

Town Manager's Report

Tuesday, February 19, 2013

To: Board of Selectmen
From Christopher Whelan, Town Manager

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

FIRE

Unusual Emergency Responses: Thursday afternoon, a CFD engine and ambulance responded and operated at a two alarm house fire in Bedford. Initial reports from occupants at the scene indicated there may have been persons trapped inside. Fortunately an initial search by first arriving companies revealed no such entrapment.

Personnel: The Department's newest hire, Lindsay McGloughlin, will begin her work as a CFD Firefighter on March 4. She currently works for the Littleton Fire Department and will bring many talents here to Concord.

Other Items: The Mass Fire Academy delivered an ethanol risk and response training program last week at the CFD. Ethanol is a fuel additive used in most gasoline. The chemical properties vary from that of gasoline particularly in terms of flammable range and solubility with water. Ethanol's use is increasing dramatically, and the inclusion of ethanol in our fuel changes the traditional approach we need to take when responding to such fires. This course will help our firefighters be prepared for this emerging trend.

This week, CFD training will begin at the newly acquired 51 Laws Brook Road property. Training topics will include search and rescue, hose operations, ventilation and incident management, to name a few. A smoke machine will be used to reduce visibility, but there will be NO actual fires. There will be signage used explaining to the public that this is a CFD training session only.

PLANNING & LAND MANAGEMENT

Planning Division

TD Bank/1112 Main Street: On Wednesday, the 20-day appeal period for the Zoning Board of Appeals (ZBA) decision granting the special permit for the TD Bank at 1112 Main Street came and went with no appeals filed. The Applicant, Arista Development LLC, can now record the decision and begin working on the conditions of approval requiring satisfaction prior to the start of construction. It should be noted that Arista Development LLC currently has a sign variance application before the ZBA.

Parking Management Plan: Town staff from Planning, Engineering, Police and Finance, as well as the Town Manager, met on Friday with consultant Nelson-Nygaard to review the final reports, recommendations and implementation plan for proposed improvements to parking management within Concord Center and West Concord Center. Next steps for the consultant include gathering additional comments from staff, making changes to the recommendations based on these comments, and providing a baseline revenue stream and more specific information on costs of implementation to aid in prioritization of the recommendations.

Bruce Freeman Rail Trail (BFRT) Advisory Committee: As part of their ongoing outreach activities, the BFRT Advisory Committee is sending out invitations and maps to direct abutters of the future rail trail in the area of White Pond to invite them to two 'drop-in' events on Wednesday, March 13 (one at the Fowler Library from 10:30 a.m. to 12:30 p.m. and one at the HWCC Clock Tower Room from 4:30 to 6:30 p.m.) to review the proposed location of fencing along the rail trail on the portion from the Sudbury Town line to Powder Mill Road.

2229 Main Street/NMI: Members of the Town's Senior Management Team met with federal and state representatives working on the clean-up of the former NMI/StarMet site at 2229 Main Street to learn more about planning options and opportunities for future redevelopment at this site. Bruce Thompson, Project Manager from de maximis inc., provided an update on the current clean-up activities for the buildings on site and outlined the review process moving forward in 2013.

Natural Resources Division

Barrett/McGrath RFP: The Division of Natural Resources received 9 proposals to farm portions of McGrath Farm. Staff is currently evaluating these proposals, which will be reviewed by the NRC at their meeting next week. The NRC expects to reach a recommendation to forward to the Town Manager shortly after next week's meeting.

Building Inspections Division

New Emergency Generator at Police/Fire Station: After Planning and Natural Resources staff met with Fire and Police officials and their design consultants on Thursday, Building Commissioner John Minty reviewed the proposed relocation of the emergency generator at the Police/Fire Station on Walden Street and determined that this work would require a special permit from the Board of Appeals for work in the Flood Plain Conservancy District. This process also requires recommendations to the Board from the Planning Board and Natural Resources Commission, an Order of Conditions under the Wetlands Protection Act from the Natural Resources Commission and a Certificate of Appropriateness from the Historic Districts Commission.

Peter Bulkeley Building: The Building Inspections Division was able to issue a temporary Certificate of Occupancy for the Concord Housing Authority's Peter Bulkeley building at 115 Stow Street. The Peter Bulkeley Building project is a renovation of the existing Concord Housing Authority building which includes 24 apartments. The project cost to renovate this building was \$5.2 million.