

Town Manager's Report

Tuesday, November 6, 2012

To: Board of Selectmen
From Christopher Whelan, Town Manager

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

FIRE

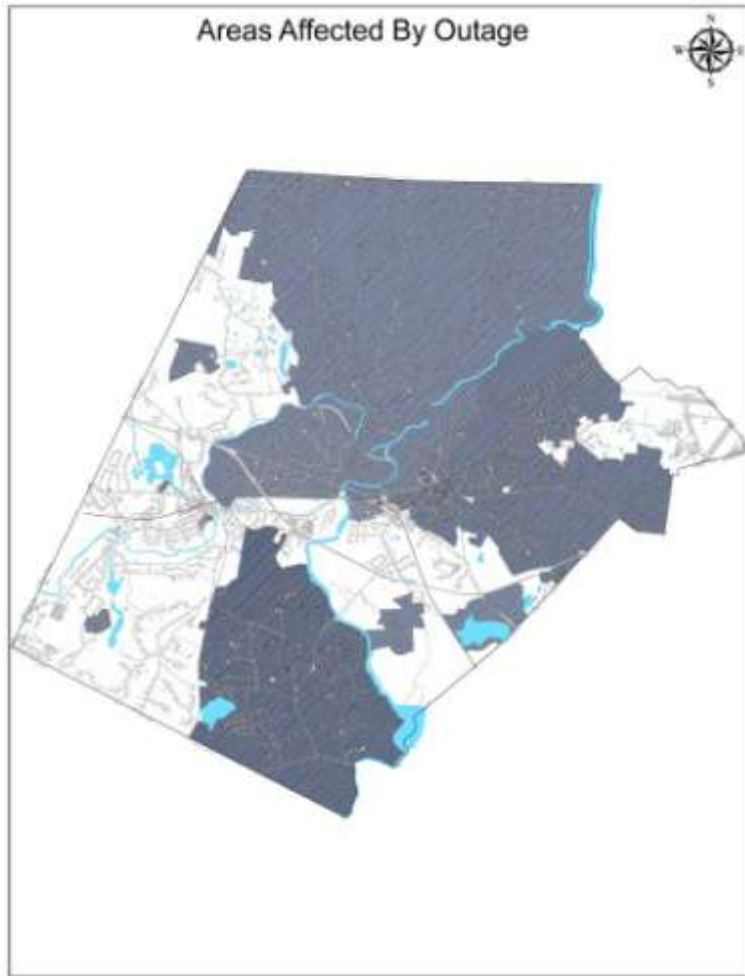
Unusual Emergency Responses: The CFD responded to approx. 60 emergency responses during and immediately following Hurricane Sandy. The Department also provided a trained firefighter to the Emergency Operations Center (EOC) to facilitate the work being done there.

Personnel: 18 year CFD veteran Firefighter Scott Wodzinski's last shift was October 30. Scott left the CFD to take the position as Fire Chief in Littleton. Scott has always been a dependable, enthusiastic member of our team. We congratulate him and wish him well in his new position!

Emergency Management: CEMA was certainly busy with Hurricane Sandy. The EOC was activated several days before the storm, and coordinated with the Massachusetts Emergency Management Agency consistently throughout the event. The Incident Management Team (IMT) comprised of staff from the Town Managers office, CEMA and all departments having emergency response responsibilities, met and coordinated pre-planning and response activities before and throughout the entire event. This coordinated approach again proved invaluable as each department's challenges were supported by the team approach.

LIGHT DEPARTMENT

Storm Report: There were approximately 3500 customers affected by power outages throughout Concord starting on Monday October 29. Light Plant crews worked hard to restore power to these customers. In the first 36 hours, Light Plant crews, alongside mutual aid crews from the Hingham Municipal Light Plant, Mansfield Municipal Electric Department and Groton Electric Light, restored power to 93 % of CMLP customers.



Power was restored to remaining 7% (roughly 530 customers) over the next 39 hours with the last customer, Whites Pond Well, being brought online at approximately 6:30 pm on Thursday. There are still numerous locations with down trees, branches on wires, low hanging wires and down phone and cable lines. As we field additional storm damage calls, they are being added to the list and prioritized accordingly. Crews will be working over the next 4-6 weeks to make permanent repairs to the electrical distribution system. This map depicts the areas affected (shaded sections) by the storm. In order to restore power, the Lineworkers, in conjunction with Public Works Tree & Highway Divisions had to remove numerous trees from the power lines and roadways. Lineworkers also installed over a dozen new poles to replace poles that were broken during the storm. There were also temporary repairs to approximately 20 other utility poles. Five distribution transformers were damaged and replaced as part of the restoration effort. In addition, there were numerous areas with downed high voltage, arching wires as well as 24 house services down.

PLANNING & LAND MANAGEMENT

Building Inspection Division

330 Baker Avenue: Construction at the new **Harvard Vanguard medical complex** off of Baker Avenue and Baker Avenue Extension continues. Building permits for the shell of this

50,000 sq. ft. medical office building were previously granted; with the construction estimate of \$7.1 Million. This week the permit was issued to allow the contractor to move forward with the tenant fit-up work for the interior of this space. This new interior work is valued at \$3.9 million, which brings the value of this construction project to \$11 million.

Town House Fire Escape Removal: John Minty met with Doug Meagher and Doug Manley of McGinley Kalsow & Associates architects to review the proposal to remove the old fire escape from the second floor of the building. Based on this review it was determined that the fire escape could be removed so long as various exit and egress corrections/revisions are made within the building.

Health Division

Sewage Backup and Flood, Kindred Healthcare (Walden Rehab), 785 Main St.: On the morning of Tuesday October 30, Kindred Healthcare experienced a sewage backup that resulted in the ground floor, including the kitchen and food storage areas, being flooded with several inches of sewage. Public Health Director Susan Rask, Assistant Director Stan Sosnicki, Concord Fire Department and MDPH staff responded to this event. By Tuesday afternoon, wet contaminated items including extensive areas of carpeting and sheet rock were being removed from the building so that decontamination could begin. All foods that were open or stored in porous containers were discarded. Wednesday was spent decontaminating surfaces, including all surfaces in the food preparation and storage areas and all cookware. The kitchen was allowed to re-open on Thursday. As of Friday, decontamination was being finished and renovations could begin. Susan Rask consulted extensively with MDPH to ensure that exposed workers and patients received prophylaxis or monitoring for gastrointestinal illness; that the MDPH Food Protection Program was satisfied with kitchen cleanup and decontamination; MDPH staff oversaw the plan for removal and renovation of saturated surfaces; and MDPH Bureau of Healthcare Facility Licensure was made fully aware of the situation. The Walden Rehab management team has been very cooperative and proactive in correcting the situation.

Healthy Concord Webpage, “THRIVE” is Live! The webpage for Healthy Concord is live and can be found at: http://www.concordma.gov/Pages/ConcordMA_Thrive/index. The web page can also be accessed from the Town of Concord homepage by clicking on Boards and Committees and then clicking on THRIVE Committee. The Healthy Community project is concluding its initial round of surveys to our residents asking “What would make Concord a healthier place to live and work?” Look for the results of this survey on the THRIVE page, and for links to upcoming surveys that will ask more in-depth questions on topics of interest identified in the initial survey.

Phone Call Inquiries Relating to Storm Damage and Food Safety: Administrative Assistant Karen Byrne fielded a large number of phone calls this week from concerned residents regarding power outages and food safety. As always, Karen offered residents as much assistance and technical advice as could be provided.

Planning Division

Planning Board: Last Tuesday night, the Planning Board heard a presentation by the development team for redevelopment of 50 Beharrell Street and 13B Commonwealth Avenue (the former Chrysler parking lot), which includes a new 6,750 square foot retail building and a new 3-story mixed-use building that will be comprised of approximately 33,000 square feet of industrial/light industrial/commercial space on the 1st floor and 74 residential units on the 2nd and 3rd floors. The development also includes the proposed extension of Beharrell Street through the former Chrysler lot with two-way access onto Commonwealth Avenue and approximately 1.25 acres of new open space that will provide better pedestrian access and use of the area along the Nashoba Brook. After lengthy discussion, the Planning Board continued the application to a future meeting to allow the development team time to work out the issues raised by the Board and by Town staff. The Planning Board then endorsed the Approval Not Required Plan for 40 Spencer Brook Road, the Street Improvement Plan for 31X Garfield Road, and the Definitive Subdivision plan for 80 Squaw Sachem Trail, which was revised based on conditions of approval. The Board will take up the Finigan Way street acceptance request and will continue discussion of potential Zoning Bylaw Amendments at their next meeting on November 13.

POLICE

Operational Services: On Friday November 2, Officers Mearn and McGrath responded to Emerson Hospital for an intoxicated subject who had walked away from the Emergency Department. After a brief search of the area, the subject was located and returned to the hospital.

On Sunday November 4, officers responded to Great Meadows Wildlife Refuge for a report of a lost child inside the refuge. After a brief search, the child was located and reunited with his mother.

Community Services: On Monday and Tuesday, October 29 & 30, the Department responded to numerous trees down and power outages due to Hurricane Sandy. Lt. Roy Mulcahy and Lt. Thomas Mulcahy coordinated the Department's response at the beginning and peak time of the storm. All officers worked together with other Town departments to minimize the impact to the residents of the Town.

PUBLIC WORKS

Junction Park: Cali Corp continues to make progress on the park revitalization project. Current work includes the installation of the hardscape including the granite curb, crushed stone reservoir, stone sitting walls and pervious pavers. The hardscape work is expected to be completed by the end of November. At that time, CPW will assess what other portions of the project will be feasible to complete based on weather forecasts. Final completion of the project, including planting and tree installation, will take place in the Spring.

Roads Program: Drainage improvements within the Grant/Belknap/Elsinore neighborhood were completed the week of October 29. Over the current week (November 5), work on the Brook Trail Road full box excavation is expected to be completed. This full box excavation is more involved than the typical reclaim treatments proposed by CPW, as the sub-base material under the paved roadway is replaced. Traffic is being detoured while the full box excavation work is being completed. Reclaim, grading and paving of the first course of pavement on Brook Trail Rd and the Elsinore neighborhood is expected to begin the week of November 12. Final paving in both neighborhoods will be completed in the Spring.

Water Flushing: The Water/Sewer Division will commence system flushing this week with a focus around the Downtown and East Concord areas.