

Town Manager's Report Monday, July 11, 2011

To: Board of Selectmen
From: Douglas Meagher, Acting Town Manager

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

LIGHT DEPARTMENT

Smart Grid: The fiber network construction contractor is on schedule to complete all major construction for the project in two weeks. Only railroad crossings, MBTA crossings and splicing required for Smart Grid fiber terminals will remain. In addition, the contractor will be integrating the West Concord pilot area into the network. These remaining items will be completed between now and the end of September.

Approximately 300 Smart Grid meters and 30 EcoNet controllers from Intelagrid were received in the past week. This will allow for the conversion of Phase 1 (Main Street in the areas around and including Emerson Hospital) load management customers to the new Smart Grid equipment.

The remaining equipment for customer conversions in Phase 2 through Phase 4 will be arriving over the next few weeks so that we can continue the project and work toward completion by the end of the year.

On Friday, July 8, the Smart Grid Network in the Phase I area on was tested and brought online. With the network up in the Phase I area, Light Plant Staff have started scheduling the conversions of load management customers. Within a week the first customers should be connected to the Smart Grid Network.

Peak Demand: ISO (Independent System Operator) New England has forecasted that we may experience a peak demand tomorrow, July 12, from 4PM – 5PM. Based on this information a notice was sent to the Google (e-mail) Group to curtail the use of electricity between 2PM and 5 PM tomorrow. This is the second call that has been issued for the 2011 season. More information regarding Concord's Google Group can be found on the Light Plant Web page:

http://www.concordma.gov/pages/ConcordMA_LightPlant/Summer%202011%20Peak%20Demand%20Welcome%20Back.pdf

PLANNING & LAND MANAGEMENT

Natural Resources Division

Natural Resources Commission: Among the business of the July 6 NRC Meeting, the Commission issued an Order of Conditions (OOC) for the MBTA to perform track upgrades and bridge repairs and replacement, an Amended OOC to the Drinking Gourd Project at 34B Monument Street to install underground electrical and security line services, and an OOC for the Division of Natural Resources to conduct remedial activities at 6A Harrington Avenue. The Commission issued four Certificates of Compliance for projects that have been completed: two to CPW for culvert replacements along Sudbury Road and Wheeler Road, and two for the reconstruction of the former Dee Bus facility at 1135 Main Street.

6A Harrington Avenue: Sealed bids for the Rogers Land Remediation Services were opened last week. Staff is preparing a contract for remediation activities to excavate and dispose of contaminated soils, and anticipates work to begin this week. Quotes to demolish and dispose of the farmworker housing (including vinyl asbestos floor tiles) were received, and the awarded contractor is expected to begin and complete the building demolition this week. The concrete slabs will also be removed.

Planning Division

Comprehensive Sustainable Energy Committee (CSEC): The CSEC met Wednesday to review and discuss the design plans, cost estimates and proposal prepared by BLW Engineering for a completely new, and much more efficient, HVAC system at the Hunt Recreation Facility. The Committee recommended in favor of expending \$340,000 of Sawyer Trust funds for the project. A 30% reduction in natural gas use and a sizable reduction in electric use at Hunt is anticipated as a result of this project.

Wheeler - Harrington House National Register Nomination: The Historical Commission received notification this week that the Mass. Historical Commission (MHC) has determined that the Wheeler-Harrington House, a Town owned building located on Harrington Road in West Concord, is eligible for listing on the National Register of Historic Places. The Historical Commission is currently working with preservation consultant Anne Forbes to document the history and architectural significance of the early 18th century farmhouse, and this determination was requested as part of the National Register nomination process. A positive determination of eligibility is an important first step in listing a building on the National Register of Historic Places and the HC will continue to work with Anne Forbes to complete the formal nomination to be submitted to the MHC and National Park Service in the near future.

10% Affordable Housing Goal Sustained: Staff have learned that the State's Subsidized Housing Inventory has been updated to incorporate the new 2010 census data and that Concord continues to have attained its 10% affordable housing goal with 713 units as of June 30, 2011. The 2010 census data shows that Concord had 6,852 housing units; therefore, the Town needs to maintain at least 686 affordable housing units to remain at 10%. While not yet completed, the 350 rental units under construction at Longview Meadow meet the State's requirements for inclusion in the Inventory and already contribute to the

count, which is now 10.4%. The 10% goal is important to Concord because it gives the Town the ability to better control “hostile” 40B developments.

Health Division

Emerson Home Care: Health Division staff Susan Rask and Karen Byrne met with Sharon Malone, Nursing Manager for Emerson Hospital Home Care (EHHC) to discuss preparation for the annual senior influenza clinic. Emerson Home Care will order the vaccine through Emerson Hospital this year because MDPH has restricted how the allotment of state provided vaccine can be utilized. State supplied vaccine can only be used for residents who are considered “under-insured” and could not be used at the clinic under those new guidelines. EHHC will coordinate the clinic dates with the Council on Aging once it has the vaccine in hand.

StarMet: Concord has been notified that an Administrative Settlement Agreement has been reached between U.S. EPA, U.S. Army, U.S. Department of Energy, Textron, Inc. and Whittaker Corporation, for the removal of buildings at the Nuclear Metals, Inc. Superfund site (now StarMet) at 2229 Main Street. Buildings will be demolished down to their slab foundation, with placement of a temporary cap over the remaining slab. Construction debris will either be disposed off-site at an appropriately-licensed disposal facility or potentially on-site, if EPA determines that such debris does not contain hazardous substances. The demolition process is expected to take three years to complete. The U.S. EPA will be meeting with Town staff in the near future to ensure everyone understands what will be happening on the site and to ensure the site is secure while the demolition work proceeds.

Building and Inspections Division

Fenn School: Working with Fenn School’s Director of Finance and Operations, the Building Commissioner has met numerous times with an abutter to negotiate an agreeable streetscape plan for the end of Carr Road. Based on these meetings, the school has created a landscaping plan that includes numerous indigenous trees, shrubs, and ground cover, along with fencing. The goal of this work is to restrict parking by Fenn School parents along the length of Carr Road. The planting work and fencing work is expected to be completed within the next two weeks.

POLICE

Operational Services: On Tuesday July 5, officers responded to a Stow Street residence for a report of a domestic disturbance in progress. Upon arrival officers learned that a female subject had been struck in the face with a glass. Officers determine that the woman’s husband was the aggressor and they placed him under arrest. He was charged with assault and battery by means of a dangerous weapon.

On Saturday July 9, officers responded to Cambridge Turnpike for a motor vehicle crash into a guardrail. Officers arrived to find the operator out of the vehicle walking around. They conducted an investigation and determined that the operator was intoxicated and placed him under arrest for drunk driving.

On Saturday July 9, while on patrol in the area of MCI Concord, officers stopped a car for a motor vehicle offense. Upon investigation, officers learned that the operator had several outstanding default warrants for motor vehicle offenses. The operator was arrested and subsequently held for the remainder of the weekend at the police station.

Community Services: On Monday July 4, officers assisted with the annual Fourth of July Road Race held by the Recreation Department. The event went off without issue.

Also on July 4, our K-9 officer conducted her annual demonstration at picnic in the park. The event was a focal point of the day's events. In addition, officers deployed one of the Department's motorcycles and the community services unit for public viewing.

PUBLIC WORKS

Drinking Water Storage Reservoirs: State-of-the-art water quality mixing systems have been successfully installed in both the Annursnac Hill Reservoir and Pine Hill Reservoir. Subsequent water quality testing activities have been performed with noted improvements measured within both reservoirs.

White Pond Well Replacement Project: Dankris Builders Corp. substantially completed the construction of work required to activate two replacement wells. The scope of work included the furnishing and installation of mechanical, electrical and instrumentation needed to activate these two wells. DEP provided a final inspection of the project and approved start-up of these two replacement wells.

Longview Meadows Residential Development: Over 1,000 feet of new water main has been successfully installed, tested and activated to allow for fire protection coverage in the active work zone. Water services to individual buildings will occur later, pending final inspection and approval.

Main Street Water Service Repair: An old lead service line required an emergency repair and subsequent complete replacement in the area of 1797 Main Street. To mitigate impact on the newly paved road, a cross trench was deliberately averted and excavation area was backfilled with "flowable" fill. A temporary patch has been installed with a permanent patch using the same pavement cross section will be applied when conditions are optimal.

Nagog Dam Rehabilitation: CPW's Nagog Dam consultant has submitted 10% conceptual design plans outlining the design approach for the Nagog dam rehabilitation. To meet Office of Dam Safety requirements work will include removal of unwanted trees and vegetation, restoring operability of low level outlet and gatehouse controls, repair severe concrete spalling, chipping and isolated failures and addressing freeboard and potential dam overtopping through installation of downstream erosion controls. Due to impacts which have the potential to trigger a MEPA filing, the consultant has been authorized to request an advisory opinion from the EEA Commissioner to determine if an Environmental Notification Form (ENF) filing is required.

2010/2011 Sidewalk Program: Over the past two weeks, the project contractor has completed installation of the sidewalk extension on Powder Mill Road and the top course paving of Lowell Road up to Lindsay Pond Road. Work on Lowell Road will continue during the week of July 11, with the retaining wall/headwall installation, fire hydrant relocations and areas of loam and seed installation. The Sudbury Road sidewalk rehabilitation is expected to begin in approximately three weeks.

Roads Program: Project contractor Lazaro Paving returned the week of July 4 to resume work on Nimrod Drive. Remaining work on Nimrod includes the installation of the bituminous berm, drainage inlet reconstruction and top course pavement, anticipated to be completed the week of July 11.

Derby Street Drainage Replacement Project: Public Works Highway and Water and Sewer crews coordinated closely to resolve isolated sewer and drainage utility conflicts allowing the Derby Street project to remain on schedule. The majority of drainage pipe and drainage structure replacement has been completed. Work during the week of July 11 will include general cleanup, roadway patching and “punch list” items. Roadway reclamation and binder course paving is scheduled to be installed toward the end of this construction season.

High School Building Committee Design Charrette: The Public Works Director and staff have been asked to attend an integrated design charrette on July 14 to discuss sustainable design options related to water, sewer, stormwater and solid waste/recycling for the new CCRHS project. Engineering and architectural project representatives and High School Building Committee members will be present to facilitate the discussion.

GIS Request for Proposal (RFP) Responses: Two RFP responses were received by CPW following advertisement of a request for proposal. The RFP scope calls for professional GIS consulting services to complete a comprehensive assessment and benchmarking study of the current GIS program, and assist the Town in developing and implementing a strategic plan. Both responses were evaluated by Town staff and a recommendation to award a contract is expected shortly.