



MEMORANDUM

TO: Select Board

FROM: John C. Curran, Town Manager

CC: Clancy Main, Assistant Town Manager

SUBJECT: Town Manager's Report, June 6, 2022

DATE: June 2, 2022

Economic Development Projects

Several project proposals are entering the permitting process. As always, this office has met with the proponents of these projects to ensure that they address the needs of the Town. 101 Billerica Avenue is a 70,000 square foot industrial light manufacturing GMP Life Science use that is being proposed. This office is recommending that sidewalks are incorporated along the front of the property to help with pedestrian connectivity to the MBTA Commuter Rail.

Another mixed-use proposal is being submitted for 279 Boston Road. This proposal is one story lower and 4 units less than the previous proposal. It meets the current zoning and is approaching storm water mitigation as a new development as was done with previous proposal. It requires a site plan special permit from the Planning Board.

The Planning Board has permitted a 151,000 square feet Life Science laboratory facility at 300 Concord Road.

North Billerica Fire Station

The Fire Department has some concerns about the structural integrity of the North Billerica Fire Station. Sal A. Capobianco, P.E. came out to inspect the facility. He is a Senior Principal with Simpson, Gumpertz and Heger. His initial assessment seems benign. However, he is writing up a proposal to do a more formal assessment to give the Town some direction as to how to proceed to mitigate the concerns at this station.

Lights in Town Hall Parking Lot

The parking lot lights and flagpole lights have not been working in the front lot of Town Hall. The Facility Director has an electrician assessing the situation and devising a solution to the issue.

ARPA Grant Application/Town Center

The influx of ARPA money has created many opportunities for discretionary grant funding. One such opportunity is the "Safe Streets and Roads for All (SS4A) Grant Program". Applications are due on September 15th. The Chair requested that we pursue a grant through this program to fund the Town Center Project.

Previously the Town had received an MDI Grant to reassess the center design. The Town received a grant from DHCD from their Massachusetts Downtown Initiatives (MDI) program. This grant was for \$15,000 in Technical Assistance to help communities solve issues in the downtown. Our submission dealt with downtown mobility, and – rather than reinventing the wheel – we would use a state chosen engineering consultant to analyze the previous work. At that time based on the redevelopment of the mall, the Town was looking at a MassWorks submission. Given the issues surrounding the Center the last time, this third-party work would provide invaluable backup. This office met with the State and their consultant for several work sessions through March of 2020 with a plan to present to the Board in March of 2020 and then COVID hit. We will reengage with the Stantec and Beta to put together a schedule and process of how the review and recommendations would work. This obviously would be a public process. The Town Center vote was almost ten years ago.

Peggy Hannon Rizza Complex

Blending of the soil is progressing. They have had to successfully blended 20 yards, 50 yards, 100 yards, and 250 yards multiple times. They have now moved onto blending 500 yards successfully twice. One more successful 500 yard blend and they will be off to the races and start moving soil around the site. Lighting poles have also been successfully installed.

Neighborhood Meetings

The Town will be holding neighborhood meetings on June 14th at the Hajar, June 15th at Town Hall, and June 16th at the Ditson. The Town will be holding them at 7PM and will be doing a code red this week to alert people of the meetings. The COA will also be holding one during that week at noon time.

Professional Recognition

I wanted to take a moment to recognize the clerical staff in Town. They had reached out to our office about additional training for the Microsoft Office Suite. Our Office and the Union worked with Middlesex Community College to come up with a training that would help the refresh and teach new skills to 17 clerical staff in Town Hall.

Town Meeting Wrap Up –

Land Conveyances

This office met with Town Counsel about the best way to advertise both properties. An RFP was suggested and will be distributed to bidders sometime early in July.

DPW

The Town will be placing a bid in early July for an OPM for this project. After an OPM is selected the Town will work with the design firm, Weston and Sampson.

COA / Rec Feasibility Study

A tentative Capital Facilities Committee Meeting is scheduled for 6/22. This meeting will define the scope for the feasibility study. If a consensus is reached the Town will move forward with moving the process to bid.

Field Lights

The Town recently met with Billerica Youth Baseball about the project. Some additional work at the Vining may need to take place prior to the installation of lights.

Rangeway Road Betterment

A meeting is in the process of being scheduled with the Town and our sewer consultants to start the process of finalizing a betterment cost and plans.

CPC Nuttings Lake

The Town recently received a proposal from Solitude Lake Management. This is currently being reviewed.

Field Fees

Currently Billerica Youth Lacrosse is the organization using the two turf fields at the high school. They are charged \$45 an hour to use both fields. They are only assessed the cost of one custodian. Prior BYL using these fields they were using a field at the ELKs. I think it would be the wrong precedent to set to start picking up the costs of youth organizations. For example, BYB is assessed the same \$45 an hour fee. The Town would need to pick up that fee as well in the interest of fairness. My understanding is that there have been no complaints from BYL to the School Department and their season is just about over for this year. No action is required at this point.