

Town Manager's Report **Monday, September 16, 2013**

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

51 Lawsbrook Road Update: For those who haven't made it past 51 Laws Brook Road recently, below are "before and after" photos of the property, with the house and now without. Final loaming and seeding is all that remains to be done for this first stage of integration. We will organize a discussion of next steps in the next few weeks, and will follow up on the Selectmen's discussion of last week identifying as high-priority CPA projects the integration of newly acquired properties (McGrath, Anderson) into the surrounding campuses.



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

LIGHT DEPARTMENT

Station 219 Capacity Upgrade Project: Monday, September 16, marks the official start of construction for our Substation 219 capacity upgrade project. CMLP engineers isolated Transformer #1 on Sunday in preparation for work to commence on Monday. The first step will be to transfer the existing transformer to a temporary footing to hold in reserve for emergency installation if needed. Each unit is 240,000 pounds and must be moved by a 400-ton crane to accommodate the lifting distance. The new transformer will then be placed on the foundation and assembled. We expect the new transformer to be ready for service in 3-4 weeks depending on weather conditions. Once this work is complete, we will then immediately repeat the process for Transformer #2.

PLANNING & LAND MANAGEMENT

Natural Resources Division

Conservation Coffee: Conservation Coffees hosted by the Division of Natural Resources commenced this Tuesday. The next Coffee is scheduled for October 1 at 7:30 AM at 141 Keyes Road, First Floor Conference Room.

FEMA Workshop: Staff attended the FEMA Workshop where representatives from FEMA and MEMA explained the updated Flood Hazard Maps and changes to the Flood Insurance Program to residents in the Concord River Watershed Communities.

Community Preservation Committee: Staff attended the Community Preservation Committee informational workshop this week concerning the 2014 allocation of CPA funds. The Division of Natural Resources anticipates submitting an application for Phase 2 of the Heywood Meadow wall restoration, and another for the Roger's Land slope restoration.

Building Inspections Division

Zoning Board of Appeals: Building Inspector Laurie Livoli attended the ZBA Hearing. At Thursday's meeting, the ZBA voted to approve, subject to conditions, the application of James Canty for 24 Commonwealth Avenue, LLC for a special permit, site plan approval and relief from parking requirements of up to 60 parking spaces for a restaurant in the West Concord Village District at 24 and 4B Commonwealth Avenue. The Board also approved the applications for special home occupations at 236 Bedford St. and at 47 Grant St. and a special permit of the parking or garaging of more than one commercial vehicle at 270 Elsinore St.

New Concord-Carlisle High School: Steel is currently being erected at the new High School. See photo below.



1112 Main Street/ Future TD Bank: Demolition of the former Mobil gas station has started at the new location of the TD bank on Main Street in West Concord.

Haunted Happenings Need to be Safe, Too: Building Inspector Laurie Livoli attended a seminar on haunted houses and corn mazes presented by the State. Residents should be aware that, where the public is invited to participate, a permit is needed for a haunted house or a corn maze for life safety review.

Health Division

Mosquito Surveillance: The MDPH risk level for West Nile Virus (WNV) remains at Moderate and Eastern Equine Encephalitis (EEE) remains at Low. Residents are reminded to be vigilant about taking all necessary steps to avoid mosquito bites. As early season sports activities begin, residents should be aware that mosquitoes are attracted to both body heat and carbon dioxide and both are produced in higher amounts during physical activity. Students and residents playing sports into the late afternoon and early evening hours should carry mosquito repellent and use it as necessary. Residents are encouraged to continue efforts to reduce sources of mosquito breeding, which include draining buckets, barrels, tarps, and wheel barrows to avoid water accumulation; changing the water twice each week in birdbaths and outdoor pet water dishes; keeping rain gutters clean of debris; and checking children's outdoor toys for water accumulation.

Food Service: A Food Service permit has been issued to Haute Coffee, 12 Walden St., which hopes to open for business next week!

Bats and Rabies: The Town of Lincoln reported that a bat was found in a sandbox where children were playing at a private school in Lincoln. The bat was submitted to the MDPH State Lab for testing and was found to be positive for rabies. Six children had potentially been exposed to rabies. Public Health Director Susan Rask and Assistant Health Director Stan Sosnicki coordinated the response between MDPH, the school and the town of Lincoln to ensure that the children's exposure risk was properly evaluated. Fortunately, it was determined that none of the children had direct contact with the bat, so no rabies prophylaxis was required. MDPH staff was made available so that parents of the potentially exposed children could speak with an epidemiologist to answer questions and receive treatment guidance.

Planning Division

Planning Board: At last Tuesday's meeting, the Planning Board approved the special permit to increase the size of a restaurant in the West Concord Village district from 4,000 sq. ft. to 4,800 sq. ft. at 24 Commonwealth Ave. (the former West Concord Supermarket). The Board also recommended affirmative action by the Board of Appeals on the special permit, site plan and relief from parking spaces at that site. In addition, the Board endorsed five plans as Approval Not Required (ANR) under the Subdivision Control Law for properties at: 38 Thoreau Street and 63 Cottage Lane (change of lot lines); 36A Baker Avenue (proposed

conveyance); 26-32 Bradford Street (lot division); 175 and 185 Central Street (lot division); and 40 Squaw Sachem Trail (lot division).

Millbrook Tarry Task Force: The MTTF met to discuss a new concept plan for the redevelopment of the Millbrook Tarry site prepared by the Owner's architect that was based on the discussion held at the August 27 meeting. The concept plan, available on the MTTF web page at: http://www.concordma.gov/pages/concordma_millbrooktarry/index, shows a 15,000 sq. ft. grocery store elevated on piers over the existing wet basin, two smaller residential buildings on Lowell Road and Keyes Road, addition to the Rite-Aid building and new parking layout throughout. The Task Force will be continuing its work in September and October – anticipating a public presentation and workshop on Tuesday, October 1st at 7:00 p.m. in the Town House.

Community Preservation Committee: The CPC held their annual information workshop last Monday night to meet with potential applicants about their future project funding requests for the 2014 Annual Town Meeting. This year, the CPC heard from applicants representing projects throughout the community and anticipates a focus on Open Space and Recreation projects this year rather than the Historic Preservation projects seen in large numbers in the past. The CPC is currently estimating that about \$1.3 million will be available for allocation to the recommended projects at Town Meeting. The application deadline this year is 4:00 pm on Tuesday, October 1.

Wheeler-Harrington House Added to the National Register of Historic Places: The Concord Historical Commission was pleased to be notified in August that the National Park Service had accepted the Town's nomination of the Wheeler-Harrington House to the National Register of Historic Places. While this designation does not place any additional restrictions or reviews over the property, it highlights the importance of this historic resource not just to Concord but to the Nation as a whole. The CHC and Senior Planner Lara Kritzer worked closely with preservation consultant Anne Forbes to complete the nomination and are currently at work to complete additional studies of the house and site to inform future decision-making about this important community resource.

Concord Historical Commission: The CHC met on Thursday with community members interested in documenting the history of Holy Family's Pieta stature in Monument Square. The Commission also met with resident Tom Bagley, who is conducting a photo survey of Concord's historic resources for the Commission, and reviewed the initial plans to install solar panels at Thoreau Farm. The Committee agreed on the form of their revisions to the Demolition Delay Bylaw and outlined a series of public hearings to be held this fall to educate and hear from the community on the potential changes to the Bylaw before they are submitted for consideration at the 2014 Annual Town Meeting.

POLICE

Operational Services: On Monday, September 9, Officer Burgess responded to Kindred Nursing Home for a report of a past assault. Upon arrival, Officer Burgess learned from the staff that two of the residents had an altercation. No one was hurt in the incident and the

staff is dealing with the issues internally. An investigation was completed, including photographs of all injured and a written report.

On Wednesday, September 11, Officer Moore responded to the Club House at Nathan Pratt Drive for a report of a past larceny of a cellphone. Officer Moore filed a report and later learned that the phone was found outside on the property. No other issues were noted.

On Saturday September 14, Officer Capone, Officer McGrath and Officer Mearn responded to Kindred Nursing Home for a patient causing a disturbance. Officers, along with staff, determined that the patient needed to be transported to Emerson Hospital for evaluation. Officers ended up going to the Emerson Hospital emergency department two more times to deal with the same subject as he was uncooperative with the staff there. The subject was ultimately treated and moved to a more secure location so he could not be a danger to anyone.

Community Services: On Saturday September 14, officers assisted the National Park Service with monitoring traffic during the open house at 448 Barrett's Mill Road. No issues were reported with the event.

On Sunday September 15, officers assisted with the annual Orchard House Walk /Run. The event had a large turnout due to the good weather and officers stated that the event was a success.