

Town Manager's Report

Tuesday, March 25, 2014

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

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

FIRE

Personnel: A funeral was held on Friday morning, March 21, for retired CFD captain Richard Pickel. Captain Pickel served Concord well for 32 years. He could always be counted on to find some humor in most circumstances. He was a good mentor to many of the now-senior members of the CFD. A big thanks goes to his wife Barbara for sharing him with us over those many years.

The CFD is pleased to announce that Matthew O'Donnell of Littleton is our new Firefighter EMT and he started work on Monday March 24. Matt endured a very competitive hiring process before being appointed by the Town Manager. He is filling a vacancy created by the retirement of Lieutenant Ed Conlin.

PLANNING & LAND MANAGEMENT

Planning Division

Planning Board: At its Tuesday night meeting, the Planning Board voted to support Article 44 – an amendment to allow the use of a trailer as a temporary retail facility, subject to an amendment that such use be limited to a retail use that already existed on a site; the motion to support Article 57 – Demolition Delay Bylaw - failed with two Planning Board members voting in favor, two opposed and two abstaining. The Board heard additional information relative to landscaping and neighborhood concerns for the 140 Commerford Road Planned Residential Development, with a site visit scheduled for April 1 at 5:00 p.m. and continued discussion at the April 8 meeting. The Board also considered a letter submitted by the Concord Housing Development Corporation to pursue assisted living residential use for the Junction Village site off Winthrop Street and requested additional information about that decision before making a recommendation or providing guidance on the project.

Regional Housing Services Office (RHSO): Last Monday, Town staff from Acton, Bedford, Concord, Lexington, Sudbury and Weston met to discuss the status of the current year's work and the draft work plan for the coming year. On Friday, RHSO staff met in Concord to discuss transition plans for the move from Sudbury to Concord by July 2014; Information Systems Assistant Leslie Koplou met with the RHSO and Planning Division staff

to discuss RHSO needs and Information Technology support (phones, computers, website, printing, email, etc.) as part of that meeting.

Building Inspections Division

McGrath Farm: Last week, the Inspections Division conducted a final inspection on the main farm house at the McGrath Farm property at 449 Barrett's Mill Road. The property includes a separate farm worker's apartment which was approved by the Board of Appeals last fall. The apartment will be receiving a Certificate of Occupancy as soon as it is completed.

50 Beharrell Street Project: The 50 Beharrell Street & 13B Commonwealth Avenue project was issued a building permit this week which will allow Oaktree Development to begin construction of this new West Concord project. This \$14 million dollar industrial/business/residential building will have at least ten percent of the dwelling units and ten percent of the industrial or non-retail business use areas available at an affordable rate. The developer began work on the site by demolishing the existing buildings.



Natural Resources Division

Natural Resources Commission: At their March 19 meeting the NRC heard the following matters: the continued Notice of Intent (NOI) for CC at Play to renovate the athletic fields at Concord-Carlisle High School and construct a new synthetic turf field; the continued Request for Determination (RDA) to confirm the wetlands jurisdiction at 163 Lindsay Pond Road; and, two new Abbreviated Notices of Resource Area Delineations (ANRAD) for 385 and 405 Cambridge Turnpike and 1888 Main Street. With the continued snow cover and frozen ground conditions, determination could not be made on the two ANRADs or the RDA. CC at Play was continued to the April 2 NRC meeting. Concord Public Works culvert replacement project at Sleepy Hollow was continued to the April 19 NRC meeting. Two Certificates of Compliance were issued: 2250-2254 Main Street and 12 Southfield Road. New applications received this week for the April 2 NRC meeting include: an NOI to construct an addition at 21 Hawthorne Lane; an NOI for Middlesex School to demolish and reconstruct the barn at 1435 Lowell Road and renovate the barn at 1411 Lowell Road into a facilities building and office with associated site improvements; and an NOI for 280 Silver Hill Road to construct an addition and install a gas service.

McGrath Farm: The new farmers for the McGrath Farm, Lise Holdorf and Melissa Maxwell, have launched their website for the Barrett's Mill Farm at barrettsmillfarm.com. They already have a few CSA members signed up but are eager for more. They will be operating farm stand three days per week (Tuesday and Thursday from 3-6pm, and Saturday from 11am to 4pm).

Health Division

Planned Residential Development, 140 Commerford Rd.: Assistant Health Director Stan Sosnicki reviewed septic design plans for a shared septic system for 22 homes in the planned residential development at 140 Commerford Rd. The plans were rejected for technical design deficiencies and because required legal documents for the shared system were not submitted with the application.

Trails End Café Renovation: Health Inspector Gabrielle White continues to work with the owners and builders at Trails End Café to allow the restaurant to remain open during the expansion and renovation of the facility. The resulting phased construction schedule has required multiple extra inspections and oversight by the Health Inspector.

POLICE

Operational Services: On Monday, March 17, Officer Holsinger conducted a motor vehicle stop on Church Street in the parking lot of the Harvey Wheeler Center. Officer Holsinger determined that the vehicle involved had a stolen license plate attached to it and that it was not properly registered or insured. A summons was issued to the operator for receiving stolen property, operating an unregistered and uninsured motor vehicle and attaching a license plate to conceal the identity of the motor vehicle. The plates were seized and returned to the owner and the vehicle was towed.

On Monday, March 17, Officer Young responded to Emerson Hospital for a report of threats made against a doctor. Officer Young learned that the subject making the alleged threats took issue over the care that the doctor was giving his wife. Officer Young spoke to all parties involved and determined that the threats were based on the involved subject not wanting to deal with this particular doctor the next time he visited his wife. It was agreed that there would be no issues and if the husband should create any issues then he would be removed from the hospital. Emerson Security was also advised of the incident.

Also on Monday March 17, while at the call above, Officer Young was requested to the Emergency Department for a patient who was causing a disturbance. Additional officers (Officer Mearn and Officer Toumayan) were also summoned, and they were able to calm the patient down. Once he was medically cleared, the subject was transported by Officer Mearn back to his home in Maynard.

On Wednesday, March 19, Inspector Monahan and Officer Manchuso investigated a report from the Transit Police regarding a subject who had a large amount of train tickets in his possession. Officers located the subject based on the information provided, and determined that he did have the tickets. The tickets were seized and turned over to the Transit Police who are reviewing video footage to determine if any charges will be filed.