

Town Manager's Report Monday, June 27, 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

Apparatus: Our new ambulance (A2) is now in service. A1 has been sent to Greenwood Fire Apparatus for some body work. The Department has retained the trade-in (white ambulance) for a few weeks until A1 returns.

Personnel: Lieutenant interviews were conducted last week to address staffing needs in light of recent retirement and promotions. A formal recommendation to the Town Manager is anticipated this week.

LIGHT DEPARTMENT

Scheduled Outage: A power outage has been scheduled for part of Commonwealth Ave. on Friday, July 1, from 2am to 5am. All customers affected by this outage have been notified. The purpose of this outage is to safely allow line workers to upgrade electrical facilities on Commonwealth Ave. as part of the West Concord Business District Electric System Upgrade Project. As the remaining equipment needed to complete the project is scheduled to arrive this week, CMLP looks forward to scheduling the final cutover, and plans to have the old system removed by the end of July.

PLANNING & LAND MANAGEMENT

Building and Inspections Division

Ownership and name change: The Walden Rehabilitation and Nursing Center located at 785 Main Street is changing their name to the Kindred Nursing and Rehabilitation Center - Walden. The new signs should be installed soon. This name change is part of the acquisition of RehabCare Group that occurred on June 1.

Making Bio-diesel Fuels at the High School: The Science Department Chair at Concord Carlisle High School has requested an opinion from the Fire and Building Departments as to whether zoning, building codes and fire codes would allow him to establish a bio-diesel fuel production project at the High School. In order to determine if this use is at all possible, he has been asked to identify where on the High School site this work would be conducted, what chemicals would be used of what quantities, and how they would be stored. Based on

this additional information provided by the school, the Fire/Building Departments would then determine if the project would be allowed under these various regulations. A major hurdle is determining whether this use is allowed at all within Concord's Groundwater Conservancy District Zoning Bylaw, in which the entire High School site is located.

Concord's Groundwater Conservancy District bylaw was established to protect the Robinson well site located near the school.

Natural Resources Division

Natural Resources Commission: Among, new applications received for the July 6 NRC Meeting are a Notice of Intent for 6A Harrington Avenue to demolish an existing farmworker structure, remove existing concrete pads, and conduct soil remediation activities; and a Notice of Intent for Concord Public Works to replace an existing 24-inch clay pipe with a 30-inch reinforced concrete pipe and replace an existing headwall on Fitchburg Turnpike.

6A Harrington Avenue Site Work: Following the closing on the 4.7-acre parcel off Harrington Avenue, Natural Resources staff has begun efforts to initiate site cleanup. The sellers have agreed to fund remediation actions provided work is completed by August 8, which is 60 days after the closing. A Phase I/Phase II Environmental Site Assessment completed last month identified three areas that require remedial action or further evaluation: a Limited Removal Action to excavate and dispose of approximately 15 cubic yards of petroleum impacted soil, removal of up to 50 cubic yards of chlordane impacted soil, and investigation of soils associated with a floor drain beneath a former barn structure. Staff issued an invitation to bid this week to complete this work, as well as a request for quotes to demolish and remove a dilapidated structure that contains asbestos siding. Staff will host a site visit for interested bidders to view the site. Removal of these structures and remediation of contaminated soils will greatly improve the site, which is planned for community gardens, farmland, and passive recreation. Additional work will be undertaken later this year to stabilize a deteriorated retaining wall and to remove solid waste debris from a slope.

Planning Division

Lalli Woods Development Completed: The Concord Housing Development Corporation marked completion of Lalli Woods, the organization's first affordable housing development, on Monday, June 20, with an open house and celebration. The CHDC hosted the event at the Elm Street development for Town officials, committees, and members of the public who had been involved with the project. This development was partially funded by Concord's Community Preservation Act and the Steinberg-Lalli Foundation; it is a mixed-income development of eight units with two at market rate and the remaining six made available to low and moderate income households. Additional funds provided by the Concord Housing Foundation allowed the CHDC to market three of the affordable housing units at 80% AMI, making all three eligible for inclusion on the State Housing Inventory and assisting Concord in meeting its 10% affordable housing goal.

HUD Income Determination Training: Staff recently attended a two-day training sponsored by the Dept. of Housing and Urban Development (HUD) on the income eligibility requirements for affordable housing programs. The goal of the program was to assist Town

staff in better understanding the verification requirements for households receiving any locally distributed federal housing funds. Concord will begin receiving federal HOME funds to assist with affordable housing projects in July 2011.

Meeting with Fairhaven/Adin Neighborhood re: Concord Academy (CA) Plans for Arena Farm: Staff met with residents of the Fairhaven Road/Adin Drive neighborhood last week to discuss the staff review and Planning Board processes in relation to re-development of the former Arena Farm proposed by Concord Academy - an educational use. The neighborhood appears to be most concerned with traffic speeds of cars turning off Route 2 onto Fairhaven Road and the potential for parking along and use of Adin Drive during athletic events. It is anticipated that Concord Academy will submit plans later this summer; CA will be meeting with the neighborhood this week.

Health Division

Welcome Aboard: The Health Department welcomed Susan Rask as its new Public Health Director last Monday, and she was introduced to the Board of Health at its regular meeting on Tuesday.

Food Service Enforcement: Following an executive session with Town counsel, and during its regular open session meeting, the Board of Health voted that it would renew Walden Grille's license to operate with certain non-negotiable conditions that were agreed upon by all parties at the meeting. A letter was sent to Walden Grille on 6/22/11 clearly outlining those conditions and stating that if adherence to the set conditions is not met (and maintained), licensure can and will be suspended.

WR Grace Superfund Site: The Health Director updated the Board on recent information received from Tetra Tech GEO regarding the WR Grace Institutional Controls Plan for areas in Acton and Concord that are impacted by the contaminant plume. The Acton Board of Health has expressed concerns and questions regarding the Institutional Controls Plan and these were shared with the Board. The Acton Board of Health will host a public meeting with Tetra Tech, US EPA and MA DEP on July 18 to discuss these issues. Concord's Director will attend and report back to the Board of Health.

POLICE

Personnel: Inspector/Community Safety Officer Tom Mulcahy has been appointed to fill the second Lieutenant position within the Department. Lieutenant Mulcahy will assume the role of Patrol Division Commander.