

# Town Manager's Report Tuesday, May 28, 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**

**Station 1 Renovation:** Last week we opened bids for the Public Safety Emergency generator and, as an add alternate, the HWCC generator install. The base bid range was \$317,800-\$536,445. The low bidder withdrew their bid, leaving a second lowest bid of \$372,000 submitted by Phillips Electric. While this bid is higher than expected, our engineering firm supports awarding the bid based on pertinent information received.

Phillips Electric's add alternate bid for the HWCC generator was \$113,000. This was also higher than expected, and staff is working internally to develop options for consideration.

**Emergency Management:** Last Thursday Chief Cotreau attended a meeting on the Statewide all-hazards Mutual Aid agreement held at Lexington DPW. MEMA presented information on the particulars of MGL c. 40 Section 4J Statewide public safety mutual aid agreement and MGL c. 40 Section 4K Statewide Public Works mutual aid agreement. This is an "Opt-in" agreement in which the Town of Concord can opt-in (or not) to either or both agreements. The aim is to enable mutual aid to or from anywhere in the State, including all types of assets such as Fire, Police, DPW, Public Health, Building or Electrical Inspectors etc. There are some benefits in terms of inclusion in the FEMA reimbursement process. This warrants further discussion between the Town Manager and the various affected department heads.

## **PLANNING & LAND MANAGEMENT**

### **Planning Division**

**Zoning Board of Appeals:** On May 9, the Zoning Board of Appeals opened the hearing on the proposed redevelopment project at 50 Beharrell Street and 13B Commonwealth Avenue. After a lengthy discussion, the Board continued the application to the June 13 meeting in order to conduct a site visit. The Board then granted an amendment to a special permit to allow a structure, which was recently relocated to 54 Sudbury Road, to remain in place though the overhang is slightly nonconforming.

**Planning Board:** Last Tuesday night, the Planning Board had their first meeting of 2013 without scheduled applications, which enabled them to focus on other business including a list of goals for the 2013-2014 year; endorsement of the 8-lot Definitive Subdivision Plans for 9B Monsen Road and a discussion of future leadership roles for the Board. They postponed a conversation about the *Analysis of Impediments to Fair Housing Choice* until the June 4 meeting.

**Freedom's Way National Heritage Area:** Senior Planner Lara Kritzer attended a Stakeholder's meeting on Wednesday afternoon to discuss community resources which should be included in the Area Management Plan that is currently underway. Freedom's Way is comprised of 45 communities in Massachusetts and New Hampshire that share a unique cultural and historical heritage. A Management Plan is a requirement of the National Heritage Program. Public meetings will be scheduled throughout the Heritage Area over the next few months to gather as much public input as possible.

### **Natural Resources Division**

**Natural Resources Commission:** Seven new applications were received for the June 5 NRC meeting: four Notices of Intent to construct four new single-family dwellings at 9B Monsen Road; a NOI to replace a failed septic system at 369 Border Road; a NOI to enclose a porch, install a bulkhead, and conduct landscaping improvements at 319 Strawberry Hill Road; a NOI to construct an addition and garage, remove a portion of driveway, and reconstruct a sunroom at 111 Pilgrim Road; and a Request for Determination for an addition and bulkhead at 8 Ridgeway Road. Continued matters to be heard at the June 5 meeting include a Notice of Intent tree removal at the Concord Country Club; after-the-fact driveway replacement at 24 Off Harrington Avenue; and confirmation of the wetland boundary at Keuka Road.

**Conservation Crew:** Returning Crew member Ian Hunter was joined by Luke Puleo this week, just in time to begin summer trail clearing and land management projects. Ian and Luke removed trees along trails, pulled garlic mustard from several conservation lands, and began measures to replace and construct new boardwalks along the Emerson Thoreau Amble.

### **Building Inspections Division**

**New Offices at 330 Baker Ave Issued an Occupancy Permit:** The new Harvard Vanguard medical office building has been issued a Certificate of Occupancy allowing them to move into their new facility. There is some intersection work still needing to be done where Baker Avenue Extension meets Route 2; this work will be completed this summer.

**Episcopal Church, 81 Elm Street:** Last week, John Minty met with Church representatives to review the Board of Appeals application to expand their rectory meeting and office space. The project has already been presented to the Historic Districts Commission and is currently under review by the HDC. The project will also require a recommendation from the Planning

Board. If approved, the church is hoping to begin construction sometime in September/October of this year.

**Middlesex School Faculty Housing:** The five new faculty housing units off Lowell Road across from the school's main campus are well under way. The homes use modular construction which allows them to be constructed quickly once the foundations are in place. This project and site plan was reviewed and approved by the Planning Board last fall.

### **Health Division**

**Bottled Water Bylaw:** The Health Division received two complaints about businesses selling bottled water in violation of Concord's bylaw. Assistant Public Health Director Stan Sosnicki inspected the two establishments; both establishments were found to be in violation with one receiving a \$25 fine and the other a written warning.

**Fire at Colonial Inn:** The Colonial Inn had a small fire in the laundry room on Saturday May 18. While the fire was quickly extinguished, it created a large amount of smoke that filled the kitchen. Health Inspector Gabriele White responded to this emergency and supervised the disposal of all foods that had been contaminated by the smoke and the cleanup of the kitchen.

**Swimming Pool and Bathing Beach Inspections:** Health Inspector Gabrielle White spent significant time this week conducting pre-opening inspections of swimming pools. The first round of water sampling at the three semi-public bathing beaches was conducted on May 21; water at all three ponds meet standards for swimming.

**Nuisance Complaint:** Assistant Public Health Director Stan Sosnicki followed up on a complaint regarding the burial of 8 stumps on a residential property. It was determined that there are no local or State regulations to prohibit a homeowner from burying stumps on their property.