

# Town Manager's Report

## Tuesday, April 16, 2013

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

**Concord Light Participates in League of Women Voters House Tour:** On April 6, Concord Light participated in a house tour organized by the League of Women Voters of Concord Carlisle. The house tour featured seven unique Concord homes that highlighted new concepts in energy efficiency, accessibility and design. Concord Light set up its energy efficient lighting display at one of the homes on the tour, and answered a steady stream of questions from tour attendees who were interested in lighting products available for sustainable living.

**Concord Light's Business Customers Install High Efficiency Lighting:** Concord Light congratulates the following customers who have completed lighting upgrades in their facilities:

Draper Laboratory replaced inefficient T12 lamps with more efficient T8 lamps and ballasts throughout their facility. They also installed lighting controls that turn lights off when spaces are not occupied. Draper Laboratory received a \$2,332 rebate from Concord Light.



Draper Laboratory

Spaulding Management LLC arranged and financed a lighting upgrade for Dane, Brady & Haydon, a commercial tenant at 37 Main St. Concord Light contributed a rebate of \$865 towards the cost of the project.



Dane, Brady & Haydon, LLP  
and Spaulding Management LLC.

**New Central Air Conditioning Rebates.** Concord Light has revamped its central air conditioning rebate program in order to keep pace with advances in the air conditioning system market, and to make it more affordable for its customers to install highly efficient systems. The minimum Energy Efficiency Ratio (EER) that a central AC system must now have to qualify for a rebate from Concord Light has increased from 11 to 13. However, the rebate per ton of cooling capacity for systems with EER of 13 or higher has also increased. It is now \$170 - \$350 per ton, depending on the EER of the system. Finally, the rebate cap has increased from \$1,500 to \$3,000 per customer per year.

## **PLANNING & LAND MANAGEMENT**

### **Planning Division**

**Planning Board:** Tuesday night, the Planning Board met with the development team for a Preliminary Subdivision at 150 Barnes Hill Road which proposes a cul-de-sac (for frontage purposes) and two lots. The Applicant's intent is to seek waivers from construction of the cul-de-sac, and to use a more environmentally-sensitive approach of creating a common driveway (allowed by special permit). The Board approved the Preliminary Plan with conditions; it is anticipated that the Applicant will file a Definitive Subdivision Plan and Common Driveway Special Permit application concurrently. The Board then met with the developer of the Definitive Subdivision at 31X Garfield Road, and approved a slightly revised bond estimate for improvements to the road based on feedback received from the Engineering Division. The meeting concluded after the Board discussed and took positions on Warrant Articles 44, 46, 52 and 54; selected appointees to the Millbrook Tarry Redevelopment Task Force; and endorsed a Form F Release of Lots for Ridge/Revolutionary Road (to correct a past oversight).

**Bike Corral Photo Contest – Concord in 2<sup>nd</sup> Place:** Planning Division staff were very happy with the community's enthusiastic response to this bike contest; unfortunately, Senior Planner Julie Vaughan received the sad news on Monday that the Town of Concord did not win the Saris Bike Corral Photo Contest, having been edged out by Morristown, New Jersey by about 30 votes. With the strong outpouring of community support (almost 600 votes!), the Planning Division is exploring options with multiple bike rack companies. Stay tuned!

**Zoning Board of Appeals:** Thursday night, the Zoning Board of Appeals heard the continued signage proposal of Arista Development for TD Bank at 1112 Main Street and approved some but not all of the proposed signs (i.e., no "shield" TD signs will be on the building façade). The Board then heard and approved three of four new applications - the special permit to extend and alter a non-conforming structure and use at 557 Sudbury Road; an amendment to a special permit for the Concord Gas site at 686 Elm Street and the special permit for a new diesel generator in the flood plain conservancy district at the Fire/Police Station at 209 Walden Street. The application for 111 Pilgrim Road was continued at the request of the owner/applicant to May 9.

**Parking Management Plan presented to Board of Selectmen:** Consultants from Nelson-Nygaard, Director Marcia Rasmussen and Police Chief Barry Neal met with the Board of

Selectmen to present the Parking Management Plan and discuss the findings and recommendations. The next steps will be working with Town staff to identify a strategy for implementation of multiple aspects of the report involving input from Planning, Public Works, Police, Finance and the Town Manager's office, then presenting a recommendation to the Board of Selectmen. The final report of the Parking Management Plan is posted on the Planning Department's web page at [http://www.concordma.gov/pages/ConcordMA\\_Planning/index](http://www.concordma.gov/pages/ConcordMA_Planning/index).

### **Natural Resources Division**

**Natural Resources Commission:** At the next NRC meeting on April 17, the following matters will be heard: an after-the-fact filing for driveway reconstruction at 24 Off-Harrington Avenue, an Amendment Request for a sprinkler system and drywells at 88 Martin Road, and a Request for Determination to confirm wetland resource area boundaries at 221 Baker Avenue. The Commission will also discuss Town Meeting Articles 12 and 13, and will evaluate two proposals received to farm 3 acres at 79B Old Road to Nine Acre Corner (Landmark Field).

**McGrath Farmland:** Staff met with most of the farmers who will be farming various portions of the Town-owned McGrath farmland to review boundaries of the license agreements. Michael McGrath will be farming approximately 1 acre of farmland on the School Department parcel with the remainder of that parcel to be farmed by Spring Brook Farm of Littleton. Hutchins Farm will be farming the old Richardson lot across from Strawberry Hill Road. They intend to retain at least one of the asparagus beds on this parcel. Gaining Ground will be farming the asparagus and berries next to Patrick McGrath's house.

### **Building Inspections Division**

**Trinitarian Episcopal Church at 81 Elm Street:** John Minty met last week to review the church's plan to expand their rectory meeting and office space. Zoning setback issues were discussed along with an initial review of the building code issues with tying in the new structures with the old structures. The project has already been presented to the Historic Districts Commission and is being reviewed by them. The project will also require a recommendation by the Planning Board and a special permit from the Zoning Board of Appeals. If approved the church is hoping to begin construction sometime in September/October of this year.

**Colonial Inn Annual Seating Change:** Building Inspections staff visited the Colonial Inn last week to inspect the transfer of seating from the inside of the building to the front porch. This process was approved by the Zoning Board of Appeals in a special permit issued last fall. The seats will migrate back inside in October.

### **Health Division**

**Tick-Borne Illness:** With the approach of spring, residents are reminded to take simple precautions to avoid tick exposure - if you've been outdoors, even in your own backyard,

make sure to check yourself and your pets daily for ticks. Spray shoes and pants with insect repellent before walking in the woods. Place clothes worn outdoors in a hot dryer for 15 minutes to kill any ticks which might be attached. The Town of Carlisle will be hosting a presentation on Wednesday April 24, *The Ecology and Management of Tick-Borne Diseases* at 7 p.m. at the First Religious Society Union Hall, 27 School St. in Carlisle. The presentation will focus on what residents can do to reduce the risk of contracting a tick-borne disease. All are welcome to attend.

**Premature Failure of a Perc-Rite Drip Irrigation Sewage Disposal System:** Assistant Health Director Stan Sosnicki has been working to investigate the reasons for premature failure of a drip irrigation soil absorption system. This has involved extensive interaction with the homeowner, the system designer, the system operator and the Perc-Rite vendor to investigate possible reasons for the failure and to develop a plan to cost effectively remediate the problem.