

Town Manager's Report

Monday, March 4, 2013

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

Health Division

Contract for Bathing Beach Sampling Services: The Health Division received only one response to the Request for Quotes for services to perform sampling and analysis of water at the three semi-public beaches during summer 2013. The contract will be awarded to G&L Laboratories, which performed these services for the Town last year. This will be a three year contract, renewable annually, with no increase in annual cost over the three year span of the contract. The contract has been finalized with the Finance Department and has been sent to G&L for signature.

Contract with Massachusetts Division of Standards for Weights and Measures Inspectional Services: Administrative assistant Karen Byrne prepared a draft contract for Weights and Measure Inspectional Services; the contract has been sent to MA DOS for final approval. The proposed cost, \$6000, remains unchanged from the current contract.

Planning Division

Zoning Board of Appeals (ZBA): The Board of Appeals held a special public hearing on Thursday for the 8 unit Homes on Elm comprehensive permit application. After hearing a brief presentation on the project from the applicant, the Board opened the hearing to receive comments from the public - which ranged from concerns about challenging traffic, loss of open space, insufficient recreational space, loss of privacy, too large building scale and massing, to fiscal impacts to the community and student impacts to schools - and heard about the developer's efforts to address the issues by redesign of the project. Four hours later, the Board approved the comprehensive permit subject to 42 conditions of approval.

FEMA Updated Flood Insurance Rate Map: FEMA held a series of meetings this week to discuss changes to the Flood Insurance Rate Maps for the Concord River watershed (which includes all of Concord except the Elm Brook area that is part of the Shawsheen River watershed). DPLM staff attended the session in Acton on Wednesday, and heard about community responsibilities to review the summary of map actions (confirm the list of Letters of Map Revision and Map Amendment), notify affected property owners, submit any appeals during the 90-day appeal period and prepare zoning bylaw amendments for consideration

and adoption at the 2014 Annual Town Meeting. Town staff (DPLM and CPW) will need to coordinate on this effort.

Planning Board: Last Tuesday night, the Planning Board conditionally approved the Site Plan for the modified bus loop and courtyard area for the Fenn School at 516 Monument Street. The Board reviewed and discussed the draft charge for the Millbrook Tarry Task Force and voted to accept it with amendments. The Board then met with the development team for the 50 Beharrell Street redevelopment project and discussed the following: findings in the initial report from the 3rd party traffic review consultant; feedback from former Planning Board member and attorney Mark Bobrowski on the affordable industrial space agreement; and the revised building elevations and architectural features proposed by the design team. As additional information is still needed, the Planning Board continued the application to the next regular meeting on March 12.

Walden Pond Visitor Center: Senior Planner Julie Vaughan attended a meeting at the Light Plant to hear a presentation from the Department of Conservation and Recreation and their consultants on the proposed new zero net energy visitor center building at Walden Pond. The project follows the recently completed Master Plan for the site, and is currently designed to have approximately 4,500 square feet of conditioned space, which will include sustainable building materials, LED lighting, water-saving fixtures, natural ventilation, high levels of insulation, a relocated septic system and solar photovoltaic canopies over a portion of the existing parking lot. The work may be phased depending upon availability of funding; currently the State has allocated \$2 million toward the estimated \$5 million project.

Natural Resources Division

Open Space and Recreation Plan Update: Natural Resources Division staff attended the student presentation of the OSRP on Friday, which will help direct conservation and recreation efforts for the next seven years. The OSRP Committee will be holding its second community meeting on March 13 at 7:00PM at 141 Keyes Road to present the updated plan to date and seek addition public input. A survey seeking public input will be available through the end of this week, and can be accessed through survey monkey at www.surveymonkey.com/s/QCDMQKG

New Applications: Applications received for the March 7 NRC meeting include: an Abbreviated Notice of Resource Area Delineation for 965 Elm Street (for a future affordable housing development known as Junction Village); a Notice of Intent for 15 Harrington Avenue to demolish a garage; and, a Notice of Intent to remove a stand of phragmites at 68B Sudbury Road. The Commission will also review a proposed Conservation Restriction at 189 Mildred Circle.

Building Inspections Division

Concord MEWS: This development received full occupancy of the last building, a townhouse row. A temporary certificate had been issued for approximately 6 months

pending required submission of information regarding the project. The 350 unit apartment complex with pool and clubhouse is officially complete!

Certificate of Occupancy: The Concord Youth Theater received their certificate of occupancy for the new space located at 358 Baker Avenue.

POLICE

Operational Services: On Wednesday February 27, the Department arrested an East Boston woman for larceny over \$250. This arrest was the result of an investigation into the recent string of stolen delivery packages throughout Town. The packages were taken after being dropped off on the front doorsteps of homes. The investigation is continuing and the several of the stolen items have been recovered.

On Friday March 1, several reports were taken of unlocked cars that were entered during the overnight hours in Concord Green. Taken were 2 GPS units, a cellphone, as well as loose change.

On Saturday March 2, a Laws Brook Rd. resident was arrested for domestic assault and battery.

Community Services: Officers assisted with pedestrian and vehicular traffic at CCHS, due to the construction project. Officers will continue to monitor the area and provide assistance when necessary.