

# Town Manager's Report Monday, August 15, 2011

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

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

## FINANCE

**FinCom Annual Budget Data Request:** As is customary practice, the FinCom Guidelines Subcommittee has submitted its annual budget data request to the Town Manager, asking for a response by September 30 and an initial meeting with the FinCom on October 6.

## FIRE

**Station 1 Renovation:** Steel studding and electrical work continues on the first floor of Station 1. The Fire Chief anticipates restoration of the front landscaping this fall, depending upon available funds.

**Apparatus:** The updated estimate for Ladder 1, inclusive of truck, ground ladders, cabinetry upgrades and equipment is \$800K.

## PLANNING & LAND MANAGEMENT

### Natural Resources Division

**Thoreau-Emerson Amble Bridges:** Staff received a signed contract from Solid Earth Technology for the installation of helical piers for the construction of two bridges along the Thoreau-Emerson Amble. The piers are scheduled to be installed on August 29 and 30, with the bridges to be constructed in early September.

**1112 Main Street:** Staff met with a developer proposing to redevelop the existing Mobil Gas station located at 1112 Main St (corner of Baker Avenue and Main near the Concord Greene Condos) into a new retail bank facility. They are in the early design stage of the project.

### Planning Division

**Historic Districts Commission:** During their regularly scheduled meeting on Thursday evening, the HDC met with Sharon Spaulding to discuss her proposal to establish a policy for outdoor displays within the Concord Center commercial area. The HDC agreed on a

proposed plan for allowed displays which will be implemented on a trial basis within the next few weeks.

**Planning Board:** Tuesday night, the Planning Board voted to adopt MGL Ch. 44 Sect. 53G, which allows them to employ outside consultants for 3<sup>rd</sup> party reviews when necessary. The Board then met with representatives from Normandy Development regarding the potential for Zoning Bylaw amendments on the fall Special Town Meeting warrant that will propose to separate the Industrial Park districts and allow for an extended stay hotel use in the Baker Avenue Industrial Park District. After a discussion of the West Concord Advisory Committee charge proposed by the Board of Selectmen, the Board decided to continue the discussion and vote until September 13 when all Board members will likely be present.

**Bruce Freeman Rail Trail Update:** The Town of Acton Planning Director reports that the contract with Greenman-Pedersen, Inc. is being finalized by both parties this week. He anticipates scheduling a kick-off meeting in September to begin the next phase of rail trail design for Acton and Concord.

### **Health Division**

**Walden Grille:** The owners of the Walden Grille will appear at the August 16 Board of Health meeting to review progress towards compliance with food safety regulations.

**Massachusetts Public Health Emergency Preparedness Region 4A:** Region 4A's new fiscal year has begun with a budget of \$351,309.25 for the 34 towns in the region. Coming year activities will include hiring an emergency planner to work with towns to ensure emergency planning deliverables are met, and an inventory of town emergency supplies purchased with Region 4A funds.

**Mosquito Control Measures:** The Eastern Middlesex Mosquito Control Project reports that recent heavy rains have increased the likelihood of increased mosquito populations, especially those that may carry West Nile Virus (WNV). No mosquitos testing positive for West Nile virus have been found in Concord, but WNV-positive mosquitoes have been found in towns surrounding Boston. An announcement was posted to the Town's website and an article was submitted to the Concord Journal reminding residents to use personal protection against mosquitos and to empty any water-holding containers in their yards.

### **Building and Inspections Division**

**Construction Activity is HIGH:** Last week the building, electrical and plumbing inspectors conducted over 87 inspections, including the Longview Meadow (Alexan/Mill Creek) development at Nathan Pratt Drive. Building inspections totaled 48; with 23 electrical inspections and 16 plumbing inspections.

**Longview Meadow:** They have started construction of the pool at the almost-completed clubhouse. The clubhouse, as well as the waste water treatment plant, will be the first two buildings to be completed. Inspectors last week reported that the developer is working on the 8th apartment building, which is a 3-story wood frame structure.

## **POLICE**

**Operational Services:** The manager of the parking garage at Emerson Hospital reported the theft of money from the office of the garage sometime between Monday afternoon (8/8) and Tuesday morning (8/9). This was an unforced entry. The investigation remains ongoing.

During the week two separate incidents were reported of money stolen from belongings left unattended at the beach area of Walden Pond. Police and Walden Pond personnel are showing an increased presence in the area during peak hours to discourage further activity.

On Thursday, August 11 a vehicle parked at Nashawtuc Country Club had the driver's window smashed and a laptop taken from inside. This is similar to reported breaks that occurred in both Lexington and Sudbury the day before. Framingham police reported similar breaks on Friday. Detectives are collaborating with area departments and following up on a group of suspects out of Lynn and Revere.

**Community Services:** Last week, a Bedford St. resident was walking her 11 year old Labrador Retriever in the Hapgood Wright Town Forest, along with her 6 year old daughter and 13 month old in a baby stroller. The dog suffered a medical issue and dropped to the ground, unable to move. Officers responded and carried the 13 month old out of the forest while the dog was pushed in the stroller. The Fire Dept. also responded, and used a special mask for animals to administer oxygen to the dog to assist in its breathing. At last report the dog was still in a veterinary clinic in stable condition.

**Administrative Services:** Phase I of a Regional Dispatch Study has been completed by consultant L.R. Kimball, as Concord was one of 8 area Towns included in the research. (The consultant, hired by Sudbury Police, is exploring the feasibility of such regional dispatch in the area.) While Phase I was primarily an information gathering segment, Phase II will look at what towns might best be paired or grouped together, and project a cost estimate based upon grants currently being offered. The goal of the study is to determine whether better service can be provided to adjoining communities through the use of "shared information and communication systems".

## **PUBLIC WORKS**

**Monument Street Retaining Wall:** The schedule for this CPA-funded project will likely be pushed out to spring. This revised schedule will not adversely impact the project or its funding, and will avoid adversely impacting the adjacent farm stand as the busy harvest season arrives.

## **RECREATION FACILITIES**

**Hunt HVAC:** Beginning this week, a new highly efficient HVAC system will be installed at Hunt utilizing Sawyer Trust funding. The existing system had reached the end of its useful life and was scheduled for replacement in the 5-year capital plan. The availability of Sawyer

Trust funding not only supported the selection of a highly efficient system, but it also will allow for some added flexibility as we plan on updating the 5-year CIP.

**Rideout Play Structure:** The Recreation Department is actively engaged in the planning and procurement process for the playground equipment replacement project. It is anticipated that the project will get underway around the third week of September with completion in 3 – 4 weeks.