

## Town Manager's Report Monday, March 19, 2012

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

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

### **FINANCE**

**Dog & Cat Rabies/Licensing Clinic:** The Town Clerk's Office reports that, from the Pekingese to the Newfoundland, the dogs were lined up early on Saturday in the Public Works yard for the Annual Rabies Clinic sponsored by the Board of Health. The leashed dogs were followed by an assortment of cats in their carriers. All of the dogs and most of the cats were on their best behavior as Dr. Robert Tucker and his staff at the Concord Animal Hospital vaccinated 42 dogs and 21 cats during the 1½-hour period. The Town Clerk's Office staff was present and assisted with maintaining the line and the paperwork, and licensed an additional 24 dogs during the afternoon. Dog owners are reminded that March 31 is the last day to license your dog for 2012 without incurring a \$25 late fee.

This is the 42<sup>nd</sup> year that Dr. Tucker has conducted the clinic on behalf of the Town. He reminisced that his parents first met at the Rabies Clinic over 70 years ago, when his father Dr. Edgar (Brud) Tucker conducted the clinic, and his mother, Virginia Joslin brought her dog in to be vaccinated. Not the most romantic of environs, but it was love at first sight for them, and they remained happily married for 52 years! Edgar and Virginia were Concord's Honored Citizens in 1984.

**Special Town Meeting Petition Certification:** Four petition articles were submitted for the April 24 Special Town Meeting, and the Town Clerk's Office was busy this week certifying the 800 signatures on the petitions. One is a proposed Zoning Bylaw amendment; two relate to the School Transportation issue; and one urges the School Committee to reinstitute the practice of publishing a more comprehensive annual budget book.

### **FIRE**

**Station 1 Renovation:** We are nearing the end of the floor 1 office project. On Monday March 26, the Fire Prevention Office and Deputy Chief Kelley's functions will be moving from the third floor to the first floor renovated area. This will be a significant benefit as this busy office will have more direct access to the public.

## Apparatus:



**Engine 8** (above) has returned from its mid-life refurbishment. It will be kept at Station 2 in reserve capacity. In addition to front-line service when Engine 4 is out for maintenance, Engine 8 will be used to run calls when the front line engine is occupied at other incidents and recalled personnel are in station coverage. This is an important component to our public safety coverage plan.

**Open Burning:** The Mass Department of Environmental Protection (MassDEP) has been issuing advisories concerning smoke dispersal from time-to-time when air quality will be compromised by burning. In such cases, the Fire Department is **compelled** to shut off open burning in accordance with the MassDEP advisory. This is in addition to the Department having to close burning for fire safety reasons (such as high wind). While Department staff members have been briefed on how to advise residents under such circumstances, residents are also welcome to contact MassDEP directly regarding the Open Burning process. The MassDEP Open Burning Hotline is (617) 556-1021, and the MassDEP website for Open Burning Q and A is

<http://www.mass.gov/dep/air/compliance/burning.htm>

**Emergency Management:** Last Wednesday night, the EPA and its contractors, CREW, the 2229 Main Street Committee and Concord Fire attended a public meeting at the Harvey Wheeler Center to brief the public on the Starmet remediation activities. The meeting was well attended and productive.

## PLANNING & LAND MANAGEMENT

### Natural Resources Division

**Concord Cleanup:** Concord Cleanup is once again underway from March 31 through April 8. Interested individuals should come to the Natural Resources Office to sign up and receive bags for the clean-up.

**Clearing along BFRT Right of Way:** Natural Resources Division staff has received numerous inquiries regarding recent clearing along the Bruce Freeman Rail Trail ROW, south of Williams Road. Clearing within 100 feet of a wetland or 200 feet of a perennial stream requires authorization from the Natural Resources Commission, as well as landowner permission. The Natural Resources Division asks that anyone with information on who is performing this unauthorized please contact the Division at 978-318-3285.

**SUASCO Cooperative Invasive Species Management Area (CISMA) Spring Meeting:** Staff attended the CISMA Spring Meeting held at the Assabet River National Wildlife Refuge Visitor Center in Sudbury. There was a panel discussion regarding evaluating the use of herbicides as a control strategy for invasive plants. EPA staff also discussed new permitting requirements for herbicide use in or near surface waters which requires a Pesticide General Permit.

### Health Division

**CHNA 15 Healthy Communities Planning Grant:** The Health Division has been awarded a grant of \$15,000 to undertake a healthy communities planning process. The project is intended to promote health in its broadest meaning: not simply access to healthcare and the absence of disease, but strengthening positive social, mental, physical, economic, and environmental conditions. The grant process will bring together a variety of community members to identify a shared vision for the community and to create and implement a plan to improve community health and well-being. A Steering Committee composed of Town departments and civic groups will meet within the next few weeks to begin planning project strategy and goals.

**Food Establishment Reviews:** Public Health staff has conducted reviews of several proposed food service establishments for compliance with food code requirements: Trail's End Café proposed expansion; La Bean coffee roaster wholesale facility on Beharrell St.; and Concord Academy's proposed field house/camp facility on Fairhaven Rd.

**New Contracts with G&L Laboratories and Massachusetts Department of Standards for Weights and Measures Services:** Two of the Health Division's operations will be changing over the coming months. This year, summer 2012 beach testing will be conducted by G&L Laboratories, which will collect and analyze water samples from our semi-public beaches. And after the resignation of the part-time Sealer of Weights and Measures, these inspections will be performed by the Massachusetts Division of Standards, now under contract with the Town. Health Division and Finance Department staff worked together to develop new contracts with these organizations so that a consistent level of service is maintained.

## **Building and Inspections Division**

**Building Permits Up:** Last year the Building & Inspections Division issued a record-breaking number of building permits. Never in Concord's history had that number of building permits been issued. As we approach the first quarter of 2012, that trend continues with the number of building permits issued so far in 2012 increasing 10% over last year at this time.

**330 Baker Avenue - Vanguard Medical Building:** The Building & Inspections Division has issued a building permit to begin construction of the new 50,000 sq. ft., 2-story, Vanguard Medical Building at 330 Baker Avenue. The shell of the building is being built at \$7.1 Million, with tenant fit-up to occur under separate permits. The property is owned by Normandy Concord Acquisitions, with Erland Construction as the contractor.

## **Planning Division**

**Historic Districts Commission:** The HDC was busy last week with two site visits on Wednesday and the regular meeting on Thursday. At both site visits, members reviewed the locations of proposed additions and detached garages at 396 Lexington Road and 277 Main Street. On Thursday, the HDC approved new Certificates of Appropriateness for a new addition to 91 Liberty Street; new chimney caps at 69 Walden Street; and the new additions and detached garage at 396 Lexington Road. After further discussion at the meeting, the application for 277 Main Street was continued to allow additional time for the applicants to consider alterations to their proposed plans. One new application for further alterations to 9 Independence Court was also continued at the request of the applicants to gather more information on their proposed work.

**Leveraging Best Retail Practices Conference:** Staff recently attended a one-day conference hosted by the Dept. of Housing and Community Development; it focused on how municipalities can assist and support local retail establishments. Attendees learned best practices for supporting downtowns by working with business owners to make the most of their exterior presence and signage, as well as how to help local businesses maximize their interior space and design. This conference is one of several which DHCD will hold this year to provide information and assistance to municipalities in developing, supporting and promoting commercial areas in the community.

**Community Preservation Committee:** The CPC met last Monday evening, at which time the Committee approved the draft motion for Town Meeting Article 38 which proposes this year's CPA funding recommendations. The Committee also discussed and revised project conditions at the request of several project applicant's, and reviewed and approved a request for reimbursement of project funds for the Orchard House and School of Philosophy Projects. Lastly, Committee Members briefly discussed the results of the Finance Committee's Public Hearing on Warrant Article 38, and reviewed potential handouts and materials to be used at Town Meeting.

**Bradford Mill Site Development:** Planning and Land Management staff met with the owner of the four Bradford Mill buildings and the owner's planning consultant to discuss potential changes to the site plan. The changes include the demolition of a portion of building #53 to allow for more parking on the site, the construction of a 3-story connector between buildings

#23 and #33, the addition of green space and landscaping between the buildings, the addition of two elevators for handicap accessibility, a redesign of the drainage, a review of the site lighting, and parallel parking spaces and sidewalks within the Town right-of-way. The project team is hoping to file an application for Site Plan Review and Special Permit with the Board of Appeals in early May, and will be meeting with other relevant Town departments in the interim.

**Demolition Delay Bylaw Discussion:** Two members of the Historical Commission met with DPLM staff to discuss potential changes to the Demolition Delay Bylaw, including: how best to expand the historic structures subject to the bylaw; at what point the Historical Commission would be required to review the building permit application; how best to alert resident's that their house is subject to the Demolition Delay Bylaw, and other aspects of the bylaw. The Historical Commission will be continuing its discussion of potential changes at future meetings.

**PUBLIC WORKS**

**Crosby's Corner Project Bids** – On March 13, MassDOT received bids for construction improvements for the Limited Access Highway Improvements at Route 2 & 2A- between Crosby's Corner & Bedford Road which are scheduled to begin during the upcoming 2012 construction season. The apparent low bidder was D.W. White Construction with a bid of \$42,228,757.00. Project bids will now be reviewed by MassDOT staff with a recommendation planned at the April 4, 2012 Board of Directors meeting. A summary of the bids is shown below.

D. W. White Construction, Inc.,	\$ 42,228,757.00
E. T. & L. Corp	\$ 47,080,614.00
Manafort Brothers, Inc.	\$ 47,695,460.75
Middlesex Corp. (The)	\$ 48,657,866.00
McCourt Construction Company, Inc.	\$ 50,346,020.00
Cardi Corporation	\$ 50,765,778.75
Lane Construction Corp., The	\$ 51,575,960.30
Lynch & Sons, Inc., J. H.	\$ 53,627,416.00
Barletta Heavy Division, Inc.	\$ 58,126,625.00