

**Director of Community Development
Tasks and Project Updates
Week of November 16, 2009**

Major Projects

Pavement Management Construction

The crack sealing contractor has completed work. There is some remaining funds that can be spent on other roads weather and timing permitting.

The patching contractor continues to work. Work is expected to be completed next week.

Current Road Construction Project

Marsh Street – Complete.

Park Avenue – Complete.

Sycamore Street – Pavement markings pending.

High School Driveway – Complete. **Signed requisition to have speed bumps installed.**

Library – Complete.

Beech Street – Binder course was installed on 11/10.

Belmont Center – Construction on new accessible ramps complete.

Goden Street – Has been reclaimed and paved to binder level. Sewer work will begin in November. This road will be completed in the spring.

Concord Avenue –Final paving complete. Pavement markings complete.

School Street – Binder paving complete. Resetting manhole covers to binder grade completed this week. Sewer work will begin in November. This road will be completed in the spring.

Grove Street – Paving complete. Pavement markings complete.

New Wellington School

Continued reviewing a set of drawings and specifications for the new school. Discussed sidewalk construction details with the site engineer.

Performed a site inspection on the existing modular unit behind the high school. Discussed permitting requirements for the construction work needed on the existing units.

Paperwork and plans are expected in the next week or so.

Wellington Brook Water Quality Sewer Rehabilitation Project

Beech Street sewer work continued this week. Cleaning and tv work began on School Street. Sewer work is scheduled to move to the Bow Road neighborhood after Beech Street is completed.

Began to familiarize myself with the DEP reporting requirements for the stimulus funding. The first report is due by November 27.

Sewer Pump Station Redesign

Held a pre bid meeting on 11/17 with prospective bidders on the project. The engineers estimate for the project is approximately \$700,000. Bids will be opened Wednesday 11/25.

Winn Brook Sewer Improvements

Fay, Spofford & Thorndike is scheduled to come before the BOS on December 7 for an informational presentation on the mitigation design. The design was submitted to DEP on 11/3. The project will be advertised beginning 11/25 and the bid opening is scheduled for 12/21. Met with the Traffic Division of the police department to review traffic management plans for the project.

Trapelo Road

Submittal of 75% design drawings to MHD now scheduled for end of year due to several details that still require attention. A meeting with residents of the Waverley Oaks Housing Authority is tentatively scheduled for the week of 11/30. Awaiting confirmation from the authority.

251 Mill Street

Working with the McLean Land Management Committee providing technical expertise and support on the proposal to demolish this structure. McLean Land Management Committee intends to demo the house this year if possible. Still waiting for word when this structure will be demolished.

Tasks

Administration

Continued to work on the FY 2011 – FY 2015 Pavement Management Plan.

Continued to work on the FY 2011 Sewer Enterprise Budget including major sewer repair capital projects.

Continued to work on Capital Budget Committee capital projects request for road and sewer work.

Code Enforcement

445 Pleasant Street – Owner at 445 Pleasant Street runs an art education program for kids which does not have non-profit status and therefore requires a special permit. I notified the owner this week. No pick-up or drop-off is allowed beginning the weekend of 11/14. Residents reported that the weekend was quiet and any students visiting the house were parking away from the neighborhood, presumably in Belmont center.

Investigated a complaint from a resident regarding the early morning servicing of a dumpster in Belmont Center. Pick-up has been occurring at 6:00 am instead of the 7:00 am required by the Zoning Board of Appeals Special Permit. It turns out the Zoning Board of Appeals condition is in conflict with state law. The law says you cannot limit pick-up times. I will work with the ZBA to see that we avoid such conflicts in the future.

Inspector of Buildings

50 Leonard Street – Burke Property – I filed a complaint with the Architectural Access Board because of the lack of a working elevator in the building. The AAB contacted me and they are proceeding with my complaint. The property owner has been notified by the AAB and must notify them within 14 days of his intention to comply with the law. **No update yet from AAB.**

Homer Building – Received a certification from the architect that the stairs are in compliance. Received information and plans to support compliance argument. I will review this material next week. Installation of egress gates still pending.

61-63 Hull Street – Researched several deeds and office information trying to determine the legal status of two lots on Hull Street. Town Counsel responded looking for more information. Additional information has been provided by the attorney representing the property owner. **I continue to wait for Town Counsel.**

240/250 Somerset Street – Continued communicating with representatives about sewer connections and building permits. **Met with the Health Department to discuss issuing permits without a formal sewer connection plan in place. Health will support a letter of intent in order to allow construction of the foundations to begin.**

Investigated a complaint from a tenant regarding the alteration of a means of egress. Building pulled a permit and the project is compliant with state building code. Reported back to the tenant.

Inspections continued for the 2010 Alcohol Licenses.

Received a complaint from a resident on Van Ness Road regarding the new house being built at number 86. **Met with several departments on 11/18 and with the contractor on 11/20. The contractor was told to comply with all local by-laws or be ticketed. The traffic division will meet with the contractor to discuss a logical place to have a loading zone on Van Ness during the remainder of the project..**

Met with the restaurant team and the owner of Rancatore's Ice Cream to discuss his desire to relocate to 38 Leonard Street. ZBA Special Permit is required.

Town Engineer

Transfer Station – Received the latest testing report for soils and water at the site. The town must decide soon – possibly within the next 4-6 months- what the post closure use of the site will

be. CDM's report on post closure alternatives is finished and a meeting has been tentatively scheduled in early December to discuss it.

Traffic Advisory Committee – TAC meeting was held on 11/12. Plan for traffic management at the new wellington school were discussed and a consensus is close. Further discussion and approval is expected at the next TAC meeting 12/10.

Received a request from DPW for a gutter study on Simmons Avenue. Field work was completed, a design was done and DPW was notified for their possible action.

At the request of the McLean Land Use and Management Committee I did a preliminary site investigation in preparation for a lot line determination at the Waverley Oaks Housing Authority in order to determine who owns a tree that needed to be cut down for safety reasons.

Worked with DPW –Water to review and approve the water main utility easements on the McLean Hospital property.

Pavement Management Program

2010 Pavement Management Project - Upper Concord Avenue, Pleasant Street to Mill Street, and Grove Street from Fairview Avenue to Belmont Street are included in the project.