

Town Manager's Report Monday, November 19, 2012

To: Board of Selectmen
From Christopher Whelan, Town Manager

Town Offices - Holiday Scheduling Notice: With the Christmas holiday occurring this year on a Tuesday, most Town Offices will also be closed on Monday, December 24. Some operations, such as the Beede Center, will open that day on a modified schedule and their customers will be notified accordingly.

Licensing Matter: The Concord Elks is in the process of selling its property and anticipates closing by April. They have submitted renewal documents for alcohol and entertainment licensing which would normally cost \$1,850. The Elks are seeking permission to pay a pro-rated amount given their pending closure. The Town Manager's recommendation is to set a pro-rated fee for half the year, subject to the Elks agreement that if their sale and closure is delayed beyond June, then the remainder of their annual fee would be due by June 30.

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

FIRE

EMS Strategic Plan: On Thursday, the CFD released the Discussion Draft of its EMS strategic plan. This plan, taking almost a year to develop, takes an analytical, data-driven look at all aspects of our Emergency Medical service delivery. Strengths as well as several service gaps were identified and recommendations made. The plan can be found on the CFD Town website and will be discussed in detail at a public forum to be held at the Harvey Wheeler Community Center Tuesday, November 27 at 7pm. All are welcome.

2 Alarm House Fire 1305 Elm Street: Shortly after 8 PM Friday night, the CFD responded to an appliance investigation. On arrival, they discovered substantial fire in the walls and ceilings extending to the second floor and attic. These types of fires are very labor intensive to extinguish and thus required a second alarm. Mutual aid from Acton, Sudbury, Maynard, Lincoln and Bedford worked at the scene. The fire was "knocked down" in approximately 40 minutes. Fire watch was established for the night. The fire cause is under investigation.

Hazmat Situation: Saturday night at 5PM CFD responded to Emerson Hospital for a possible hazmat situation in which a patient arrived at the Emergency Room with complaints possibly associated with a white powdery substance she had on her. The staff appropriately isolated this patient pending determination of the possible harmful properties of the substance and decontamination of exposed persons. The ER was closed as a precaution while the incident was mitigated. Ambulances were diverted to area hospitals. Decontamination was facilitated by CFD and Emerson personnel (photo

below). The State Regional Hazardous Materials Team responded to perform diagnostic testing of the substance sample. A total of 6 persons were decontaminated as a precaution. Sampling/testing revealed no apparent hazard present. The ER was re-opened around 830pm.



Decontamination Unit Outside Emerson Hospital Emergency

LIGHT DEPARTMENT

Record Number of Solar Installations in 2012: Concord Light congratulates sixteen customers who had solar photovoltaic (PV) systems installed on their roofs in 2012 and are now generating solar electricity for use in their homes and businesses. All of these customers took advantage of the solar PV rebate offered by Concord Light. A map showing all thirty-five of the solar PV systems now located in Town is available on Concord Light's website at http://www.concordma.gov/pages/ConcordMA_LightPlant/CMLP_Solar2012.pdf. More than twice as many homeowners and businesses had solar PV systems installed in Concord in 2012 than in 2011. A total of 35 systems are now in place.

Request for Proposals #284 - Landfill Solar: On Friday November 9, Concord Light received four proposals for the installation of utility scale solar array on the landfill. Each proposal was submitted with a non-price proposal and a price proposal as required. Staff is

in the process evaluating the proposals and qualification of each vendor based on a set of criteria. Once the non-price proposals are ranked staff will the open and review the price proposal and complete the review/evaluation/ranking process.

PLANNING & LAND MANAGEMENT

Planning Division

Community Preservation Committee: The CPC held their annual Public Hearing on Tuesday in the Willard School Auditorium. Chair Toby Kramer presented information about this year's applications, their proposed categories and requested funding amounts. Following the presentation, the CPC took questions from the public, including several on the plans for the McGrath Farm. Now that the hearing is closed, the CPC will begin its deliberation on the CPA funding recommendations for the 2013 Annual Town Meeting beginning at its next meeting on Monday, November 26.

Historic Districts Commission: The HDC met on Thursday and conducted reviews of five continued and five new applications for Certificates of Appropriateness. The Commission approved an addition, fencing and other alterations at 215 Lexington Road; new awning, ramp, windows, and lighting at 9 Independence Court; new fencing at 427 Main Street; and alterations to the approved additions at 45 Lang Street. The Commission also continued applications for A/C equipment at 111 Walden Street and new additions to 276 Main Street to allow time for future site visits; for demolition and new construction at Trinity Church (18 River Street and 81 Elm Street) to provide time to consider revising the design; and exterior alterations at 24-26 Walden Street because the applicant could not attend the meeting.

Millbrook Tarry Redevelopment Workshop: The Planning Division held a design and planning workshop on Wednesday evening for Board/Committee members and the public at large – approximately 35 people participated in the workshop to consider redevelopment of the Millbrook Tarry site, integration with surrounding land uses and connection to Concord Center. Compilation of the workshop comments into a report will be done by early December (to be shared with the Boards/Committees and development team) with follow up discussion and site analysis in mid-December. Town staff (Lara Kritzer, Julie Vaughan, Delia Kaye, Alan Cathcart, Bill Renault and Marcia Rasmussen) attended the work shop and served as informational resources for questions asked by participants.

“Under One Roof” – State Housing Conference: Director Marcia Rasmussen participated in a panel discussion of “Zoning Tools to Grow Neighborhoods and Energize Local Economies” with Reading Town Manager Peter Hechenbleikner and MAPC Housing specialist Jennifer Raitt, citing the work and dedication of Town leaders and housing advocates over the past 25 years and highlighting the success of projects such as Emerson Annex, Concord Crossing, Concord Riverwalk and Concord Mews.

Planning Board: This past Tuesday, the Planning Board met with Arista Development for TD Bank and were appreciative of the Applicant's newfound willingness to concede to some of their requests (limiting the hours of operation for the drive-through lanes, turning off some

of the site lighting and limiting interior lighting, etc.). The Planning Board will be considering a draft recommendation to approve the project with conditions at the next meeting on November 27. The Board also recommended that Finigan Way be accepted as a public way to the Public Works Commission, and discussed four draft zoning bylaw amendments for consideration at the 2013 Annual Town Meeting.

Natural Resources Division

Senior Walking Group: Staff held the Senior Walking Group planning meeting to review the summer/fall walks and develop a winter program. A schedule of walks was developed through the end of the year as follows: Wednesday, November 28 at 2:00 PM – Sleepy Hollow Cemetery; Friday, November 30 at 10:00 AM – Great Meadows Wildlife Refuge; Wednesday, December 5 at 2:00 PM – Reformatory Branch; Friday, December 7 at 10:00 AM – Battle Road (East); Wednesday, December 12 at 2:00 PM - the Old North Bridge; Friday, December 14 at 10:00 AM - Battle Road (West); Wednesday, December 19 at 2:00 PM – Sleepy Hollow Cemetery; and Friday, December 21 at 10:00 AM – Great Meadows Wildlife Refuge. For more information visit:

http://www.concordma.gov/pages/ConcordMA_NaturalResources/Senior%20Walking%20Group or email lcapone@concordma.gov.

Building Inspection Division

80 Highland Street Housing Complaint: Building Commissioner John Minty responded to a complaint from a tenant that an illegal boarding house was being operated out of 80 Highland Street in West Concord. Upon inspection it was confirmed that the daughter of the owner was illegally renting rooms within the house to six unrelated individuals. The Concord Zoning Bylaw allows the renting of up to three rooms within a home, and any number greater than that is considered a “boarding house”. Any use as a “boarding house” would require a Board of Appeals special permit and also substantial renovations under the MA State Building Code.

Health Division

THRIVE: Healthy Concord: Residents will be invited to take our next survey, which will be posted on line in the next several weeks, with paper copies available at key locations around Concord, including the libraries, COA, Beede Center and Hunt Gym, and the Town House. The link to the on-line survey will be posted on the Healthy Concord webpage:

http://www.concordma.gov/Pages/ConcordMA_Thrive/index.

Bylaw Prohibiting Sale of Drinking Water in Single Serve Bottles: Health Division staff collectively spent over 10 hours recently preparing for enforcement of the new bottle bylaw. Staff developed inspection forms and created mailing lists so that an informational letter about the bylaw could be sent to local businesses. The letter, addressed from the Town Manager, was sent to 175 businesses and organizations to invite them to attend an informational meeting about the bylaw which will be held Wednesday December 5 at 7 p.m. in the Hearing Room at the Town House.

POLICE

Operational Services: On Wednesday November 14, officers responded to Starmet on Main Street for an intruder on the property. Officers secured a perimeter and checked surrounding areas but could not locate anyone. This had been the second report in less than a week and after a brief investigation, officers determined who had been involved. It was learned that several individuals had been out searching for a missing dog over the last couple of weeks and had inadvertently entered the Starmet property while searching for the animal.

On Wednesday November 14, Officer Capone responded to Concord Gas for a report of past vandalism. Officer Capone learned that an unknown individual(s) had damaged the panel that controls the automatic car wash. The area was processed for evidence and a report was filed. Several leads are being followed up on.

On Wednesday November 14, Officers responded to Lowell Road at Barrett's Mill Road for a child that had been struck by a motor vehicle. Sgt. Kennedy and Officer Young arrived and learned that the child had been crossing the street after exiting a school bus. The child was taken to Children's Hospital as a precaution with what was termed as "non-life threatening injuries". The child was later released from Children's Hospital with minor injuries.

On Saturday November 17, officers assisted the Fire Department at Emerson Hospital with a woman who had brought in a suspicious substance in a bag. As noted in the Fire department's reports above, the Emergency Room of the hospital was closed temporarily until testing revealed no hazardous substance was present.

Community Services: On Thursday November 22, Officers will be assisting with two events. The first is the annual Concord Carlisle / Bedford football game. This year it is being held in Bedford. Two officers from Concord will be assisting Bedford PD with the event.

The second event is the Turkey Trot Road Race at the Alcott School. Officers will be assisting with the event as it begins there.

RECREATION

Generous Gift Supports Concord Open: Director Danner DeStephano and Concord Open Tournament Director Jon Smith met recently with tournament sponsors Alex and Geoff Lamont to review this year's results. The Lamonts have sponsored the golf tournament for five years, starting 2008, and have been contributing \$12,000 per year. We are pleased to report that the Lamont Family has decided to increase their sponsorship from \$12,000 to \$15,000 effective with the 2013 event. This is not only a wonderful gesture from the Lamont family, but also a testament to the terrific job Concord Recreation does in organizing a first-class tournament, and then effectively using the proceeds to help those less fortunate children in the community to participate in Concord Rec programs.