

# Town Manager's Weekly Report

Monday, September 8, 2008

To: Board of Selectmen  
From Douglas Meagher, Acting Town Manager

*Items with italicized lettering relate to the Town Manager's goals for 2008-2009.*

1. **Tropical Storm Hanna.** The remnants of Tropical Storm Hanna were felt over the weekend as various Town departments responded to rain-related events. At **Warner's Pond** Sunday morning there was flooding of the dewater (or work) area caused by water migrating through the low lying adjacent wetlands. The contractor responded and removed the equipment at risk. In addition to Concord Public Works, Fire and Police also responded. Staff are monitoring the site and will dewatering will begin once again when the water subsides (which will likely be days). There was not any impact at the site to private property that we are currently aware of, but the Fire Department did respond to two other locations (Ridge Road and College Road) where they needed to use full size fire apparatus to pump down water that was threatening residential property.
2. **Bridge Projects.**
  - a. **Heath's Bridge -Sudbury Rd** Open to one lane of traffic only due to sand-blasting and painting of steel. Completion of this work is expected in mid-October.
  - b. **Pine Street Bridge** MAS Building and Bridge continues demolition on schedule in preparation of bridge replacement project. Inclusive in this project is the coordination with CPW Water and Sewer and Engineering for installation of 12" ductile iron water main. There are presently no water or sewer mains crossing the Assabet River at the Pine Street Bridge. This construction will provide a significant "loop" to the water system.
  - c. **Flint Bridge (Monument St).** Zoppo Construction continues to be on hold while Mass Highway reviews design revision related to the bridge strengthening component. Mass Highway reports that design revisions have been submitted to MHD Boston, Bridge Section since August 26. Review is ongoing with work to resume following approval of design and necessary contract revisions with Zoppo.
  - d. **Nashawtuc Road Bridge.** Repair of the historic, granite superstructure will likely be delayed until spring. Jersey barriers will remain in-place until repairs are complete. Portions of the granite side walls had fallen off the deck creating a hazard for motorists and pedestrians.
3. **Assessors Classification Workshop.** *The Assessors had originally suggested December 1 for the Classification Hearing. We asked if it could be moved up to before Thanksgiving to give the Department of Revenue additional time to approve the rate and the Town additional time to produce the tax bills. As a result, the Board of Assessors decided to schedule it for November 24 (The Board of Selectmen is not currently scheduled to meet that evening, so a scheduling change would be needed). It is believed that the work of setting the values can be completed in order to submit the data to the DOR by early to mid-October, requesting authorization to hold*

*the hearing. Hopefully that will give the DOR adequate time to get back to us to allow the November 24 date. If we haven't heard from them by that time, the Hearing will need to be postponed (convened and continued?) a week to December 1.*

*The Assessors are having a public forum, as they usually do in October, to present their preliminary conclusions regarding the FY09 property values. The forum will be Oct. 2 at 7:00 pm in the Town House Hearing Room.*

- 4. **FIOS.** On September 10, Light Plant Superintendent Dan Sack and his top engineering staff will be meeting with Stan Usovich of Verizon in order to continue an open line of communication with Verizon as it assesses its rollout of FIOS to Concord. We hope that one result of this meeting will be for Verizon to conclude that there is little different in Concord than other nearby communities where FIOS is offered.*
- 5. **Light Plant Work** - Work on Emerson Field underground project continues. Thoreau Street from Sudbury to Walden is almost finished. Some work at Walden Terrace is waiting for the Water Division to complete its work. Work on Sudbury continues with the installation of the last manhole. Sudbury Road should be complete by next week. Street work on Belknap, Academy Lane and Middle Street is complete. Laterals to houses on Belknap are complete.*

*Verizon has removed about one half of its overhead cables on West Main Street. CMLP will remove poles when they are done.*

**6. Public Works Projects.**

- a.) **Warner's Pond Dam.** A full post-Hanna analysis is pending, but work on the Main Spillway has been substantially completed. Concrete forming work and pouring of the buttress wall adjacent to the main spillway has been underway concurrent with excavation of the earthen embankment. Project completion is anticipated for late fall.*
- b.) **Finnigan Way Subdivision.** The roadway drainage, gravel, sub base and binder course pavement have been installed by the contractor. CPW continues to provide roadway and utility (water, drainage) inspection. The developer has provided, for CPW review a copy of the surety estimate. The surety/bond will be provided by the developer prior to issuance of building permit and will cover the remaining costs to complete the roadway construction and as built and survey requirements.*
- c.) **Mill Brook Culvert Rehabilitation.** Greener Inc., has completed the hand excavation and concrete installation of the inlet and outlet channels. The surface drainage improvements including catch basin and drain manhole installations on Main Street have also been completed. Upcoming work includes the installation of the Grout in Place Pipe (GIPP). The contractor is awaiting delivery of the pipe liner from Germany and is expected to begin installation over the next several weeks.*
- d.) **2008 Road and Sidewalk Program.** Lexington Road sidewalk repairs continue with removal and installation of binder and top pavement course. Phase I of the 2008 Road program is complete with Phase II commencing during the week of 9/8. This includes substantial drainage improvements on Old Road to Nine Acre Corner (ORNAC) in the area of the Concord Country Club and Williams Road followed by reclaim in specific areas and paving. This project will have binder course in place at the end of this construction season with mill and overlay to occur next season to allow for settlement of excavations around trenches, manholes and catch basins.*

- e.) **Solid Waste and Recycling Contract.** *The current contract with Waste Management expires on June 30, 2009. The procurement process will be a main focus over the next several months and will include a request for qualifications and contract negotiations. CPW will be exploring other value-added and competitively priced services from solid waste collection and disposal firms which may be provided to enhance Concord's Solid Waste Management Program.*
  - f.) **Mass DEP Municipal Sustainability Grant – Now includes partial funding for heavy duty hybrid trucks.** *CPW will be submitting an application for a Municipal Sustainability Grant. The deadline for filing is Sept 11. Aside from requesting recycling containers, compost bins, rain barrels, etc., CPW has learned that a request for partial funding for the purchase of heavy duty hybrid diesel vehicles will also be considered. Where there are plans to purchase a heavy duty dump/plow truck in FY 2010, this funding request will be included in the grant application.*
  - g.) **Water Main Replacement Project.** *The water main contractor, Ventresca Inc of Stoneham, MA, has completed the temporary water service for residents along Walden Terrace and has begun installation of the 8" ductile iron water main. Notice has also been provided to all residents on Laurel Street of planned water main replacement construction activities to occur this season.*
  - h.) **Water Management Act.** *The Town Concord is one of many water suppliers in the Commonwealth which in 2007 appealed DEP conditions attached to our Water Management Act Registration which severely impacts our ability to operate the water system consistent with current practices. Group discussions are ongoing involving suppliers and attorneys who represent these communities to discuss the appeal process and potential opportunities for a collaboration of efforts. Aside from the individual system impacts, all municipalities and suppliers share in the interest of challenging the DEP's action and authority of conditioning these water-withdrawal registered volumes. Several options exist for Concord which include continuation of our administrative appeal either independently or as a group intervener for other related cases which have already elevated to the State Superior Court. Concord continues to develop its strategy to provide the most flexibility based on new legal findings and regulatory positions.*
7. **CPC Project Update.** *Hubbard Brook Farmfield and Conservation Restriction Baseline Monitoring: CPC funds (\$750,000) were released in mid-July towards the Hubbard Brook Farmfield purchase. Four responses were received to a Request for Proposals issued to conduct Conservation Restriction Baseline Monitoring. Mass Audubon was selected to conduct the proposed work. DNR staff and the CR Stewardship Committee will work with Mass Audubon to prioritize 10 CR for baseline documentation. One baseline will be conducted for the Hubbard Brook Farmfield, and another for the former Chick land at 335 Walden Street.*
  8. **335 Walden Street:** *Natural Resources staff conducted a pre-construction inspection for the demolition work at 335 Walden Street. This work is the initial phase in moving forward on this important affordable housing project by the Housing Authority.*
  9. **Bruce Freeman Rail Trail:** *The final application for Statewide Transportation Enhancement Program funds, to fund the design for the 75% and 100% plans for the Bruce Freeman Rail Trail in Acton-Carlisle-Westford and Concord, was submitted to the Transportation Enhancement Steering Committee on September 5 in anticipation of their meeting on September 23. This was accomplished by working with A-C-W consultant Greenman-Pederson, Inc. (GPI). The BFRT Advisory Committee is also preparing an application for funding from the Community Preservation Committee, in the event the STEP funds are not available in the time frame that we would like or to supplement the STEP funds. Marcia Rasmussen also attended the first meeting of the BFRT Uniformity Committee, a*

**10. Alexan Concord update:** *Robb Hewitt of Trammell Crow Residential reported that the Acton Board of Appeals continued its deliberations noting that they have resolved most of the issues identified and anticipate taking their final vote at the next hearing scheduled for Thursday, September 18. The issues that continue to be discussed include legal thresholds and access concerns. The Acton ZBA has been persuaded that there is no legal means of access for TCR/Alexan over Forest Ridge Road. However, a secondary means of access to/from the site continues to be a concern along with the location of the emergency access. The Acton ZBA wants greater assurance on the quality of the emergency access and wants to be able to select which emergency access will be developed, rather than leave it to the Concord Fire Chief's satisfaction.*

**11. Fee Increases** – The Health Division has sent out notices that new fees for onsite wastewater testing and construction, approved by the Town Manager last month, will take effect on 10/14. This notice was mailed to all licensed installers, haulers, and also to local design engineers. More information regarding the costs associated with Beach testing and the fee increases that will take effect next summer was also sent out to the 3 private beach operators in Town.

**12. Marabello/Boston Bark:** A meeting with the owners and representatives of and attorneys for the interested parties has been scheduled for Wednesday, September 17 to discuss Boston Bark's schedule for withdrawing from the Marabello land located on Barrett's Mill Road.