

# Town Manager's Report Monday, September 19, 2011

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

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

## **LIGHT DEPARTMENT**

**Willard Solar PV System:** The solar photovoltaic system on the roof of the Willard School began generating electricity on September 15, 2010, just about one year ago. In its first year of operation, the system generated 51,367 kilowatt hours of electricity, or about 7% of the school's total electricity needs. 51,367 kilowatt hours is enough to power a Concord home with median electricity usage for six years. The system generated 90% of electricity it was expected to produce in its first year. Heavy snow cover, which prevented the system from producing any electricity for six weeks in January and February of 2011, reduced the total generation for year 1.

By reducing the school's need for electricity generated by burning fossil fuels, the PV system prevented 27 tons of carbon dioxide from entering the atmosphere. The free, renewable electricity generated by the system saved the Concord Public Schools \$9,000 in electricity costs.

**Street Lights:** Light Plant crews have installed 195 new 50 Watt MH streetlight fixtures. During the week of September 12, 39 street lights were installed. Below is the list of roads recently completed:

Baker Ave, Birch Drive, Brown Street, Central Street, Chase Road, Derby Street, Frances Street, Harrington Ave, Heath's Bridge Road, Holdenwood Road, Main Street (portion in West Concord), Musterfield Road, Nashawtuc Road, Oxbow Road, Simon Willard Road, Tarbell Spring Road, and The Valley Road.

## **PLANNING & LAND MANAGEMENT**

### **Building and Inspections Division**

**Building Officials Focus on "Means of Egress":** Building staff attended a monthly building officials meeting last week. This month's agenda was the inspection of fire escapes, balconies, decks etc. as the means of egress. An inspection of these types of structures is conducted every five years and is a requirement of the building code to ensure that all means of egress are structurally sound. This is another safety component that building

officials are required to track, in addition to other annual safety inspections. Inspections must be certified by an engineer or other acceptable person by the official. Inspections are conducted on restaurants, schools, hospitals, etc.

### **Natural Resources Division**

**Punkatusset Beaver Deceiver:** In May 2004 the Division of Natural Resources contracted Beaver Solutions to install a Pond Leveler Pipe at Hutchins Pond to alleviate beaver-related flooding along the trail. The fence protecting the pipe was corroded due to age and no longer provides adequate beaver exclusion, and the trail has been flooded for the past two weeks. Beaver Solutions has installed over 750 “beaver deceiver” devices in six states since 1998, and replacing the fence has been determined to be the most cost-effective and long-term option. The new fence will be epoxy-coated steel mesh designed for marine use, increasing its life expectancy to about 10 years. The fence will be replaced next week.

**Conservation Crew:** As Conservation Crew members Chris Wright and Bruce McGarry are wrapping up their work for the summer, they have completed several valuable efforts this summer, including water chestnut harvesting, trail and land maintenance on conservation lands including downed tree removal, invasive species removal, weed whacking, mowing, trash removal, and sign replacement. They received accolades on their work from several residents and Town employees (notably at Heywood Meadow, Annursnac, the Amble, and Willow Guzzle). Their work clearing trails and assisting with bridge construction along the Emerson-Thoreau Amble has been tremendous and we are grateful for all their efforts this year towards improving conservation lands in town.

### **Planning Division**

**Planning Board:** Last Tuesday night, the Planning Board endorsed three Approval Not Required plans for 76 Martin Road, 232 Sudbury Road and 676/712 Monument Street. The Board also discussed the charge and formation of the West Concord Advisory Committee, and decided to allow up to 7 members (plus 2 non-voting), a liaison from the Planning Board who will facilitate communication between the two, and limited support from the Planning Division.

**Solar Siting Committee:** Last Wednesday night, the Solar Siting Committee held an Open House at the Harvey Wheeler Community Center to solicit feedback on the 6 identified potential sites for solar. The Committee estimated that between 50-70 people showed up, many of whom raised questions or concerns about the public process, the next steps for the Town, and the debate over competing land uses. The Committee will meet Thursday, September 22 from 7:00-9:00 p.m. to review the comments and determine how best to incorporate them into the next draft report.

**9 Independence Court:** Thursday afternoon, Plan Review staff met with the development team for the proposed sushi restaurant at 9 Independence Court in Concord Center. Some of the concerns raised by staff involved sorting out the easement and licensing agreements with the adjacent properties and the Town, establishing the proposed menu and number of seats, determining the increase in gallons per day and sewer improvement fee associated with the change in use from retail to restaurant, the design of the handicap access ramp,

whether a separate egress is required under the building code for the 2<sup>nd</sup> floor kitchen, and providing compensatory flood storage for any added impervious area. The application is scheduled on the September 21 Natural Resources Commission agenda, October 6 Historic Districts Commission agenda, October 11 Planning Board agenda, and October 13 Zoning Board of Appeals agenda.

**Bike Racks:** Thursday night, Senior Planner Julie Vaughan went before the Historic Districts Commission and gained approval for 1 or 2 (TBD) bike racks to the left of the entrance of the DPLM building, and for the 1 bike rack installed by the entrance of the Concord Public Works administration building. The Commission requested that the proposed bike rack(s) have concrete footings set within a rectangular brick area.

**Bruce Freeman Rail Trail:** MassDOT held a kick-off meeting on Wednesday with selected consultants Greenman-Pedersen, Inc., town representatives from Westford, Acton and Concord, and State officials to discuss the current status of Phases 2A (Acton), 2B (Bridge over Rt. 2) and 2C (Concord), the start of the next design phase and various State requirements for information yet to be submitted (such as title work, easements and environmental).

### **Health Division**

**Mosquito Control:** Due to the confirmed reports of a human case of West Nile Virus (WNV) in Newton and a horse in Belchertown and the WNV-positive mosquitos in abutting communities (specifically Acton), staff contacted David Henley from the Eastern Middlesex Mosquito Control Program for an update on test results for the mosquitoes monitored in Concord. To date, specimens collected from traps on 6/13, 7/27 and 8/16 tested negative for both WNV and EEE (Eastern Equine Encephalitis). On 7/27, mosquitoes collected from traps on Elsinore Street & Kenney Lane also tested negative for the virus. Also, in conjunction with the Public Works Department staff, EMMCP treated 2,099 catch basins with larvicide (8/1 & 8/17) for preventative measures. This information was discussed at the August 16, 2011 Board of Health meeting.

**Influenza Vaccine:** Earlier this year, MDPH issued strict guidelines for use of the State-supplied influenza vaccine it distributes to communities. The vaccine may only be administered to uninsured or under-insured individuals. The Town of Concord was allotted 290 pre-filled syringes (Fluarix). On Tuesday, CHD was notified that the State-supplied vaccine could be distributed to pediatric facilities that offer influenza vaccine to its patients regardless of insurance status. Public Health Director Susan Rask confirmed this information with MDPH, and staff contacted the (5) pediatric facilities that participate in the Massachusetts Immunization Program and it is anticipated that 250 of the 290 doses will be reallocated to those facilities based on their needs.

### **PUBLIC WORKS**

**2010/2011 Sidewalk Improvement Program:** Project contractor, Allied Paving, will install binder course pavement for the sidewalks and driveways from 1075 Lowell to 887 Lowell Road the week of September 19. In addition to pavement work, the construction of the

slope/stone wall at 857 Lowell will continue as well as loam and seed installation.

Upcoming work will also include rehabilitation of the curb ramps at Old Marlboro Road/Harrington Ave, sidewalk rehabilitation at Pine Street and continued miscellaneous items on Lowell Rd.

**2010/2011 Roads Program:** Project Contractor, Lazaro Paving, completed the pulverization/reclamation of Whittemore Street, Derby Street, Central Street, and Riverside Avenue. Fine grading and compaction, is ongoing on Derby St., Central St., and Riverside Avenue and has been completed on Whittemore Street. Pending final approval from CPW-Engineering related to road pitch, sub-base gradation/compaction results; the contractor plans to pave the streets towards the end of the week of September 19. Meanwhile, water and sewer sub-contractor, Fenton and Sons, has completed the installation and chlorination of the water by-pass for the Union Street neighborhood. Pending favorable test results, Fenton and Sons is planning to begin the installation of new water mains on Fielding Street and Union Street Tuesday, September 20.