

## Town Manager's Weekly Report

Monday, April 7, 2009

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

1. **BOSTON BARK.** John Minty Reports Boston Bark has greatly stepped up its hauling of compost and material from the Barretts Mill Road site near the Route 2 Rotary. This is pursuant to an enforcement order from the Building Commissioner in the fall of 2008 which allows Boston Bark until June 30, 2009 to complete the removal of all compost and material stored on the site. The property is zoned for Residential use and the commercial compost and mulching operation constituted a violation of the Town's Zoning Bylaw.
2. **WASTE WATER PLANNING.** The Waste Water Task Force is meeting tomorrow, Tuesday April 8, at 7:30am in the Town House. The primary purpose of the meeting is to review the presentation that will be made to Town Meeting under Article 41, "Waste Water Capacity Planning Study". The Town's Waste Water Treatment Plant is very nearly at capacity, and the Public Works Department has denied or required the modification of several applications to increase flow into the sewer system, notably from two restaurants which were seeking to expand their seating. Information concerning this issue is available on-line on the Town's website.
3. **CONCORDWOLD DEVELOPMENT.** The Planning Board voted last week to disapprove a 9-lot subdivision on 42 acres located off Comerford Road known as Concordwold. The decision was filed with the Town Clerk on Friday April 3, and the applicant now has 20 days to appeal that ruling by the Planning Board. The developer had proposed Planned Residential Development with as many as 50 units of moderate-sized housing on the site adjacent to the Northeast Correctional Center.
4. **OPEN MEETING LAW.** The District Attorney's office presented a workshop on the Open Meeting Law and the Public Records Law on April 2<sup>nd</sup>, hosted by Town Clerk Anita Tekle. Anita reported that more than 50 citizens and committee members attended and an informative discussion was held. The session was videotaped and Anita will try to have that video posted on the Town's website for reference by residents and committees in the future.
5. **ENTERPRISE FUND BUDGET BOOK.** The Enterprise Fund budgets for 2010, which include the Water Fund, Sewer Fund, Electric Fund and Solid Waste Fund, and Beede Center Revolving Fund, are provided to in the Enterprise Fund Budget Book published on April 7 and available on-line under the Finance Department page. These operations are funded via user fees and are presented separately from the tax-supported General Fund operations. The Town's FY2010 Operating Budget, including School and Town operations, are presented in the Town Manager's Budget, also available on the Finance Department's web page.
6. **LITTLE LEAGUE BASEBALL FIELD.** Concord-Carlisle Youth Baseball is continuing the effort to locate a suitable site for a premiere Little League field, with a 60-foot baseball diamond, outfield fence and benches. CCYB's preferred site is now the existing fields adjacent to the Ripley School on Merriam Road. The plan would create a baseball field on one of the existing rectangular soccer fields at Ripley, with a small encroachment into the adjacent Burke farmland, also held in the custody of the School Committee. This field would create very little disruption and would take advantage of

existing roads and parking facilities. Field has The Recreation Commission held a public meeting on March 24 at the Hunt Gym which was attended by residents of the neighborhood and others. The proposed field area has been staked out on the ground to provide a sense of where the field would be located relative to the existing field, and several site walks have been provide. Last week, the School Committee asked CCYB to look into the possibility of locating the new field further into the Burke farmland, away from a roadway that the Schools may consider building in the future. CCYB will explore use of the farmland for the field, but anticipates that concern will be expressed by agriculture supporters and folks concerned about the nearby Gowing Swamp, a unique and delicate “floating bog”. CCYB has indicated that if a proper site can be located for one last Little League field, the six-year effort to build 3 new multi-purpose fields and 3 new Little League fields will be complete.

### *Public Works*

7. **CAMBRIDGE TURNPIKE/CROSBY’S CORNER.** Concord Public Works (CPW) continues to meet with representatives of Mass Highway to discuss the integration of improvements to Cambridge Turnpike into the Crosby Corner Reconstruction Project. A meeting with the design engineer of Crosby’s Corner and CPW will be conducted to discuss revisions to the proposed drainage design for Crosby Corner and discuss all possible mitigation measures (and/or mitigation payments) for the Crosby Corner Project, including, but not limited to, raising of Cambridge Turnpike, replacement of roadway culverts, and full roadway reconstruction. This represents about \$5.5 million in roadwork which may be funded under the State project, rather than by Concord taxpayers. Cambridge Turnpike is “sinking” in the area near Crosby’s Corner because it was constructed on a very deep deposit of peat.
8. **2009 ROADS PROGRAM.** CPW conducted neighborhood site meetings Monday, Tuesday and Wednesday mornings (3/23-3/25) for all streets within the 2009 program. Turnout was good with residents providing feedback and project suggestions and comments. Suggestions are being incorporated into a revised plan set which will be presented at the April 15th Public Works Commission Hearing. Bids for the 2009 Roads program were opened on March 27. The apparent low bidder is PJ Alberts with a bid of \$1.36M, slightly below the budgeted amount of \$1.4 million. The appropriation of \$700,000 under Article 29 at Town Meeting is a necessary component of this year’s Roads Program.
9. **STORMWATER MANAGEMENT.** CPW is in the process of developing an Illicit Discharge Detection and Elimination (IDDE) plan to maintain compliance with Year 6 of the US EPA’s MS4 pollution control discharge permit. The goal of this component of the permit program is to increase water quality through the elimination of illicit connections to the Town’s storm water drainage system. The IDDE plan being developed will utilize data collected during the 2002-03 drainage structure inventory and will prioritize areas of with potential illicit connections, to focus testing of stormwater outfalls in these areas. Should testing and visual inspection of the outfalls yield the presence of unauthorized connections, CPW will investigate further to determine the source and eliminate the connections.
10. **FLINT BRIDGE WORK RESUMES.** Work resumed in late March on the Flint Bridge on Monument Street, following a lengthy delay while a redesign of the embankment work was taking place. Crews are currently installing conduit to accommodate water, sewer electric and gas utilities. It is still expected that the bridge will not reopen during 2009 but will be completed early in 2010
11. **PINE STREET BRIDGE.** Work continued through the winter on the Pine Street bridge and completion and re-opening is expected in mid-summer.
12. **BUSINESS RECYCLING.** CPW and Complete Recycling Solutions sponsored a semi-annual business recycling event on April 3<sup>rd</sup> @ 300 Baker Ave., for the collection of computers, electronics, and universal waste from area businesses. Free document shredding was also provided. The collection figures are forthcoming, and more than 40 local businesses pre-registered for the event.
13. **COMPOSTING SITE RE-OPENED FOR THE SEASON.** The Town’s Compost and Recycling site, located on Walden Street, re-opened on Saturday, April 4<sup>th</sup>. The compost site and paint shed will be open to residents on Saturdays from 9am to 3pm through November.

14. **WILLARD SCHOOL FURNITURE.** Solid Waste and Recycling Coordinator Rod Robison has made contact with the San Marcos Sister Cities Committee in an attempt to coordinate the reuse of the Willard School furniture that will be available at the end of this school year. CPW is currently working with the Willard School Building Committee, the school department, and the San Marcos Sister Cities Committee in this effort. CPW has also talked with Hanscom Air Force Base and Operation Iraqi Children about the possibility of having some of the furniture shipped to Iraq.
15. **EMERSON PLAYGROUND REHABILITATION.** CPW has started work on the reconstruction of the play structure at Emerson Playground. Park and Tree Division crews assisted the Recreation Department with the removal of the old equipment and site preparation. The new equipment has been delivered to the site. Construction of the new playground structure began this week and the new facility should be completed in May. This project was funded through an appropriation at the 2008 Town Meeting.
16. **SLEEPY HOLLOW DEEDS HOUSE RESTORATION.** Work is continuing on the rehabilitation of the Deeds House at the entrance to Sleepy Hollow Cemetery on Bedford Street. Foundation and basement work is complete and wall construction is underway. An application has been submitted for Sawyer Trust fund support of energy-efficiency improvements for the building. The request is for about \$ 46,000 for windows, HVAC, insulation and LED lighting. The building was originally constructed as a school house and was later used as a chapel and deeds house for the Cemetery.

*Planning Department*

17. **FACILITY MANAGER'S MEETING.** Manager's of the Town's various buildings and facilities held a quarterly meeting in late March to discuss the use of green cleaning products and Town-wide and the use of other environmentally-friendly approaches to facilities management. Up-dated energy audits for each building will be completed in mid-April. The recommendations from these audits will be used to make applications to the \$1.7 million Sawyer Trust Fund for energy improvements. This continues the manager's efforts to jointly purchase services and products to make the best use of limited funds for building maintenance and operation.
18. **COLONEL BARRETT FARMHOUSE.** The boundaries of the Minuteman National Historical Park have been formally extended as part of the 2009 Omnibus Public Lands bill signed by President Obama last week. Although the legislation had been passed by the House of Representatives last fall, it was not passed by the Senate before January and was forced to restart the approval process with the new Congress. This boundary extension paves the way for the National Park Service to purchase the Barrett Farm; legislation is expected to be filed in the near future to request funding for that purchase. Save our Heritage has scheduled a formal announcement for Friday, April 17 from 10:30 to 11:30 at Barrett Farm - the National Park Service, Congresswoman Tsongas, and other dignitaries who have supported the Barrett Farm restoration project will gather at the Barrett Farm site for this announcement and to celebrate the incorporation of Barrett Farm into the Park. The event is open to the public and will include speeches, music, refreshments, and re-enactors.
19. **HEALTH DIVISION –EMERGENCY OPERATIONS PLANNING.** Public Health Director Brent Reagor has completed editing the Health Division's draft Emergency Operations Plan and returned it to the consultants (which were paid for with preparedness grant funds) for final collation. Once the final plan is returned and accepted, copies will be put on file in the Emergency Operations Center and within the Concord Comprehensive Emergency Management Plan for use during public health emergencies
20. **HEALTH COMMUNITY COMMITTEE.** The efforts of the committee formed by CCHS Principal Peter Badalament as a result of the recent Youth Risk Behavior Study findings continue to gather steam. With a partnership between the school, parents, Concord Police, Concord Public Health, and community stakeholders the group is first tackling the issues surrounding alcohol use and abuse in teens during the upcoming prom season. Looking to the future, the group is preparing for a strategic planning effort on how to address substance abuse across the generational spread of Concord's citizens.

21. **VERRILL FARMSTAND.** The farmstand received final design approval from the Health Division for their new kitchen and retail food facility. This clears the way for them to submit an application for a building permit.
22. **BUILDING PERMITS UP.** By the end of March 2008, the Building Inspections Division had issued 3 building permits for new home construction. As of March 31 2010, permits have been issued for the construction of 10 new homes.
23. **Community Gardens on the Ammendolia Land.** Natural Resources Administrator Delia Kaye met with interested residents to continue discussions to establish a community garden on the former Ammendolia land near the Ripley School. The neighbors are enthusiastic for a return to farming on the site, and at least a dozen people have expressed interest in a garden. The community gardens will be sited in such a way that they do not interfere with potential future farming.
24. **219 Heaths Bridge Road:** - After an old oil tank adjacent to the Sudbury River was removed, two leaks were found and contaminated soil observed. A second Emergency Certificate was issued allowing the remediation efforts to understand the extent of the contamination and remove the material. In an effort to prevent further incidents, Asst NRC Administrator Katie Holden coordinated with the co-president of Kalmia Woods who will be writing an article in their bulletin encouraging the removal of old tanks.
25. **1135 Main Street:** Delia Kaye met with Jesse Johnson, David E. Ross Associates, to discuss a redevelopment proposal for the former Dee bus site. Mr. Dee would like to construct a 2-story 3,160-square foot structure instead of the approved 1-story, 4,760-square foot building. He is also interested in increasing the number of parking spaces from 16 to 28. Based on preliminary review, he will need to file a new Notice of Intent with the Natural Resources Commission, along with seeking approvals from other boards
26. **2009 NRC Filings.** The NRC has received a total of 12 filings through April 1 this year. This exceeds the 11 filings received by the NRC by April 1 in 2008. With the spring thaw, Tom Hughes reviewed resource boundary delineations filed over the winter. While the NRC typically only reviews delineations between April 1st and December 1st, the recent warm weather allowed confirmation of two of these three requests. At the April 1 NRC meeting, both delineations were approved. One of the boundary approvals was at 1245 Elm Street, where the Concord Housing Development Corporation is expected to file a housing proposal in the near future.



**Construction underway on five affordable housing units on Walden St partly funded through CPA.**



**Reconstruction of Play Structure at Emerson Field has begun.**



**Highway crew rehabilitating stone dust sidewalk on Walden Street.**



**Work has resumed on Flint Bridge with the installation of utilities.**