

Town Manager's Report

Tuesday, October 11, 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

Station 1 Renovation: Floor 1 renovation is progressing. Plasterers finished last Thursday. Painting will begin this week, followed by trim work.

Station 2 Renovation: The Station 2 cupola CPA project bids were opened September 15. We have awarded the bid to the low bidder, Laliberty Construction Inc. Work will begin this week.

Emergency Management: MEMA has scheduled Tropical Storm Irene applicant briefings for this week. These are the formal kick-off meeting for the reimbursement process. Chief Cotreau will attend on behalf of the Town.

PLANNING & LAND MANAGEMENT

Planning Division

Lighting RFP Finalized: The Lighting Consulting Services Request for Proposals document was finalized and the legal notice was submitted for publication on October 13. Proposals are due on Tuesday, November 1.

Parking Management Plan RFP: The Request for Proposals for a Parking Management Plan was finalized. The legal notice was submitted for publication on October 13. Proposals are due on Thursday, November 3.

Housing Projects: Refinance documentation was prepared and submitted to the lending company for 93 Elm Brook Lane. There was a follow-up house inspection at 87 Elm Brook Lane by the potential buyer this week; the Concord Housing Trust will be assisting in the purchase price in order to "buy down" the affordability of this unit (from 140% of median to 110% of median).

MAGIC/MAPC Monthly Meeting Held: Concord hosted the thirteen communities that make up the MAGIC region (Minuteman-Area Group on Interlocal Coordination) on Thursday evening. After a roundtable exchange of recent events in each community, there was an update of the MAPC legislative efforts and a presentation on MAPC's Local Energy Action

Program (it's interesting to note that Concord is already doing many of the action items identified in this program).

Health Division

Eastern Equine Encephalitis-positive Mosquitos Found in Sudbury: MDPH announced on October 5 that a mosquito pool in Sudbury, located near the Concord border, has tested positive for EEE. In response, Concord Health staff prepared public announcements and information which were posted on the Town website, used for a reverse 911 call to Town residents, and sent to Concord Public Schools for distribution by email. The information emphasized that while EEE-positive mosquitos have been found, no human or animal cases have occurred in our area. The risk of human disease is low, but residents are urged to take preventive measures to avoid mosquito bites. The risk of mosquito borne diseases should subside soon, when we begin having hard frosts which will kill the mosquitos.

Meeting with Council on Aging: As part of first steps toward identifying partners for a Community Health Assessment, Public Health Director Susan Rask met with COA Director Ginger Quarles and Program Supervisor Bonny Wilbur to discuss public health needs in our senior population and ways in which we may be able to collaborate to deliver needed services. Preliminary needs identified include public health nursing services and enhanced programs for disposal of household sharps and unused medications.

Asian Gourmet/Sushi House: Health Division staff continued to work with the restaurant owners so that the business could be re-opened on October 5.

Building and Inspections Division

Longview Meadow Housing Project: The Longview Meadow 40-B rental construction project is going up rapidly in West Concord. All of the foundations for the 350-unit rental property are now in place, and the community building, the first apartment building and the waste water treatment plant are ready for final inspection and occupancy. The developer anticipates full completion of the project a year from now.

The Dance Prism Dance Company: After the Fire Dept. was called to 50 Beharrell Street the weekend before last, the Building & Inspections Division became aware that the Dance Prism Ballet Company has been teaching classes within the old mill building. Upon further investigation it was determined that no building permits had ever been issued allowing this use within this building. No Certificate of Use & Occupancy to operate out of this location had ever been issued by the Building Division. The owner of the building and the Dance Prism Group were directed to immediately discontinue the illegal use.

Natural Resources Division

Natural Resources Commission: Among the business of their meeting on October 5, the Natural Resources Commission issued an Order of Conditions on access ramp construction at 9 Independence Court to convert the existing building into a sushi restaurant. Nine new applications were received for the October 19 meeting, including Notices of Intents for: redeveloping the former Arena Farm site into an athletic campus for Concord Academy;

replacing a sewer line at Concord-Carlisle High School; and reconstructing the collapsed lumber storage facility at Concord Lumber. The Commission also received a Request for Determination of Applicability for Comcast to install underground utilities on Hunters Ridge Road.

Old Calf Pasture: New England Wildflower Society (NEWFS) began the second year of buckthorn control last week at the pasture. Volunteers will join NEWFS staff this week to cut invasive stems which will then be treated with the herbicide glyphosate by NEWFS staff. The initial proposal was to hand-remove the buckthorn, but upon further investigation it was determined that the annual mowing regime had created a vigorous root system that made hand removal of the buckthorn impossible. Control plots were established in the field to test whether herbicide application would migrate from the buckthorn to nearby natives, including a rare violet. The results of that study showed that the herbicide did not migrate and affected only the plants to which it was directly applied. Volunteers can join this invasive species control effort on Wednesday October 12, Thursday October 13, and Tuesday October 25 from 10am to 3pm by contacting the Division of Natural Resources at 978-318-3285.

Conservation Restrictions: The Conservation Restriction Stewardship Committee and staff performed their second monitoring training session with their consultant, Nick Holland of Land Stewardship Inc., on the Assabet Woodlot CR land off Nashawtuc Road. This training will assist the Committee in monitoring the Town CRs for compliance.

Restoration of the Drake CR at 455 ORNAC will begin this week with the removal of invasive species with plantings proposed for the following week.

The Baseline Documentation Report for the Concord Riverwalk CR has been submitted and reviewed by staff. Submittal of this report allowed the developer to obtain his sixth Occupancy Permit.

The Conservation Restriction for the open space portion at 335 Walden Street (formerly the Chick land) will be given to the Concord Land Conservation Trust. The CR is currently being reviewed by the State.

PUBLIC WORKS

Seasonal Water Main Flushing Activities: Concord Public Works Water and Sewer Division will begin Seasonal Water Main Flushing in the eastern section of Concord October 11-14 and October 17-22 from 9-3pm. Routine water main flushing is required to maintain and improve water quality throughout the distribution system. Residents are asked to refrain from using unnecessary water when flushing or flow testing activities are scheduled within their neighborhood. A notice has been posted on the Towns News and Notice website link.

2011 Water/Sewer Main Replacement Program: Fenton & Sons Construction (Acton MA) continue to make progress on the annual water main replacement program in the neighborhood of Hubbard, Union, Fielding and Willow Streets. Work completed to date includes the installation of a temporary water bypass piping system, the installation of new 8-inch ductile iron water main and requisite pressure and water quality testing of this new

main. The installation of individual service lines from this new main to shut-offs located near each property services is scheduled to begin.

Sewer Main Replacement: In concert with water main replacement project Fenton & Sons is scheduled to replace existing 6-inch clay sewer pipe with an 8-inch PVC sewer pipe along Hubbard, Willow, Fielding and Union Streets. Work will commence once the water main work noted above is complete.

2010/2011 Road Program: Project contractor Lazaro Paving completed the casting adjustments on Derby St., Central St., Riverside Ave. and Whittemore Street this week. The castings in the Derby St. neighborhood were only adjusted to the first course of pavement to allow for proper and safe snow removal this winter. They will be adjusted to their final elevations next spring prior to final top course of pavement. The Whittemore Street castings have been adjusted to their final elevations in anticipation of top course paving scheduled to begin this week weather permitting. Lazaro will also be installing proper curb ramps in predetermined locations to meet American Disabilities Act (ADA) regulations. These are expected to be installed next week as well.

2010/2011 Sidewalk Program: This past week, sidewalk contractor, Allied Paving Corporation, neared completion of loaming and seeding of the remaining areas on Lowell Rd., as well as guardrail installation, and continued to complete other miscellaneous punch list items such as relocating mailboxes, placing stone for pipe ends, and replacing asphalt patches in the roadway. Starting the week of October 10, Allied Paving plans to complete the remaining punch list items on Lowell and finalize the remaining pedestrian ramp improvements and related work at Sudbury Rd. as they work toward final completion of the project. Additionally, Allied Paving will be constructing a sidewalk and curb ramp at the intersection of Old Marlboro Rd. & Harrington Ave. and at the intersection of Pine St. & Central St. tentatively scheduled to start the week of October 17.

Town Wide Sign Inventory Request for Proposal: Concord Public Works recently advertised for engineering services to inventory, inspect all public signage within the Town's Right-of-Way to ensure MUTCD consistency and in preparation to develop a sign replacement program and update the current traffic regulations document. An estimated 2,500 signs will be inspected, inventoried and logged into the Town's GIS system. Work is scheduled to begin over the next 30 days with field collection work completed over a ten week period.

Fitchburg Turnpike Headwall: Concord Public Works Engineering Division completed the design of a precast concrete headwall to replace the existing collapsed stone headwall for the existing 24" culvert which conveys an existing stream/irrigation ditch under Fitchburg Turnpike. During the headwall installation by the Highway Division, it was determined that the current pipe condition was significantly deteriorated and would require replacement as well. CPW has coordinated with contractor Fenton and Sons to complete the pipe replacement as weekend work to minimize traffic disturbance. This work is planned to be completed over the weekend of October 22 at which time it is expected that this portion of Route 117, Fitchburg Turnpike will be closed and a detour put in place.

Hapgood Forest/Fairyland Drainage Project: Highway Division staff continues to provide considerable value through planned annual construction improvements utilizing the expertise of both the Engineering and Highway Divisions. Work has begun on a failed culvert and headwall which includes the replacement of the existing headwall and pipe system.

MPO Candidates Forum: The Boston Region Metropolitan Planning Organization (MPO) will hold its annual election of municipal members on October 26. Prior to the election, a Candidates Forum will be held on October 12 at 4:30 PM at the State Transportation Building, 10 Park Plaza, Boston, MA. The Forum is an opportunity to meet the candidates for the six available seats and learn about their interest in participating in the metropolitan transportation planning process.

The municipality candidates by contest are:

At-Large City Seats (Two open seats)

Everett (Carlo DeMaria)
Newton (Setti D. Warren)

At-Large Town Seats (Two open seats)

Arlington (Clarissa Rowe)
Lexington (Hank Manz)
Natick (Charles M. Hughes)
Needham (Maurice P. Handel)

North Shore Task Force (NSTF) Seat

Beverly (William Scanlon)

North Suburban Planning Council (NSPC) Seat

Woburn (Scott D. Galvin)

SouthWest Advisory Planning Committee (SWAP) Seat

Hopkinton (Todd A. Cestari)
Medway (Richard Dunne)

Three Rivers Interlocal Council (TRIC) Seat

Norwood (Michael J. Lyons)