

Town Manager's Report Monday, July 25, 2011

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

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

FIRE

Emergency Management: In response to the high heat warnings, a cooling center was put into place on Thursday and Friday. There were only a few residents who took advantage of the center but because of strong interdepartmental cooperation and CEMA volunteers stepping forward, we were ready to adjust our response as needed.

Personnel: Firefighter Jay Redmond has been promoted to Lieutenant. He will be assigned to Group 1, Engine 4 at Station 2.

LIGHT DEPARTMENT

Peak Electric Demand: On Friday July 22 the electrical peak for the Town was 45.019 MW which includes a 3.1% loss factor so the peak at the Forest Ridge Substation was 43.665 MW. When considering the power factor, the peak equates to 47 MVA which is 94% of the Forest Ridge firm capacity (50MVA). ISO New England peaked between 2-3PM at which time the Town's reading was 44.579 MW (includes the 3.1% loss factor mentioned above). Due to the curtailment of electricity during the forecasted peak, the Town's reduced the peak by approximately ½ MW.

Hydro Opportunity: Concord Light has indicated a non-binding interest in a hydro facility owned by ArcLight Capital Partners who are headquartered in Boston. The Topsham Station is located downstream from Miller Hydro.

The Topsham station consists of 4 turbines which can produce about 20 MW. There are three older, smaller turbines that generate about 5% of the output and one newer turbine that generates about 95% of the power from the facility. ArcLight is seeking a 10-15 year term, preferably to start in January 2012 as their existing PPA expires in Dec 2011. The offer by ArcLight would be for unit-contingent power delivered to the unit's node in Maine.

ArcLight is only interested in selling energy. Pricing would likely start in the 4.6 to 4.8 cents/kwh range for energy only in 2012, and escalate from there. The curve moves out a few dollars each year to about 6.0 cents/kwh for 2017. Negotiations will commence once Energy New England has determined the level of interest from potential participants.

As a point of information, the Miller Hydro deal was sized so that each of the 16 participants will have about 2.7% of its annual load supplied from that facility.

2011 Undergrounding Project: The 2011 Underground Electrical Conversion Project is nearing completion. The contractor, Kobo Construction, completed the installation of conduit, conduit accessories and vaults in the following areas: Belknap Street (from the railroad crossing to Elsinore Street), Brooks Street, Byron Street, Elsinore Street, Grant Street, Sudbury Road (from the railroad crossing to Southfield Road), and Whittemore Street. Kobo will now begin testing the conduit for continuity and finish loaming and seeding.

Scheduled Power Outage: In order to complete the West Concord Business District Electric System Upgrade Project, four power outages have been scheduled. All customers affected by these outages have been notified. The purpose of these outages is to allow line workers to safely upgrade electrical facilities in the West Concord Business District.

Power Outage Schedule and Locations:

Wednesday, July 27, from 4am – 4:30am (30 min)
Commonwealth Ave: #152
Laws Brook Road: #'s 5, 7

Wednesday, July 27, from 4:30am – 5am (30 min)
Bradford Street: #'s 17-23, 33-52
Commonwealth Ave: #'s 85, 87, 89, 91, 93, 95, 97, 101 – 129

Thursday, July 28, from 3am – 4:30am (1.5 hours):
Main Street: #1200 (West Concord Plaza)
Church Street: #'s 7 – 13
Commonwealth Ave: #'s 20, 24, 29 – 84, 86, 88, 92, 94, 96, 98, 100
Beharrell Street: All

Thursday, July 28, from 4:30am – 5am (30 min):
Bradford Street: All, except for #32
Commonwealth Ave: #'s 85, 87, 89, 91, 93, 95, 97, 101 – 129

Energy Efficient Appliance Rebates: Starting July 28, the Commonwealth will be offering rebates to Massachusetts residents who replace existing appliances with new ENERGY STAR® qualified room air conditioners (\$50 rebate) and and/or refrigerators (\$150 rebate). The program is first-come, first served, and will end when \$2 million in funding is exhausted. Go to www.massenergyrebates.com to learn more. Applications for rebates will be accepted at this site beginning July 28th. Funds for a similar program offered last year were exhausted quickly, so apply early. You may also apply for rebates offered by Concord Light, at \$50 for an ENERGY STAR® qualified room air conditioner and \$100 for an ENERGY STAR® qualified refrigerator. Go to http://www.concordma.gov/pages/ConcordMA_LightPlant/appliance for more information.

Homeowners are encouraged to take advantage of this extra incentive to purchase energy efficient appliances.

New Solar PV Systems in Town: Concord Light congratulates two additional residents, one at Concord Riverwalk and one on Thoreau Street, who recently had solar PV systems installed on their roofs and are now generating solar electricity for use in their homes. Both residents took advantage of the solar PV rebate offered by Concord Light. There are now a total of fifteen solar PV systems in Town, with more in the pipeline!

PLANNING & LAND MANAGEMENT

Health Division

Pete and Jen's Backyard Birds: Massachusetts Dept. of Public Health has granted a Food Processing license to Pete and Jen's Backyard Birds for the slaughter of rabbits. Health Division staff met with Jennifer Hashley and Pete Lowy at Verrill Farm on July 18 to resolve issues involving wastewater disposal and facility sanitation so that the business can move forward. The Board of Health granted approval for rabbit slaughter at its July 19 meeting.

Walden Grille: The Walden Grille has been scheduled for a public hearing before the Board of Health on July 27 for further enforcement actions, based on numerous violations found at inspections held July 14 and July 18.

Vincenzo's Restaurant: Pre-opening inspections have been completed and the restaurant has been allowed to open for business after significant renovations.

Building and Inspections Division



Longview Meadow 40-B project: Major progress is being made on the Longview Meadow/Nathan Pratt Drive construction project. This 350 unit rental housing project in West Concord is moving forward at break-neck speed. All the foundations have now been

installed and as indicated by the above aerial photo, the Community building structure (in the upper left corner) is fully framed, insulated, plastered, and the interior finish is being completed. The other buildings in the photo are the three-story apartment buildings. It is expected that a new apartment building will be completed and ready for occupancy every 5 weeks. This is the largest construction project ever built in Concord.

Lalli Woods project is completed: The Concord Housing Development Corporation and the Steinberg-Lalli Charitable Foundation, have successfully completed the construction of eight new houses on their property at 1245 Elm Street. The last house received a certificate of Use & Occupancy this week. The construction value of this project was just under 2 million dollars.

Natural Resources Division

Natural Resources Commission: Among other business at their July 20 meeting, Dan Gainsboro of the Concord Riverwalk met with the Commission to present a 1.7 acre Conservation Restriction at 1631 and 1641 Main Street, which was required as part of the 13-unit Planned Residential Development. The CR was accepted by the Commission with a recommendation to the Selectmen for approval.

6A Harrington Avenue Soil Remediation: Excavation and disposal of contaminated soils at the newly acquired parcel is underway. Approximately 12 to 15 yards of petroleum-contaminated soils and 3 yards of chlordane-impacted soils have been excavated. Post excavation sampling is in process to confirm that all contaminated material has been excavated. Analyses of potential contamination associated with a former floor drain are also in process.

Warner's Pond Stewardship Committee: Efforts are underway to clear out the Pond Street access to Warner's Pond. The project entails clearing invasive plant species from the trail to create a usable access to Warner's Pond for a potential picnic area, fishing area and kayak/canoe boat launch area. Volunteers are needed to help in this effort and individuals are asked to please contact the Division of Natural Resources at 978-318-3285 for more information.

Planning Division

Parking Management: Planning staff met recently with CPW and Police Department staff to discuss the next steps for the Town in terms of preparing an RFP for a parking management plan. The group decided to go forward with a phased approach as follows: (1) Concord Center/Thoreau Depot, (2) West Concord Center, and (3) Recreation areas & ponds. Planning staff is working to put together an RFP by mid-August, which will include but not be limited to an evaluation of available technologies (i.e., pay & display, iPark, etc.), special event parking & bag fees, management of and rates for municipal lots, spillover parking onto neighborhood streets, and parking signage.

9 Independence Court: DPLM staff met with the owner of 9 Independence Court, the architect and others to discuss a potential change of use from retail and office space to restaurant use. Because the building was previously Town-owned and used to house a fire engine, there is an easement around the building for access and maintenance, but no other land associated with the building. The building is also entirely within the 100-year flood plain. The project will require review by the Historic Districts Commission, Planning Board, Board of Appeals, Natural Resources Commission and Board of Health.

Bruce Freeman Rail Trail: Greenman-Pedersen, Inc., the consulting firm for the next design phase of the Bruce Freeman Rail Trail, called this week to request all documentation of the 25% design phase in anticipation that a signed contract is imminent. The BFRT Advisory Committee met on Thursday to hear an update on various aspects of the project from Director Marcia Rasmussen and Chair Judy LaRocca, and to discuss a memorial bench to be placed along the future trail in West Concord. Town staff from CPW and DPLM and BFRT-AC Chair Judy LaRocca met with a representative from Louis-Berger Associates to discuss potential safety improvements to the Fitchburg Commuter Line's existing pedestrian crossing in West Concord.

POLICE

Operational Services: On Monday July 18, officers assisted Middleboro and Lincoln Police in locating two juvenile subjects who ran away from an alternative program/school out of Middleboro. One of the juveniles is a resident of Concord when not attending the school. Both subjects were located in Framingham on Tuesday.

On Saturday July 23, Officers responded to Hayward Mill Road for a report of domestic abuse. Upon arrival, officers conducted an investigation and determined that no one was in danger and that only an argument had taken place. A report was subsequently completed.

Community Services: On Saturday July 23, Officers assisted with the sidewalk sale in downtown Concord. Officers ensured that the roadways remained closed; pedestrians had free access to the businesses on Main Street and Walden Street. There were no issues reported during the event.

The Department was recently awarded a \$20,000 grant through the Highway Safety Division of the Executive Office of Public Safety. This grant allows the purchase of an Automated License Plate Reader (ALPR). This tool is valuable resource that has many different applications and can allow an officer to "scan" a large area in a short amount of time. Missing persons, suspicious persons, wanted persons, etc. can all be detected with this technology. Individuals who may be involved in house breaks can be detected in Town simply by loading potential vehicle information into the ALPR system.

On Tuesday July 19, Lt Roy Mulcahy took part in a Carlisle Table Top disaster exercise simulating a devastating hurricane. Concord Police, Concord Fire and other agencies participated in the drill which incorporated the incident command system, utilizing agencies from multiple jurisdictions.

Administrative Services: On Thursday July 21, Officer Christopher Troiano was promoted to the rank of Sergeant. Sergeant Troiano brings eleven years of experience and strong leadership skills and a dedicated work ethic to the Department.

PUBLIC WORKS

State of Water Supply Conservation Declared, Water Advisory in Place: Due to the extended period of extreme heat and lack of precipitation, the Public Works Commission has declared a State of Water Supply Conservation effective Friday July 22, 2011. With customer demands reaching the limits of available supply, it is critical that customers curtail non-essential water use immediately to avoid mandatory water restrictions for all outdoor water use. To prevent the current situation from elevating to a Level 1 Mandatory Water Use Restriction, Concord Public Works and the Public Works Commission is seeking the cooperation of all water customers. Please visit to the Town's website at www.concordma.gov for the most up-to-date information.

Route 2A Nagog Pond Pump Station Upgrades: Plans and specifications have been completed for the Route 2A water pump station upgrades. Work includes upgrades to all electrical, HVAC, structural, pumping and water treatment systems. This 50+ year old pump station is integral to Nagog Pond water supply operations.

Sudbury Road Sidewalk Rehabilitation: Project contractor, Allied Paving, will begin the excavation, forming and pouring for the Sudbury Road sidewalk rehabilitation. The Sudbury Road sidewalk rehabilitation will remove the existing bituminous pavement and install new cement concrete sidewalk. Concord Public Works (CPW) has notified residents of the driveway access interruptions anticipated while the concrete is curing. CPW has coordinated with Concord Police Department to designate parking on Sudbury Road for affected residents and abutters.

Roads Program: Project contractor, Lazaro Paving, completed the installation of the bituminous curbing and top course pavement on Nimrod Road the week of July 18. This completes the work for the 2010/2011 Roads Program contract. Work related to the 2011/2012 contract will begin in August with the reclaiming and paving of Whitemore and Thoreau Street (*southeast of the Thoreau/Sudbury intersection*).

Fitchburg Turnpike Headwall: CPW's Engineering Division completed a design of a proposed precast concrete headwall to replace the existing collapsed stone headwall for an existing 24" culvert which conveys an existing stream/irrigation ditch under Fitchburg Turnpike. This internal project is ongoing, and is being installed by CPW's Highway Division. Dewatering and erosion controls have been installed for the project with excavation and headwall installation upcoming. During heavy construction operations a partial detour of Fitchburg Turnpike is anticipated. Work is not planned to be performed during peak travel times.

CPW Bicycles: Working with Concord Police Department, CPW received two bicycles formerly used by Police Department for bike patrols. As part of the sustainability initiative, these bikes are now available to employees during business hours as an alternate source of transportation around Town.