

Town Manager's Report

Monday, December 17, 2012

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: Ladder 1 was out for minor maintenance items from Monday through Thursday. It is now back in service.

Unusual Emergency Responses: Thursday evening, Engine 3 responded to 447 Cross Street, Carlisle on the second alarm house fire. They performed roof ventilation and otherwise supported Carlisle's efforts.

Friday (as noted in the Police report below) the duty shift responded to the railroad tracks in the area of Nashoba Road for a pedestrian vs. train accident. Crews helped the MBTA with the fatality and transfer of train passengers to buses.

PLANNING & LAND MANAGEMENT

Planning Division

Community Preservation Committee: At their meeting on Monday, December 10, the CPC completed their final vote on this year's funding recommendations for the 2013 Annual Town Meeting. In all, the Committee recommended a total of \$1,636,500 with \$175,000 proposed for Community Housing Projects; \$949,000 for Historic Preservation; \$472,800 for Open Space. Recommended projects include the following:

Town House Exterior Restoration - \$800,000
Acquisition of McGrath Farm - \$400,000
Rogers Land Trail Access Land Acquisition - \$38,800
Concord Housing Authority's Everett Garden Expansion Roof Replacement - \$100,000
Regional Housing Services Program Membership - \$25,000
Heywood Meadow Stone Wall Engineering and Design - \$15,000
Wheeler-Harrington House Studies - \$33,000
Old Calf Pasture Habitat Restoration - \$25,000
CHDC's Maintaining Concord's Affordable Housing Program - \$50,000
Wright Tavern Historic Structure Report and Roof Replacement - \$50,000
Emerson Umbrella's Cupola Restoration - \$60,000
Concord Children's Center's Natural Playscape, Phase II - \$9,700

Staff and Technical Services - \$30,000

Funding award notices with draft project conditions will be going out to successful applicants over the next week. The CPC will then work to address any questions or concerns on the funding recommendations prior to the Finance Committee's public hearings in February.

Zoning Board of Appeals: Thursday night, the Zoning Board of Appeals accepted the continuance requests for the proposed redevelopment project at 50 Beharrell Street and 13B Commonwealth Avenue, the special permit for a non-conforming single-family structure at 12 Kenney Lane, and the renewal of the special permit for the car wash at 24 Westgate Park. The Board then granted the following: a special permit for a new structure which will exceed the gross floor area of the existing structure by more than 50% at 899 Lowell Road; a special permit for the conversion of an existing carriage house into an additional dwelling unit at 21 Academy Lane; a special permit for an additional dwelling unit at 1373-2 Monument Street; and an Amendment to a Variance to allow the owner to maintain the existing second kitchen at 280 Great Meadows Road. Lastly, the Board opened the hearing for the proposed TD Bank project at 1112 Main Street. After 3.5 hours, which included a presentation by the Applicant, a lengthy discussion and a lot of comments from the public, the Board continued the application to their January 10th meeting because some staff conditions required "prior to approval" had yet to be satisfied by the Applicant.

Natural Resources Division

Natural Resources Commission: The NRC held a public hearing last week on proposed Wetland Bylaw changes that will be submitted for vote at the 2013 Annual Town Meeting. The changes broadly fall into three categories: expanded definitions for improved clarity, aligning Bylaw language with the state Wetlands regulations, and providing better implementation guidelines for property owners, Town staff, and the Commission, while still upholding the guiding principles of the protections provided by the Bylaw. Information on the proposed changes can be found on the Natural Resources Commission webpage, (www.concordma.gov/pages/ConcordMA_NaturalResources/nrc). If you have any questions, please contact the Division of Natural Resources at 978-318-3285.

Matters to be heard at the NRC meeting on December 19 include the redevelopment of 50 Beharrell Street, an after-the-fact application for repairing and constructing structures along White Pond at 68 Shore Drive, and tree removal at 329 Silver Hill Road.

Crosby's Corner Construction Update: Division staff attended a pre-construction site visit for the Crosby's Corner/Route 2 Project with representatives from MassDOT, Contractor DW White, DEP, and the Lincoln Conservation Department. Construction is expected to begin in the next few weeks, beginning with house demolition, construction of BMPs, and tree clearing along the roads.

Building Inspection Division

New 24 Walden Street Restaurant: Town Planning staff met with John Boynton, the owner of the property which includes the former Walden Grill restaurant; to discuss a new restaurant proposed for the site. The new restaurant will be run by Jason Bond who currently owns the “Bondir” restaurant located on Broadway in Cambridge. The new restaurant in Concord is proposed to be similar to the Cambridge restaurant which advertises itself as “a cozy, farm-house style restaurant “with menus that showcase the pastoral and marine bounty of our New England region and offer a finely curated selection of American and European wines and beers.” The new restaurant proposes to include a new outside seating area for summer dining. The new restaurant will require approval by the Board of Appeals and Historic Districts Commission and a recommendation from the Concord Planning Board.

Construction Activity this Year: Comparing this year to date to last year, the Inspections Division has issued 29 new house permits; this is the same number of new house permits that were issued last year. Permit construction value has increased from \$40 million last year to \$66.8 million to date this year. This is a 167% increase over 2011.

Health Division

Design of Food Service Facilities for New CCHS Project: Health Inspector Gabrielle White is reviewing recently submitted plans for the kitchen and food storage areas at the new Concord-Carlisle Regional High School.

Weights and Measures Inspections and Invoices: Administrative Assistant Karen Byrne spent significant time sending invoices to businesses for the final quarter of the required 2012 Weights and Measures inspections. The Weights and Measures program changed significantly this year, when the former Weights and Measures Inspector left his position with the Town, and Concord initiated a contract with the Massachusetts Division of Standards for weights and measures inspections. This change necessitated Karen having to develop a new tracking and invoicing system for inspections.

THRIVE: Healthy Concord: To date, the Healthy Concord survey has received 779 responses, and we are hoping to hear from many more residents. Everyone is invited to take the on-line survey at: <https://www.surveymonkey.com/s/HealthyConcord>. Paper copies of the survey are also available at key locations around Concord, including the libraries, COA, Beede Center and Hunt Gym, and the Town House. Please visit the Healthy Concord webpage: http://www.concordma.gov/Pages/ConcordMA_Thrive/index to learn more about healthy communities, view the results of our most recent resident surveys, find links to new surveys, and see progress on Concord’s Healthy Community Planning Process.

POLICE

Operational Services: On Friday December 14, officers responded to the railroad tracks near the Baker Ave crossing for a report of a woman struck by a train. Sgt. Kennedy and

Officer Young arrived on scene, along with Concord Fire, and located the crash point. The woman was located and it was determined that she was deceased. The matter is still under investigation.

Community Services: On Thursday December 14, officers from the evening shift assisted with Shopping Night in Concord. Officers were assigned to foot patrol in the area of Monument Square in order to assist with traffic and parking, and assist pedestrians crossing streets. A large turnout was reported by officers who stated that there were no problems that occurred during the night.

In light of the tragic events that occurred in Connecticut Friday, patrols will be assigned to monitor the activities around schools on Monday, December 17. Officers will be instructed to maintain a highly visible presence in an effort to provide a sense of safety and security for parents and students.

Administrative Services: On Wednesday December 12, several of our officers participated in diversity training at the Police Station. The trainer, Sarah Ting, provided an enlightening and engaging session on cultural awareness and effective communication skills.