assisted the reporting party with obtaining an emergency restraining order (209A).

On Saturday February 11, officers responded to Emerson Hospital emergency room for an out of control patient. Upon arrival officers were able to calm the patient down and assist in restraining the subject without incident. Calls for service to the hospital to assist staff continue weekly.

Community Services: Officers conducted several investigations at our schools for thefts of items and suspicious incidents. Officers continue to conduct intensive traffic enforcement throughout Town, identifying and responding to areas of high traffic violations and crashes.

Administrative Services: First Round interviews for our dispatch recruitment begin this week. Lt. Roy Mulcahy will be overseeing the recruitment for us.

PUBLIC WORKS

Nagog Pond Water Supply Dam Rehabilitation: As part of the Nagog Pond dam rehabilitation project, Concord Public Works and engineering consultant Pare Engineers have submitted an Environmental Notification Form (ENF) as required by the Massachusetts Environmental Policy Act (MEPA). In accordance with MGL Chapter 30, Section 62, the Secretary of Environmental Affairs must issue a determination regarding the significance of the potential environmental impacts of this project, and must determine whether an Environmental Impact Report should be required to document the impacts and to reduce all feasible means of damage to the environment. A consultation meeting has been scheduled for February 21, 2012 at the Acton Town Hall to receive advice and comments from agencies, officials, and citizens regarding which environmental issues, if any, are significant for this project.

MBTA Bridge Reconstruction Planned for Main Street, Assabet River and Sudbury River Crossings: Town staff recently met with MBTA personnel and their consultants to discuss MBTA's near term plans to reconstruct several bridges and make improvements to all at-grade crossings within Concord. Final design and permitting is being completed with construction tentatively scheduled to commence in the fall of 2012 and last through early 2013. Major work is proposed to occur within the Town's right-of-way and Town roadways, which has the potential to result in considerable traffic impacts. The Town has requested detailed schedules, sequencing and design details to better evaluate impacts prior to recommending approval or denial of MBTA's proposed work plan.

Deaconess Replacement Well: The Town's consultant, Weston & Sampson Engineers, has completed the design and bid specifications for the installation of one permanent replacement well and the rehabilitation of the existing well. This phase of the project has been advertised to receive construction bids. Design is presently being finalized for the second phase of this project, which includes associated mechanical, electrical and instrumentation systems required to restore the capacity of this site to 700 gallons per minute (GPM).

Wastewater Treatment Plant Capacity and Flow Increases: As anticipated and reported previously, the unusually high groundwater levels identified throughout the region are responsible for increased infiltration of groundwater into our wastewater collection system. The net result has been increased flow entering the wastewater treatment plant. While the quality of discharge has not been adversely impacted, a flow limit included within the Town's existing National Pollution Discharge Elimination System Permit (NPDES), has been exceeded during the month of January. The discharge permit, which is based on a 12-month rolling average, is expected to once again be below the permitted level with the subsidence of these extraordinarily high groundwater levels.

Concord Hazardous Waste Collection (HHW): Following an extremely strong attendance at the 2010 Concord HHW collection, Concord Public Works will again be hosting a hazardous waste collection for Concord residents and businesses on Wednesday, June 6, 2012. The hours will be 3:30-7:30 and the location will be 133 Keyes Rd. Concord curbside subscribers can receive a free pass to this event (up to 25 gallons or lbs. of hazardous waste) by calling Concord Public Works at (978) 318-3240. Non-curbside subscribers and businesses pay the vendor directly. Curbside subscribers will still be able to attend one of the eight hazardous waste collections at the Minuteman Regional Hazardous Waste Facility in Lexington (pass required) from April - November if unable to attend Concord's June 6th collection.