



# TOWN OF CONCORD

## Town Manager's Report

Week of: July 18, 2016

### 2016 White Pond Beach Pass Program

The Town of Concord has partnered with the White Pond Associates for the 2016 Season to provide discounted access to Concord Residents and their families to the beach and parking area. Residents may obtain a one-day beach pass for family (one car-load) access to White Pond Associates swim area.

Beach cards are limited and may be reserved through the Recreation Department up to three days in advance. Passes must be paid for, in full, at time of reservation.

Beach cards will be available for Resident reservation and/or pick-up at the Hunt Recreation Center located on 90 Stow Street in Concord Monday through Friday from 7:00 AM to 7:00 PM. Passes are good for 24-hours.

Citizens may also inquire about pass availability, or arrange alternative pick-up arrangements, by calling the Recreation Department directly at (978) 287-1050 during normal business hours.

### Concord Recognized by Boston Magazine for Town Center

Concord was recognized as Boston Magazine's Best of Boston, Best Town Center– West for 2016. The article goes on to say:

“Over the years, boutiques like Sara Campbell and French Lessons have brought splashes of sophistication to this historical paradise. Newer restaurants run by Boston-area chefs (80 Thoreau, Bondir Concord) have moved in, too. There's even a serious coffee shop, Haute, which will soon expand to Cambridge. Meanwhile, beloved landmarks like the Concord Bookshop and the Concord Cheese Shop still look the same as they have for decades, much to the delight of proper locals (and those who wish they were).”

**BEST OF  
BOSTON  
2016**  
AWARDED BY BOSTON MAGAZINE

### Help Reduce the Summer Peak Demand for Electricity

Contact: (978) 318-3101

The summer peak demand season began June 1 and continues through August 31. Whenever a peak demand for electricity is predicted, CMLP will post a message – usually the day before the event – to News & Notices, CMLP's Twitter followers, Facebook, and the CAP (Concordians Addressing the Peak) Google Group asking citizens to voluntarily reduce electric use during peak demand.

Fifteen percent of your electric bill is directly related to the amount of electricity Concord uses for just one hour during the entire year. That one hour, the *peak demand hour*, occurs on a hot weekday afternoon during the summer months typically between the hours of 12PM – 6PM.

By reducing electric use during these peak demand hours, everyone benefits with lower electric rates and a cleaner environment as the least efficient generating plants operate during peaks. Here are some ideas to try:

- shut off some or all of your lights
- turn up your AC thermostat several degrees
- curtail the use of pool pumps, dryers, and washing machines
- plan a cold picnic supper or cook dinner on the grill
- use a timer for appliances such as a dehumidifier to avoid operation during peak hours

Share your ideas. Do you have more ways to reduce electricity usage on peak demand days? Let us know by emailing your ideas to [concordlight@concordma.gov](mailto:concordlight@concordma.gov), and we'll share your ideas with others.

Share the word. Follow CMLP on Twitter @CMLPmedia. Also, family and friends in Concord can subscribe to CMLP's CAP Google Group by sending an email with the Subject and Body blank to: [Cmlp-cap+subscribe@googlegroups.com](mailto:Cmlp-cap+subscribe@googlegroups.com). Google Groups will reply requesting verification of your request. This is a one-way email system so members can only receive emails from this site. We will try not to send out more than six notices during the summer season.



**DEPARTMENT OF PLANNING & LAND MANAGEMENT (DPLM)**  
**Natural Resources • Planning • Building • Health**

**Planning Division**

Contact: (978) 318-3285

**Bruce Freeman Rail Trail:** The initial Appraiser and the Review Appraiser completed their work ahead of schedule, which allowed Town Staff and Town Counsel additional time to prepare offer letters and draft easements for thirteen property owners. Information packets were mailed with the offer letters by certified mail on Friday, which starts the required 30-day review period prior to the Select Board meeting on Monday, August 15<sup>th</sup>.

**Concord Historical Commission (CHC) meeting on July 14:** The CHC welcomed new Select Board Liaison Tom McKean to the meeting. The meeting began with a review of the request for demolition of 550 Old Bedford Road, a ca. 1770 Georgian style house listed as a significant historic structure in Concord's Historic Resource Survey, which is subject to only a six month delay because the new bylaw is not yet in effect. The Commission plans to reach out to the owner to discuss documenting the house and potential alternatives to its demolition before the September meeting. The Commission then reviewed a Section106 review request for MassDOT work along Route 2, which they agreed was not anticipated to impact any historic resources; received an update on the work to catalogue the documentation for the Ball-Benson House, discussed the storage of archival materials sent to the CHC, and reviewed the status of ongoing projects. The CHC's next meeting is scheduled for Thursday, September 8.

**Regional Housing Services Office (RHSO) quarterly meeting with Town staff:** The fifth year of the RHSO has been completed – FY16 expenses have been paid and the FY17 budget approved. The inter-municipal agreement has been signed by the Select Boards of all seven participating communities (Acton, Bedford, Burlington, Concord, Lexington, Sudbury and Weston). Concord continues to serve as the lead community, providing office space and administrative staff support. The RHSO supports affordable housing efforts through regional activities; administration of the State's Subsidized Housing Inventory (SHI) for the communities; monitoring existing restricted housing across the communities; HOME support; and local support. This past spring the website - RHSOHousing.org - was enhanced to include an excel download function, and is in full operation.

**Planning Board July 12<sup>th</sup> meeting:** The Board heard a presentation from the developer of the Black Birch PRD off Forest Ridge Rd. about a potential second development for an additional 16 units, to which the Board was generally favorable. The Board also reviewed and approved a Tree Trimming Plan for the solar project at the Town-owned property off Knox Trail and adopted the final goals and objectives for 2016-2017 to be forwarded to the Select Board.

**Zoning Board of Appeals (ZBA) July 14<sup>th</sup> meeting:** The ZBA voted to release the Restrictive Covenant for 14 units at Black Birch PRD; grant a Special Permit to extend a nonconforming structure at 10 Tracy St.; and, accepted two continuances to August 11<sup>th</sup> for 1) Normandy 300 Baker LLC, for a Special Permit and Site Plan Approval for the expansion of parking spaces in four locations and work within the Floodplain Conservancy District at 300-310 Baker Avenue and, 2) Prolim Development Corp. for a Special Permit to reconstruct a non-conforming structure, so that the new structure is more than fifty percent greater than the gross floor area of the existing structure for new home construction at 35 Nancy Road. The Board also voted to grant a Special Permit for the Millbrook Tarry Market and will review the final decision with conditions at a meeting on August 4<sup>th</sup> at 6pm.

**Keuka Road Planned Residential Development (PRD):** DPLM Director Marcia Rasmussen, Town Planner Elizabeth Hughes and Natural Resources Assistant Director Lori Capone met with property owner Hope and Craig Beckman and their development team to review a potential 11-unit PRD off Keuka Road. The Beckmans were advised to file a Preliminary Subdivision Plan with the Planning Board to discuss the list of waivers they would be seeking since Keuka Road is a paper street and would need to be improved under the Subdivision Rules and Regulations if they wished to move forward with the Special Permit Application for the PRD.



## DEPARTMENT OF PLANNING & LAND MANAGEMENT

Natural Resources • Planning • Building • Health

### Natural Resources Division

Contact: (978) 318-3285



**Second Division Brook Bridge:** Bob White, member of the Trails Committee, worked with Trail Steward Bill Robichaud, Conservation Crew Member Sean Joyce, and Jim Macone to construct a new footbridge at the Second Division Brook Conservation Land. This bridge completes a new trail connection from Harrington Park to Main Street providing great views of the Assabet River. A trail guide is in development for this area.

**Water Chestnut Harvesting:** The water chestnut, an invasive species capable of rapid growth and spread, has rebounded this year. Water chestnut displaces native species, reduces biodiversity, hampers recreational uses, reduces real estate value and diminishes the aesthetic values of water bodies. Conservation Crew Members Sean Joyce and Andrew Carlson have worked over the last two weeks with members of the Concord Land Conservation Trust to manually harvest water chestnut from the Sudbury River, in the area from Emerson Hospital to Fairhaven Bay.

### Health Division

Contact: (978) 318-3275

**Housing complaints:** Health Division staff were notified of two housing complaints, one in Concord and the other in Lincoln, which required follow up actions.

### Building Inspections Division

Contact: (978) 318-3280

**Landry Hall at Middlesex School:** A temporary certificate of occupancy has been issued to the Middlesex School for the new Landry Hall dormitory. The temporary “C of O” is only for faculty apartments within the building.

**New Wiring Inspector:** Concord’s new Wiring Inspector, Bill Choate, is up and running with many inspections on his schedule as he finds his way through Town.

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**CONCORD PUBLIC WORKS (CPW)**  
**ADMINISTRATION • ENGINEERING • HIGHWAY & GROUNDS • WATER & SEWER**

Contact: (978) 318-3206

**State of Water Supply Conservation Declared** - On June 27<sup>th</sup>, in response to increasing water demands placed on the public water system, and due to high temperatures with minimal precipitation, the Public Works Commission elevated the Seasonal Water Conservation Advisory to a “State of Water Supply Conservation”. This puts in place outdoor water use restrictions including a maximum of no more than two days per week for lawn watering. While seasonal water demands remain high, over the past few weeks CPW has observed a reduction of water use by several hundred thousand gallons per day.

Higher intensity, non-essential residential water use, such as that used for in-ground irrigation systems, place a disproportionate burden on Concord’s existing supply. On average, residential customers with in-ground irrigation systems use approximately 500 gallons per day, per household during the extended summer period. This is almost 2 ½ times more water use than customers whom don’t have in-ground irrigation systems. To off-set increased operational burdens placed on the public water system, property owners considering installing in-ground irrigation systems should be aware that this change-in-use will trigger a one-time connection fee of \$1,380. Customers should also understand that all water used over a base allowance of 300 gallons per day, per household will be charged at an increased rate in accordance with the current water rate schedule. In addition to these expenses, customers should understand that these systems must be operated in accordance with any and all seasonal water use restrictions as declared by the Public Works Commission. For more information on the in-ground irrigation bylaw, connection fee, water rates or other water conservation measures, contact the Concord Public Works Water Division at [msimoncini@concordma.gov](mailto:msimoncini@concordma.gov) or call 978-318-3250.

**Reformatory Branch Trail Culvert Repairs Completed** – CPW Highway and Engineering Division’s recently completed repairs to a culvert on the Reformatory Branch Trail near the Great Meadows parking area off Monsen Road. Work to complete these repairs included environmental permitting, design, installation of erosion controls, excavation of the determined area, masonry repairs to the culvert, backfilling and general cleanup.

**Westford Road Culvert Replacement** – Project Contractor Aqualine Industries began construction of the culvert replacement the first week of July. The culvert and wing walls were lowered into place on Tuesday July 12<sup>th</sup>. See the attached photos of the work. The project is partially funded through a FEMA grant obtained by CPW. Traffic is currently being detoured around the work zone and is expected to remain in place until the early August.



**Roads Program** – Roads Program Contractor Lazaro Paving completed the top course pavement installation for Deacon Haynes Road, Pilgrim Road and Southfield Road. Remaining work includes the reconstruction of driveway aprons, loam and seed of disturbed areas and additional planting of the Deacon Haynes bioretention area.

**Concord Public Works Employees Receive Annual Training** - CPW staff received required training on June 29<sup>th</sup> and July 13<sup>th</sup>. The annual training was comprised of three segments: the Commonwealth’s Right-To-Know Law, Hazardous Waste Management, and Spill Prevention Control & Countermeasure (SPCC) training. The Right-To-Know Law training is required by the Massachusetts Division of Occupational Safety (DOS). Hazardous Waste Management training is mandated by the EPA and MassDEP, and SPCC training is required by the EPA for employees at facilities that have above ground fuel storage capacity of 1,320 gallons or more. The annual training was conducted by Rod Robison, Environmental Services Program Administrator.



## **HUMAN SERVICES DEPARTMENT**

### **RECREATION \* SENIOR SERVICES \* SOCIAL SERVICES**

### **Senior Services/Council on Aging (COA)**

Contact: (978) 318-3020

The COA Annual Ice Cream will be held on Thursday, July 21<sup>st</sup> at 2:30pm. We will be serving plenty of ice cream and toppings to make your own sundae and Gerry Hurley will entertain all on the piano. The event is offered free of charge, but you must make a reservation in advance.

On Wednesday, August 24<sup>th</sup> at 5:00pm, the COA will hold our Summer Barbeque. The Rotary Club will be doing the grilling and serving of hotdogs and hamburgers with all the fixings. The cost is \$5 per person and reservations should be made in advance. Due to the Barbeque on this evening, there will be no lunch served that day.

**Staff Farewells:** During the month of June we said good bye to two staff members. Bonny Wilbur transferred to the Community Service Coordinator position and Steve Telsey resigned in preparation for his move to Connecticut. Though they will both be missed, we certainly wish them both all the best in their new endeavors!

**Summer Cinema:** The COA shows a movie in our theater equipped with a big screen and surround sound on every Friday at 1pm. Please check the current newsletter for a listing of upcoming showings.

### **Youth/Community Services**

Contact: (978) 318-3034

Back-to-School Backpacks Program Still Accepting Donations. This program offers free new/unused backpacks that contain school supplies for children going into Kindergarten through the 8th grade. Concord-Carlisle Youth & Community Services has over 70 K-8 children signed up to receive a back-to-school backpack and school supplies for the 2016-17 school year.

If you or a group would like to assist with donating a backpack, please use the drop-box at the Harvey Wheeler Community Center (1276 Main Street) until July 15th or contact CC Youth Services Coordinator, Jennifer Clarke, at 978.318.3043 or [jjclarke@concordma.gov](mailto:jjclarke@concordma.gov). Donated backpacks must be new/unused. Donations of pencils, glue sticks, rulers, pencil cases, pens, pencil sharpeners, loose-leaf paper, folders, and notebooks are also welcome. Backpack donations will be accepted through the end of July and early August.

### **Veterans Services**

Contact: (978) 318-3038

The Office was contacted by a local attorney with questions regarding the law pertaining to employees who are members of the National Guard, currently gainfully employed and are required to attend a two week military summer camp. The attorney was provided with information.

The Office contacted two current recipients of Chapter 115 benefits who are unemployed, but are looking for employment. Veterans must supply the Service Officer with their employment search company names including persons and telephone numbers of whom they spoke to. Both recipients were given names of companies that are looking for help.

The family of a local veteran suffering from Alzheimer's contacted the Service Officer looking for assistance with assisted living and VA healthcare.

The Service Officer was in contact with a social worker from HUD/VASH (housing assistance for veterans) pertaining to a veterans Chapter 115 benefit.