

Town Manager's Report

Monday, October 22, 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: Monday afternoon CFD responded to a worker who fell off a ladder on the roof of Emerson Hospital. The worker was stable and, although responders thought they may have to take him off the roof via the aerial ladder as has been done a few times before, they were able to access a roof level window for extrication. All went well.

Emergency Management: Emergency Management senior staff recently met with MEMA staff to update Concord's Emergency Management Plan. This plan is used to identify target hazards and resources available to deal with a variety of emergency situations.

LIGHT DEPARTMENT

Potential Landfill Solar Description: On Thursday October 18th, the Concord Light Department held a mandatory pre-bid meeting for the Landfill Solar RFP #284. The RFP has been available since October 3rd, and leading up to the meeting 22 copies of the RFP documents had been requested. At the meeting, Light Plant staff continued to observe a high level of interest with 17 attendees. The intent of the meeting was to discuss the RFP, highlight some of the key factors in the project, answer questions and lead a site visit for potential bidders. The proposals are due on Friday November 2nd.

PLANNING & LAND MANAGEMENT

Planning Division

Planning Board: On Tuesday, the Planning Board heard a presentation by the Middlesex School development team for a 5-unit faculty housing project on the west side of Lowell Road across from the main school campus. After lengthy discussion, the Board voted to approve the Site Plan with reasonable conditions. The Board then discussed whether to clarify the side yard setback requirement for business districts at this year's Town Meeting, heard updates by Committee liaisons, and were reminded of the Parking Management Plan Open Houses next Tuesday, October 23 and Thursday, October 25.

Plan Review – 50 Beharrell Street: Plan review staff met with the development team last week to review the proposed redevelopment project at 50 Beharrell Street and 13B Commonwealth Avenue (the former Chrysler lot). In addition to maintaining the existing post office building, the project includes a 6,750 square foot retail building and a 3-story mixed-use building which includes 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 housing units are proposed to be a mix of studios, 1-bedroom and 2-bedroom units; 75 dedicated residential parking spaces will be provided in an underground lot below the building, and 186 surface parking spaces will be shared with the industrial/commercial uses. Per Section 4.2.4.7 of the Zoning Bylaw, at least 10% of the residential units and 10% of the light industrial space will be available at an affordable rate; this allows an increase in the height of the building to 40 feet. A major feature of the proposed development includes the proposed extension of Beharrell Street through the former Chrysler dealership parking lot with two-way access onto Commonwealth Avenue; this proposed loop is anticipated to greatly reduce the safety and queuing problems currently occurring at the intersection of Beharrell/Commonwealth, the MBTA lot and the train tracks. The project will also include approximately 1.25 acres of improved open space that will provide better pedestrian access and use of the area along the Nashoba Brook. A portion of the development will remain on the Town's sewer system; the remainder is proposed to be handled by an on-site septic system. The application will be heard by the Planning Board on Tuesday, October 30 and is scheduled for the November 8 Zoning Board of Appeals meeting.

Community Preservation Committee: Last Monday evening, the CPC held the second project review meeting when representatives for the USS Concord Bell and Veterans Memorial Extension; Wheeler-Harrington House Studies; and Emerson Umbrella Cupola Restoration Project presented their proposals. The Committee expects to hold two more project review meetings on October 22 and November 5, followed by a public hearing of all projects on Tuesday, November 13, in the Willard School Auditorium.

Historic Districts Commission: The HDC heard a presentation from Deputy Town Manager Doug Meagher and Wendell Kalsow of McGinley Kalsow and Associates on the proposed plans to restore the Town House exterior. The discussion was held jointly with the Historical Commission. Following this discussion, the Commission returned to the regular agenda, approving new Certificates of Appropriateness to remove mechanical equipment and pipes at 19 Main Street; alter the stone walls in the east end of Heywood Meadow; replace windows at 349 Main Street and 277 Main Street; and to install a new paved labyrinth at 20 Lexington Road. The Commission also reviewed a proposed new addition at 215 Lexington Road and new signage at 85 Main Street, but continued both to the next meeting to provide time to gather additional information.

Natural Resources Division

Natural Resources Commission: At the October 17 NRC meeting, the Commission heard the following matters and took the subsequent actions: Notices of Intent were heard and continued to November 7 for issuance of Orders: 120 Channing Road for an addition, driveway extension, and underground propane tank; 1 Revolutionary Road for an addition; 93 Pilgrim Road for demolishing and reconstructing a single family house; and an Amended Order for 1861 Sudbury Road to expand the invasive species removal at Nashawtuc Country Club. The following matters were continued to the November 7th NRC meeting for additional information: 1112 Main Street to convert the Gas Station to a TD Bank; 1409 Monument Street to install an in-ground swimming pool; 280 Great Meadows Road to remove trees; 50 Beharrell Street to redevelop the site adjacent to Nashoba Brook; and 10 Wood Street to construct a detached garage and gravel driveway. The Commission issued Orders for the demolition and reconstruction of a single family house at 30 Oak Road and an Amended Order for Lot 2B Southfield Road to revise the footprint of a previously approved new single family house.

POLICE

Operational Services: On Tuesday October 16, Officer Bordenca responded to the Concord Depot for a report of lost property that had been left behind by an individual who boarded the train for Fitchburg. Officer Bordenca retrieved the items and brought them back to the Station. Officer Bordenca also discovered that the owner of the property had several outstanding warrants for motor vehicle offenses. The individual was arrested when he came to retrieve his property.

On Tuesday October 16, Officer Bordenca responded to Old Bedford Road at Lexington Road for a motor vehicle collision involving a telephone pole. Upon investigation, Officer Bordenca discovered that the operator was intoxicated and subsequently arrested the subject. The operator of the vehicle was charged with drunk driving and negligent operation of a motor vehicle. No one was injured as a result of the accident.

On Sunday October 21, Officers responded to 401 Main St. for a motor vehicle crash into a telephone pole that was sheered in half. The driver was transported to the Lahey Clinic with head and leg injuries. She is in stable condition. The 47 year old female from Billerica was summoned for OUI (3rd), Negligent Operation, and Marked Lanes Violations.

On Sunday night, Officers responded to "911" call at a Commonwealth Ave residence after a driver was flagged down by a woman waving her arms in front of the residence. The male resident was subsequently placed under arrest for Domestic Assault and Battery and transported to the station where he was later released on bail.

Community Services: The week of October 22 through October 26 is school bus safety week. Inspector Kevin Monahan will be working with Concord Transportation on school bus evacuation drills. He will also be coordinating with patrol officers who will be following school buses in an effort to target vehicles that do not stop for the red lights of school buses.

On Thursday and Friday, October 25 & 26, Detective Shea, Officers Harrington, Young, Moore, McGrath, and Bordenca are attending "Leadership in the Line: A Workshop for Patrol Officers and Detectives". The training is designed to provide the officers with valuable leadership skills which will prepare them to better perform their duties.