

**TOWN OF CONCORD
 SELECT BOARD MEETING
 FOCUSED MEETING – WIRELESS COMMUNICATION/5G UPDATE
 APRIL 11, 2022 | 6:00 PM
 TOWN HOUSE
 22 MONUMENT SQUARE**

MEETING SECOND FLOOR OF TOWN HOUSE AND VIA ZOOM

<https://us02web.zoom.us/j/84092395810?pwd=TnMyWmprWHBlA21CczdQM0EvWVVFZz09>

Meeting ID: 840 9239 5810

Passcode: 865209

AGENDA

#	Time*	Agenda Item
1.	6:00pm	Call to Order
2.		<p>Executive Session – Litigation: Estabrook Woods</p> <p>Pursuant to MGL c. 30A, Section 21(a) Paragraph 3, to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares. (Kay-Read v. Town of Concord)</p>
3.		<p>Consent Agenda</p> <ul style="list-style-type: none"> • Minutes to approve: September 27, 2021 • Eagle Scout recognition letters (2) • Gift acceptance: <ul style="list-style-type: none"> ○ Concord-Carlisle Youth Baseball donation of backstop padding and carpet worth approximately \$9,000.00 for Rideout Field. ○ Approve request from the Concord Recreation Commission for field lining to establish an outfield boundary where a fence normally would exist. Concord Public Works has agreed to paint the playing field boundary line. • Request to Extend Alcohol Serving Hours: <ul style="list-style-type: none"> ○ by Colonial Inn, for Easter Sunday, April 17, 2022, to start serving at 10:00am • One Day Liquor License <ul style="list-style-type: none"> ○ Annabel Winterberg, Concord Museum, for Concord Museum Annual Gala at Concord Country Club on May 14, 2022, 5:30-11:30pm ○ Annabel Winterberg, Concord Museum, for Concord Museum golf tournament, at Concord Country Club on June 20, 2022, 12noon-8pm ○ One Day Special Liquor Licenses for the Sale of All Alcoholic Beverages at Concord Country Club, 246 Old Road to 9 Acre Corner on the following dates (22 total): <ul style="list-style-type: none"> ○ 4/30/2022 at 5:00pm-11:30pm ○ 5/6/2022 at 5:00pm-11:30pm ○ 5/10/2022 at 5:00pm-11:30pm ○ 5/13/2022 at 12:00pm-6:00pm ○ 6/3/2022 at 1:00pm-5:00pm ○ 6/4/2022 at 8:00am-3:00pm ○ 6/17/2022 at 12:00pm-6:00pm ○ 6/23/2022 at 12:00pm-6:00pm

		<ul style="list-style-type: none"> ○ 6/25/2022 at 8:00am-6:00pm ○ 6/26/2022 at 8:00am-6:00pm ○ 7/21/2022 at 7:00am-5:00pm ○ 7/22/2022 at 7:00am-5:00pm ○ 7/29/2022 at 12:00pm-6:00pm ○ 8/5/2022 at 11:00am-9:00pm ○ 8/6/2022 at 11:00am-9:00pm ○ 8/26/2022 at 12:00pm-6:00pm ○ 9/8/2022 at 11:00am-10:00pm ○ 9/9/2022 at 11:00am-10:00pm ○ 9/10/22 at 11:00am-10:00pm ○ 9/23/22 at 12:00pm-6:00pm ○ 10/13/22 at 12:00pm-6:00pm ○ 11/4/22 at 5:00pm-11:30pm
4.		Town Manager's report
5.		Chair's remarks
6.	6:45pm	Public Hearing – Petition by National Grid for Gas Main on Commonwealth Avenue
7.	7:00pm	Draft of the 5G Small Cell Policy
8.	7:45pm	Review speakers for various articles. Take position on Articles 18 & 35 Discuss and take positions on Articles 25, 32, 37, 46
9.	8:30pm	Liaison Reports
10.		Committee Nominations:
11.		Committee Appointments: Mark W. Giddings, 474 Barrett's Mill Rd., to Planning Board, term June 1, 2022 - May 31, 2027
12.		Miscellaneous Correspondence
13.		Public Comment
14.	9:15pm	Adjourn

**Times are approximate and subject to change*

Current Board and Committee Vacancies
Board of Health
Concord 2025 Executive Committee
Concord Housing Development Corporation (CHDC)
Concord Local Cultural Council
Conservation Restriction Stewardship Committee
Council on Aging
Cultural Council
Historic Districts Commission
Library Board
Natural Resources Commission
Personnel Board
Planning Board
Public Ceremonies and Celebrations Committee
Tax Fairness Committee

Trustees of Donations
West Concord Advisory Committee
Zoning Board of Appeals

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Pursuant to notice duly filed with the Town Clerk, the Concord Select Board convened in a meeting via Zoom on September 27, 2021 at 6:30pm.

Present were Terri Ackerman, Chair; Matthew Johnson, Clerk; Henry Dane, Susan Bates and Linda Escobedo. Also present was Stephen Crane, Town Manager.

Call to Order

Chair Ackerman called the meeting to order at 6:30pm. Mr. Johnson called roll call:

Roll call vote

Mr. Johnson: Present
Ms. Ackerman: Present
Ms. Escobedo: Present
Ms. Bates: Present
Mr. Dane: Present

Consent Agenda

- Town Accountant Warrants: September 16, 2021; September 23, 2021
- Adopt Select Board Meeting Schedule through early 2022 as included in the board packet
- Sunday Entertainment License Application: The Performing Arts Center at 51 Walden Street for an event on October 10, 2021 from 2:00pm-4:00pm
- Proclamation: Declare October 2021 as Concord-Carlisle Community Chest Month
- Proclamation: Honoring Concord Firefighters John Bendel, John Gower, William Noke, and Paul Domenichella upon their retirement after decades of public service to the Town of Concord

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to approve the consent agenda.

Roll call vote

Mr. Johnson: Aye
Ms. Ackerman: Aye
Ms. Escobedo: Aye
Ms. Bates: Aye
Mr. Dane: Aye

Town Manager's Report

Mr. Crane provided the Town Manager's Report:

- He reported that on September 28, 2021 a group of local officials including himself, the Acton Town Manager, the Acton Select Board chair, and the Fire Chiefs of both Concord

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and Acton would be conducting a site visit at the Southeast Massachusetts Regional Emergency Communication Center (SEMREC) located in Foxborough, Massachusetts to better understand SEMREC's operations.

- Mr. Crane reported that he will be attending, at the Select Board's recommendation for professional development, the annual ICMA Conference in Portland, OR from October 1st through the 5th and Kate Hodges would be appointed as Acting Town Manager.
- Long time Town employee Tom Pearson passed away.
- The Fire Department provided mutual aid to residential fire in Maynard. CFD is providing a COVID testing service for Town employees.
- The Fleet electrification study is well underway.
- The Health Department is considering mask mandates versus mask advisories based on current public health data.
- Final report from the Massachusetts Climate Action Network was included in the final packet and CMLP was referenced as a sustainability leader.

Mr. Johnson asked for more periodic updates on the COVID transmission rates in the Concord community. Dr. Hunter provided an update on the public schools on COVID protocols, testing, and vaccination rates.

Ms. Escobedo thanked former Sustainability Director Kate Hanley for her contributions to sustainability in Concord which impacted CMLP's performance. Ms. Escobedo asked about the Great Meadows Regional Public Health Collaborative and which communities were participating, especially considering the anticipated funding from the Commonwealth.

Chair's Remarks

Chair Ackerman asked the Board how they preferred receiving long board packet components. The Board discussed the timeliness of the packet and how it's organized. Mr. Johnson suggested including materials that were relevant to actions requested of the Board. Chair Ackerman provided an update on the Select Board's Focus meetings including the September 20 Select Board meeting on funding the proposed new Middle School, October 18 meeting on committees, and November 15 meeting on Envision Concord progress to date. The Select Board will host a Governance Training Workshop with the Town Clerk on zoom on November 6th. Chair Ackerman asked Board members to consider attending the MMA annual conference in January 2022.

Joint Capital Planning Forum with School Committee

The Select Board met in joint session with the Concord Public School Committee. The Concord Public School Committee Chair noted they are down a member and commented on the challenges of quorum. The School Committee called roll:

- Anderson: present
- Marona: present
- Booth: present

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- Rainey (chair): present

Chair Ackerman reminded attendees that this meeting today was the first of three on capital projects in Concord. Mr. Crane talked about a ten year capital projects template and specifically Tier 3 capital projects, which include projects over \$5 Million. At the top of that list were the proposed new middle school, a new public safety complex, a new salt shed at Concord Public Works, other Concord Public Works projects including a covered vehicle storage, the Walden Street Public Safety renovation which includes relocation to a temporary public safety facility.

Chief Financial Officer Kerry Lafleur presented the capital projects template (on shared screen) and described the template. The template included projects which would be exempt from prop 2 ½. She clarified that while the template was for ten years, the financial impact would exceed that period. Ms. Lafleur pointed out the possible tax impact of each project on the median assessed home in Concord. Chair Ackerman asked about the difference between a new public safety complex and the Walden Street renovation. Mr. Crane clarified that a new public safety complex would need to be built in a new location and in that scenario the Walden Street facility would need to be renovated for nonpublic safety needs. Chair Ackerman asked about the omission of the Town House renovations from the capital projects list and Mr. Crane replied that there is a need for “space mining” within the Town House using existing space and otherwise the Town House was in good shape.

Mr. Johnson asked about the inclusion of additional stabilization funding for the capital projects (FY23, FY24, and FY25). Mr. Crane clarified that those amounts listed were the cost of bonding for those projects. Mr. Johnson asked about whether to include the impact of stabilization funds on the cost of bonding. Ms. Lafleur said it was too early to project the inclusion of the stabilization funds on the cost of bonding.

Ms. Rainey asked about larger water/sewer capital projects to be expected. Mr. Crane clarified that those projects would be funded by the rate payers and that the large water treatment plant and sewer projects would not be funded by a debt exclusion. Ms. Rainey asked that the current Fire/Safety capital needs be further clarified. Chair Ackerman asked members of the public to attend the next two capital projects forums on November 4th and December 6th. Mr. Booth asked about the process for evaluating a new public safety building. Chair Ackerman talked about issuing a narrative form of the capital projects template.

Data Breach Notices

Mr. Crane provided the Board an update on the data breach notices. About 55,000 notices went out to residents all over the country regarding the loss of Town hard drives over 2 years ago. Mr. Crane reported it took over a year to do the data-mining on backup hard drives to determine what data was lost in the original hard drives. The vast majority of calls to the Town Manager’s Office were from residents outside of Concord and Massachusetts. Mr. Crane introduced Greg Bautista and Michele Grenier, attorneys contracted by the Town to assist with this security event.

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Ms. Escobedo asked whether the Town knew of any fraudulent use of the data on those lost hard drives. Mr. Crane said the Town was not aware of any fraudulent use of the data. Mr. Bautista reported it was unlikely we'd see fraudulent use so far from the original data loss event. Ms. Escobedo stated that the time involved in the forensic investigation was extraordinary and asked why it took so long. Mr. Bautista explained that it was very time consuming process to review every single document involved in the data loss and the 100 hard drives had to be reconstructed. Mr. Dane asked whether it was useless to send out a data loss letter so far from the original loss date. One of the letters he received, addressed to him personally, didn't include any details on the original data loss event.

Mr. Bautista clarified that the Town of Concord was not allowed to include details about the security incident under MA state law. Mr. Dane complained how the notice letter was too vague to be helpful and the call center (Kroll) was not able to answer questions about specific information that was lost. Mr. Dane also stated it was hard to find Town staff on the Monday when recipients started receiving the notice letter. Mr. Crane stated that Town staff stayed late into the night to reply back to recipients and that he personally responded to phone calls and emails.

Mr. Johnson asked why the data breach notice didn't include the reference to the original data loss event in 2019 and if this notice letter was different than others reviewed by the attorneys. Mr. Bautista said it was unusual that calls on the letter came in all at once. He said call numbers from the Kroll data center were in line with other data breach events they've worked on. Mr. Johnson asked whether all Town staff were aware the letter was going out and Mr. Crane replied that the letters went out faster than notice to Town staff could occur.

Ms. Escobedo asked whether this would have a huge impact on our insurance premiums. Mr. Crane said we would expect to see an increase on our premiums, possibly around 30%. Mr. Crane also reported that the incidence of cyber events is increasing dramatically nationwide. Mr. Bautista reiterated that statement. Mr. Dane had more comments on the data loss event. Mr. Crane reminded the Board that this data loss event occurred at a drop-off event at Public Works and that the Town immediately went to work notifying impacted people. Ms. Ackerman asked if this response was concluded and Mr. Bautista confirmed it was.

Scotchford-Wheeler House Historic Preservation Restriction

Mr. Dane informed the Board he was recusing himself from this matter because he and his law firm did most of the deed work for the Wheeler family on this property.

Ms. Carissa Demore, from Historic New England Regional Preservation Organization, introduced herself. She is seeking the Select Board's approval for a preservation restriction on the Scotchford-Wheeler House located at 99 Sudbury Road. The house has been owned by the Wheeler family since 1696 and it's an example of 17th century and 18th century New England architecture. The owners in 2013 worked with Historic New England to establish a preservation restriction. Ms. Demore reported that Massachusetts General Law allows preservation restrictions to be perpetually binding but only if the restrictions are approved by the Select Board

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and Historical Commission. Ms. Demore reported that this particular request is being submitted for review and approval because the property is up for sale to a third party. The Concord Historical Commission has approved the terms of this preservation restriction in connection with this sale. Ms. Wheeler asked for the Select Board's approval after making some other comments. Upon a question from Chair Ackerman, Ms. Demore clarified that the Concord Historical Commission didn't approve the preservation restriction in 2013 because there was a mortgage on the property, but the mortgage has been discharged and it now approves the restriction. Ms. Bates said considering the length of the documents, the Select Board could use more time to review the materials before taking action. Ms. Escobedo asked why the Select Board's approval was required and Ms. Demore replied that Mass. Gen. Law 184, Section 32 stipulated Select Board approval.

Upon a motion duly made and seconded, it was

VOTED: to certify that the Preservation Restrictions dated May 16, 2013 recorded in the Middlesex South Registry of Deeds in Book 61941, Page 446 and filed and registered as Document 01642504 in the Middlesex South Registry District of the Land Court and noted on Certificate of Title 253300 on the Scotchford Wheeler House located at 99 Sudbury Road, Concord, Massachusetts, consisting of approximately 0.69 acres of land, being more particularly described in that certain deed recorded with the Registry in Book 61137, Page 115, together with all improvements thereon, have been approved pursuant to Massachusetts General Laws, Chapter 184, Section 32.

Roll call vote

Mr. Johnson: Aye
Ms. Ackerman: Aye
Ms. Escobedo: Aye
Ms. Bates: Abstained
Mr. Dane: Abstained

PEG Access License Renewal

Ms. Karlen Reed, chair of the PEG Access Committee, reviewed the packet material on the draft Comcast contract renewal reflecting almost \$8 Million in revenue. Ms. Reed explained that Comcast receives revenue from its Concord cable TV subscribers, about 4,692 as of December 31, 2020. From the \$8 Million in annual revenue, Concord receives about \$360,000 based on its resident subscriber numbers for the provision and support of the MinuteMan Media Network TV studio and PEG Access programming. The current contract expires April 21, 2024. The renewal process typically takes 3 years. April 21, 2022 is when she will start working with the Town Manager's Office on finding a consultant to work on this and assess the Town's needs.

Chair Ackerman asked what Ms. Reed needed. Ms. Reed stated she was simply bringing this up so the Select Board knew the process would start soon and she'd be working with staff from the Town Manager's Office on this matter. Ms. Bates reported that Comcast is reporting their subscriptions have increased. She asked if Concord residents should expect to see a rate increase.

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Ms. Reed confirmed the number of subscribers has gone down and Comcast's expenses have gone up. Ms. Escobedo asked if this Comcast renewal review was in the PEG committee charge. Ms. Reed confirmed that it was. Mr. Dane asked if the Town's compensation is negotiable. Ms. Reed said there is a range of up to 5% of the gross annual TV revenues that the FCC allows. The Town's current rate is 4.8%. Ms. Reed noted that Comcast has changed its calculation of gross annual revenue.

Finalize Personnel Board Study Committee Charge

Chair Ackerman said that she hopes the Board can approve the edits to the Personnel Board Study Committee charge. Ms. Bates described her revisions to the draft charge and the Select Board discussed the changes.

Upon a motion duly made and seconded, it was UNANIMOUSLY

VOTED: to approve the charge of the Personnel Board Study Task Force as amended during this evening's discussion.

Roll call vote

Mr. Johnson: Aye
Ms. Ackerman: Aye
Ms. Escobedo: Aye
Ms. Bates: Aye
Mr. Dane: Aye

Discuss liaison and committee assignments for DEI Commission and 2025 Executive Committee

Chair Ackerman explained that she wanted to start making appointments soon to the DEI Commission and the 2025 Executive Committee. She talked about starting a review of the submitted volunteer cards for these committees. The Board discussed this matter further.

Preliminary Discussion: Committee Focused Meeting October 18

Chair Ackerman led a discussion on committee assignments, Select Board liaisons, and the number of committees in Concord. Ms. Escobedo agreed the Select Board should discuss the consolidation of committees in Town. Ms. Escobedo recommended that the views of the Senior Management Team be solicited. Mr. Crane reported that the Finance Committee has changed their approach to liaison assignments – now liaisons are assigned by topic instead of to a particular committee. Mr. Dane talked about the time involved in attending many (12?) different committees as part of their Select Board liaison obligations.

Expression of Interest: Armory Property

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Mr. Dane reported that the Town Clerk had approached him years ago to secure the space of the Armory for records space by the Town. Mr. Dane has communicated with many people and explored the possibility of this issue. He said the National Guard was likely to deem the Armory surplus property and upon that determination the Town could bid for that space at great value. Possible uses of the space include basketball courts, municipal records space, conference rooms, social events, and other purposes. Mr. Dane recently spoke to the Adjutant General McGurn and was told that the National Guard is doing a facilities re-evaluation of the Armory. If Concord can demonstrate a legitimate municipal purpose, Concord could obtain the facility for little to no money. The Board discussed this matter. Mr. Johnson agreed this facility was in a great location and affordable housing should be part of the consideration. Mr. Crane recommended that a follow-up letter to the Armory be drafted by the Town Manager's Office to indicate the Town's interest in this property.

Committee Appointments

Upon a motion duly made and seconded, it was UNANIMOUSLY

VOTED: to appoint Paul Macone of 33 Grove Street, Bruce Button of 28 Fairhaven Road, and Anne Rarich of 315 College Road to the Personnel Study Task Force for terms to expire May 31, 2023

Roll call vote

Mr. Johnson: Aye
Ms. Ackerman: Aye
Ms. Escobedo: Aye
Ms. Bates: Aye
Mr. Dane: Aye

Committee Liaison Reports

Ms. Bates reported on her first MAGIC Meeting on September 14th. They reviewed FY22 work plans which included work on racial justice, municipal government, housing, transportation, infrastructure, hybrid meeting, housing diversity, and economic development. The Commission on Disability talked about traffic in Junction Park. The White Pond Advisory Committee met on September 8th and they discussed sewage improvement, water quality testing, and other related issues. The Chair's Breakfast meeting was very informative. She attended PorchFest and said it was a great success.

Ms. Escobedo reported that the Community Preservation Committee had received 13 applications for total of \$2.6 million dollars. The Junction Village Open Space Taskforce met and is holding a public forum on October 14^t to review conceptual site plans. The DEI subcommittee of the School Committee is doing a major DEI survey to the community. The Historical Commission is supportive of the Wheeler-Scotchford House preservation restriction. The Historic Districts Commission is attending to their normal work. The Planning Board heard an application for new Commonwealth Avenue project. The Affordable Housing Trust Study Committee held its first

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meeting and they are discussing logistics.

Mr. Dane attended the initial meeting of the Civil War Monument Taskforce at the Civil War monument itself. He commended Town staffer Tish Hopkins on recruiting a great group of volunteers to work on this committee. Mr. Dane attended the Ag Fair and the Library book sale which occurred on the same day and were both successful. The Board of Health met to discuss normal issues, septic systems, masks, etc. and their discussion of mandatory versus advisory mask orders. Mr. Dane reported that Ms. Debra Stark is advocating for personal reusable containers for patrons to take their food home from a restaurant. The State Board of Health says this is contrary to state health code.

Mr. Johnson reported that the Comprehensive Sustainability and Energy Commission heard a presentation by Debra Stark on the reusable food containers. There was discussion of how to respond to the Select Board's request to provide input on status updates on the Envision Concord. The Climate Action Advisory Board discussed their priorities. The Light Board reviewed their customer survey results, which were generally favorable. There was also a stakeholders' meeting on the advanced metering infrastructure rollout. The Zoning Board of Appeals denied the large earth removal application. The Middle School Building Committee has made good progress on schematic design. The Bruce Freeman Rail Trail Committee discussed the completion of Section 2C and the fencing along White Pond in light of the state's refusal to cover the cost of the fencing.

Chair Ackerman reported that Fatima Mezdad has resigned from the School Committee and an election will need to be called, and possibly joined with the special election to approve the middle school project debt exclusion financing. The Finance Committee was not happy with how fiscal year end capital expenditures were conducted. The Fiber Broadband Completion Taskforce has met and they have questions about their charge.

Miscellaneous Correspondence

Chair Ackerman thanked Tanya Gailus, Mark Gailus, Caroline Bunch, Dorrie Kehoe, Denise Harts, and Jennifer Brook for their letters on behalf of the Commission on Disability.

Public Comment

Mr. Stephan Bader clarified that the library book sale resulted in \$30,000 in fundraising, not the \$130,000 reported by Mr. Dane.

Adjourn

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to adjourn.

Roll call vote

Mr. Johnson: Aye

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Ms. Ackerman: Aye
Ms. Escobedo: Aye
Ms. Bates: Aye
Mr. Dane: Aye

Minuteman Media Network Coverage: https://www.youtube.com/watch?v=BQMhAxia_6o

Meeting Materials: <https://www.concordma.gov/DocumentCenter/View/32366/September-27-SB-Packet>

Boy Scout Troop 132 Concord MA

Mark Rzepczynski
Troop Committee Chair

committeechair@troop132.com • 617-633-4349
Concord Scout House, 74 Walden St., Concord, MA 01742



April 1st, 2022

Terri Ackerman
Chair, Select Board
Town House, 22 Monument Square
Concord, MA 01742

Dear Chairperson Ackerman:

We are pleased to inform you that the following young men from Massachusetts' Spirit of Adventure Council, Troop 132 in Concord, MA recently attained the rank of Eagle Scout:

1. Benjamin Thomas Sprague (Eagle Board of Review on 11/4/2021)
2. Henry Niko Vlacovsky (Eagle Board of Review on 1/11/2022)

We would be most grateful if you could write a congratulatory letter to these outstanding young men. The letter should be addressed and sent to:

1. Benjamin Thomas Sprague, 76 Wright Road, Concord, MA 01742
2. Henry Niko Vlacovsky, 44 Damon Street, Concord, MA 01742

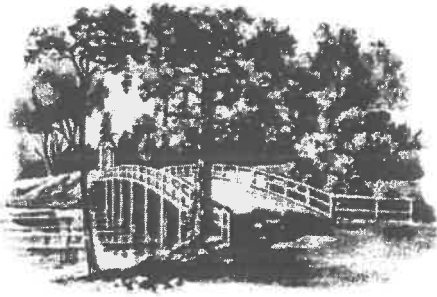
We respectfully request that the letter be mailed to the Scouts within 2 weeks of receipt from you.

Thank you for your help in commemorating this remarkable achievement.

Yours in scouting,

W.D.

William Duggan (Scoutmaster Troop 132) and Mark Rzepczynski (Committee Chair Troop 132)



OLD NORTH BRIDGE

TOWN OF CONCORD

SELECT BOARD'S OFFICE
22 MONUMENT SQUARE – P.O. BOX 535
CONCORD, MASSACHUSETTS 01742

TELEPHONE (978) 318-3001
FAX (978) 318-3002

April 11, 2022

Mr. Benjamin Thomas Sprague
76 Wright Road
Concord, MA 01742

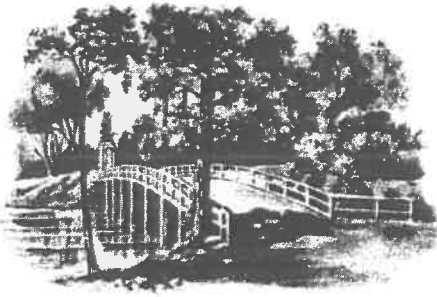
Dear Mr. Sprague,

On behalf of the Concord Select Board, I am writing to congratulate you on attaining the rank of Eagle Scout. You have demonstrated character and commitment in achieving this honor, and you have made your community proud. Please accept our best wishes as you celebrate the notable accomplishment of attaining the rank of Eagle Scout.

I know that the Select Board would be interested to learn about your Eagle project. If you forward a description of the project to me at tackerman@concordma.gov, I will share it with the other members of the Board. I hope that you will continue to serve your community and your country throughout your life, as you have in achieving this high honor in Scouting.

Sincerely,

Terri Ackerman, Chair
Concord Select Board



OLD NORTH BRIDGE

TOWN OF CONCORD

SELECT BOARD'S OFFICE
22 MONUMENT SQUARE – P.O. BOX 535
CONCORD, MASSACHUSETTS 01742

TELEPHONE (978) 318-3001
FAX (978) 318-3002

April 11, 2022

Mr. Henry Niko Vlacovsky
44 Damon Street
Concord, MA 01742

Dear Mr. Vlacovsky,

On behalf of the Concord Select Board, I am writing to congratulate you on attaining the rank of Eagle Scout. You have demonstrated character and commitment in achieving this honor, and you have made your community proud. Please accept our best wishes as you celebrate the notable accomplishment of attaining the rank of Eagle Scout.

I know that the Select Board would be interested to learn about your Eagle project. If you forward a description of the project to me at tackerman@concordma.gov, I will share it with the other members of the Board. I hope that you will continue to serve your community and your country throughout your life, as you have in achieving this high honor in Scouting.

Sincerely,

Terri Ackerman, Chair
Concord Select Board



April 5, 2022

To the Town of Concord Selectboard and Town Manager:

The Concord Town Recreation Department is a leader in providing activities that enhance personal development, promote healthy lifestyles, and encourage greater community involvement. As a dedicated group of professionals, the Recreation Department strives to promote lasting experiences while creating fun, unique, inclusive, opportunities in excellent facilities. Concord Recreation is a self-supporting operation that strives to keep pace with a growing community to deliver the highest quality customer focus programs, events, and services. Pursuant to the Commission’s Administrative Code, the Concord Recreation Commission provides input regarding public recreation facility improvements, developments and or maintenance plans relative to recreational assets and, when appropriate, provides letters of support for recreation-specific initiatives.

The Concord Recreation Commission facilitated a public informational planning meeting on March 30, 2022 in response to a proposal submitted by Concord Carlisle Youth Baseball/Softball to install of new amenities at Rideout Park. After evaluating public comment and receiving feedback from Concord Public Works, the Concord Recreation Commission supports the donation and installation of the following amenities at Rideout Park, with the following specifications and conditions:

Backstop Padding

- Location: Rideout #2 and Rideout #3.
- This padding will be identical to the padding that was previously approved and installed at Rideout #1 and the Ripley field. The padding is approximately 3’ tall by 20’ wide and made of foldable 2” foam wrapped in vinyl. The padding is secured to the existing fencing using zip ties.
- CCYB will collaborate with Concord Public Works to assure the installation vendor and date is pre-approved.
- The product should have a 15-year shelf life and CCYB/S will come back to the Recreation Commission for approval of a new product when the time comes.
- Cost= \$3,000 per backstop pad. Total value \$6,000.

backstop
folding
2” foam

Text: 18 in. ta



Batting Carpet

- Location: Two existing batting cages at Rideout Park abutting the tennis courts.
- This carpet will be identical to the carpet that was previously installed at the Ripley field. The carpet is solid green, approximately 15' wide by 70' long by 3/8 inches tall, and made of drainable mono yarn with latex backing. It will be secured with pegs. This product is not to have any crumb rubber.
- CCYB/S will collaborate with Concord Public Works to assure the installation vendor and date is pre-approved.
- The product should have a 15-year shelf life and CCYB/S will come back to the Recreation Commission for approval of a new product when the time comes.
- Cost= \$1,500 per cage. Total value \$3,000.



Field Lining

- Location: Rideout #2 and Rideout #3.
- To establish an outfield boundary where a fence normally would exist, Concord Public Works has agreed to paint the playing field boundary line. This line would connect the right field and left field foul lines at a 185' radius from home plate. The materials and application would be the same as the soccer lines. Public Works has agreed to use a different color than the lines painted for soccer.
- These lines would be painted for the spring season, April-June, only.
- CCYB/S would come back to the Recreation Commission to discuss any additional boundary options, including but not limited to fencing or flagging.

Combined, the total value of the donation is \$9,000.

The Commission and the Department look forward to a continued collaboration between CCYB/S and Concord Public Works to assure Concord's parks and playing fields continue to meet the needs of the community. The Commission voted to submit this letter of support on April 5, 2022.

Sincerely,
Casey Atkins

Casey Atkins
Chair, Recreation Commission



To: Select Board of the Town of Concord

April 5th, 2022

To whom it may concern,

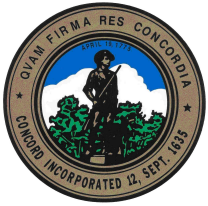
We are requesting to extend alcohol service on Sunday, April 17th 2022 for Easter. Due to heavy requests of our clientele we would like to start serving alcohol at 10AM instead of noon. Please feel free to reach us if you have any questions or concerns.

Sincerely,

Alek Adamson

General Manager

A handwritten signature in black ink, appearing to read 'Alek Adamson', is written in a cursive style.



TOWN OF CONCORD

Office of the Interim Town Manager

Operational Status Reports & Departmental Updates

For the Week Ending April 8, 2022

Town Manager & General Government

Town Manager's Office

- In December 2021, the Town Manager's Office provided an update to the Select Board on a nationwide opioid settlement fund. This is an update to that December update.

The manufacturers and distributors of opioid drugs have agreed to two landmark settlement funds. The settlement (and litigation leading up to it) is similar in size and scope to the tobacco industry settlement fund of 1998. There are two funds: (1) a certain distributors fund, whereby they have agreed to pay up to \$21 billion over 18 years, and (2) a Johnson & Johnson fund, whereby they have agreed to pay up to \$5 billion over 9 years. The two funds total over \$26 billion with \$22.7 billion reserved for participating states and municipalities. The Commonwealth has been awarded \$500 million in abatement funds over 18 years to be shared between the Commonwealth and local municipalities. Between local municipalities, the Municipal Abatement Fund has been allocated based on a public health formula. The public health formula was based on "federal data on opioid use, overdose deaths, and opioid shipments to Massachusetts from 2006 – 2016." The Town of Concord has been allocated 0.175% of the Municipal Abatement Fund, or \$367,867 over 18 years. Boston, Brockton, Fall River, Cambridge, and Worcester have received some of the highest allocations based on this public health data.

The opioid crisis nationwide has not spared Concord. The Town looks forward to receiving these funds and working to repair the damage done by the opioid crisis on the Concord community. The Town Manager's Office will be working closely with the Health Department on the proper and allowable expenditure of these funds. More information on this can be accessed on the state website here:

[https://www.mass.gov/info-details/frequently-asked-questions-about-statewide-settlements-with-opioid-distributors-and-johnson-johnson#\(1\)-my-municipality-received-a-notice-in-the-mail-about-two-opioid-settlements.-is-it-real?](https://www.mass.gov/info-details/frequently-asked-questions-about-statewide-settlements-with-opioid-distributors-and-johnson-johnson#(1)-my-municipality-received-a-notice-in-the-mail-about-two-opioid-settlements.-is-it-real?)

Emergency Services

Police Department:

869 Log entries which included 60 Traffic enforcement/146 Motor vehicle stops, 2 Arrests

- Chief O'Connor and Lieutenant Monahan attended the White Pond Advisory Committee meeting on March 30 and had a good dialogue with the members regarding the upcoming spring and summer strategy for ensuring safety and how parking issues will be addressed.
- On Saturday, April 2 Officers along with Concord Firefighters and State Troopers saluted United States Marine Corps Captain Ross Reynolds who was killed during a training exercise and was returned to home to Leominster with a dignified procession from Logan Airport via Route 2.
- The missing girl from Carlisle was located on Thursday March 31 in Fall River. Chief O'Connor expresses thanks to the CCHS staff and Officer Cara Paladino who assisted in the investigation.

- Scams are regularly occurring across the country including Concord, the community can learn more about IRS and other scams <https://www.irs.gov/newsroom/tax-scams-consumer-alerts>

Fire Department:

Staff Update: at 8:00am on Sunday, March 27, at the end of his shift Firefighter Arthur St. John retired from the Concord Fire Department. FF St. John served the Town of Concord for over thirty years. He was appointed to the Fire Department in October of 1990. Prior to that he was a full-time employee of the Public Works Department and served as a call-firefighter prior to his full-time FD appointment. Arthur was among a small group of employees who were instrumental in the early days of GIS systems implementation for the town. His work has provided the fire department with access to critical information and has been instrumental our preplanning programs.

Call for service: The fire department responded to 73 calls over the previous week. There were no unusual calls.

Fire Prevention: Fire Prevention conducted fire drills in the public schools this week.

In addition to other activities, a semi-annual inspection was conducted at Trashology, Baker Ave. this week. Trashology develops products that convert trash into energy.

Public Works

- **2022 Pavement Markings** – Pavement marking of high traffic areas prone to faster deterioration, including the Patriots’ Day parade route, are anticipated to be performed prior to the parade by Atlantic Pavement Markings using the remaining funds on their 2021 contract.
- **Stow Street Parking Lot Improvement** – Newport Construction’s remaining work on this project, which includes reclamation of the existing asphalt, installation of the electrical infrastructure for the future charging station and lighting upgrades, grading of the area, paving, and pavement markings, is scheduled for the spring of 2022.
- **Right of Way/Driveway Permitting** – As of April 1, Engineering staff is now accepting, reviewing, and issuing Right-of-way and Driveway permit applications. Staff continues to utilize the new Full Circle permitting software to ensure work is reviewed and permitted properly throughout Town departments. On-site construction inspections continue to be performed to ensure that the private contractors are complying with the conditions of the ROW permit, which include the Town’s construction standards and procedures.
- **Safe Routes to School Grant (SRTS)** –This grant funds projects that promotes students in grade kindergarten through eighth grade to take alternative modes of transportation to and from school (i.e., walking and biking) by improving pedestrian facilities surrounding schools. On December 1, 2022, a conceptual design plan and application were submitted for review and potential funding allotment by the State. MassDOT awarded \$15 million to 9 different cities and towns for various pedestrian improvement projects. Unfortunately, Concord was not awarded grant money for this round of grant disbursement.
- **Compost Facility:** The compost facility re-open to the public on April 2, 2022 and will continue to be open Saturdays 9:00AM-3:00PM and Wednesdays 3:00PM-6:00PM into the fall season. A 30-yard roll-off

container is in place at the 755 Walden Street Compost Site for invasive plants such as bittersweet, buckthorn, garlic mustard, etc.

- **Athletic Field and Open Space Maintenance** – The Highway & Grounds Division has been monitoring and inspecting open space recreation areas for debris, such as branches, leaves and trash, which is removed as needed. In March, crews installed the tennis nets and wind screens at Emerson and started preparing baseball and softball fields for the spring sports season. Infields were dragged, rolled and groomed; backstops, fence lines and dugouts were also cleaned.

Department of Planning & Land Management

Economic Vitality & Tourism

- The Economic Vitality and Tourism Division launched the new Bike Share this weekend (see photos right).
- With the re-opening of the Visitor Center on Friday, April 1, opening weekend saw nearly 200 people and the 1pm daily tour ran both Saturday and Sunday.
- There are 3 new programs upcoming to the Visitor Center with Recreational Tours offered through Concord Continuing Education, Town of Bedford Recreation and Town of Acton Recreation. All are participating in a series of fitness history walks this spring and all are selling well.



Planning Division

- **Planning Board meeting of April 5:** The Planning Board discussed the proposed Definitive Subdivision Plan and associated roadway improvements for Sunnyside Lane. The Board determined that a waiver to the Subdivision Rules & Regulations to allow an 18-foot wide roadway with no sidewalk was appropriate for this location and allowed for the use of Low Impact Drainage (LID) drainage design along the side of the road. The public hearing was continued to May 10 to allow the Applicant to submit revised material for review by Town staff. The Board also continued to July 12 the public hearing on a Definitive Subdivision for 48Y Fitchburg Turnpike to allow the Applicant time to submit a 6-unit PRD application. The Board reviewed an application to extend the Residence C District requirements 30 ft. into the Residence B District to allow the modification of an existing two-family dwelling at 23-25 Lang Street and voted to recommend that the Zoning Board of Appeals grant the requested special permit. The Board discussed Annual Town Meeting Warrant Articles 30 to 35 and recommended Affirmative Action on Article 30 to 34 and recommended No Action on Article 35.
- **Bruce Freeman Rail Trail Advisory Committee Subcommittee meeting on April 5:** The BFRTAC Subcommittee, focused on possible safety improvements to Junction Park and the Rail Trail, met with Town staff from Police and Public Works Engineering Division to discuss the 7 conceptual options currently being reviewed by the committee. Town staff provided feedback on questions that need to be considered and additional information to be researched as well as providing a basic framework for moving forward.
- **West Concord Junction Cultural District Committee meeting of April 5:** The WCJCDC heard an update on the Industrial Mural Project, planned to be installed on the building at 30 Beharrell Street, from members Ed Feather and Carolyn Bottum. The mural and the associated educational information “Industrial History

in a Box” is planned to be completed by September 2022. The WCJCDC also discussed early planning efforts for the third annual Porchfest (Save the Date of September 24th!) having already heard from several bands that hope to participate.

Health Division

- **Working on a Guide for Opening Food Establishments:** Public Health Inspector Gabrielle White and Town Planner Elizabeth Hughes presented a draft guide for Opening Food Establishments to the Economic Vitality Committee at their April 6 meeting. The guide was developed in consultation with the Building Inspections staff and others to address concerns that the permitting process wasn’t clear or helpful. The hope is to receive input from local businesses and property owners to finalize the guide for posting and use later this spring.

Building Inspections Division

- **Zoning Board of Appeals meeting of March 24, 2022:** At the meeting, the following items were heard and voted.
 - GRANTED a special permit under sections 7.1.3 and 11.6 of the zoning bylaws to demolish to the foundation the existing 3,051 sq. ft. non-conforming dwelling and reconstruct a 4,260 sq. ft. non-conforming dwelling at 61 Bartlett Hill Road.
 - GRANTED a special permit under sections 6.2.13 and 11.6 of the zoning bylaws to construct a 93 sq. ft. dormer which causes the site to exceed the maximum floor area ratio by 66 sq. ft. at 314 Thoreau Street.

Human Services

Senior Services

- The COA is now participating in the Town’s compost project and will be composting all components of our in-person lunches held at the Harvey Wheeler Community Center.
- The COA will offer a four-week series entitled “Wellness in Aging” on 4 consecutive Thursdays in May (5th, 12th, 19th and 26th) from 1pm to 2pm. The series will be led by Geriatric Health Nurse, Valerie Boggia. This is being offered free of charge, please call to sign up.
- Plan to join artist and educator, Susan Borsuk, for a 6-session nature journaling experience beginning on April 25 from 1:30pm to 3:30pm. Cost is \$120. Call the COA for more information.
- The Concord Friends of the Aging will sponsor a drive thru lunch on Wednesday, May 11 from 11:00am to 11:45am. Offered free of charge. Please call to sign up.
- Join Delia Kay, Concord’s Director of Natural Resources for a walk at Barrett’s Mill Farm on Wednesday April 27 at 10:00am. The trail takes approximately 40 minutes. Please call to let us know that you plan to attend.

PETITION OF NATIONAL GRID FOR GAS MAIN LOCATIONS

Town of Concord / Board of Selectmen:

The Nationalgrid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways and places of the **Town of Concord** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

Due to Concord's road reclamation, Nationalgrid recommends the following:

- transfer all services from 4- inch Coated Steel gas main to 8- inch Coated Steel in Commonwealth Av from Laws Brook Rd to #74 Commonwealth Av before the railroad track.
- tie in 4- inch Coated Steel gas main to 8- inch Coated Steel in the intersection of Laws Brook Rd and Commonwealth Av with approximately 20 feet' of 4-inch Plastic.
- tie in 4- inch Coated Steel gas main to 8-inch Coated Steel at 74 Commonwealth Av with approximately 5 feet of 4- inch Plastic.
- abandon 850 feet of 4-inch Coated Steel gas main in Commonwealth Av from Laws Brook Rd to #74 Commonwealth Av before the railroad track.
- tie in 2-inch Coated Steel gas main to 8-inch Coated Steel in the intersection of Commonwealth Av and Bradford St with approximately 30 feet of 2- inch.
- tie in 2- inch Coated Steel gas main to 8-inch Coated Steel in the intersection of Commonwealth Av and Beharrell St with approximately 60 feet of 2- inch.

Date: **November 10, 2021**

By: _____
Mary Mulroney
Permit Representative

Town of Concord / Board of Selectmen:

IT IS HEREBY ORDERED that the locations of the mains of the Nationalgrid for the transmission and distribution of gas in and under the public streets, lanes, highways and places of the **Town of Concord** substantially as described in the petition date **November 10, 2021** attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

The said Nationalgrid shall comply with all applicable provisions of law and ordinances of the **Town of Concord** applicable to the enjoyment of said locations and rights.

Date this _____ day of _____, 20____.

I hereby certify that the foregoing order was duly adopted by the _____ of the City of _____, MA on the _____ day of _____, 20____.

By: _____

Title

**RETURN ORIGINAL TO THE PERMIT SECTION
NATIONAL GRID
40 SYLVAN RD, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS**

133 Keyes Road
Concord, MA 01742



DATE: 3/15/2022

MEMORANDUM

**TO: Robyn LaFrance, Senior Administrative Assistant
c/o Select Board**

VIA: Kerry Lafleur, Interim Town Manager

VIA: Alan Cathcart, Director of Public Works

FROM: Stephen Dookran PE, Town Engineer

PREPARED BY: Justin Richardson, PE, Assistant Town Engineer

SUBJECT: Petition by National Grid for Gas Main Locations – Transfer all services from 4 inch Coated Steel gas main to the 8 inch Coated Steel in Commonwealth Ave from Laws Brook Road to #74 Commonwealth Ave before the railroad tracks.

This memorandum is to provide comments to the Select Board on the petition for a Grant of Location filed by National Grid on Commonwealth Avenue. Concord Public Works (CPW) Engineering Division has reviewed the attached Grant of Location petition and proposed plan with a revision date of 2/18/2022 from National Grid for the above referenced project in the Commonwealth Avenue public right-of-way in which National Grid requests to transfer all services mains from their existing 4 inch main to the existing 8 inch main and abandon the 850 feet of the existing 4 inch main in place. The transfer of services main include the following:

- tie in 4 inch Coated Steel gas main to 8 inch Coated Steel in the intersection of Laws Brook Rd and Commonwealth Ave with approximately 20 feet' of 4-inch Plastic,
- tie in 4 inch Coated Steel gas main to 8-inch Coated Steel at 74 Commonwealth Ave with approximately 5 feet of 4- inch Plastic.
- tie in 2 inch Coated Steel gas main to 8 inch Coated Steel in the intersection of Commonwealth Av and Bradford St with approximately 30 feet of 2- inch.
- tie in 2 inch Coated Steel gas main to 8 inch Coated Steel in the intersection of Commonwealth Ave and Beharrell St with approximately 60 feet of 2- inch.

CPW asks that if the Select Board approves the petition, the following understandings, conditions and recommendations are made part of the approval:

1. **Mass Gen Laws Ch. 164, §145** - In reference to the foregoing request, National Grid thereby represents to the Town that the Abandoned Main is not and will not be categorized as an “eligible infrastructure replacement” in any “plan” as such terms are defined in §145(a) of said Chapter 164 filed with or to be filed with the Department of Public Utilities. In the event that National Grid decides to include the Abandoned Main as eligible infrastructure under a plan pursuant to Section 145, National Grid will provide written notice regarding such decision to CPW within seven days of filing any such plan with the Department of Public Utilities.

- 2. National Grid's Project Schedule** - National Grid must complete the work on or before April 22, 2022. This in order for the Town to complete the Complete Streets project by September 2022. National Grid shall begin their work within 2 weeks of receiving the CPW's Right of Way Permit. The schedule must allow CPW 7 days review time for the Right of Way Permit.
- 3. Right of Way Permit** – A right of way (ROW) permit issued by CPW Engineering is required to perform work in the public street. CPW Engineering reserves the right to add and/or adjust permit stipulations related to construction standards, work quality, work site maintenance, schedule adjustments, etc. when these become necessary to address new information and conditions related to the project or project site. All work shall be performed in compliance with the conditions of this memorandum and D.T.E. 98-22 (a copy of which is attached hereto). In the event that any provision of this grant of location is inconsistent with the standards set forth in D.T.E. 98-22, the Town and National Grid agree that National Grid shall be required to comply with all standards in D.T.E. 98-22.
- 4. Traffic Control Plan** – As part of the ROW permit a traffic mitigation plan meeting the Manual of Uniform Control Traffic Devices (MUTCD) shall be submitted to the Concord Police Department Traffic Safety Officer and CPW Engineering. It appears from the plan provided thus far, that the work will require partial or full closure of the roadway and sidewalk. A sketch shall be provided detailing how the anticipated vehicular and pedestrian movements will be managed for the duration of the job. The construction hours shall be limited to 9 AM-4 PM; any changes to work hours and significant deviations from the traffic control plan shall be approved by the Town Engineer. The roadway and sidewalk shall be secured at the end of each work day to ensure safe and adequate passage. The temporary pedestrian route shall conform to ADA Regulations. Work shall not commence until the review and approval of the traffic mitigation plan are completed.
- 5. Tree Protection** – Contractors shall adhere to the CPW Construction and Tree Protection Standard Operating Procedures including the protection of public shade trees: “No person may plant, trim, cut, or remove a public shade tree without the prior permission of the Tree Warden and Engineering Division. This control includes the cutting of roots during construction.” The contractor shall be responsible for installing wooden tree guards with orange snow fencing on public shade trees located within the work zone.
- 6. Construction Notifications** – The applicant shall notify emergency services, the school district, the post office, CPW Solid Waste for trash pickup services via email one week prior to the start of construction. The applicant shall also notify neighborhood residents and businesses two weeks prior to the start of construction.

Additionally, the applicant is required to give prior notice to CPW Engineering regarding daily work in the ROW as specified in the ROW permit.

7. **Preconstruction Meeting** - National Grid shall schedule a preconstruction meeting with all pertinent Town Divisions, other utility companies and stake holders two weeks prior to the commencement of construction.
8. **Separation from Existing Utilities in Roadway** - National Grid shall maintain the following minimum offsets from existing infrastructure with its new mains.
 - Minimum of 3' from all other existing utilities
 - Minimum of 1' vertical separation to any utility crossing
9. **Trenching, Patching, and Pavement Restoration** – National Grid must backfill the trench with suitable material, in 6-inch lifts, and compact with mechanical vibratory devices such as vibratory roller, plates, or rammer (pogo stick). Suitable backfill material will mean an imported product meeting the gradation specification for MassDOT M1.03.1 Processed Gravel for sub-base. The gravel material delivered must pass a three (3) inch square mesh sieve and shall not contain frozen material. Contractor must submit material data sheet to Engineering prior to commencing work. No work shall commence until Engineering has completed its review of the material data sheet. National Grid shall have a Geotechnical Engineer certify that the material inside the trench and the compaction of the material meets Town of Concord Design and Construction Standards.

The patch shall be considered temporary until the Town completes the final repaving of Commonwealth Ave in the project area. During this period any settlement or delamination of pavement within the patch or unacceptable deterioration of adjacent pavement caused by the construction shall be rectified by National Grid or its subcontractors within two days of notice of defect.

In the most westerly gas main tie-in, adjacent to Kenny Dunn Square and the gas main tie in on Beharrell Street, the pavement is in good condition and does not fall within the area that CPW plans to repave. National Grid shall mill the top 2" of the entire Laws Brook Road and Beherrall Street width (curb to curb) starting from 20 feet before the start of each National Grid's trench patch to the edge of CPW's new pavement on Commonwealth Avenue and infrared the pavement joints after CPW completes its final paving of that area. This mill and repave work shall occur after the final repaving of Commonwealth Avenue but now sooner than the following construction season (2023), and be completed no later than two weeks after the commencement of the 2023 ROW Permit season.

10. **Trench Plates** – CPW understands that work is to be performed during the winter months and during this time no steel plates will be allowed to secure trenches. If

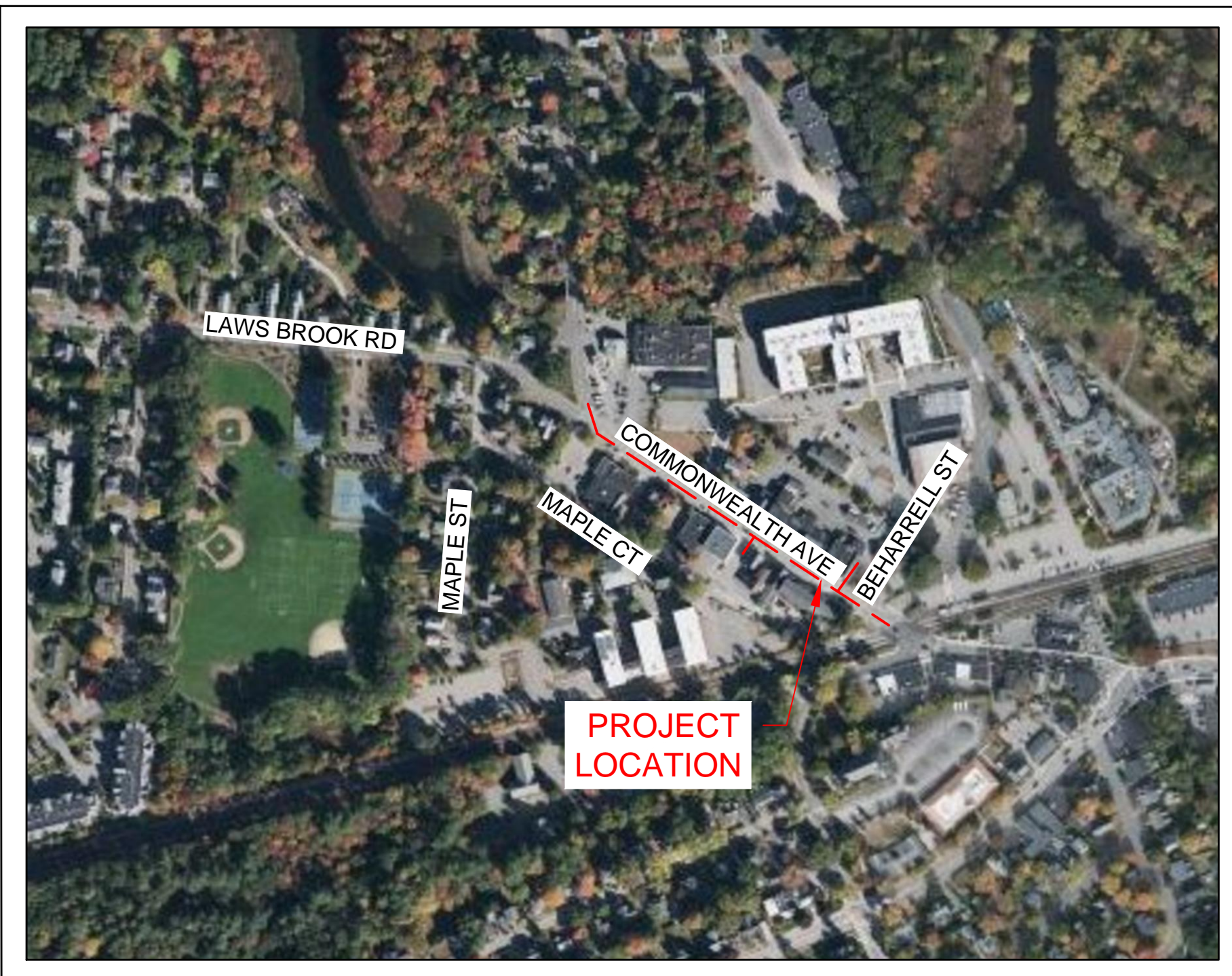
the use of steel plates becomes absolutely necessary because of a critical change in the work plan, CPW shall be immediately notified and the installation of the plates will strictly follow the requirements to allow safe and proper snow removal. National Grid will be held liable for any incidents due to inadequate removal of snow and ice in the work area related to improperly installed trench plates and/or obstructions caused by their work in the work area. The plates shall be in place for no more than 24 hours or the duration of a snow or ice event. They shall be monitored to make sure they remain secure.

- 11. Conflicts with Abandoned or Active Gas Mains** – Should the Abandoned Main present conflicts with future improvements to the public street infrastructure including but not limited to sidewalk, drainage or public utilities, National Grid shall remove the Abandoned Main or portions thereof in a timely fashion upon notification to eliminate such conflicts. The Town has a Complete Streets Project in this area and may require removal of portions of the 4” abandoned gas main. The sections of removal will be identified in the Right of Way (ROW) permit. Additionally, National Grid shall perform 6 test pits to locate the existing 16” main in the area of the Town’s Complete Streets project.
- 12. Adjustment of Structures** – The excavated trench for the new gas main is likely to settle during the freeze/thaw cycle of the winter, National Grid will adjust any structures as necessary within the temporary patch limits trench limits to prevent any issues when plowing the roadway over the winter. The structures should be re-adjusted during the mill and final paving in the 2022 season.
- 13. Pavement Markings** – All pavement markings that are damaged during construction shall be replaced in kind within 1 day of the damage to the markings. This is due to high pedestrian activity in that area, and the proposed damage to crosswalk markings.
- 14. As-Built Plans** – An as-built plan of the new main and all appurtenances as well as a record drawing of the Abandoned Main and all its appurtenances shall be provided to CPW Engineering prior to the final closeout of the ROW Permit.

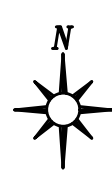
nationalgrid

(75-135) COMMONWEALTH AVE GAS MAIN REPLACEMENT 2", 4" CS TIE-IN TO 8" CS (60 PSIG) COMMONWEALTH AVE, CONCORD, MA W.O. NO.: 1425147

PIPE TOTALS			
DIAMETER	MATERIAL	ABANDONED	INSTALLED
4"	CS	850 LF	--
2"	PL	--	90 LF
4"	PL	--	25 LF



INDEX OF SHEETS		
SHEET	NAME	TITLE
1	DDS-CON-71210292 G-001	COVER - LOCATION MAP
2	DDS-CON-71210292 G-002	CONSTRUCTION NOTES
3	DDS-CON-71210292 G-003	CONSTRUCTION NOTES & BILL OF MATERIALS
4	DDS-CON-71210292 C-001	OVERALL LAYOUT SHEET & PROFILES
5	DDS-CON-71210292 C-101	TIE-IN & ABANDONMENT DETAILS
6	DDS-CON-71210292 C-201	STANDARD DETAILS
7	DDS-CON-71210292 C-202	STANDARD DETAILS
8	DDS-CON-71210292 C-203	STANDARD DETAILS
9	DDS-CON-71210292 C-204	STANDARD DETAILS



LOCATION MAP

LAT/LON: 42°27'26.18"N, 71°23'44.24"W
CONCORD, MA
SCALE: 1:300



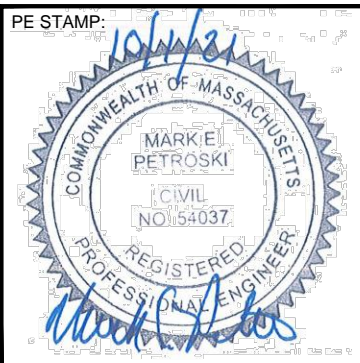
45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
PHONE (585) 359-7540
FAX (585) 359-7541

BOSTON GAS COMPANY
d/b/a

nationalgrid

40 SYLVAN ROAD
WALTHAM, MA 02451

IFC



NO.	DESCRIPTION	DATE	DR. BY	CK. BY	APP. BY
D	TOWN UTILITY SUPPORTS	02/18/2022	SDS	JDL	MEP
C	TIE-IN REVISION	10/25/2021	KJQ	JDL	MEP
B	ADDED UTILITY INFORMATION AND PROFILES	10/22/2021	KJQ	JDL	MEP
A	ISSUED FOR CONSTRUCTION	09/30/2021	KJQ	JDL	MEP

(75-135) COMMONWEALTH AVE GAS MAIN REPLACEMENT
COMMONWEALTH AVE
COMMONWEALTH AVE, BEHARRELL ST, BRADFORD ST, LAWS BROOK RD
CONCORD, MA

COVER - LOCATION MAP

DWG SIZE	DESIGNER	ENGINEER	DATE	ASSET I.D.	W.O. NO.:
22"X34"	DDS COMPANIES	K. QUINN	02/18/2022	XXXXXXXX	1425147

PAGE 01 OF 09	
DRAWING NO.	SHEET NO.
G-001	01

SCOPE OF WORK:

NATIONAL GRID WORK ORDER NUMBER: 1425147

PROJECT NAME AND LOCATION: (75-135) COMMONWEALTH AVE, CONCORD, MA.

PROJECT SCOPE: DUE TO CONCORD'S ROAD RECLAMATION, FY21/22 PWNONREIM RECOMMENDS THE FOLLOWING:

- TRANSFER ALL SERVICES FROM 4 IN CS (NCON0000) (1930) 60# GAS MAIN TO 8 IN CS (ICON0066) IN COMMONWEALTH AVE FROM LAWS BROOK RD TO #74 COMMONWEALTH AVE BEFORE THE RAILROAD TRACK.
- TIE-IN 4 IN CS 60# GAS MAIN TO 8 IN CS (ICON0066) 60# IN THE INTERSECTION OF LAWS BROOK RD AND COMMONWEALTH AVE. WITH APPROX 20 FT OF 4 IN PL 60#
- TIE-IN 4 IN CS 60# GAS MAIN TO 8 IN CS (ICON0066) 60# AT 74 COMMONWEALTH AVE WITH APPROX 5 FT OF 4 IN PL 60#
- ABANDON 850 FT OF 4 IN CS (NCON0000) (1930) 60# GAS MAIN IN COMMONWEALTH AVE FROM LAWS BROOK RD TO #74 COMMONWEALTH AVE BEFORE THE RAILROAD TRACK.
- TIE-IN 2 IN CS 60# GAS MAIN TO 8 IN CS (ICON0066) 60# IN THE INTERSECTION OF COMMONWEALTH AVE AND BRADFORD STREET WITH APPROX 30 FT OF 2 IN 60#
- TIE-IN 2 IN CS 60# GAS MAIN TO 8 IN CS (ICON0066) 60# IN THE INTERSECTION OF COMMONWEALTH AVE AND BEHARRELL STREET WITH APPROX 60 FT OF 2 IN 60#

7 MAIN CONNECTIONS; 1 CUT OFF

PRESSURE TESTING REQUIREMENTS:

1. PRESSURE TEST ALL DISTRIBUTION PIPING IN ACCORDANCE WITH:
 - A. CNST04003: PRESSURE TESTING MAINS OPERATING BELOW 125 PSIG
 - B. CS-MAIN004: PRESSURE TESTING OF NEW MAINS MAOP OF 124 PSIG OR LESS
 - C. TEST PRESSURE (MINIMUM): 90 PSIG
 - D. TEST DURATION (MINIMUM): 1 HOUR(S)
 - E. TEST MEDIUM: AIR AND/OR NITROGEN
2. PRESSURE TEST SERVICES IN ACCORDANCE WITH:
 - A. CNST06008: PRESSURE TESTING SERVICE LINES

DESIGN CRITERIA:

1. DESIGN IN ACCORDANCE WITH THE FOLLOWING:
 - A. ENGO2001: DESIGN OF GAS SERVICES
 - B. ENGO4001: DESIGN OF DISTRIBUTION MAINS
2. PROPOSED PIPING:
 - A. DESIGN CLASS LOCATION: 4
 - B. NOMINAL SIZE: 2 & 4 INCH
 - C. MATERIAL: MDPE
 - D. MAOP: 60 PSIG
3. PIPE SIZE DETERMINED BY NATIONAL GRID STRATEGIC ASSET AND SYSTEM PLANNING

GENERAL CONSTRUCTION:

1. NO SIGNIFICANT FIELD CHANGES SHALL BE MADE TO THIS PLAN WITHOUT APPROVAL OF ASSIGNED NATIONAL GRID PROJECT ENGINEER AND THE CONSTRUCTION SUPERVISOR.
 - ENGINEER: NICOLE ARABIE
 - PHONE: (774) 406-9644
 - EMAIL: NICOLE.ARABIE@NATIONALGRID.COM
2. THE CONTRACTOR SHALL CALL DIG-SAFE (DIAL 811) OR 888-344-7233 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION. SATURDAYS, SUNDAYS AND HOLIDAYS ARE EXCLUDED.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES DEPICTED OR NOT DEPICTED ON THIS PLAN PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PHYSICALLY LOCATE ON-SITE UTILITIES THROUGH TEST PIT EXCAVATION OF SAID UTILITIES W/ PRIOR AUTHORIZATION FROM UTILITY OWNER.
4. NOTIFY NATIONAL GRID I&R IF THE PROJECT IS WITHIN 200 FEET OF A REGULATOR STATION.
5. NEW MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE TYPICAL TRENCH DETAIL (CS-CNST002-MA), UNLESS NOTED OTHERWISE.
 - A. 36 INCHES OF COVER FROM FINAL GRADE WHERE PRACTICAL
 - B. STATE HIGHWAY MINIMUM COVER: 36 INCHES (IRRESPECTIVE OF MAIN TYPE)
 - C. DISTRIBUTION MAIN MINIMUM COVER: 24 INCHES
 - D. SERVICES MINIMUM COVER:
 - 1. SHOULD BE 24 INCHES
 - 2. MINIMUM IN PUBLIC ROW 18 INCHES
 - 3. MINIMUM IN PRIVATE PROPERTY: 12 INCHES
6. SAND PADDING IN ALL DIRECTIONS, 6 INCHES MINIMUM.
7. CAUTION TAPE SHALL BE INCLUDED ONE FOOT BELOW GRADE.
8. REFER TO CNST-6030 FOR SHALLOW MAINS. PRIOR TO INSTALLING GAS MAINS WITH LESS THAN 24 INCHES OF COVER, COMPLETE REQUEST FOR WAIVER FORM AND CONTACT GAS PIPELINE SAFETY & COMPLIANCE FOR APPROVAL:
 - A. LIEN GAUTHIER - (617) 438-9069 (MA EXCLUDING CAPE AND WEBSTER)
 - B. JENNIFER GILLIS - (617) 594-5157 (MA EXCLUDING CAPE AND WEBSTER)
 - C. JIM FITZPATRICK - (617) 212-6315 (CAPE ONLY)
 - D. JACEN FERNANDES - 617-908-0938 (CAPE ONLY)
 - E. ERIC KOHBERGER - (617) 719-2060 (WEBSTER ONLY)
 - F. IF A PROPOSED TOP TEE CONNECTION RESULTS IN A SHALLOW MAIN THAT CANNOT MEET THE WAIVER CRITERIA, A FULL TEE CONNECTION IS AN ACCEPTABLE ALTERNATIVE. A SPHERICAL TEE IS ACCEPTABLE WITH APPROVAL FROM NATIONAL GRID STRATEGIC ASSET AND SYSTEM PLANNING.
9. ALL MAINS SHOULD BE INSTALLED WITH A CLEARANCE OF 12 INCHES FROM OTHER FACILITIES.
 - A. DISTRIBUTION MINIMUM CLEARANCE: 6 INCHES
 - B. APPROPRIATE PROTECTIVE MEASURES SHALL BE USED TO PROTECT THE GAS FACILITY IF MINIMUMS CANNOT BE ATTAINED. APPROVAL IS REQUIRED BY GAS SYSTEMS ENGINEERING.

10. THE PIPE ALIGNMENT IS SHOWN FOR REFERENCE ONLY (BASED ON AVAILABLE RECORD INFORMATION). THE ACTUAL ROUTE AND ALL VERTICAL AND HORIZONTAL OFFSETS ARE TO BE FIELD ROUTED WITHIN THE PUBLIC RIGHT-OF-WAY BASED ON THE ACTUAL LOCATION OF EXISTING UTILITIES. ADDITIONAL FITTINGS NOT SHOWN WILL BE REQUIRED.
11. ELBOWS SHOWN ARE ASSUMED TO BE 45 DEGREES IN MOST APPLICATIONS. 22.5 AND/OR 90 DEGREE ELBOWS MAY BE NEEDED BASED ON FIELD CONDITIONS.
12. VALVES DEPICTED IN THE DESIGN ARE THE MINIMUM REQUIRED FOR SECTIONALIZING, ISOLATION, CRITICAL VALVES, AND/OR TO ACCOMMODATE TIE-INS. ADDITIONAL FULL PORT VALVES MAY BE ADDED TO ACCOMMODATE CONSTRUCTION.
13. VALVES FOR BRANCHES AT INTERSECTIONS SHOULD BE FIELD LOCATED JUST OUTSIDE OF THE INTERSECTION WHERE EASILY ACCESSIBLE, PRIOR TO THE FIRST SERVICE.
14. ELECTROFUSION COUPLINGS MAY BE INTERCHANGED WITH BUTT FUSION WHERE APPLICABLE.
15. TIE-IN LOCATIONS MAY VARY UP TO 100 FEET OF THE PROPOSED LOCATION TO ACCOMMODATE CONSTRUCTION, EXCEPT FOR WHEN THE FOLLOWING CONDITIONS APPLY:
 - A. REGULATOR STATION WITHIN THE SCOPE OF THE JOB OR WITHIN 200 FEET OF THE TIE-IN LOCATION.
 - B. CHANGE TO THE NUMBER OF CONNECTIONS (ADDITIONAL ADDED FROM AN INTERSECTION OR OTHERWISE).
 - C. MATERIAL/SIZE CHANGE AT NEW LOCATION.
16. NOT ALL BYPASSES, GAUGES, PURGES AND OTHER MISCELLANEOUS FITTINGS ARE SHOWN. CONSTRUCTION SHALL INSTALL THESE FITTINGS AS NEEDED IN ACCORDANCE WITH THE APPROVED SOP.
17. ALL CUSTOMER SERVICES WITHIN THE SCOPE OF MAIN TO BE ABANDONED SHALL BE TRANSFERRED OR RELAYED BY THE CONTRACTOR TO THE NEW MAIN PRIOR TO ABANDONMENT. WHEN RELAYING A LOWER PRESSURE MAIN WITH A HIGHER-PRESSURE MAIN, ALL SERVICES SHALL BE RELAYED OR INSERTED.
18. THE LIVE MAIN CONNECTION DETAIL SHOWN IN THE DRAWINGS SHALL BE FOLLOWED. ANY CHANGES TO THE TIE IN CONNECTION TYPE SHALL BE APPROVED BY THE NATIONAL GRID ENGINEER PRIOR TO CONSTRUCTION.
19. WHEN CONNECTING NEW 'DEAD' MAIN TO NEW 'DEAD' MAIN: AS LONG AS THE CONNECTION BRANCH SIZE SHOWN IN THE DRAWINGS CAN BE ACHIEVED, THE FOLLOWING CONNECTION TYPES ARE ACCEPTED AND INTERCHANGEABLE:
 - A. INLINE TEE
 - B. PLASTIC HIGH VOLUME TAPPING TEE (2" BRANCH SIZE OR LESS)
 - C. PLASTIC BRANCH SADDLE (WITH MAIN CUTTER SIZE SHOWN IN NATIONAL GRID POLICIES)
 - D. STEEL THREE-WAY TEE (WITH MAIN CUTTER SIZE SHOWN IN NATIONAL GRID POLICIES)
20. DRAWING PACKAGE SHOWS TIE LINES, ABOVE/BELOW GRADE FEATURE AND/OR UTILITIES FROM FIELD SURVEY LOCATION AND DOCUMENTED MAPPING. EXACT LOCATION OF ANY MAY VARY FROM THE LOCATIONS INDICATED. CONTRACTOR IS WARNED THAT EXACT OR APPROXIMATE PIPELINES, ABOVE/BELOW GRADE STRUCTURES AND/OR UTILITIES IN THE PROJECT AREA MAY DIFFER FROM THAT SHOWN OR MAY NOT BE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO PERFORM FIELD VERIFICATION PRIOR TO EXECUTING ANY WORK.
21. CONTRACTOR MAY INSTALL ADDITIONAL VALVES NOT SHOWN IN THE PLANS IF DEEMED NECESSARY IN THE FIELD. NEW VALVES ASSOCIATED WITH TIE INS (SEE DETAILS ON SHEET 5) MUST BE INSTALLED PER THE DETAIL. FINAL LOCATION OF THE NEW VALVES IS TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR. ANY SIGNIFICANT CHANGE MUST BE BROUGHT TO THE OWNERS (NATIONAL GRID) ATTENTION PRIOR TO INSTALLATION.
22. DIMENSIONS SHOWN ILLUSTRATE THE INTENT OF MAIN PLACEMENT. SLIGHT VARIATIONS ARE EXPECTED. ANY SIGNIFICANT CHANGE NEEDS TO BE BROUGHT TO THE OWNERS (NATIONAL GRID) ATTENTION PRIOR TO PLACEMENT.
23. CONTRACTOR TO VERIFY PRESSURE AND GAS FEED DIRECTION OF EXISTING MAINS, NEW MAINS, AND MAINS TO BE ABANDONED PRIOR TO ANY AND ALL TIE INS BEING PERFORMED.
24. NATIONAL GRID TO PROVIDE PROCEDURE FOR INSTALLATION AND TIE IN SEQUENCE.
25. LOCATION OF ANY IDENTIFIED UNDERGROUND UTILITIES IS APPROXIMATE ONLY, AND IS NOT WARRANTED TO BE CORRECT. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR FOR SERVICE, SIZE, INVERT ELEVATIONS, LOCATION, ETC.
26. THE PLANS SHOW SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES FROM FIELD LOCATION AND RECORD MAPPING, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK.
27. THE CONTRACTOR SHALL PROTECT AND MAINTAIN DIG SAFE FIELD MARKS, ANY EXISTING PROPERTY LINE MONUMENTATION OR OTHER EXISTING SURVEY STAKES OR FIELD MARKS. THE CONTRACTOR SHALL REPLACE AT THEIR EXPENSE ANYTHING DISTURBED OR DESTROYED.
28. ALL CUSTOMER SERVICES WITHIN THE SCOPE OF MAIN TO BE ABANDONED SHALL BE TRANSFERRED OR RELAYED BY THE CONTRACTOR TO THE NEW MAIN PRIOR TO ABANDONMENT.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUAINTING WITH THE CONDITIONS FOR THE SITE AND FOR ESTIMATING PROPERLY THE DIFFICULTY AND COST TO SUCCESSFULLY PERFORM THE WORK.
30. THE CONTRACTOR SHALL COMPLETE MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PAVEMENT PATCHING, TRENCH & EQUIPMENT BLOCKING, TREE TRIMMING, ETC.
31. PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY NATIONAL GRID. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL GRASS AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH LOAM AND SEED.
32. NATIONAL GRID RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INTENDED AND INTERPRETED BY NATIONAL GRID.
33. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS NATIONAL GRID AND ALSO ANY APPLICABLE STATE DOT STANDARDS.
34. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC IN ALL AREAS IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
35. ALL NECESSARY PRECAUTION FOR THE SAFETY OF THE PUBLIC SHALL BE TAKEN. ALL BARRIERS, WARNING LIGHTS AND OTHER DEVICES AND EQUIPMENT REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES SHALL BE MAINTAINED.
36. CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO ALL OTHER EXISTING UTILITIES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
37. PIPE AND FITTING QUANTITY DESCRIBED IN SCOPE MAY VARY FROM AMOUNTS SHOWN ON THE BILL OF MATERIALS TO ACCOMMODATE FIELD CONDITIONS AND CONSTRUCTION.
38. CONTRACTOR TO REFER TO NATIONAL GRID SERVICE RECORD INFORMATION, ASSOCIATED CONSTRUCTION STANDARDS AND NATIONAL GRID INSTRUCTION FOR ALL SERVICE WORK WITHIN THE SCOPE OF LIMITS OF THIS PROJECT.
39. ANY FITTINGS (SUCH AS BUT NOT LIMITED TO, PURGES, VENTS & GAUGES) WHICH ARE REPRESENTED ON THESE PLANS AND DETAILS WITHOUT AN ASSOCIATED PART ON THE BILL OF MATERIALS ARE TO BE SIZED AND SELECTED PER CURRENT NATIONAL GRID STANDARDS BY THE CONTRACTOR.

SEQUENCE OF CONSTRUCTION:

1. CONTRACTOR SHALL CALL DIGSAFE (DIAL 811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO CONSTRUCTION. SATURDAYS, SUNDAYS, AND HOLIDAYS ARE EXCLUDED.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES DEPICTED OR NOT DEPICTED ON THIS DESIGN PRIOR TO CONSTRUCTION.
3. INSTALL MAIN AS INDICATED IN SCOPE OF WORK.
4. PRESSURE TEST (SEE PRESSURE TESTING SECTION).
5. BEGIN SERVICE WORK
6. TAP ONE TEE IN DETAIL #1 AND PURGE NEW MAIN INTO SERVICE.
7. TAP SECOND TEE IN DETAIL #1
8. TAP TEE IN DETAIL #4, PURGE NEW MAIN INTO SERVICE.
9. TAP TEE IN DETAIL #3 AND PERFORM CUT OUT.
10. TAP TEE IN DETAIL #5, PURGE NEW MAIN INTO SERVICE
11. TAP NEW TEE IN DETAIL #6
12. PERFORM CUT OUT IN DETAIL #6
13. PERFORM CUT OUT IN DETAIL #2
14. CONFIRM ALL SERVICE WORK HAS BEEN COMPLETED.
15. PERFORM CUT OUT IN DETAIL #7. OLD MAIN TO GO DEAD.
16. PURGE OLD MAIN OUT OF SERVICE AND ABANDON.
17. PERFORM RESTORATION

CODES & STANDARDS

1. WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL CODES IN ADDITION TO NATIONAL GRID GAS POLICIES AND WORK METHODS. WHERE ANY CONFLICTS OF CODES, STANDARDS AND REGULATIONS MAY EXIST, THE MORE STRINGENT CODE, STANDARD, OR REGULATION SHALL APPLY.
2. ALL REFERENCED CODES SHALL BE IN ACCORDANCE WITH THE VERSION APPROVED BY PHMSA AT THE TIME OF CONSTRUCTION.
3. FEDERAL & STATE:
 - A. TITLE 49: PART 192 TRANSPORTATION OF NATURAL AND OTHER GAS BY PIPELINE: MINIMUM FEDERAL SAFETY STANDARDS
 - B. AMERICAN SOCIETY OF MECHANICAL ENGINEERS
 - ASME B31.8: GAS TRANSMISSION AND DISTRIBUTION PIPING SYSTEMS
 - C. 220 CMR: DEPARTMENT OF PUBLIC UTILITIES
 - 100.00 - 113.00: MASSACHUSETTS GAS DISTRIBUTION CODE
 - D. 248 CMR 4-7: MA FUEL GAS CODE
4. WORK SHALL BE PERFORMED IN ACCORDANCE WITH NATIONAL GRID GAS POLICIES AND WORK METHODS, INCLUDING BUT NOT LIMITED TO:
 - A. CNST01001: HORIZONTAL DIRECTIONAL DRILLING
 - B. CNST01003: BACKFILL AND RESTORATION
 - C. CNST01005: PREPARATION OF GAS FACILITY HISTORICAL RECORDS
 - D. CNST01006: COMMERCIALY AVAILABLE SHORING SYSTEMS
 - E. CNST02014: ENCAPSULATING CAST IRON JOINTS
 - F. CNST03001: SQUEEZE-OFF OPERATIONS
 - G. CNST03002: STOP-OFF OPERATIONS ON LOW PRESSURE MAINS
 - H. CNST03005: PURGING REQUIREMENTS FOR GAS PIPELINES
 - H.A. CNST03006: PURGING OPERATIONS - DIRECT DISPLACEMENT
 - H.B. CNST03007: PURGING OPERATIONS - COMPLETE INERT FILL
 - H.C. CNST03008: PURGING OPERATIONS - SLUG METHOD
 - I. CNST03011: NO-INTERRUPT SERVICE TRANSFER
 - J. CNST04007: FIELD COLD BENDING OF LINE PIPE
 - K. CNST04008: INSTALLING PLASTIC MAINS
 - L. CNST04011: ABANDONMENT OF MAINS
 - M. CNST04012: GROUING ABANDONED PIPELINES
 - N. CNST04030: RAISING MAIN AND SERVICE GATE BOXES
 - O. CNST05001: JOINING OF PLASTIC PIPE
 - P. CNST5010: GENERAL CONSTRUCTION REQUIREMENTS AND PIPE HANDLING
 - Q. CNST6061: TRACER WIRE INSTALLATIONS FOR PLASTIC MAINS AND SERVICES
 - R. CS-CNST002: TYPICAL UTILITY CROSSING AND TRENCH GUIDELINES
 - S. DAM01011: EXCAVATION AND EXCAVATION NOTIFICATION REQUIREMENTS FOR UNDERGROUND FACILITIES FOR MASSACHUSETTS AND RHODE ISLAND
 - T. DAM01015: LOCATE AND MARK-OUT REQUIREMENTS FOR UNDERGROUND GAS FACILITIES
 - U. DAM01016: LOCATE AND MARK-OUT OF UNDERGROUND FACILITIES
 - V. DAM01020: PIPELINE MARKERS FOR MAIN AND TRANSMISSION LINES
 - W. GCON02001: SYSTEM OPERATING PROCEDURE (SOP)
 - X. GEN01100: OPERATOR QUALIFICATION PLAN
 - Y. GEN03002: PROCESSING GAS MAIN AND NEW SERVICE WORK PACKAGES
 - Z. GEN03003: CHANGE CONTROL PROCEDURE FOR CONSTRUCTION PROJECTS.
 - AA. GEN03004: CHANGE CONTROL PROCEDURE FOR STANDARD CONSTRUCTION PROJECTS
 - AB. MAINS030: INSTALLATION OF POLYETHYLENE PIPE
 - AC. MAIN6010: STANDARD FLOW TEST PROCEDURE FOR MAIN BAG-OFF LOW PRESSURE MAINS
 - AD. MECH5010: JOINTS OTHER THAN WELDED
 - AE. MECH6010: CONNECTION OF DISSIMILAR POLYETHYLENE PLASTIC PIPE WITH ELECTROFUSION OR MECHANICAL COUPLING
 - AF. 030018-CS: SPECIFICATION AND HANDLING OF TRAFFIC PLATES
 - AG. VALV6020: 2 IN - 12 IN POLYETHYLENE VALVE INSTALLATION ON GAS MAIN
5. SERVICE SPECIFIC CONSTRUCTION STANDARDS, GAS POLICIES AND WORK METHODS:
 - A. CMS03002: CUSTOMER METER AND SERVICE REGULATOR DESIGN AND INSTALLATION POLICY
 - B. CMS04002: PURGING PROCEDURES FOR CUSTOMER METER SERVICES
 - C. CNST03011: NO-INTERRUPT SERVICE TRANSFER
 - D. CNST06002: INSTALLING DISTRIBUTION SERVICES
 - E. CNST06003: INSTALLATION & MAINTENANCE POLICY FOR CURB VALVES ON SERVICE LINES WITH INSTALLED METER CAPACITIES OVER 1,000 SCFH THAT DON'T HAVE EXCESS FLOW VALVES
 - F. CNST06009: METER/SERVICE RELOCATION GUIDELINE
 - G. CNST06020: COMPLETION AND PROCESSING OF GAS SERVICE RECORD CARDS
 - H. CNST06030: NOTIFICATION OF CUSTOMERS INVOLVED IN THE INTERRUPTION OF GAS SERVICE
 - I. CS-SERV001: TYPICAL 1/2" SERVICE OUTSIDE SETS
 - J. CS-SERV002: TYPICAL 1" SERVICE OUTSIDE SETS
 - K. CS-SERV003: TYPICAL 1-1/4" SERVICE OUTSIDE SETS
 - L. CS-SERV004: TYPICAL 2" SERVICE
 - M. CS-SERV009: TYPICAL 1/2" SERVICE INSIDE SETS
 - N. CS-SERV010: TYPICAL 1" SERVICE INSIDE SETS
 - O. HTP-6010: NO-INTERRUPT 1 INCH CTS AND 1-1/4 INCH CTS SERVICE TRANSFER (NIST) LP TO 60 PSIG MAINS
 - P. SERV-5075: RELOCATION OF METER SET ASSEMBLIES INSIDE TO OUTSIDE
 - Q. SERV6076: 1-1/4" LP PLASTIC SERVICE WITH 1 AL-250 TC METER
 - R. SERV6077: 1-1/4" CTS LP PLASTIC INSERT WITH 1 AL-250 TC EQUIV. METER INSIDE
 - S. SERV-6185: HOT TAPPING MD BRANCH SADDLES OFF 4IN - 12IN 60 PSIG MAOP LIVE PLASTIC GAS MAIN USING MCELROY HOT TAPPING TOOL
 - T. VALV6110: 1/2 INCH - 3 INCH POLYETHYLENE GAS SERVICE VALVE INSTALLATION
6. SEE BILL OF MATERIALS ON SHEET 3 FOR MATERIAL SPECIFICATION, STANDARD AND/OR APPLICABLE NATIONAL GRID "FITS" REFERENCE. NOTE THAT THE BOM GENERALLY DEPICTS MATERIAL TO BE PROVIDED BY NATIONAL GRID. ADDITIONAL MATERIALS NOT DEPICTED ON THE BOM MAY BE REQUIRED AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. SEE TIE IN DETAILS ON SHEET 5 FOR APPLICABLE MAIN CONNECTION REFERENCES.



45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
PHONE (585) 359-7540
FAX (585) 359-7541

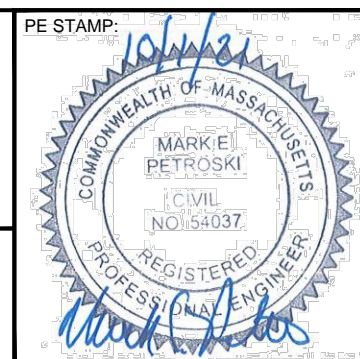
BOSTON GAS COMPANY
d/b/a

nationalgrid

40 SYLVAN ROAD
WALTHAM, MA 02451

IFC

PE STAMP



NO.	DESCRIPTION	DATE	DR.BY	CK.BY	APP.BY
D	TOWN UTILITY SUPPORTS	02/18/2022	SDS	JDL	MEP
C	TIE-IN REVISION	10/25/2021	KUJ	JDL	MEP
B	ADDED UTILITY INFORMATION AND PROFILES	10/22/2021	KUJ	JDL	MEP
A	ISSUED FOR CONSTRUCTION	09/30/2021	KUJ	JDL	MEP

(75-135) COMMONWEALTH AVE GAS MAIN REPLACEMENT
COMMONWEALTH AVE,
COMMONWEALTH AVE, BEHARRELL ST, BRADFORD ST, LAWS BROOK RD
CONCORD, MA

CONSTRUCTION NOTES

DWG SIZE	DESIGNER	ENGINEER	DATE:	ASSET I.D.	W.O. NO.:
22"x34"	DDS COMPANIES	K. QUINN	02/18/2022	XXXXXXXX	1425147

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DRAWING NO.	SHEET NO.
G-002	02

WELDING:

- NATIONAL GRID WELDING POLICIES AND PROCEDURES INCLUDE:
 - CNST05002: WELDING POLICY
 - CNST05003: PIPE WELDING SAFETY
 - CNST05004: AUTOMATICALLY CONTROLLED HEATING FOR WELD PRE-HEAT, INTERPASS TEMPERATURE CONTROL, AND POST-WELD BAKE
 - CNST05005: WELDING PROCEDURE SPECIFICATIONS
 - MS-030: WELDING FILLER MATERIALS
- PRIOR TO THE START OF ANY WORK THE CONTRACTOR SHALL SUBMIT WELDER CERTIFICATION DOCUMENTS FOR EACH OF THE WELDERS EMPLOYED ON THIS PROJECT.
- WELDING PROCEDURE SPECIFICATIONS REQUIRED:
 - BUTT WELDS (GROOVE): WPS-SMAW-E6010/7010 (LATEST REVISION)
 - FILLET WELDS (BRANCH): WPS-SMAW-E6010/7010 (LATEST REVISION)
 - IN-SERVICE WELDS: WPS-SMAW-E7016/E7018 (LATEST REVISION)
- FOR DISTRIBUTION 10% (AT LEAST 1) OF WELDS SHALL BE SUBJECT TO NON-DESTRUCTIVE EXAMINATION (NDE):
 - BUTT WELDS 2-INCH AND GREATER: 10% RADIOGRAPH
 - BUTT WELDS < 2-INCHES: 10% MAGNETIC PARTICLE
 - FILLET WELDS: 10% MAGNETIC PARTICLE
- NDE AND WELD MAP SHALL BE PROVIDED BY SKYTESTING.
- SKYTESTING SCHEDULING CONTACT:

WILLIAM (BILL) CLARK
CELL: 704-858-7794
EMAIL: WCLARK@SKYTESTING.COM

CATHODIC PROTECTION:

- CORROSION PERSONNEL SHALL BE CONTACTED DURING THE PROJECT:

DESIGN REVIEW: ALANNA GRONDINE (339) 225-5378
CONSTRUCTION (MA): BUTCH VINCENT (617) 438-5192
CONSTRUCTION (RI): RICHARD LEPAGE (508) 948-8432
- IF EXISTING TEST STATIONS, WIRES, AND/OR MAGNESIUM ANODES ARE DISTURBED OR DAMAGED, NOTIFY THE NATIONAL GRID CORROSION CONTROL DEPARTMENT.
- 24 HOUR NOTICE IS REQUIRED PRIOR TO INSTALLATION OF INSULATED FITTINGS TO ALLOW FOR ACCEPTANCE TESTING.
- STEEL PIPE, FITTINGS, VALVES AND OTHER CARBON STEEL COMPONENTS TO BE BURIED WHICH ARE NOT FACTORY COATED FOR BURIED SERVICE SHALL BE FIELD COATED.
- NATIONAL GRID CORROSION POLICIES AND PROCEDURES INCLUDE:
 - 030031-CS: FACILITY COATING GUIDE
 - COR01100: CORROSION DESIGN CRITERIA
 - COR02001: APPLICATION OF COATING SYSTEMS
 - COR02020: INSPECTING EXPOSED STEEL PIPE FOR CORROSION
 - COR02021: INSPECTING EXPOSED CAST OR DUCTILE PIPING FOR GRAPHITIZATION
 - COR03001: TESTING OF PIPE COATING (JEEP TESTING)
 - COR04001: INSTALLATION OF MAGNESIUM ANODES
 - COR04002: INSTALLATION OF IMPRESSED CURRENT ANODES AND RECTIFIERS
 - COR04003: INSTALLATION OF TEST STATIONS FOR CATHODIC PROTECTION
 - COR04004: INSTALLATION OF WIRE CONNECTIONS
 - COR04005: INSTALLATION OF INSULATING JOINTS FOR CATHODIC PROTECTION
 - COR04007: INSTALLATION OF POTENTIAL EQUALIZING GRID
 - 030024-CS: INSTALLATION OF MAGNESIUM ANODES
 - 030026-CS: INSTALLATION OF TEST STATIONS FOR CATHODIC PROTECTION
 - 030028-CS: INSTALLATION OF INSULATING JOINTS FOR CATHODIC PROTECTION
 - 030036-CS: INSTALLING WIRE CONNECTIONS
 - 060021-CS: INSTALLATION OF SUBMERSIBLE CATHODIC PROTECTION RECTIFIER
 - 060022-CS: INSTALLATION OF POLE MOUNTED CATHODIC PROTECTION RECTIFIER
 - 060023-CS: INSTALLATION OF IMPRESSED CURRENT ANODE
- SEE DESIGN FOR DETAILS

SAFETY:

- WORK SHALL CONFORM TO THE NATIONAL GRID EMPLOYEE SAFETY HANDBOOK AND OSHA REQUIREMENTS.
- REQUIRED PPE SHALL BE WORN AND UTILIZED IN ACCORDANCE WITH THE CURRENT NATIONAL GRID SAFETY POLICY.
- A NATIONAL GRID APPROVED CONTRACTOR HEALTH AND SAFETY PLAN (HASP) IS REQUIRED PRIOR TO CONSTRUCTION.
- JOB BRIEFINGS, AT A MINIMUM, SHALL BE CONDUCTED BEFORE THE START OF THE FIRST JOB ON EACH DAY OR SHIFT. ADDITIONAL BRIEFINGS MAY BE REQUIRED AFTER EXTENDED WORK BREAKS.
- CONSTRUCTION SIGNING, DRUMS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) PART VI AND SHALL BE MAINTAINED BY THE CONTRACTOR.
- NATIONAL GRID SAFETY PROCEDURES COVER THE FOLLOWING CATEGORIES:

A- ADMINISTRATIVE; B- INSPECTIONS; C- WALKING WORKING SURFACES; D- MEANS OF EGRESS; E- MATERIAL HANDLING AND STORAGE; F- TOXIC AND HAZARDOUS SUBSTANCES; G- HAZARDOUS MATERIALS; H- PERSONAL PROTECTIVE EQUIPMENT; I- GENERAL ENVIRONMENTAL CONTROLS, J- ACCIDENT INVESTIGATION; K- MACHINERY AND GUARDING; L- WELDING/CUTTING/BRAZING; M- EXCAVATIONS; N- CONTRACTORS; FIRE PROTECTION; Q- FLEET AND ROADWAY SAFETY
- NATIONAL GRID SAFETY POLICIES AND PROCEDURES INCLUDE:
 - SHE01001: GENERAL SAFETY REQUIREMENTS
 - SHE01002: SUPPLIED-AIR RESPIRATORS
 - SHE01003: USING AND MAINTAINING PORTABLE GAS MONITORS
 - SHE01004: USING AND MAINTAINING FLAME IONIZATION UNITS
 - SHE01005: DISSIPATING STATIC ELECTRICAL CHARGES ON PLASTIC PIPE
 - SHE01006: ENTERING GAS UTILITY VAULTS
 - SHE01008: USING AND MAINTAINING THE GAS EXPLORER
 - SHE01009: DISSIPATING STATIC ELECTRICAL CHARGES ON PLASTIC PIPE
 - SHE01010: THE APPLICATION OF FORMAL PROCESS SAFETY ASSESSMENTS TO HIGHER-RISK GAS ACTIVITIES PERFORMED IN THE FIELD
 - SHE02002: HANDLING CONTAMINATED MATERIALS AND PIPING
- ANY AND ALL WORKERS THAT HAVE ANY POTENTIAL TO COME INTO CONTACT WITH SOIL AND/OR GROUNDWATER MUST HAVE UP-TO-DATE OSHA 40-HOUR HAZWOPER TRAINING. COPIES OF OSHA CERTIFICATES/TRAINING REFRESHERS SHALL BE PROVIDED TO NATIONAL GRID FOR REVIEW PRIOR TO THE START OF WORK.

ENVIRONMENTAL:

- WORK SHALL CONFORM TO THE NATIONAL GRID ENVIRONMENTAL POLICY.
- NATIONAL GRID ENVIRONMENTAL CONTACT:

NAME: ANDREW SHELBY (MA AND RI DISTRIBUTION)
WORK: (781) 907-1867
CELL: (508) 243-3962
EMAIL: ANDREW.SHELBY@NATIONALGRID.COM
- CONTRACTOR SHALL REVIEW THE PROJECT WORK ORDER PACKAGE FOR ENVIRONMENTAL GUIDANCE FORMS, FOR EXAMPLE EG-301, FOR THE RESPECTIVE STATE.
- WHEN SOILS OR LIQUIDS ARE ENCOUNTERED THAT ARE BELIEVED TO BE CONTAMINATED WITH OIL AND/OR HAZARDOUS MATERIAL, EXCAVATION WORK SHALL BE HALTED AND FIELD PERSONNEL SHALL NOTIFY THEIR IMMEDIATE SUPERVISOR.
- NO EXCAVATED SOIL THAT IS CONTAMINATED SHALL LEAVE THE WORK SITE UNTIL ENVIRONMENTAL HAS MADE A DETERMINATION FOR ITS PROPER DISPOSAL.
- NATIONAL GRID ENVIRONMENT POLICIES AND PROCEDURES INCLUDE:
 - SHE02001: HANDLING CONTAMINATED MATERIALS AND PIPING
 - SHE02002: REMOVING MERCURY REGULATORS AND DEVICES
 - SHE02003: ENCOUNTERING CONTAMINATION WHILE EXCAVATING
 - EG303-NE: BEST MANAGEMENT PRACTICES
 - EG140: USED GAS PIPE MANAGEMENT
- ENVIRONMENTAL REQUIREMENTS: N/A

OTHER PERMITTING REQUIREMENTS:

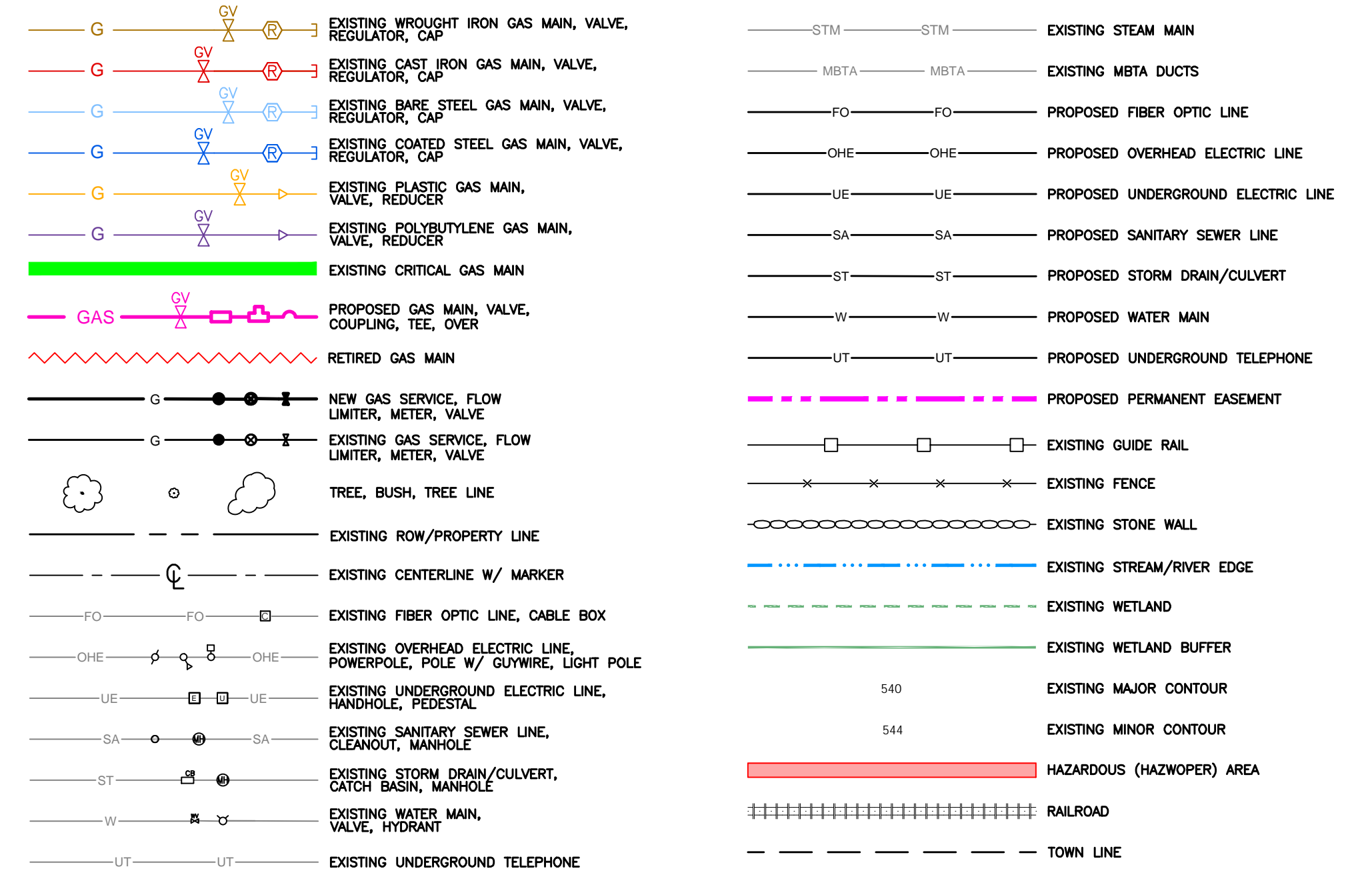
- ALL WORK SHALL BE LIMITED TO THE EXISTING RIGHT-OF-WAYS, UNLESS OTHERWISE NOTED.
- TOWN OF CONCORD STREET OPENING PERMIT
- GRANT OF LOCATION

BILL OF MATERIALS							
ITEM	QTY	UOM	DESCRIPTION	SIZE (IN.)	GRADE	NATIONAL GRID REFERENCE	STOCK or NON-STOCK ID NUMBER
1*	95	FT	PIPE, MEDIUM DENSITY PE 2406, 10 FT LENGTHS	2	PE 2406	120026-MS	9322709
2*	25	FT	PIPE, MEDIUM DENSITY PE 2406, 40 FT LENGTHS	4	PE 2406	120026-MS	9340857
3	2	EA	TEE, TDW, FLAT BOTTOM	2		FITS6055	9308515
4	2	EA	TEE, 3-WAY, CLASS 150, CONTOURED BASE, FLANGED TOP	2		FITS6055	9310679
5	2	EA	TEE, 3-WAY, CLASS 150, FLAT BOTTOM, FLANGED TOP	4		FITS6055	9308513
6	2	EA	TEE, 3-WAY, CLASS 150, CONTOURED BASE, FLANGED TOP	4		FITS6055	9315477
7*	2	EA	ELBOW, 90 DEG, BUTT FUSION, MDPE	2	PE 2406	120026-MS	9341385
8	1	EA	ELBOW, 45 DEG, BUTT FUSION, MDPE	4	PE 2406	120026-MS	9341400
9	4	EA	CAP, WELD	4		FITS6024	9312096
10	4	EA	FITTING TRANSITION, WELD END STEEL/PLASTIC	2			9339392
11	4	EA	FITTING TRANSITION, WELD END STEEL/PLASTIC	4			9339394
12	2	EA	VALVE, POLY, FULL BORE, MDPE	2	PE 2406	VALV6020	9341784
13	1	EA	VALVE, POLY, FULL BORE, MDPE	4	PE 2406	VALV6020	9341709
14	2	EA	BOX AND COVER, VALVE, ROADWAY, WITH FOOT PIECE	2		VALV6020	9339890
15	1	EA	BOX, VALVE FOR MAIN LINE VALVES 6 INCH REDUCED PORT OR 4 INCH FULL PORT PLASTIC VALVE	4		VALV6020	9339892
16	180	FT	WIRE, TRACER, DIRECT BURY USE			N/A	9315005
17	1	EA	TAPE, YELLOW CAUTION, GAS MAIN, 1000' ROLL	6		N/A	9341904
18	5	EA	9X9 TEST STATION BOX	9X9		030026-CS	9339391
19	5	EA	TEST BOX COVER			030026-CS	9339797
20	10	EA	ANODE, MAGNESIUM, 17 LB, HIGH POTENTIAL			120004-MS	9311183
21	8	EA	SHORTSTOPP	1 1/4"			9382857
22	3	EA	SHORTSTOPP	4			9341088
23	4	EA	CAP, WELD	2		FITS6024	9312095
24	2	EA	SHORTSTOPP	2			9341087

* SOME QUANTITIES LABELED ON LAYOUT SHEETS

UTILITY OWNER INFORMATION:

DRAIN:	CONCORD DPW- ENGINEERING #133 KEYES ROAD CONCORD, MA 01742	GAS:	NATIONAL GRID GAS #40 SYLVAN RD. WALTHAM, MA 02451
SEWER:	CONCORD DPW- WATER & SEWER #135 KEYES ROAD CONCORD, MA 01742	TELEPHONE:	VERIZON #385 MYLES STANDISH BLVD. TAUNTON, MA 02780
WATER:	CONCORD DPW- WATER & SEWER #135 KEYES ROAD CONCORD, MA 01742	CABLE:	COMCAST CABLE CORPORATION PO BOX 6505, 5 OMNI WAY CHELMSFORD, MA 01824
ELECTRIC:	CONCORD MUNICIPAL LIGHT PLANT P.O. BOX 1029 CONCORD, MA 01742		



THE DDS COMPANIES

45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
PHONE (585) 359-7540
FAX (585) 359-7541

BOSTON GAS COMPANY
d/b/a

nationalgrid

40 SYLVAN ROAD
WALTHAM, MA 02451

IFC

PE STAMP

MARK E. PETROSKI
CIVIL
NO. 54937
REGISTERED PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	DR BY	CK BY	APP BY
D	TOWN UTILITY SUPPORTS	02/18/2022	SDS	JDL	MEP
C	TIE-IN REVISION	10/25/2021	KJQ	JDL	MEP
B	ADDED UTILITY INFORMATION AND PROFILES	10/22/2021	KJQ	JDL	MEP
A	ISSUED FOR CONSTRUCTION	09/30/2021	KJQ	JDL	MEP

(75-135) COMMONWEALTH AVE GAS MAIN REPLACEMENT
COMMONWEALTH AVE
COMMONWEALTH AVE, BEHARRELL ST, BRADFORD ST, LAWS BROOK RD
CONCORD, MA

CONSTRUCTION NOTES & BILL OF MATERIALS

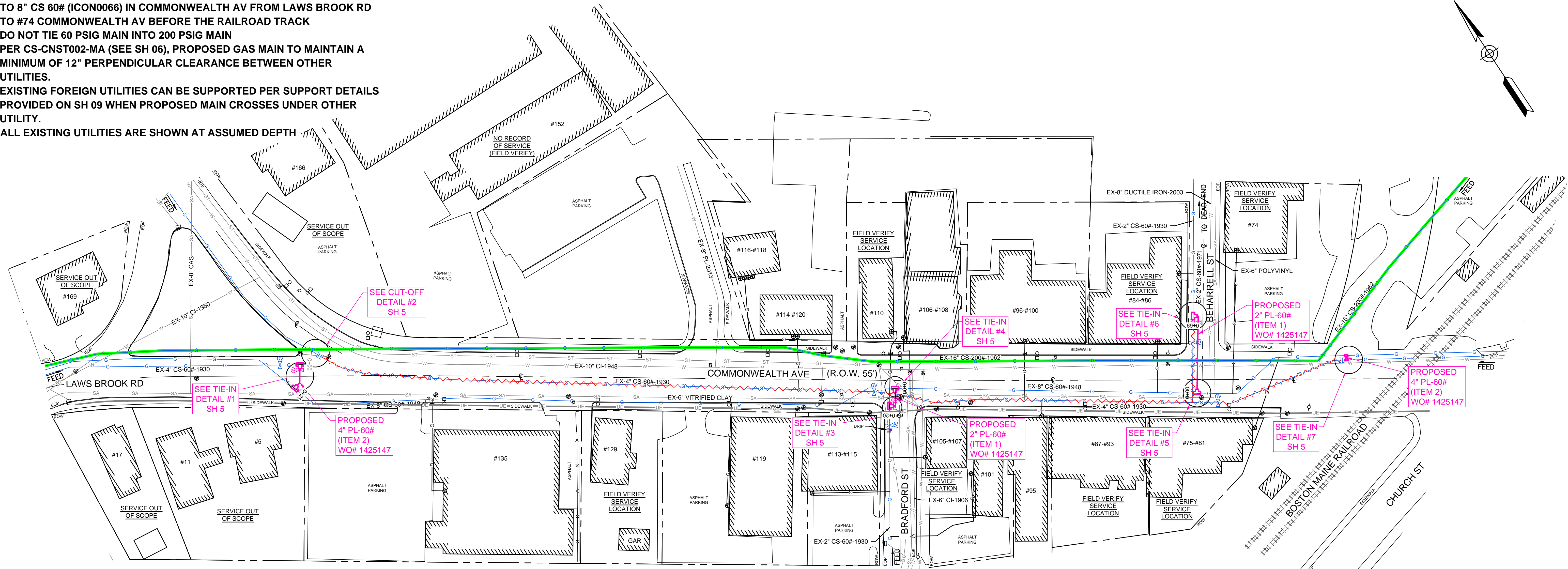
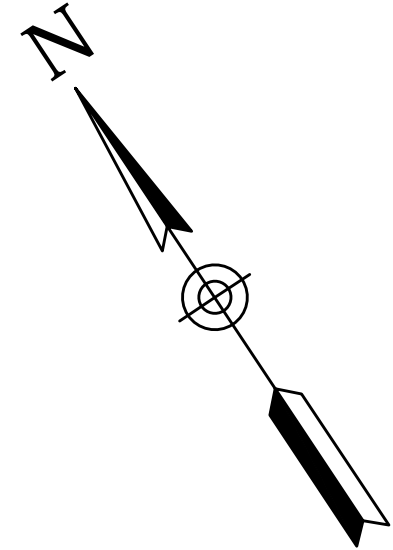
DWG SIZE	DESIGNER	ENGINEER	DATE:	ASSET I.D.	W.O. NO.:
22"X34"	DDS COMPANIES	K. QUINN	02/18/2022	XXXXXXXX	1425147

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DRAWING NO.	SHEET NO.
G-003	03

NOTE:

1. TRANSFER ALL SERVICES FROM 4" CS (NCON0000) (1930) 60# GAS MAIN TO 8" CS 60# (ICON0066) IN COMMONWEALTH AV FROM LAWS BROOK RD TO #74 COMMONWEALTH AV BEFORE THE RAILROAD TRACK
2. DO NOT TIE 60 PSIG MAIN INTO 200 PSIG MAIN
3. PER CS-CNST002-MA (SEE SH 06), PROPOSED GAS MAIN TO MAINTAIN A MINIMUM OF 12" PERPENDICULAR CLEARANCE BETWEEN OTHER UTILITIES.
4. EXISTING FOREIGN UTILITIES CAN BE SUPPORTED PER SUPPORT DETAILS PROVIDED ON SH 09 WHEN PROPOSED MAIN CROSSES UNDER OTHER UTILITY.
5. ALL EXISTING UTILITIES ARE SHOWN AT ASSUMED DEPTH



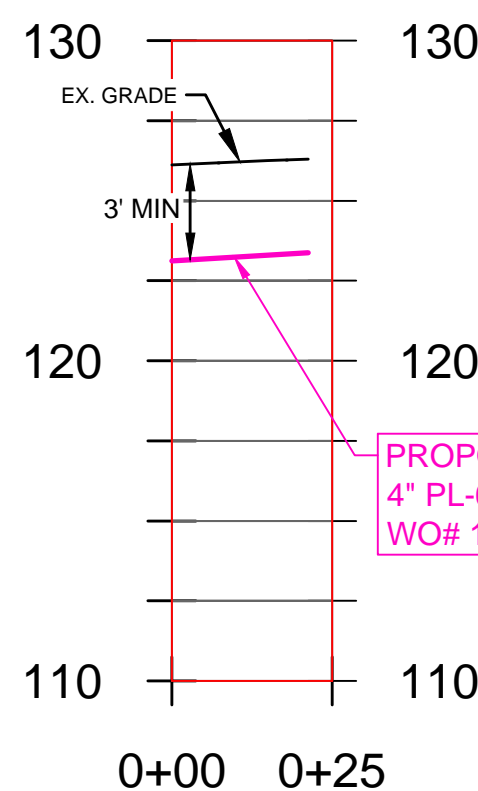
DESIGN PARAMETERS:

WO#1425147 - 75 - 135 COMMONWEALTH AVE, CON
 NOTE: OK TO ABANDON PARALLEL 4 IN CS 60# MAIN IN COMMONWEALTH AVE, INSTEAD OF DEAD-ENDING THE 4 IN CS MAIN CONNECT TO 8 IN CS MAIN ON BOTH ENDS

SYSTEM NUMBER: WEST AREA 60#
 SYSTEMS' MOPs* (PSIG, OR "LP"): 60 PSIG
 EXPECTED OPERATING PRESSURE RANGE: 10 - 60 PSIG
 DESIGN DAY TEMPERATURE (°F) 0°F
 MIN & MAX OPERATING TEMPERATURE RANGE (°F) -20°F TO +73°F

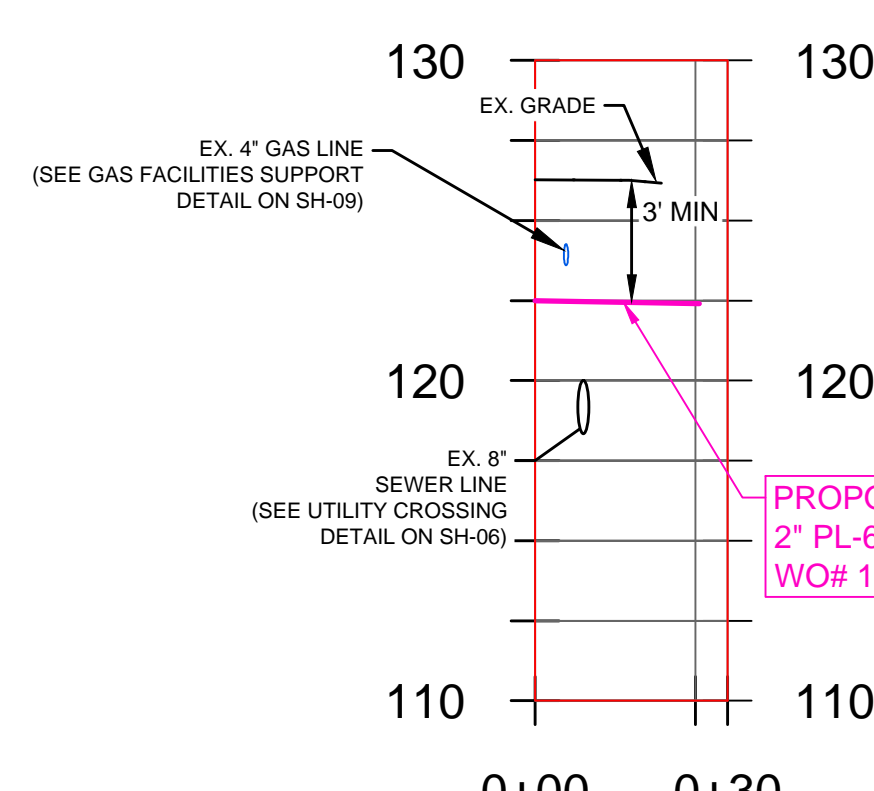
STREET NAME: #74 COMMONWEALTH AVE AND LAWS BROOK RD @ COMMONWEALTH AVE
 SIZING RECOMMENDATION: 4 IN PL (CONNECT TO EXISTING 8 IN CS)
 NEW MAIN'S DESIGN PRESSURE: 60 PSIG
 DESIGN DAY FLOW IN NEW PIPELINE SEGMENTS (MCFH): 8
 SINGLE FEED SYSTEM: NO

STREET NAME: INTERSECTIONS: BEHARRELL ST, BRADFORD ST
 SIZING RECOMMENDATION: 2 IN PL
 NEW MAIN DESIGN PRESSURE: 60 PSIG
 DESIGN DAY FLOW IN NEW PIPELINE SEGMENTS (MCFH): 2
 SINGLE FEED SYSTEM: YES
 REVIEWED BY OMESH KAMAT REVIEW DATE 09/08/2021



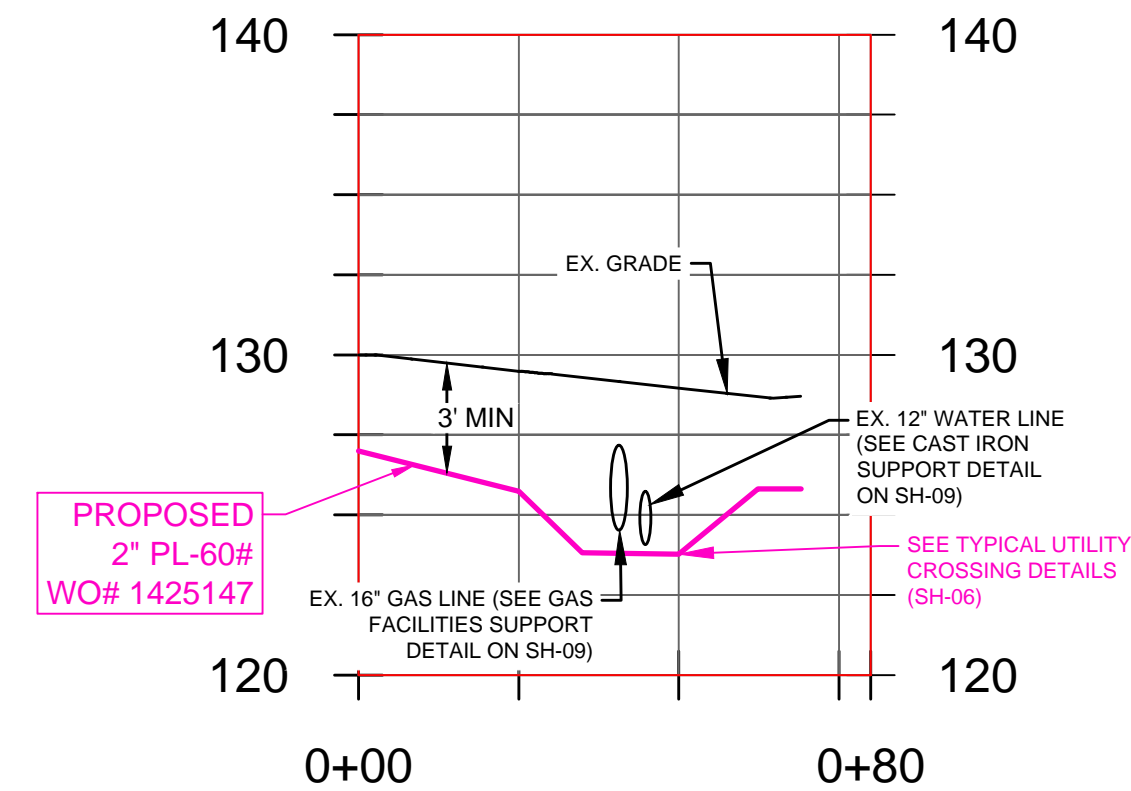
PROFILE: COMMONWEALTH AVE & LAWS BROOK RD

SCALE: 1"=30' HORIZONTAL
 1"=5' VERTICAL



PROFILE: BRADFORD ST

SCALE: 1"=30' HORIZONTAL
 1"=5' VERTICAL



PROFILE: BEHARRELL ST

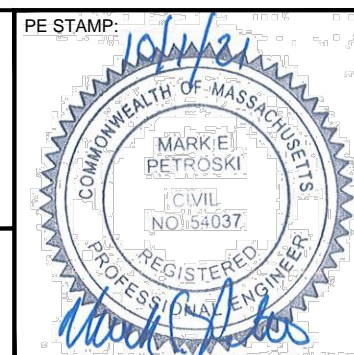
SCALE: 1"=30' HORIZONTAL
 1"=5' VERTICAL



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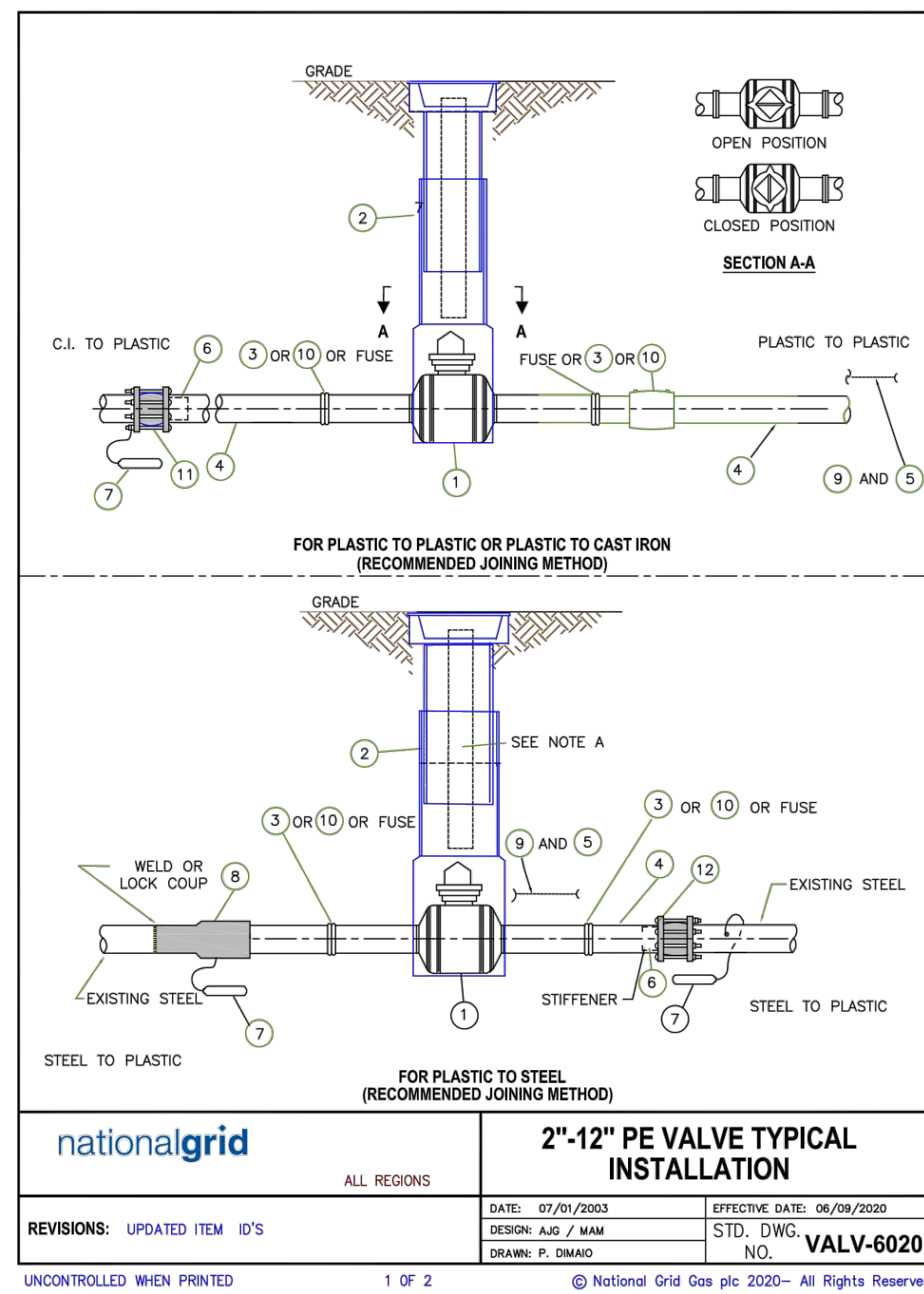
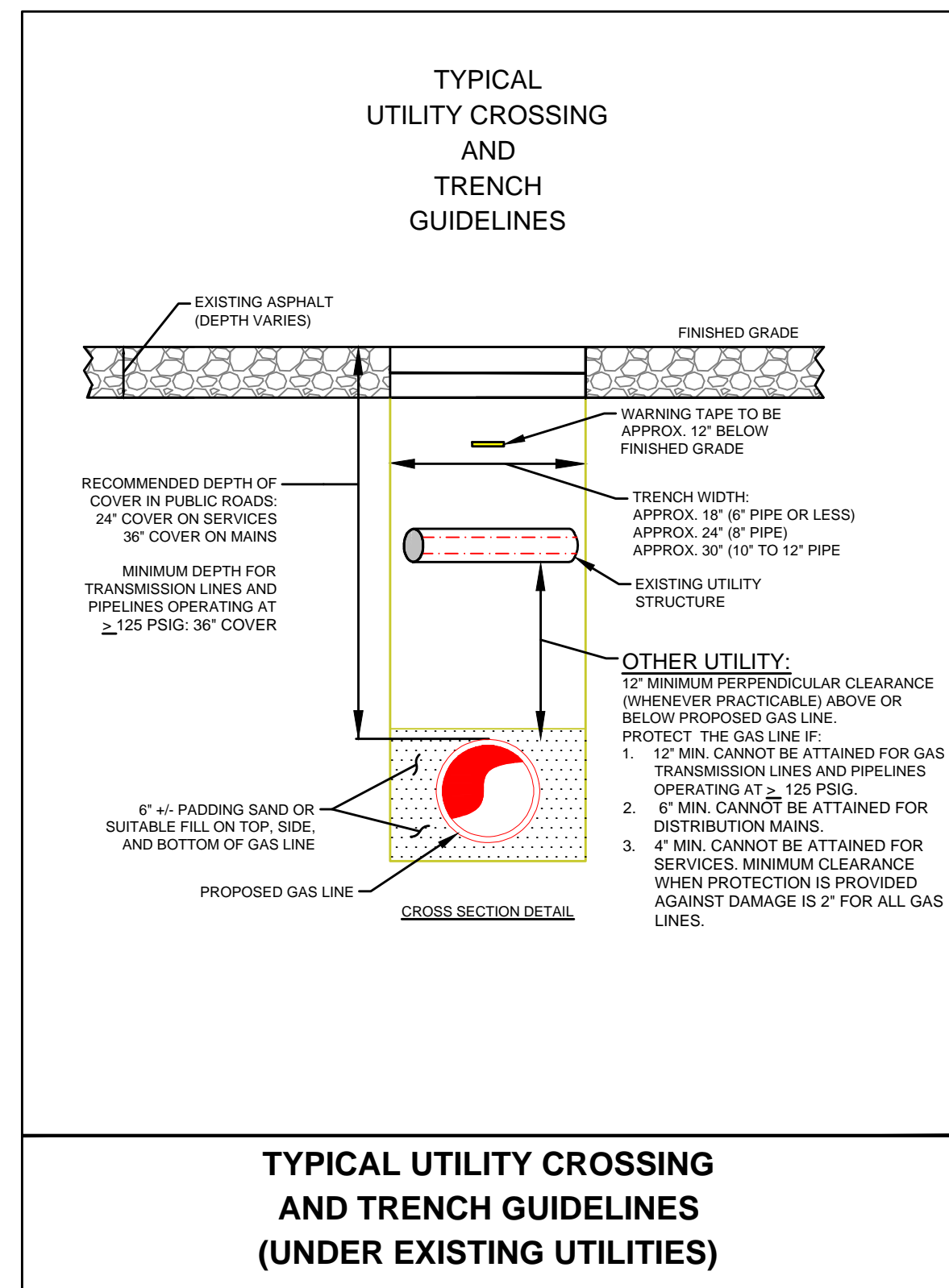
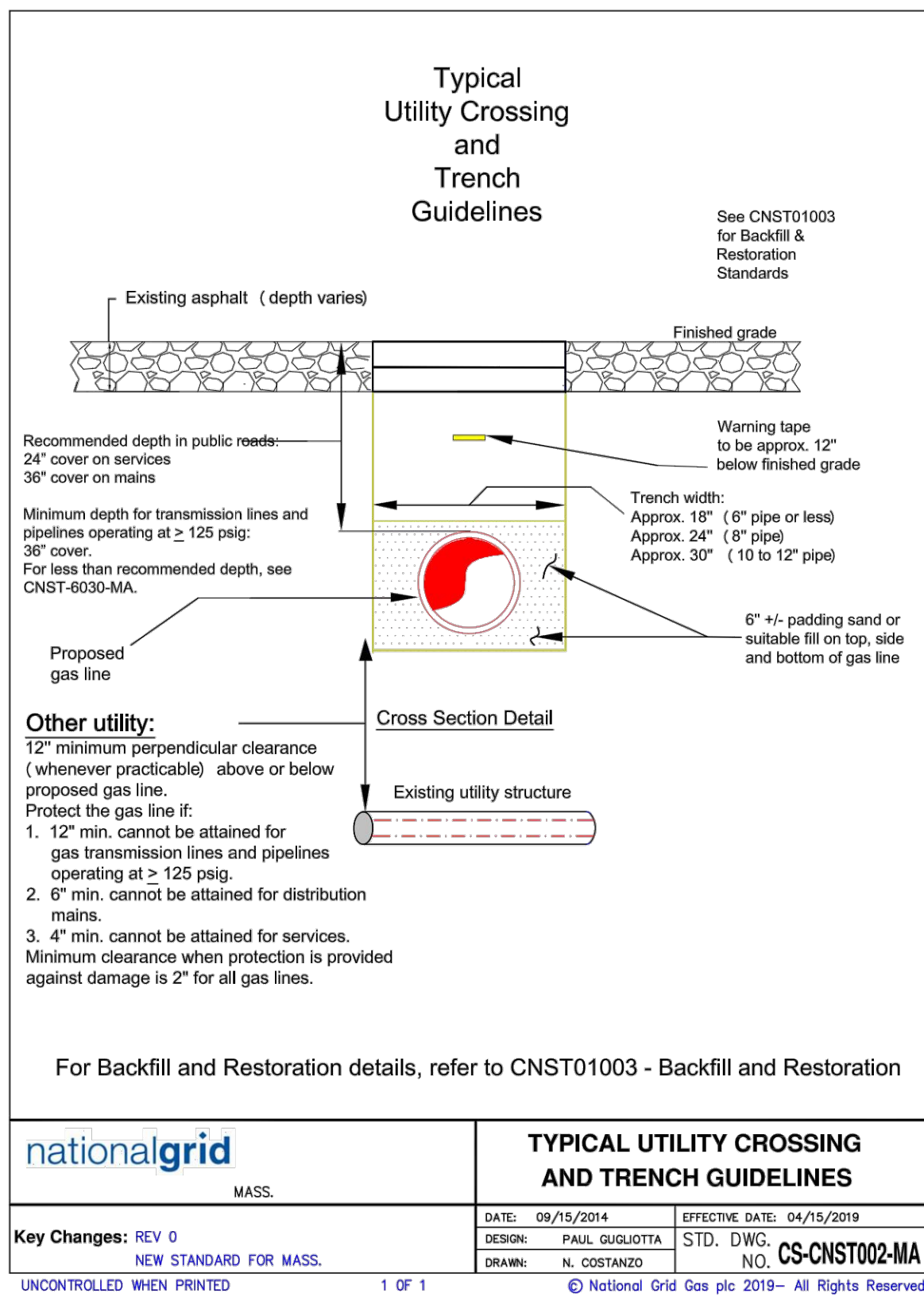
IFC



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(75-135) COMMONWEALTH AVE GAS MAIN REPLACEMENT					
COMMONWEALTH AVE					
COMMONWEALTH AVE, BEHARRELL ST, BRADFORD ST, LAWS BROOK RD					
CONCORD, MA					
OVERALL LAYOUT SHEET & PROFILES					
DWG SIZE	DESIGNER	ENGINEER	DATE:	ASSET I.D.	W.O. NO.:
22"X34"	DDS COMPANIES	K. QUINN	02/18/2022	XXXXXXXX	1425147

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DRAWING NO.	SHEET NO.
C-001	04

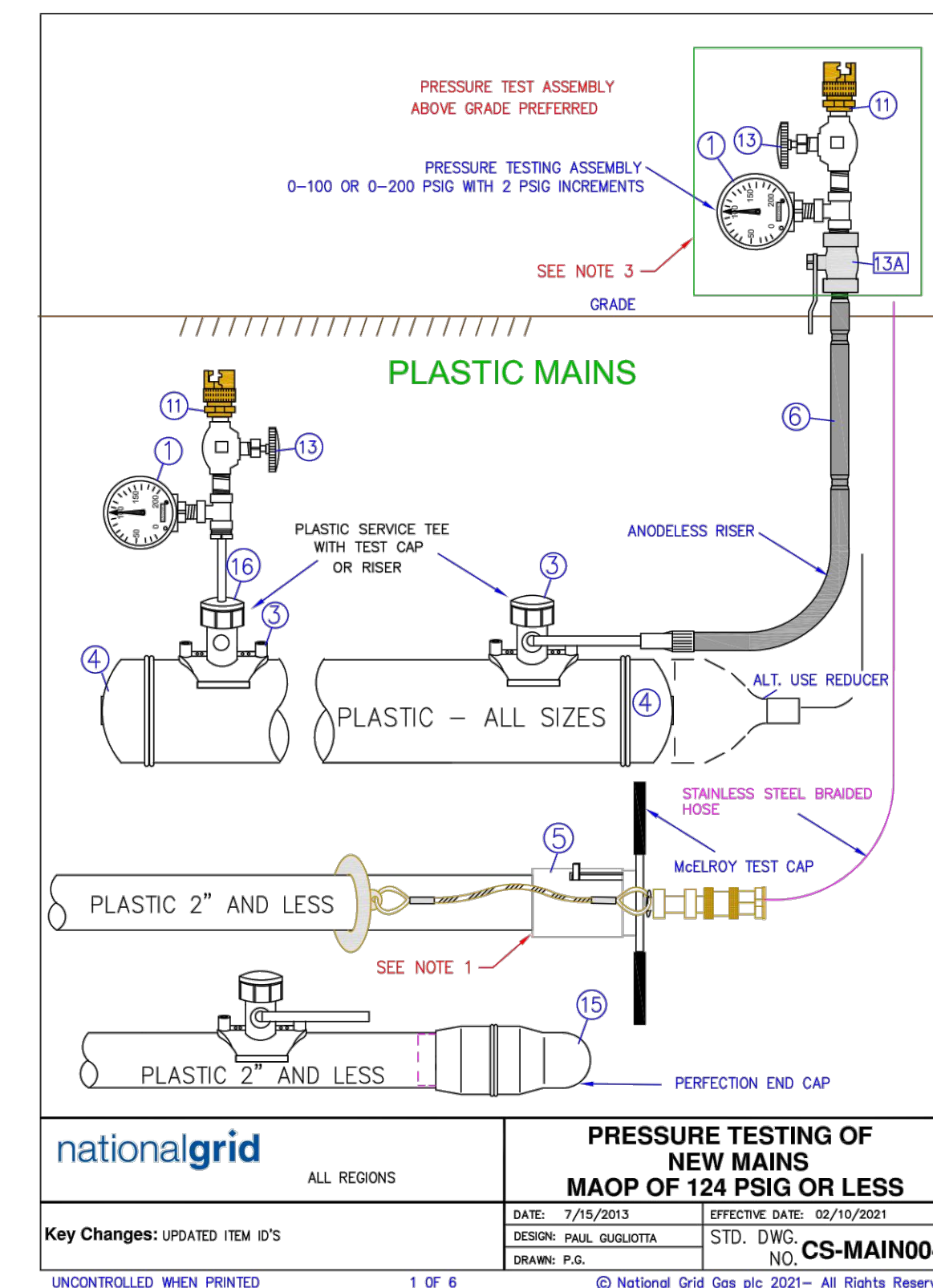


NOTES:
 A. IN DNY LI REGION, INSTALL A LENGTH OF 2' DIAMETER PE OR SMALLER TUBING IN THE VALVE BOX TO IDENTIFY THE VALVE AS PLASTIC.
 B. INSTALL TRACER WIRE OR BALL MARKERS AS REQUIRED IN YOUR REGION FOR PE INSTALLATIONS.
 C. NOT USED ON THE DNY LI @ ≥ 124 PSI BE SYSTEM.
 D. REFER TO REGIONAL STANDARDS FOR MATERIAL IDS NOT GIVEN BELOW.

UNY AND RI	SAP ID	LI ONLY	SAP ID	LI, NYC AND NE		
	LP TO 100 PSIG HD	99 AND 124 PSIG HD	LP TO 60 PSIG MEDIUM DENSITY			
9311203	12" DR 11 FULL PORT W/ GEAR OPERATOR RI ONLY	9341708	8" RED PORT DR 9	9341704	12" FULL PORT DR 13.5	
9307909	12" DR 13.5 FULL PORT W/ GEAR OPERATOR UNY ONLY	9341709	8" RED PORT DR 9	9332032	6" FULL PORT DR 11.5	
9311173	8" DR 11 FULL PORT	9341699	4" RED PORT DR 9	9341709	4" FULL PORT DR 11.5	
9315189	8" DR 13.5 FULL PORT UNY ONLY			9322299	3" FULL PORT DR 11	
9312119	8" DR 11 FULL PORT			9341408	8" RED PORT DR 13.5	
9312058	4" DR 11 FULL PORT			9341708	8" RED PORT DR 11.5	
9312060	4" DR 11 FULL PORT			9341693	4" RED PORT DR 11.5	
9311146	2" DR 11 FULL PORT WITH PERMASERT ENDS			9341756	3" RED PORT DR 11	
					100 PSIG HIGH DENSITY (NE ONLY)	
					9323610	4" RED PORT DR 11
					9323611	6" RED PORT DR 11
					9323612	8" RED PORT DR 11
					9312060	2" FULL PORT DR 11
					9312038	4" FULL PORT DR 11
					9312116	6" FULL PORT DR 11
						SELECT ROADWAY VALVE BOX BELOW TO MATCH SIZED VALVE GIVEN
						SELECT ROADWAY VALVE BOX BELOW TO MATCH SIZED VALVE GIVEN
						SELECT ROADWAY VALVE BOX BELOW TO MATCH SIZED VALVE GIVEN
						FOR 12" FULL PORT
						FOR 6" FULL PORT
						FOR 4" FULL PORT
						FOR 3" FULL PORT
						FOR 2" FULL PORT
						FOR 8" RED PORT
						FOR 6" RED PORT
						FOR 4" RED PORT
						FOR 3" RED PORT
						ITEM

3	COUPLING ELECTROFUSE
4	PLASTIC PIPE
5	BURIAL TAPE
6	INSERT STIFFENER (SEE NOTE C)
7	ANODE, 17 LB
8	TRANSITION FITTING STL TO PE
9	TRACER WIRE OR (BALL MARKER IF USED IN REGION)
10	COUPLING 2" PERFECTION PERMASERT (SEE NOTE C)
11	COUPLING, PE TO CI, LOCKING INSULATING, MECHANICAL
12	COUPLING, PE TO STL, LOCKING, NON-INSULATING MECHANICAL (SEE NOTE C)
No.	ITEM

UNCONTROLLED WHEN PRINTED Effective Date 09/09/2020 2 OF 2 National Grid Gas plc 2020 - All Rights Reserved VALV-6020



NOTES:
 1. INSTALL PER MCELROY MANUFACTURER'S INSTRUCTIONS.
 2. WHEN USING MECHANICAL COUPLINGS (AS SHOWN IN DETAIL A), NON-RESTRAINING COUPLING SHALL BE STRAPPED AND THE ENDS SHALL BE BLOCKED PER APPROVED STANDARD DRAWINGS. RESTRAINING COUPLINGS NEED TO BE EITHER STRAPPED OR BLOCKED. WHEN USING RESTRAINING COUPLINGS, STRAPPING NUTS SHOULD BE HAND TIGHT.
 3. ON EXISTING STEEL SYSTEMS, REFER TO THE TABLE BELOW FOR THE MINIMUM SAFE DISTANCE FROM THE EXCAVATION WALL. IF A BURIED, UNSTRAPPED COUPLING EXISTS AT A DISTANCE LESS THAN THE MINIMUM SAFE EMBEDMENT DISTANCE FROM THE WALL, THEN BLOCKING IS REQUIRED FOR THE PRESSURE TEST. IF AN ALL WELDED SYSTEM CAN NOT BE CONFIRMED, THE WELDED OR FLANGED ENDS SHALL BE BLOCKED.

PIPE SIZE (INCHES)	MINIMUM SAFE DISTANCE FROM THE EXCAVATION WALL (FEET)
2	5
3	6
4	12
6	24
8	41
12	70

REFER TO CONSTRUCTION STANDARD FITS-6025 AND FITS-6015 FOR LIST OF COUPLINGS.

IT IS RECOMMENDED THAT THE GAUGE ASSEMBLY BE ABOVE GRADE TO PREVENT PERSONNEL FROM ENTERING THE TRENCH WHILE THE PRESSURE TEST IS UNDERWAY.

ONE PRESSURE TEST GAUGE AT EACH PIPE END IS RECOMMENDED TO VERIFY THE PRESSURE. ALL GAUGES SHALL BE 0-100 OR 0-200 PSIG RANGE (2 PSIG INCREMENTS RECOMMENDED IN NY STATE ONLY).

REFER TO CNST01003 "PRESSURE TESTING OF MAINS OPERATING BELOW 125 PSIG" FOR TESTING AND DESIGN REQUIREMENTS.

ITEM	DESCRIPTION	SAP ITEM ID LI / MA / NYC	SAP ITEMS RI AND UNY
1	PRESSURE GAUGE 0-100 OR 0-200 PSIG - 2 PSIG INCREMENTS	9354865	TOOL ITEM
2	0-200 PSIG STAINLESS STEEL 1/2" NPT 3-1/2" DIA.	9358390	TOOL ITEM
3	0-200 PSIG STAINLESS STEEL 1/2" NPT 3-1/2" DIA.	9353240	TOOL ITEM
4	0-100 PSIG STAINLESS STEEL 1/2" NPT		TOOL ITEM
5	SIGN - WARNING PRESSURE TEST (AS REQUIRED IN FIELD)		NON STOCK
6	TEE SERVICE - ELECTROFUSION YELLOW MD 1/2" CTS BUTT FUSE OUTLET		NON STOCK
7	TEE SERVICE - ELECTROFUSION YELLOW MD 1/2" CTS BUTT FUSE OUTLET		NON STOCK
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91	TEE SERVICE - ELECTROFUSION YELLOW MD 1/2" CTS BUTT FUSE OUTLET		NON STOCK
92	TEE SERVICE - ELECTROFUSION YELLOW MD 1/2" CTS BUTT FUSE OUTLET		NON STOCK
93	TEE SERVICE - ELECTROFUSION YELLOW MD 1/2" CTS BUTT FUSE OUTLET		NON STOCK
94	TEE SERVICE - ELECTROFUSION YELLOW MD 1/2" CTS BUTT FUSE OUTLET		NON STOCK
95	TEE SERVICE - ELECTROFUSION YELLOW MD 1/2" CTS BUTT FUSE OUTLET		NON STOCK
96	TEE SERVICE - ELECTROFUSION YELLOW MD 1/2" CTS BUTT FUSE OUTLET		NON STOCK
97	TEE SERVICE - ELECTROFUSION YELLOW MD 1/2" CTS BUTT FUSE OUTLET		NON STOCK
98	TEE SERVICE - ELECTROFUSION YELLOW MD 1/2" CTS BUTT FUSE OUTLET		NON STOCK
99	TEE SERVICE - ELECTROFUSION YELLOW MD 1/2" CTS BUTT FUSE OUTLET		NON STOCK
100	TEE SERVICE - ELECTROFUSION YELLOW MD 1/2" CTS BUTT FUSE OUTLET		NON STOCK

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ITEM	DESCRIPTION	ORACLE ITEM ID LI / MA / NYC	PEOPLESOFT ITEM RI AND UNY
4	CAP END PLASTIC MEDIUM DENSITY YELLOW BUTT FUSE		
5	CAP END PLASTIC HIGH DENSITY BLACK BUTT FUSION		
6	MCELROY TEST CAPS (165 PSIG MAX)		
7	FLANGE 150# WELD END FLAT FACE		
8	BLIND FLANGE CLASS 150# ASTM A-105		
9	GASKETS		

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ITEM	DESCRIPTION	ORACLE ITEM ID LI / MA / NYC	PEOPLESOFT ITEM RI AND UNY
10	END CAPS - STEEL WELD END STANDARD WALL - GRADE B		
11	THOR FITTING		
12	THRED-O-LET		
13	VALVE		
14	LUG ASSEMBLY		
15	COUPLING - END 2" PERFECTION		
16	TEST CAP		

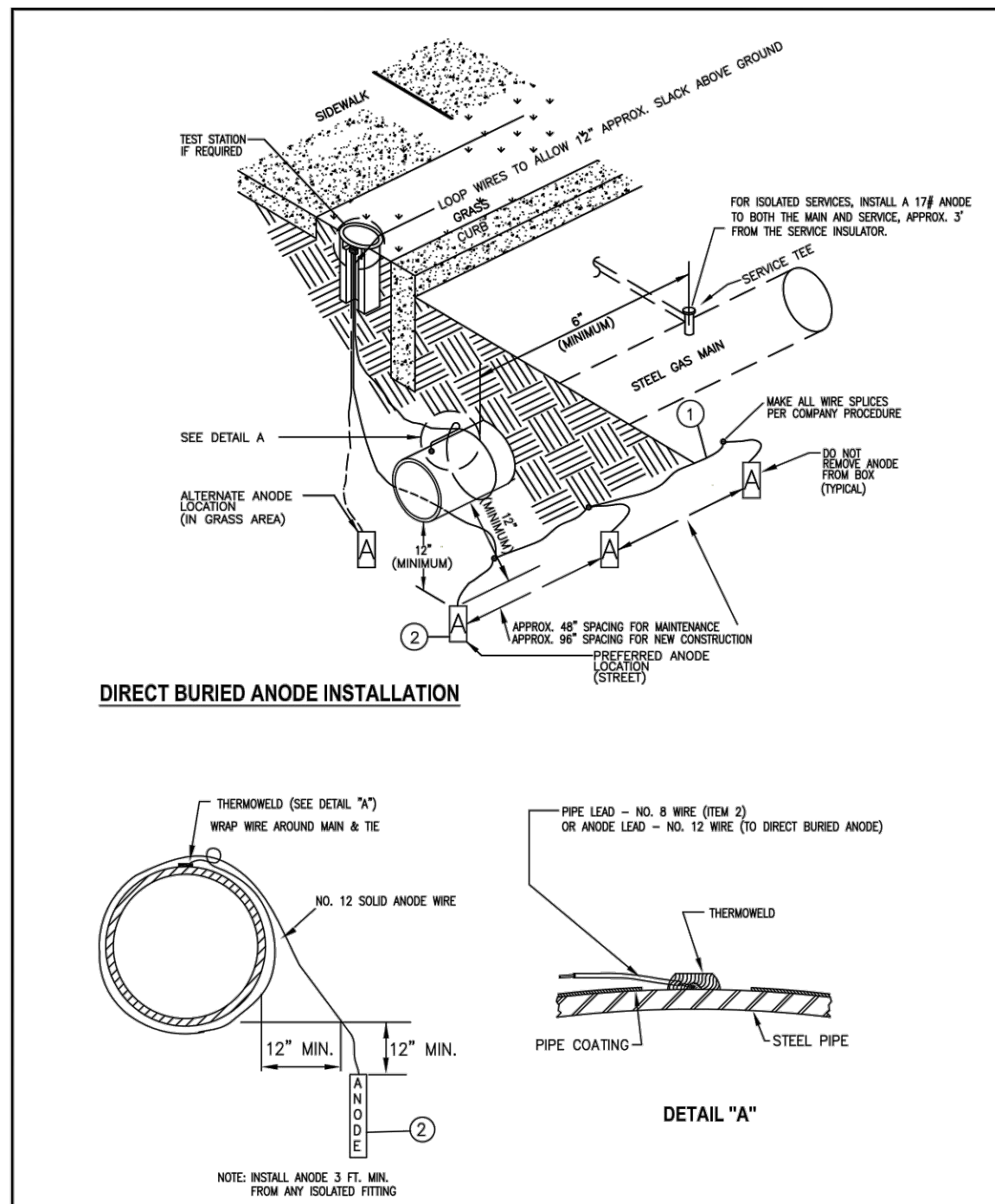
UNCONTROLLED WHEN PRINTED Effective Date 2/15/2021 6 OF 6 National Grid Gas plc 2021 - All Rights Reserved CS-MAIN004

45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
PHONE (585) 359-7540
FAX (585) 359-7541

BOSTON GAS COMPANY
d/b/a

nationalgrid

40 SYLVAN ROAD
WALTHAM, MA 02451



MATERIAL LIST

Description	Down State NY Item I.D.	Upstate NY Item I.D.	New England Item I.D.	Rhode Island Item I.D.	MATERIAL NOTES
1 CABLE NO. 8 - 1/C	9334425	9311214	9334425	9311214	Upstate and RI cable has 19 strands
2 ANODE, MAGNESIUM 17 LB	9311183	9311183	9311183	9311183	
3 ANODE, MAGNESIUM 3 LB	9315645	9315645	9315645	9315645	Use on Tracer wire and all isolated fittings.
4 ANODE, MAGNESIUM SPIKE 3 LB	9308624	9308624	9308624	9308624	Use on Service Risers ONLY
* CLAMP, GROUNDING 1/2IN - 1IN DIA.	9386544	9386544	9386544	9386544	Grounding clamp for attaching spike anode lead wire to service riser
* CLAMP, GROUNDING 1-1/4IN - 2IN DIA.	9386559	9386559	9386559	9386559	Grounding clamp for attaching spike anode lead wire to service riser



* Spike Anode Ground Clamp

nationalgrid ALL REGIONS

INSTALLATION OF MAGNESIUM ANODES

DATE: 07/15/2010 EFFECTIVE DATE: 06/08/2020
 DESIGN: PG STD. DWG. NO. 030024-CS
 APPROVAL: PS

REVISIONS: UPDATED NEW SP ITEM ID'S

SHT. 2 OF 2 030024-CS

TWO WIRE TEST STATION WITH ANODE(S)
Can be installed without anodes

TEST BOXES SHOULD BE INSTALLED BEHIND CURB

GRADE

SEE DETAIL B

LOOP WIRES TO ALLOW APPROX. 12" SLACK ABOVE GRADE (SEE DETAIL "B")

WIRES TO BE TAPED APPROX. EVERY 3 FT.

NO. 12 SOLID WIRE FROM ANODE(S)

WRAP WIRE AROUND MAIN AND TIE (SEE DETAIL "A")

WELD 6 INCHES MIN. BETWEEN THERMOWELDS

17# ANODE (WHEN SPECIFIED)

FOUR WIRE TEST STATION WITH ANODES
Can be installed without anodes

TEST BOXES SHOULD BE INSTALLED BEHIND CURB

GRADE

SEE DETAIL C

ALLOW APPROX. 12" SLACK ABOVE GRADE

NO. 12 SOLID WIRE FROM ANODE(S)

WRAP WIRE AROUND MAIN AND TIE

INSULATING COAT AS REQUIRED

17# ANODE (WHEN SPECIFIED)

INSTALLATION OF TEST STATIONS FOR CATHODIC PROTECTION

DATE: 07/15/2010 EFFECTIVE DATE: 09/15/2013
 DESIGN: PG STD. DWG. NO. 030026-CS
 APPROVAL: PS

REVISIONS: REVISED USING SAP ITEM ID'S

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CASING TEST STATION

LOOP WIRES TO ALLOW APPROX. 12" SLACK ABOVE ROADWAY

SEE DETAIL F

TEST BOXES SHOULD BE INSTALLED BEHIND CURB

SEE DETAIL C

LOOP WIRES TO ALLOW APPROX. 12" SLACK ABOVE ROADWAY

SHOULD INSTALL # 3 OR 9 O'CLOCK POSITION
 # = REFERENCE CELL
 C = COUPON

CASING GAS MAIN

17# ANODE (WHEN SPECIFIED)

ABANDONED MAIN IN STRAY CURRENT AREAS

TEST BOXES SHOULD BE INSTALLED BEHIND CURB

CURB LINE

ROADWAY GRADE

SEE DETAIL E

SEE DETAIL "A"

17# ANODE (WHEN SPECIFIED)

BOND WIRE TEST STATION

TEST BOXES SHOULD BE INSTALLED BEHIND CURB

CURB LINE

ROADWAY GRADE

SEE DETAIL D

SEE DETAIL "A"

17# ANODE (WHEN SPECIFIED)

PLASTIC FILLER PIECE

17# ANODE (WHEN SPECIFIED)

CURRENT DROP MEASURING TEST STATION SPACING

PIPE DIAMETER	"L"
3/4" - 4"	75'
6" - 10"	100'
12" AND OVER	125'

SHT. 2 OF 5 030026-CS

CURRENT DROP MEASURING TEST STATION

GRADE

TEST BOX SHOULD BE INSTALLED BEHIND CURB

LOOP WIRES TO ALLOW APPROX. 12" SLACK ABOVE GRADE

WIRES TO BE TAPED EVERY 3 FT. (To test box)

WRAP WIRE AROUND MAIN AND TIE (SEE DETAIL "A")

WELD 6 INCHES MIN. BETWEEN THERMOWELDS

IF NO WELD 6 INCHES MIN. BETWEEN THERMOWELDS

CURRENT DROP MEASURING TEST STATION SPACING

PIPE DIAMETER	"L"
3/4" - 4"	75'
6" - 10"	100'
12" AND OVER	125'

SHT. 3 OF 5 030026-CS

ATTACH WIRE IN ACCORDANCE WITH APPROVED THERMOWELD PROCEDURE

WRAP WIRE AROUND MAIN AND TIE WHEN FIELD CONDITIONS ALLOW

DETAIL "A"

Two wire test station
Shown with 2 anodes

TO ANODE CAN ONLY BE USED IN TEST BOX

TO MAIN OR SHORT SIDE STEEL SERVICE

DETAIL "B"

Four wire test station
CONNECT ALL WIRES AS NEEDED

CAN ONLY BE USED IN TEST BOX

DETAIL "C" (typ)

DETAIL "D"

BOND WIRE

WRAP WIRE AROUND MAIN AND TIE

DETAIL "E"

WRAP WIRE AROUND MAIN AND TIE

DETAIL "F"

17# ANODE

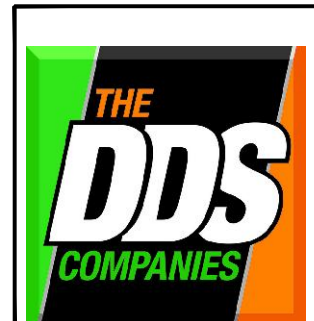
SHT. 4 OF 5 030026-CS

MATERIAL LIST

Description	Down State SAP Item I.D.	Upstate SAP Item I.D.	New England SAP Item I.D.	Rhode Island SAP Item I.D.	MATERIAL NOTES
1 TEST BOX WITH COVER	9339892	9312291	9339892	(Sht - 445) 9311209 or (Lg - 556) in Prov. 9311208	NON LOCKING COVER. DISCARD FOOT PIECE.
TEST BOX 9" SQUARE HEAVY DUTY	9339391		9339391		WEIGHS 95 LBS. STREET USE, WITHOUT COVER
COVER FOR 9" SQUARE BOX	9339797		9339797		NON-LOCKING COVER
2 WIRE, NO. 8, 7 STRAND	9307539	9307539	9307539	9307539	TEST WIRE ONLY, NOT FOR GROUND BEDS, UPSTATE AND RI WIRE HAS 19 STRANDS.
3 WIRE, NO. 6, 7 STRAND	9311795	9311795	9311795	9311795	BOND WIRE ONLY, NOT FOR GROUND BEDS
4 WIRE 1/0 - 19 STRAND 600 V - 1/C	9334171	NON STOCK	9334171	NON STOCK	USE IN STRAY CURRENT AREAS
5 TAPE, PVC - 3/4" WIDE	9334056	9334056	9316070	9316070	NOT FOR PIPE COATING.
6 CONNECTOR, SPLIT BOLT, TYPE B	9331578	9316630	9331578	NON STOCK	USE WITH NO. 6 CABLE
7 CONNECTOR, SPLIT BOLT, TYPE 1/01	9331612		9331612		USE WITH 1/0 CABLE
8 CONNECTOR, TWIST-ON WIRE NUT TAG ADHESIVE	9330683	9314631	9330683	9314631	
9 NUMBER 1 NUMBER 2 NUMBER 3 NUMBER 4 LETTER A	9307918 9307896 9307895 9307894 9307893	9307918 9307896 9307895 9307894 9307893	9307918 9307896 9307895 9307894 9307893	9307918 9307896 9307895 9307894 9307893	LABEL WITH #1 (N) OR (E), CONSECUTIVELY TO (S) OR (W) SEE DETAILS "B" AND "C"
10 GROUNDING CELL	NON STOCK	9315642	NON STOCK	NON STOCK	AS SPECIFIED BY CORROSION ENGINEERING
ANODE, MAGNESIUM 17LBS	9311183	9311183	9311183	9311183	SATURATE WITH WATER BEFORE BACKFILL. ANODE MAY BE INSTALLED VERTICALLY OR HORIZONTALLY.
11 COUPON	9386100	By Corrosion	9386100	By Corrosion	MC MILLER OR EQUAL
12 REFERENCE CELL	9385758	By Corrosion	9385758	By Corrosion	BORIN MFGR INC OR EQUAL

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NOTE:
1. CATHODIC PROTECTION DETAILS ARE NOT COVERED UNDER PE STAMP.



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FAX (585) 359-7541

BOSTON GAS COMPANY
d/b/a
nationalgrid
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WALTHAM, MA 02451

IFC



NO.	DESCRIPTION	DATE	DR BY	CK BY	APP BY
D	TOWN UTILITY SUPPORTS	02/18/2022	SDS	JDL	MEP
C	TIE-IN REVISION	10/25/2021	KJQ	JDL	MEP
B	ADDED UTILITY INFORMATION AND PROFILES	10/22/2021	KJQ	JDL	MEP
A	ISSUED FOR CONSTRUCTION	09/30/2021	KJQ	JDL	MEP

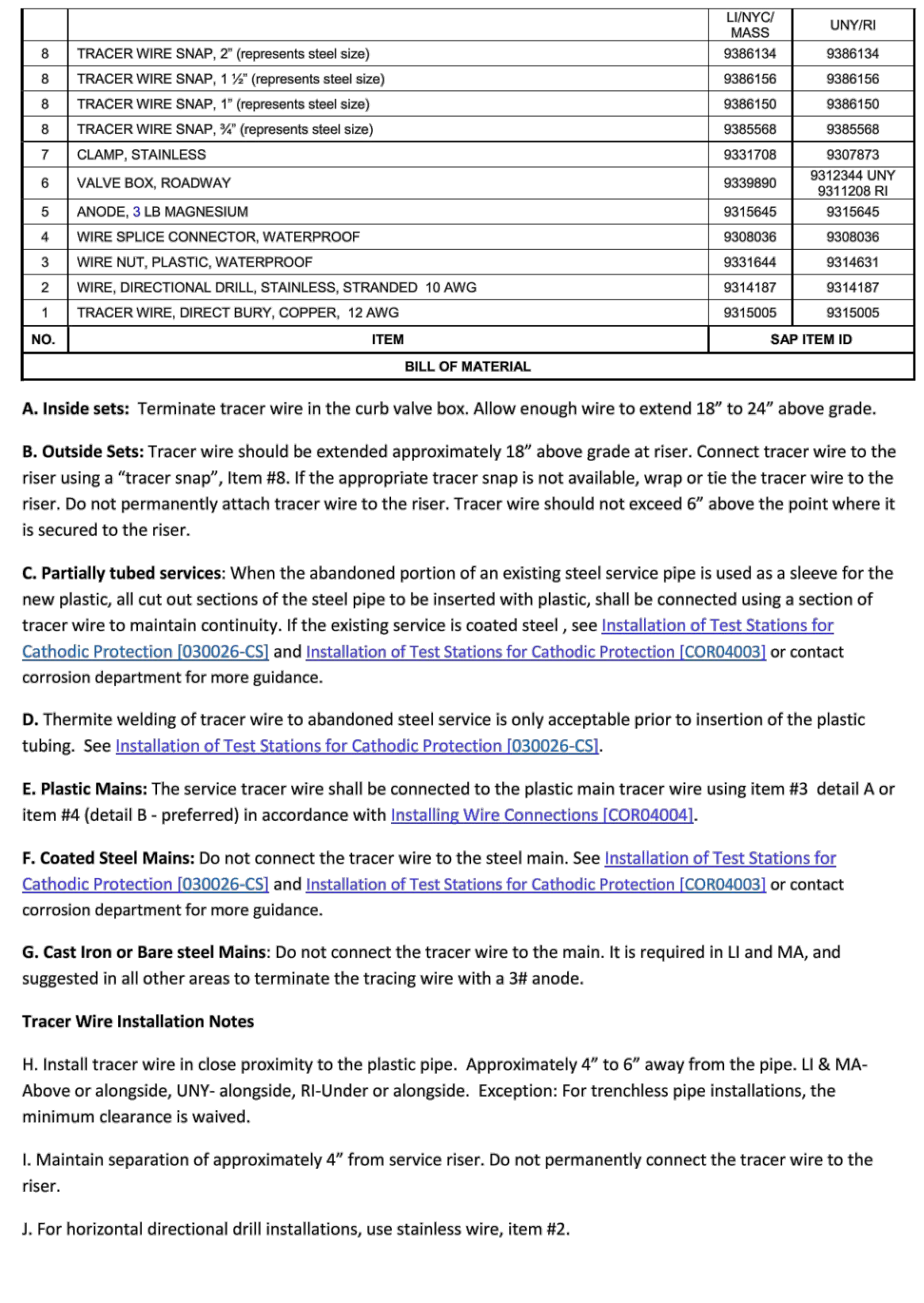
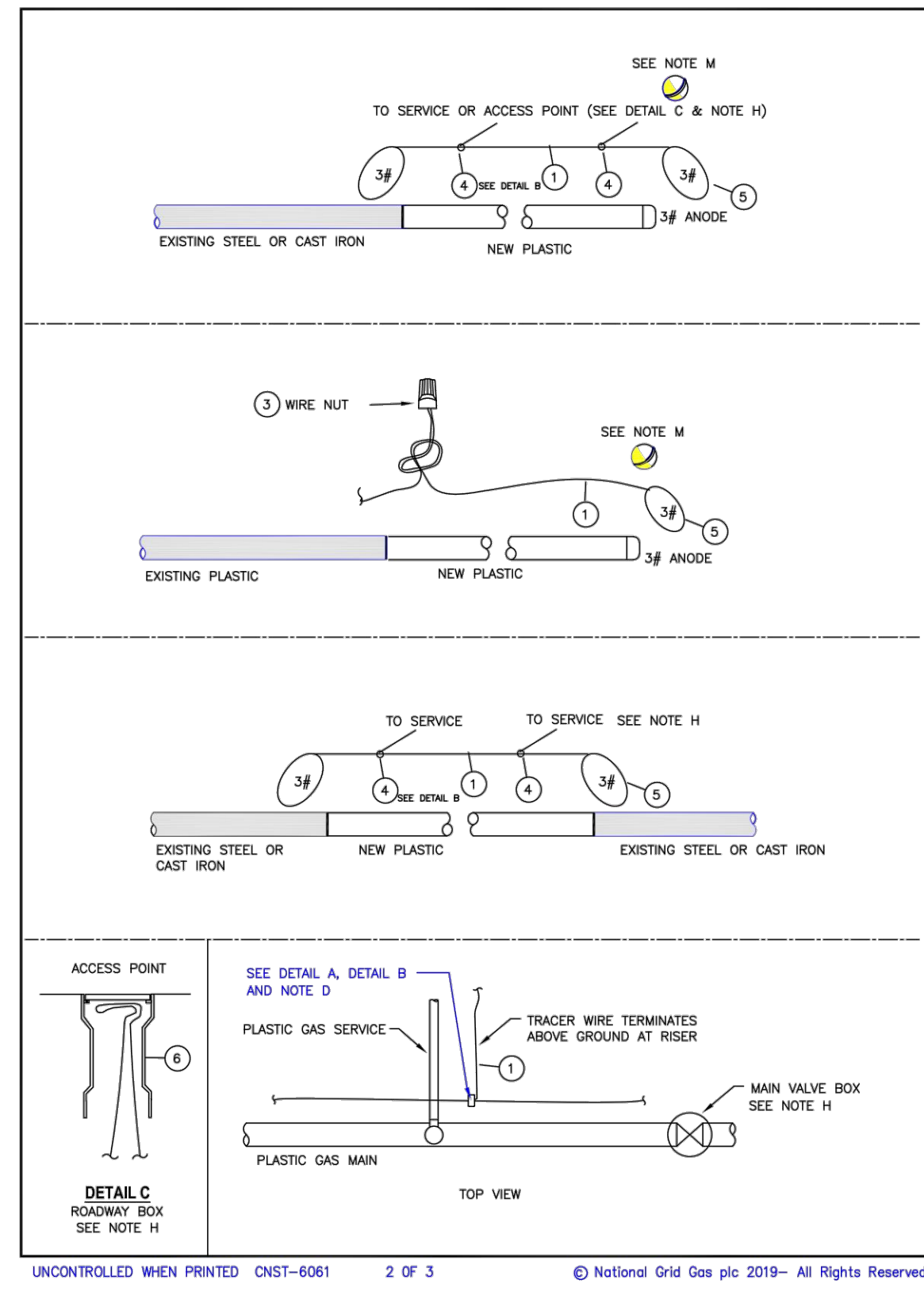
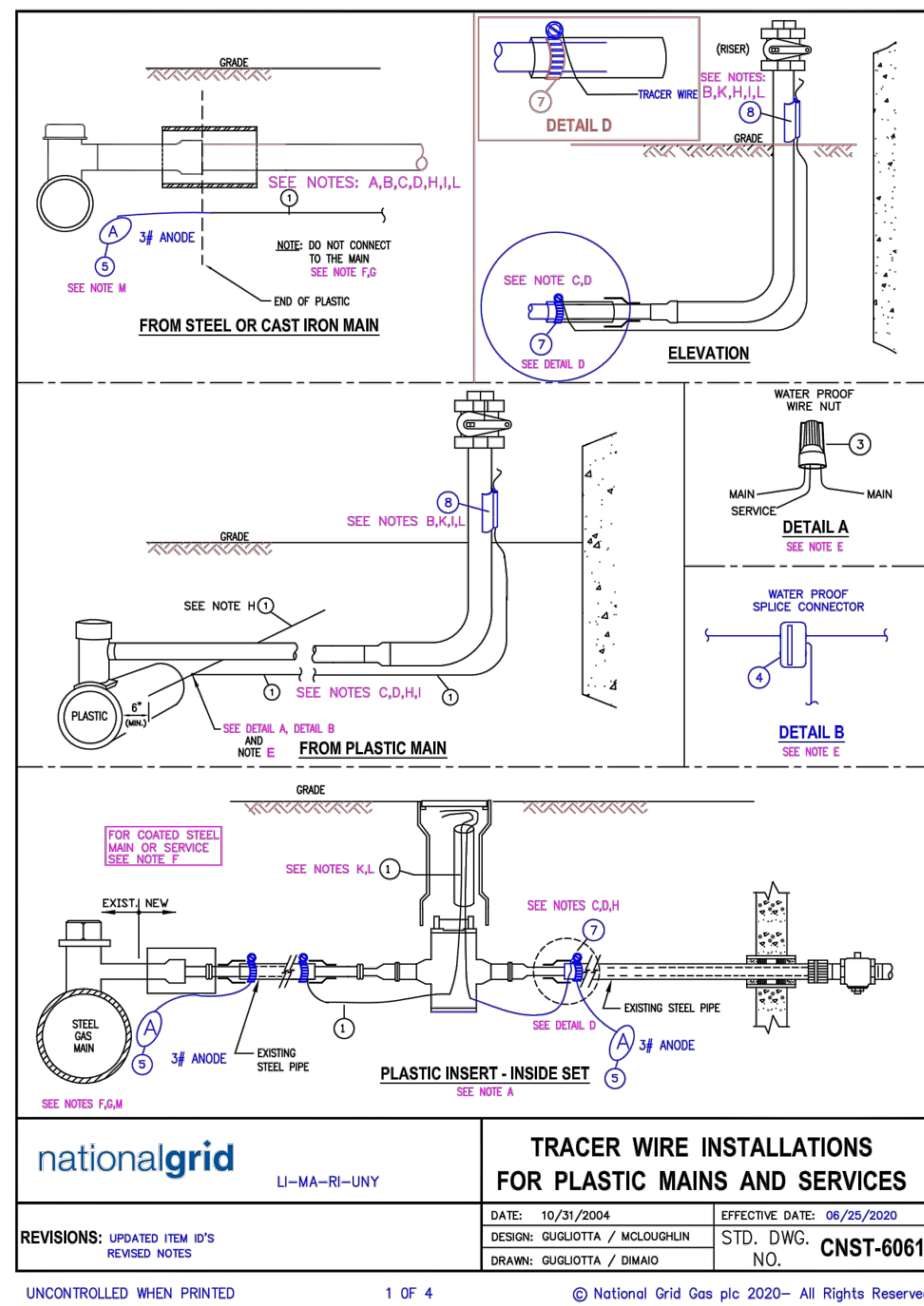
(75-135) COMMONWEALTH AVE GAS MAIN REPLACEMENT
COMMONWEALTH AVE
COMMONWEALTH AVE, BEHARRELL ST, BRADFORD ST, LAWS BROOK RD
CONCORD, MA

STANDARD DETAILS

DWG SIZE: 22"X34" DESIGNER: DDS COMPANIES ENGINEER: K. QUINN DATE: 02/18/2022 ASSET I.D.: XXXXXXXX W.O. NO.: 1425147

PAGE 07 OF 09

DRAWING NO.	SHEET NO.
C-202	07



K. Tracer wire installed in boxes should allow enough wire to extend 18" to 24" above grade.

L. Verification: upon completion, the installer shall verify the location of the main or service using the tracer wire and locating device and perform a mark out using the conductive method.

M. LI and MA: Required to terminate the tracing wire with a 3# anode. This is to ground the tracer wire and increase signal strength when locating. This practice is recommended in all areas where signal strength is an issue.

Regional Notes

NYC ONLY: refer to [Installation of Marker Tapes and EMS Pipeline Locators for Mains and Services \[CNST6060-NYC\]](#) for installation of electronic marker ball in place of tracer wire.

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A. Inside sets: Terminate tracer wire in the curb valve box. Allow enough wire to extend 18" to 24" above grade.

B. Outside Sets: Tracer wire should be extended approximately 18" above grade at riser. Connect tracer wire to the riser using a "tracer snap", item #8. If the appropriate tracer snap is not available, wrap or tie the tracer wire to the riser. Do not permanently attach tracer wire to the riser. Tracer wire should not exceed 6" above the point where it is secured to the riser.

C. Partially tubed services: When the abandoned portion of an existing steel service pipe is used as a sleeve for the new plastic, all cut out sections of the steel pipe to be inserted with plastic, shall be connected using a section of tracer wire to maintain continuity. If the existing service is coated steel, see [Installation of Test Stations for Cathodic Protection \[030026-CS\]](#) and [Installation of Test Stations for Cathodic Protection \[COR04003\]](#) or contact corrosion department for more guidance.

D. Thermite welding of tracer wire to abandoned steel service is only acceptable prior to insertion of the plastic tubing. See [Installation of Test Stations for Cathodic Protection \[030026-CS\]](#).

E. Plastic Mains: The service tracer wire shall be connected to the plastic main tracer wire using item #3 detail A or item #4 (detail B - preferred) in accordance with [Installing Wire Connections \[COR04004\]](#).

F. Coated Steel Mains: Do not connect the tracer wire to the steel main. See [Installation of Test Stations for Cathodic Protection \[030026-CS\]](#) and [Installation of Test Stations for Cathodic Protection \[COR04003\]](#) or contact corrosion department for more guidance.

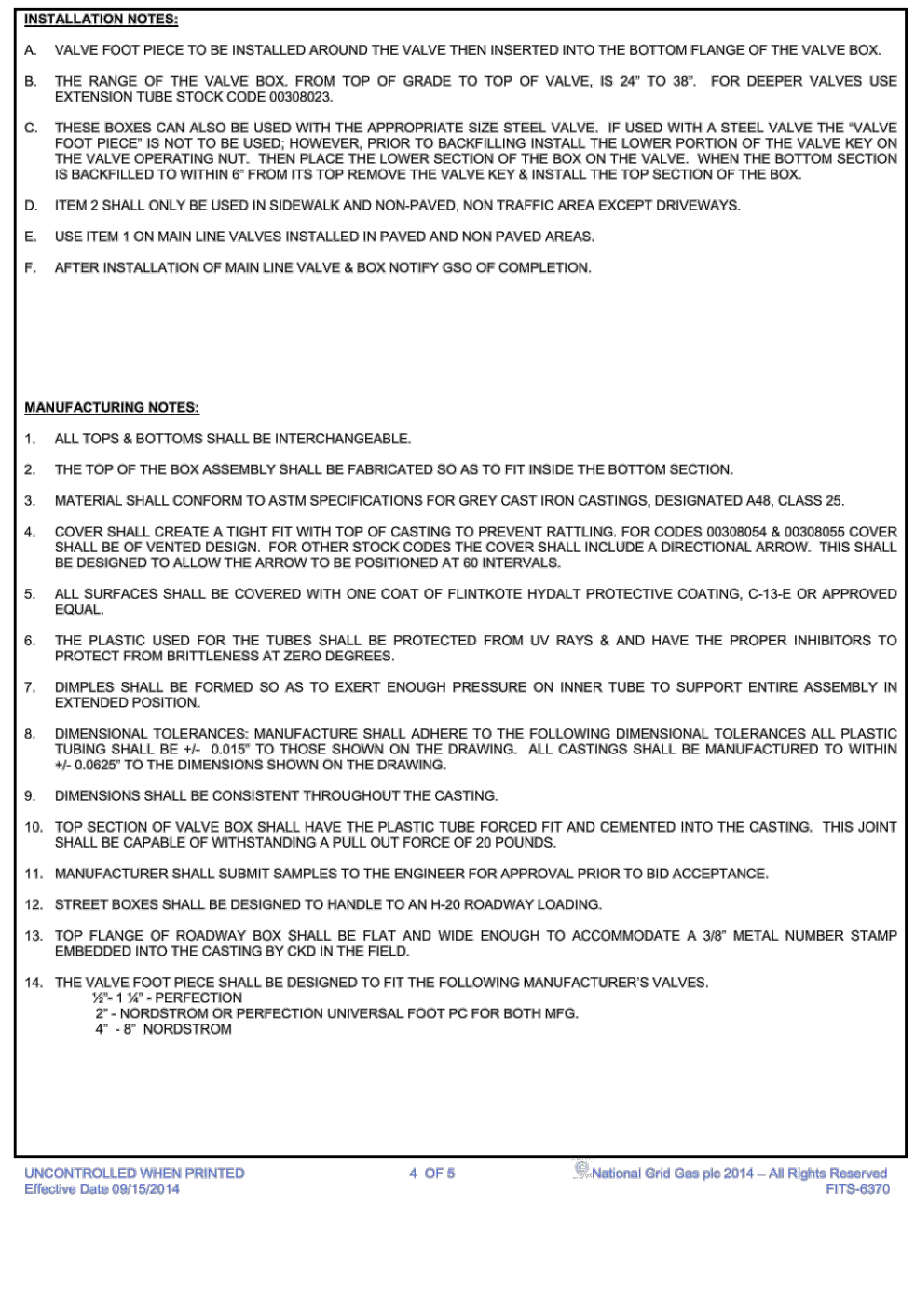
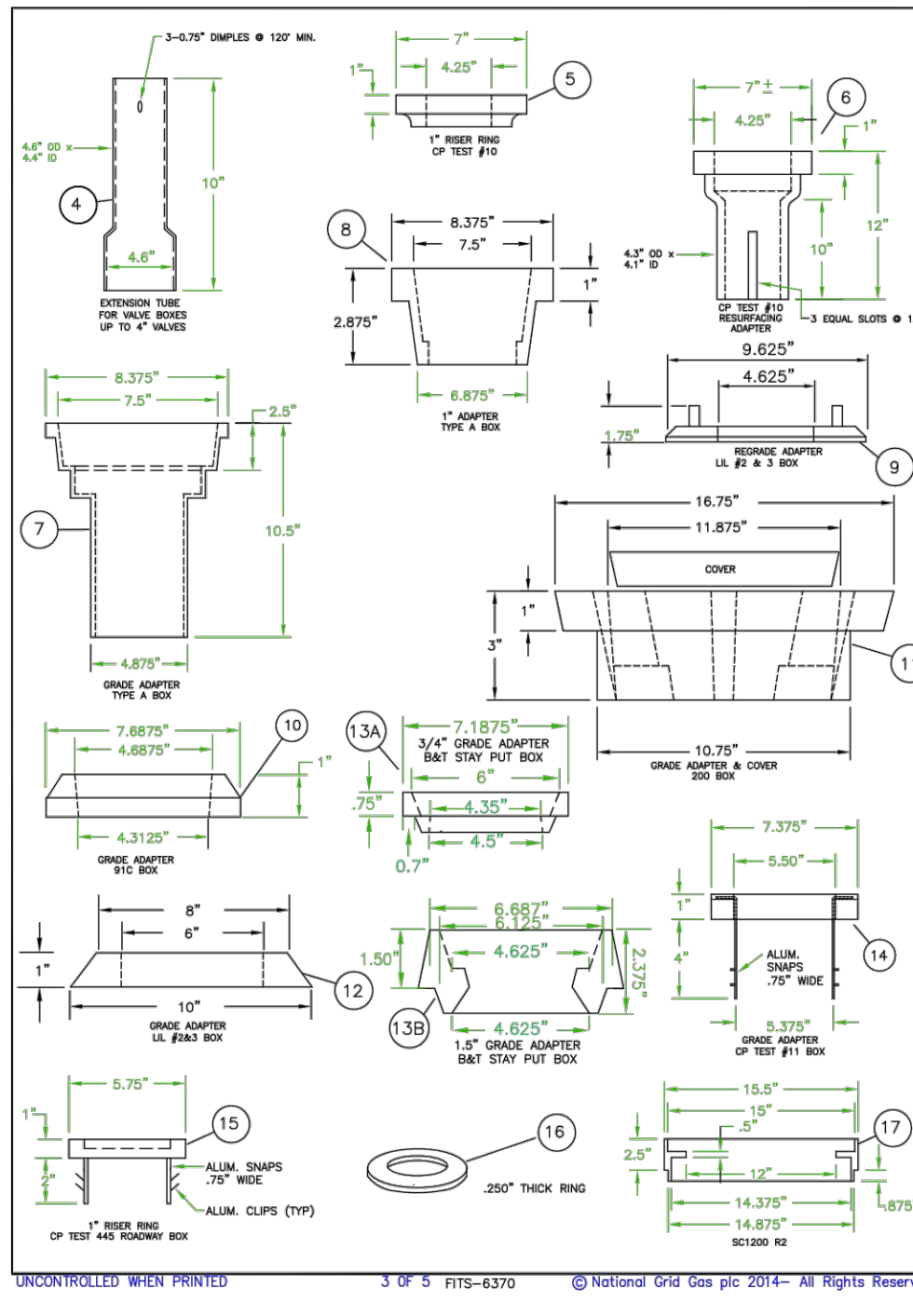
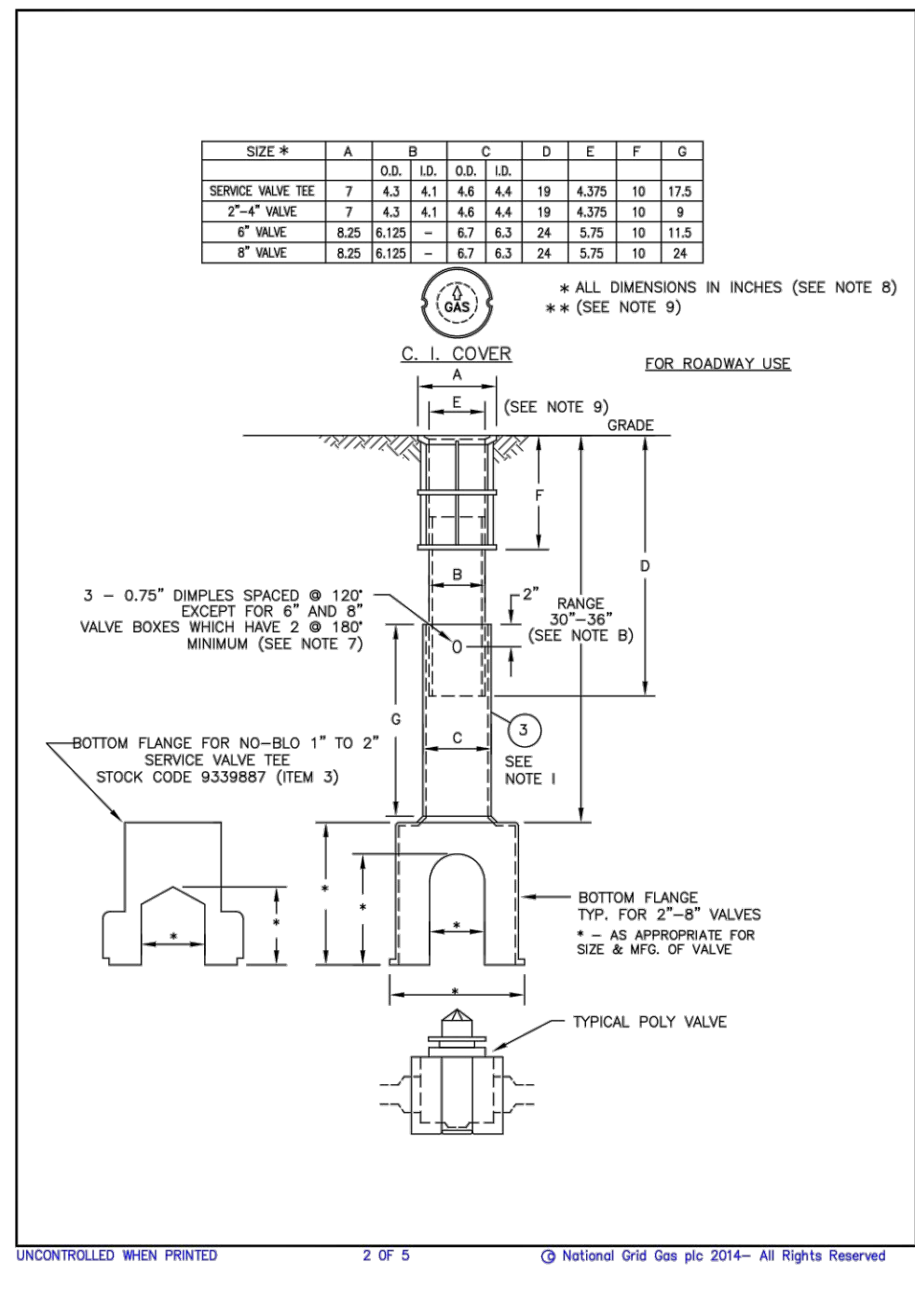
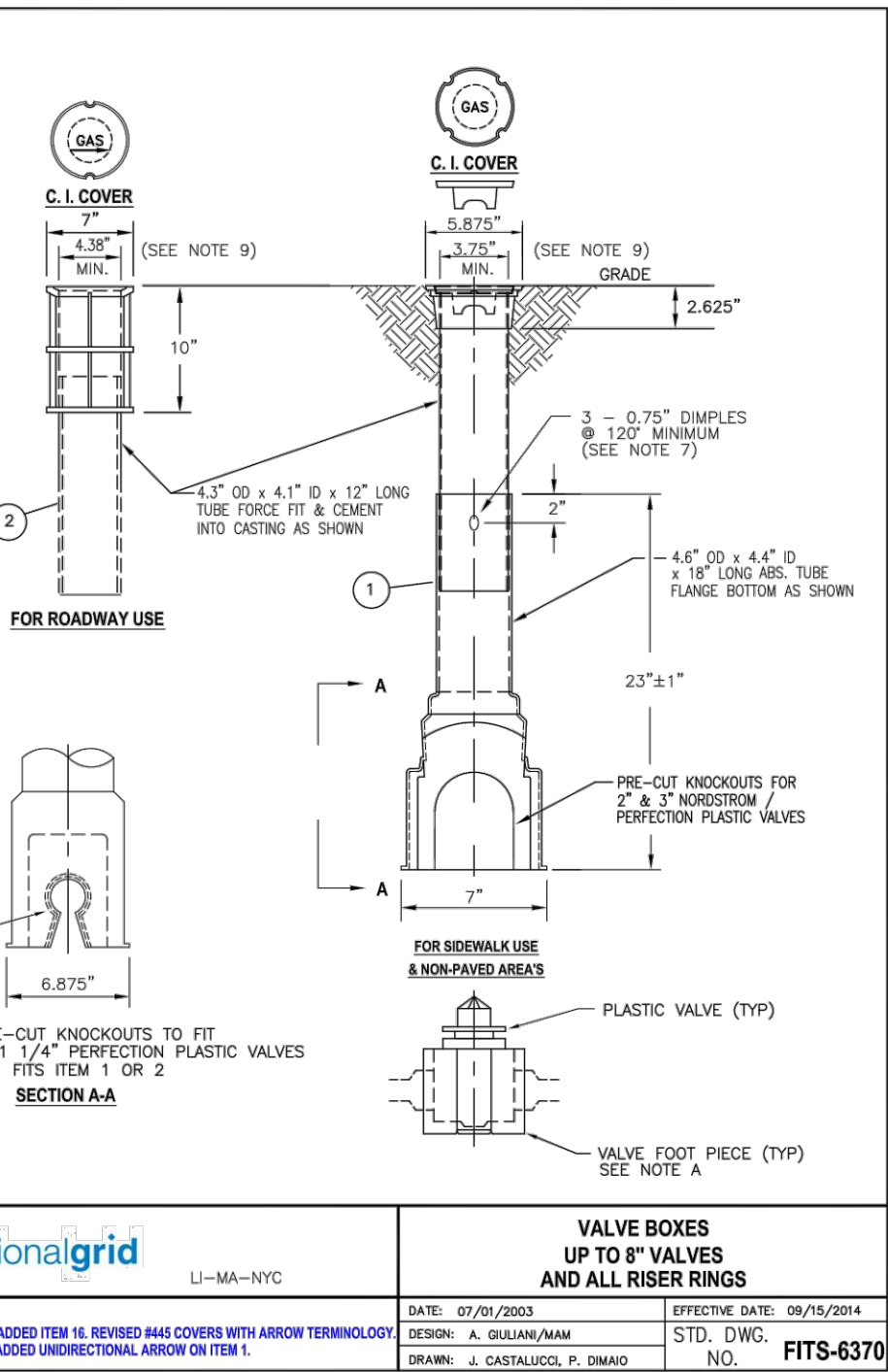
G. Cast Iron or Bare steel Mains: Do not connect the tracer wire to the main. It is required in LI and MA, and suggested in all other areas to terminate the tracing wire with a 3# anode.

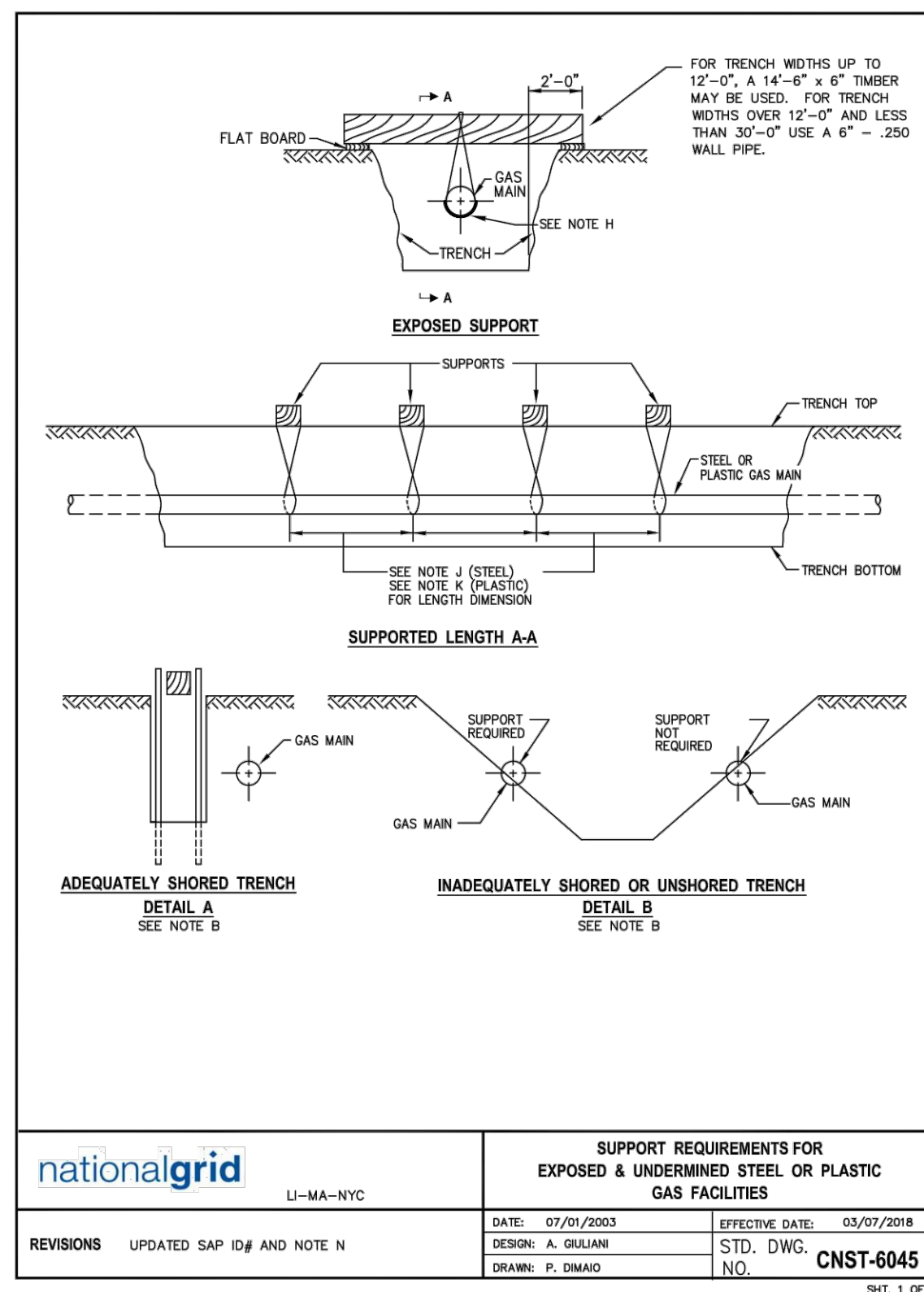
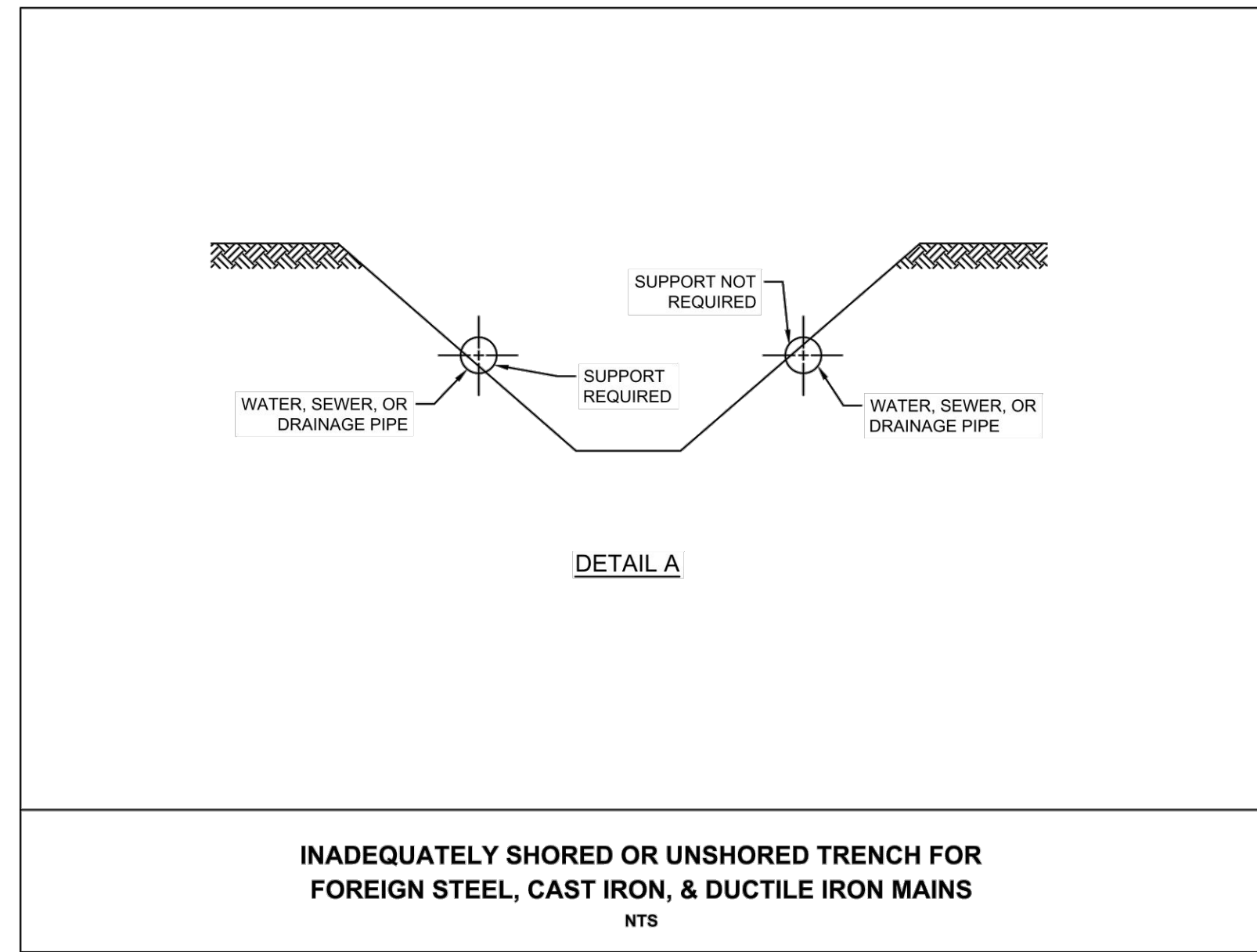
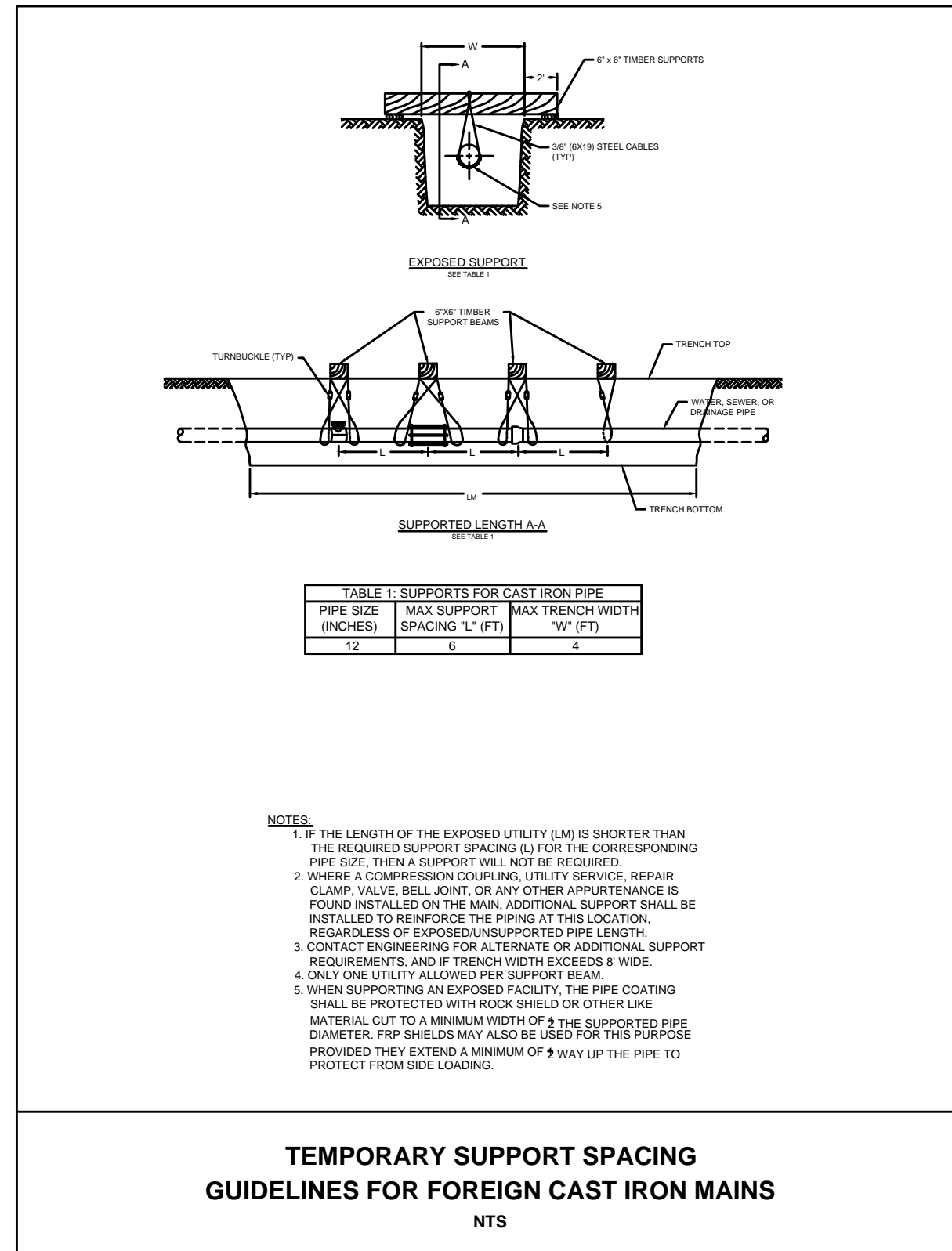
Tracer Wire Installation Notes

H. Install tracer wire in close proximity to the plastic pipe. Approximately 4" to 6" away from the pipe. LI & MA-Above or alongside, UNY-alongside, RI-Under or alongside. Exception: For trenchless pipe installations, the minimum clearance is waived.

I. Maintain separation of approximately 4" from service riser. Do not permanently connect the tracer wire to the riser.

J. For horizontal directional drill installations, use stainless wire, item #2.





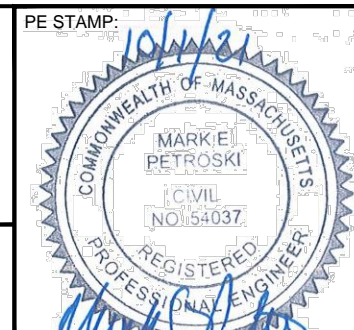
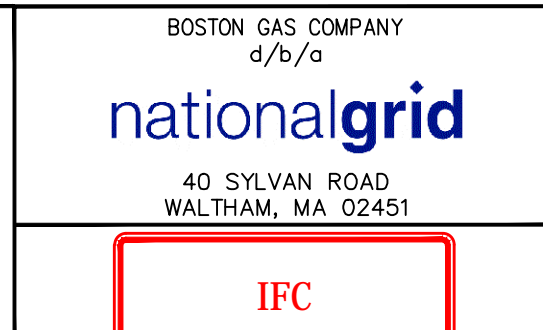
NOTES:

- THIS CONSTRUCTION STANDARD SHALL BE USED TO SUPPORT PLASTIC OR STEEL GAS FACILITIES WHICH ARE UNDERMINED AND EXPOSED BY CONSTRUCTION ACTIVITY.
- IF AN EXCAVATION IS MADE AT ANY DISTANCE PARALLEL TO THE GAS FACILITY WITH ADEQUATE OSHA STRUCTURAL SHORING, AS SHOWN IN DETAIL "A", OR IF A STABLE SOIL CONDITION WITH SUFFICIENT COVER ABOVE THE PIPE'S CENTERLINE EXISTS, AS SHOWN IN DETAIL "B", THEN SUPPORTS ARE NOT REQUIRED. UNSTABLE SOIL IS DEFINED AS A SOIL WHICH CAN CAUSE "SOIL RUN OUT" FROM BENEATH THE PIPE (e.g., WASHOUT, SOFT CLAY, etc.) OR CAN SHIFT DUE TO CONSTRUCTION ACTIVITY, VIBRATIONS, etc.; AND CAUSE A SOIL SCENARIO TO OCCUR AS SHOWN IN DETAIL "B" TO REQUIRE PIPE SUPPORT.
- IF AN EXCAVATION CROSSES OR RUNS PARALLEL TO A GAS FACILITY, SUPPORTS MAY NOT BE REQUIRED IF THE EXPOSED SECTION OF PLASTIC PIPES IS 3' OR LESS AND STEEL PIPES 7' OR LESS.
- ALL EXCAVATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONE CALL DIG SAFE PROGRAM USING THE APPROPRIATE MARK OUT, TEST HOLES AND EXCAVATION TO AVOID DAMAGE TO PIPE OR PIPE COATINGS:
- NEW YORK STATE CODE RULE 753
- MA CHAPTER 82 - SECTION 40, GENERAL LAWS, REGULATING NOTICE REQUIREMENTS FOR EXCAVATION IN PUBLIC WAYS
- USE OF THIS CONSTRUCTION STANDARD DOES NOT RELIEVE THE CONSTRUCTION AGENCY OR AUTHORITY OR THEIR RESPECTIVE CONTRACTORS OF RESPONSIBILITY FOR DAMAGES. ALL DAMAGES WILL BE REPAIRED IN ACCORDANCE WITH EXISTING STANDARDS AND THE APPROPRIATE PARTY SHALL BE BILLED FOR ALL EXPENSES.
- GAS FACILITIES SHOULD NOT BE UNDERMINED WITHOUT ADEQUATE SUPPORT (DETAIL A). ALL SUPPORT LINES SHALL BE TENSIONED SO THAT NO DEFLECTION WILL OCCUR WHEN THE FACILITY IS UNDERMINED. THIS TENSION SHALL BE CHECKED AT THE START AND END OF EACH DAY AND ADJUSTED AS NECESSARY.
- WHERE A COUPLING, GAS SERVICE CLAMP, VALVE, DRIP LINE OR OTHER APPURTENANCE EXISTS ON THE EXPOSED SECTION OF MAIN, AN ADDITIONAL SUPPORT SHALL BE INSTALLED AT THE LOCATION.
- WHEN SUPPORTING AN EXPOSED FACILITY, THE PIPE COATING SHALL BE PROTECTED WITH ROCK SHIELD (ITEM ID 8340226), OR OTHER LIKE MATERIAL CUT TO A MINIMUM WIDTH OF 1/2 THE SUPPORTED PIPE DIAMETER. SUPPORT LINES SHALL BE A MINIMUM OF 1/2" POLYPROPYLENE OR BETTER. FRP SHIELDS MAY ALSO BE USED FOR THIS PURPOSE PROVIDED THEY EXTEND A MINIMUM OF 1/2 WAY UP THE PIPE TO PROTECT FROM SIDE LOADING.
- SUPPORTS FOR GAS TRANSMISSION FACILITIES SHALL BE REVIEWED WITH GAS ENGINEERING PRIOR TO INSTALLATION.
- THE MAXIMUM SPACING BETWEEN SUPPORTS FOR STEEL FACILITIES SHALL BE AS FOLLOWS:
7' SPACING FOR 1/2" AND 1 1/4" STEEL
10' SPACING FOR 2" STEEL
15' SPACING FOR 3" AND 4" STEEL
20' SPACING FOR 6" AND LARGER STEEL
- THE MAXIMUM SPACING BETWEEN SUPPORTS FOR PLASTIC FACILITIES SHALL BE AS FOLLOWS:
3' SPACING FOR 2" AND SMALLER PLASTIC
6' SPACING FOR 4" AND LARGER PLASTIC
- VIBRATING MACHINES ARE ALLOWED OVER STEEL OR PLASTIC FACILITIES WITH 24" OR GREATER COVER. HAND HELD MECHANICAL TAMPER IS ACCEPTABLE OVER ANY FACILITY WITH 12" OR GREATER COVER.
- WHEN CONSTRUCTION ACTIVITY IS COMPLETED, CLEAN FILL SHALL BE COMPACTED AROUND AND UNDER THE GAS FACILITY BEFORE REMOVING SUPPORTS.
- SEE REGIONAL DAM01007-NYC-LI-NY OR DAM-MA-RI PROCEDURES FOR REPLACEMENT REQUIREMENTS OF CAST IRON PIPE.

No.	ITEM	CODE No.
BILL OF MATERIAL		

SH. 2 OF 2 CNST-6045

NOTE:
1. CATHODIC PROTECTION DETAILS ARE NOT COVERED UNDER PE STAMP.



NO.	DESCRIPTION	DATE	DR.BY	CK.BY	APP.BY
D	TOWN UTILITY SUPPORTS	02/18/2022	SDS	JDL	MEP
C	TIE-IN REVISION	10/25/2021	KJQ	JDL	MEP
B	ADDED UTILITY INFORMATION AND PROFILES	10/22/2021	KJQ	JDL	MEP
A	ISSUED FOR CONSTRUCTION	09/30/2021	KJQ	JDL	MEP

(75-135) COMMONWEALTH AVE GAS MAIN REPLACEMENT
COMMONWEALTH AVE, BEHARRELL ST, BRADFORD ST, LAWS BROOK RD
CONCORD, MA

STANDARD DETAILS

DWG SIZE	DESIGNER	ENGINEER	DATE:	ASSET I.D.	W.O. NO.:
22"X34"	DDS COMPANIES	K. QUINN	02/18/2022	XXXXXXXX	1425147

PAGE 09 OF 09

DRAWING NO.	SHEET NO.
C-204	09

Robyn LaFrance

From: Kerry Lafleur
Sent: Wednesday, April 6, 2022 10:56 AM
To: Robyn LaFrance
Cc: Kerry Lafleur
Subject: FW: Small Cell Draft Policy
Attachments: 5G Small Cell Policy Presentation - 2022-03-07.pdf

Hi Robyn,

The attached document should also be included in the SB Agenda Packet for 04.11.2022 as part of the 5G/ Small Cell Policy item.

Thanks,
Kerry

From: Jason Bulger <jbulger@concordma.gov>
Sent: Tuesday, April 5, 2022 10:45 PM
To: Kerry Lafleur <klafleur@concordma.gov>
Subject: RE: Small Cell Draft Policy

Sure! It's attached. Several slides obviously need verbal explanations, but some of the content comes across while reading.

Jason

From: Kerry Lafleur <klafleur@concordma.gov>
Sent: Tuesday, April 5, 2022 7:08 PM
To: Jason Bulger <jbulger@concordma.gov>
Subject: RE: Small Cell Draft Policy

Thanks, Jason! I will pass this along to Robyn for the Select Board agenda packet. Would you like to also provide a copy of the presentation that you prepared for a previous meeting but were not able to present due to time constraints?

Thanks,
Kerry

From: Jason Bulger <jbulger@concordma.gov>
Sent: Friday, April 1, 2022 6:14 PM
To: Kerry Lafleur <klafleur@concordma.gov>
Subject: Small Cell Draft Policy

Kerry,

At the March 7th meeting, the Select Board asked that we develop a draft policy on Small Cell Wireless Facilities, which was to be based on policies adopted by several other nearby communities. Specifically, the policies adopted by the Town of Burlington, the Town of Andover and the City of Medford were mentioned in the meeting as possible policies on which we could base Concord's. Fortunately, all three of these policies are nearly identical to one another, with only

slight changes intended to address the varying forms of government (Town Manager vs. Town Administrator, for example) and municipality type (city vs. town).

I have created a draft policy that follows the direction of the Board, and I'm attaching it here. I'd like to highlight a few details on this draft so you know where it differs from the policies on which it was based.

- First, Medford's policy begins with a preamble that states the background, purpose and justification for the policy, while the others do not. I believe this information helps the reader understand why a particular policy has come into existence, so I have kept that.
- Concord is unique in that we have a Light Plant (CMLP), which co-owns the Town's utility poles and has specific responsibilities pertaining to pole connections, so I have made it clear that the Light Plant should play a part in the review process for Small Cell Wireless Facility applications.
- A fee discrepancy exists among the other policies for the renewal fee per Facility, and I have included the higher fee, which is \$270 and the maximum allowable under the FCC's safe harbor limit. This renewal fee is in use in Worcester, Medford, Boxborough, Milton, Stoneham, and other municipalities.
- I will note that the Town of Andover's policy institutes a limit of 5 Facilities per application, whereas the Medford policy does not. I left the limit in the proposed policy for Concord, but it may be a matter of discussion to prevent unnecessary paperwork and logistical complexities upon review.

In terms of data analysis, to prepare this draft, I reviewed the policies of the following Massachusetts municipalities and state departments:

- The Cities of Waltham, Somerville, Worcester, and Lowell
- The Towns of Burlington, Andover, Boxborough, Milton, Stoneham, and Georgetown
- Massachusetts Department of Conservation and Recreation, MassDOT/MBTA

As with most policies, it is advisable to have the Town's counsel review it, preceded or followed by some period of public review and input. I will leave it to your discretion if you want to first get input from other Town staff or have that review run concurrent with the public review. At the very least, staff from public safety, the Light Plant, Planning and Land Management, and Public Works should be involved in the discussion. Once we have an accepted policy, I will construct an application form based on the requirements in it.

Please keep in mind that many aspects of this policy are allowable by Declaratory rulings published by the FCC, but these rulings (and the interpretations of them) are currently being challenged in court across the country. This means it will be in the Town's interest to follow the legislation and rulings that may impact this policy so that it can be adapted to comply with the law.

In closing, I will also mention that there is an open request by the PEG Access Advisory Committee through its chair, Karlen Reed, to appropriate some of the funds received for Small Cell Wireless Facility permit and/or renewal fees to MMN. She sent this request to the Select Board and you on March 4, 2022.

If you have any questions or require additional information, please let me know.

Jason

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Jason Bulger
Chief Information Officer
Town of Concord
1175 Elm Street
Concord, MA 01742
Phone: (978) 318-3170
Email: jbulger@concordma.gov

5G – Small Cell Policy

Town of Concord – Select Board Presentation – 3/7/2022

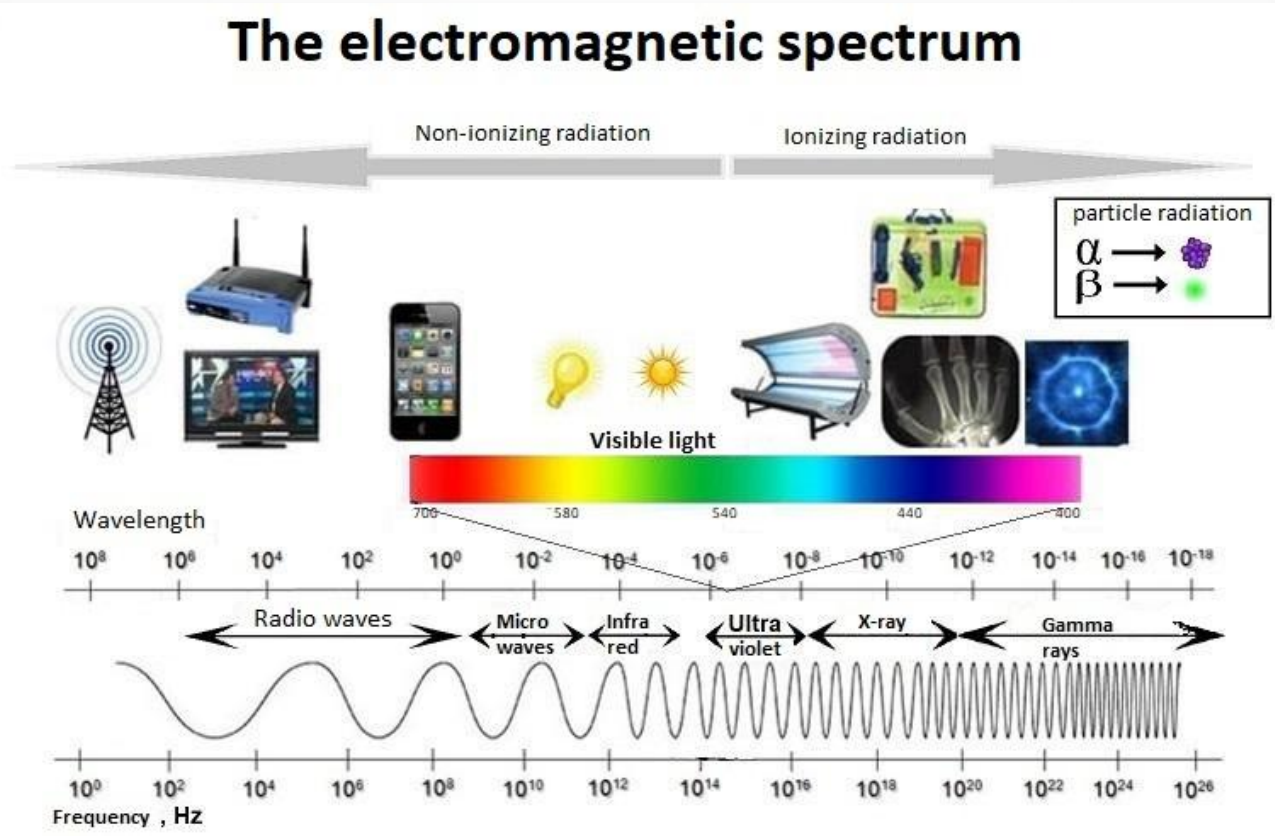


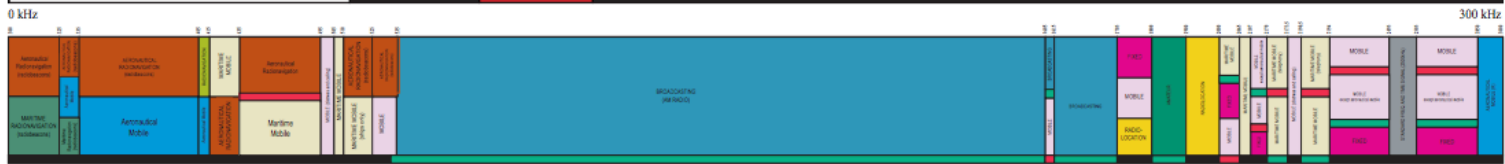
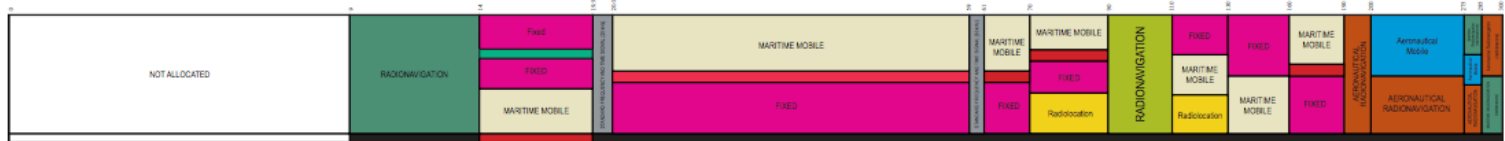
What is 5G?
Why is this
roll-out
different?



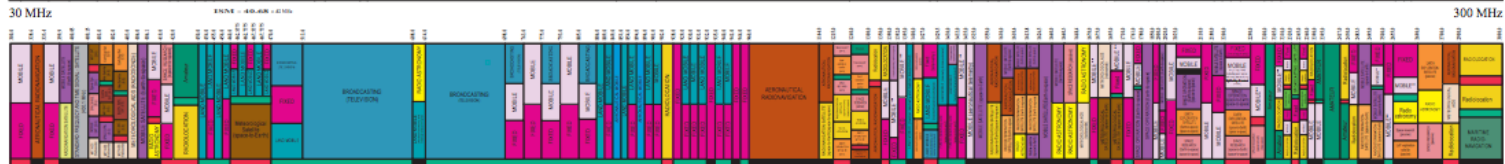
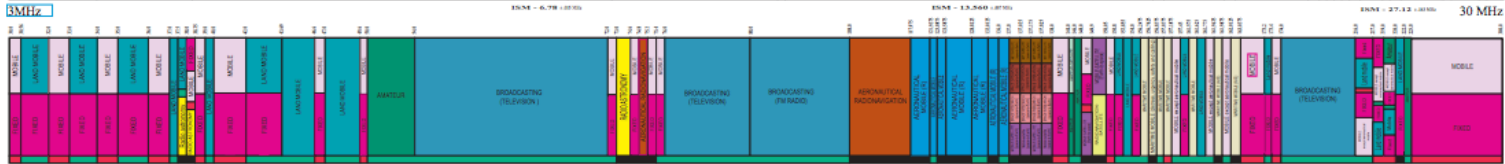
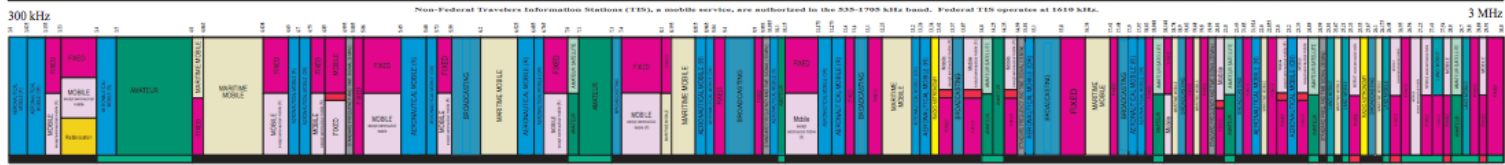


The electromagnetic spectrum





Non-Federal Television Stations (F2N), a mobile service, are authorized in the 330-1700 kHz band. Federal TVN operates at 1610 kHz.



30GHz

Typical Operator Spectrum – 2G, 3G, 4G, 5G

FR1 – 410 MHz to 7.125 GHz

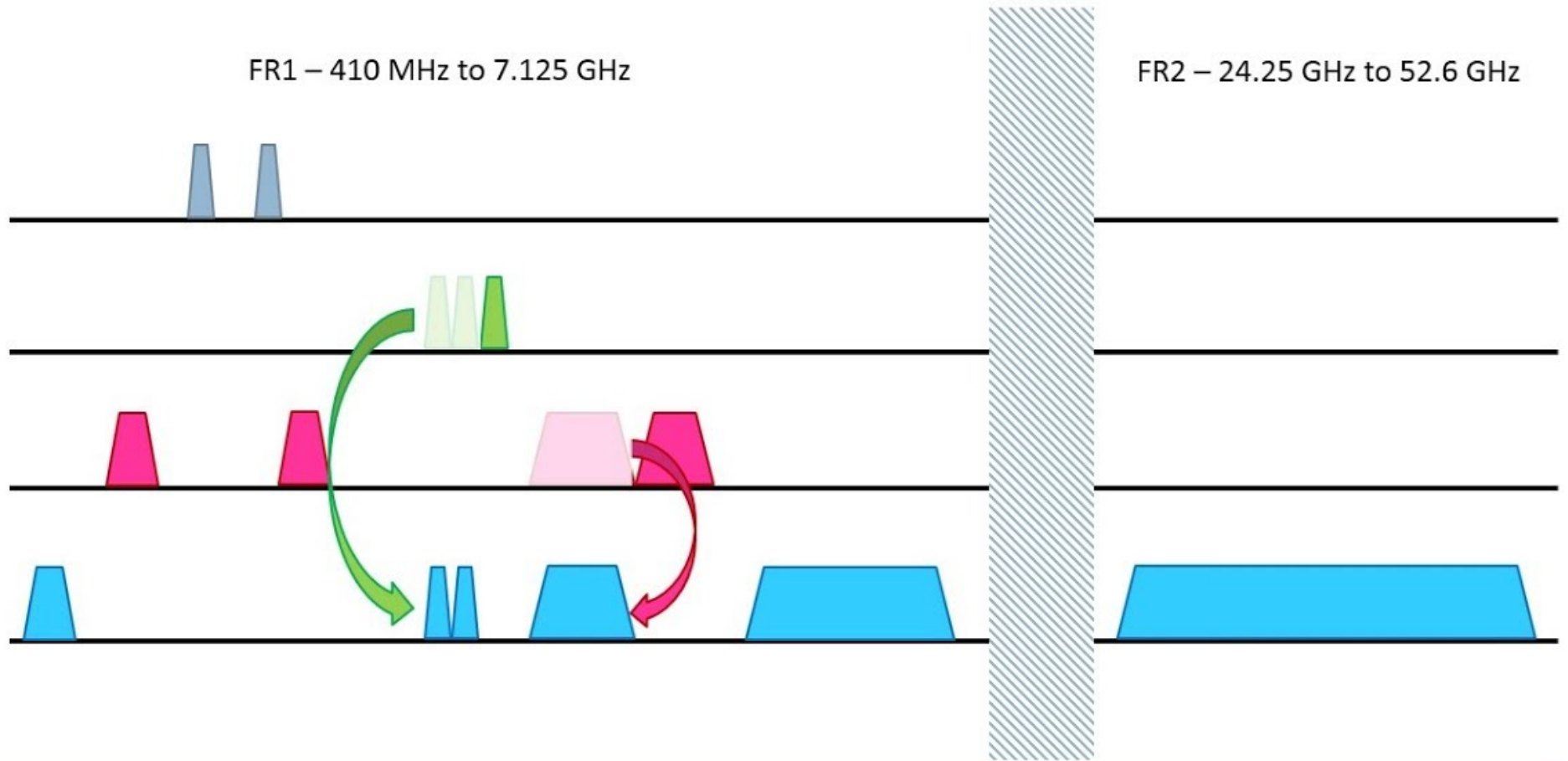
FR2 – 24.25 GHz to 52.6 GHz

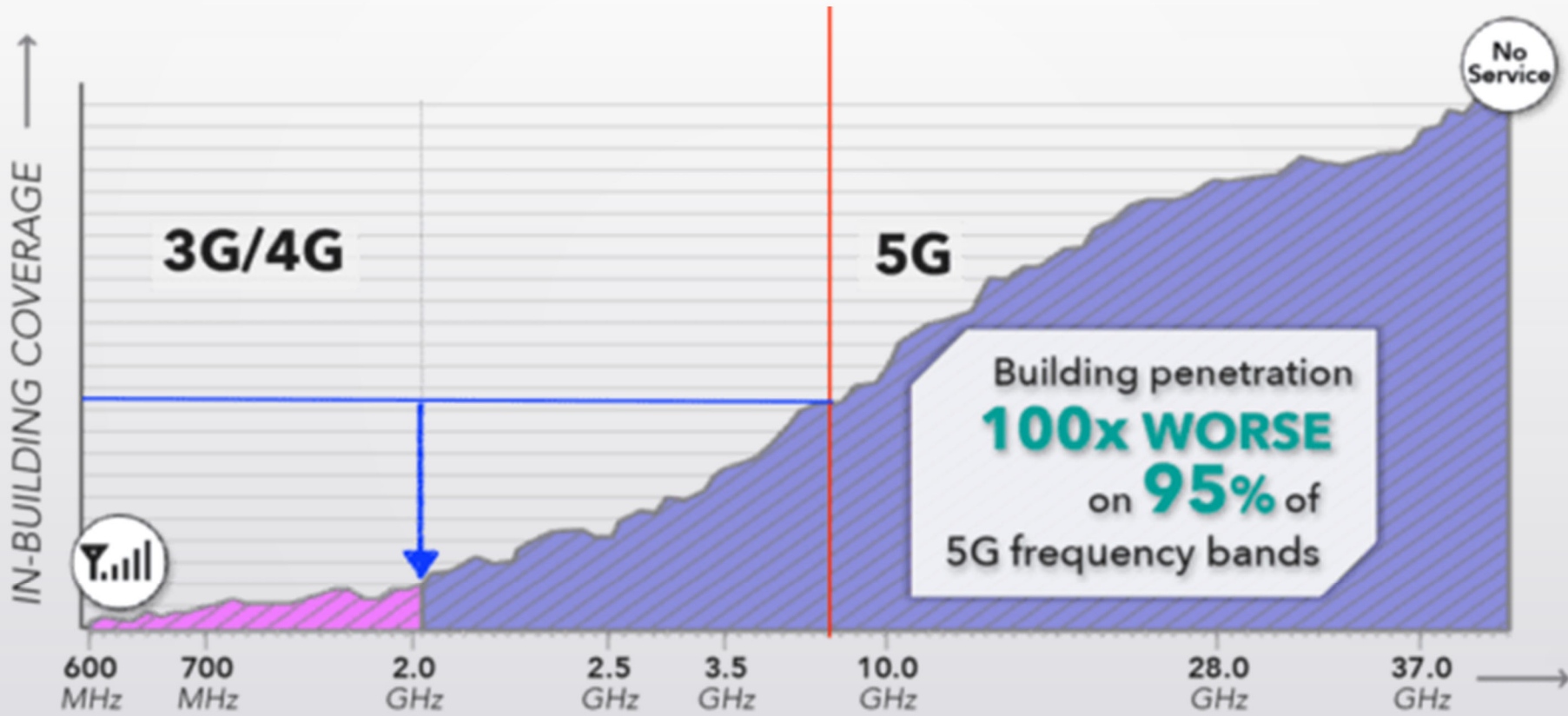
2G

3G





4G

5G



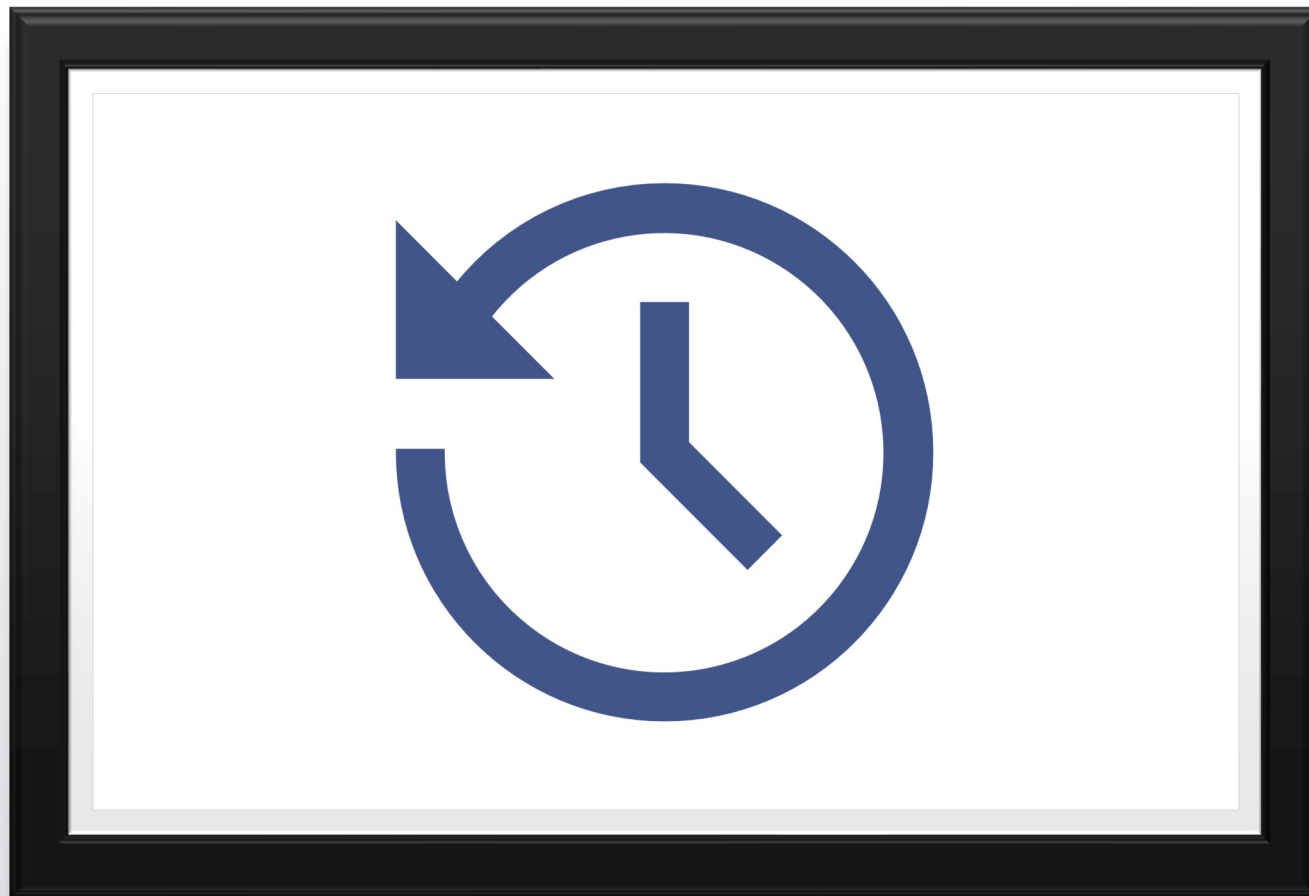




		3G	4G	5G
	Deployment	2004-05	2006-10	2020
	Bandwidth	2mbps	200mbps	>1gbps
	Latency	100-500 milliseconds	20-30 milliseconds	<10 milliseconds
	Average Speed	144 kbps	25 mbps	200-400 mbps



What is
Concord's
history with
cell towers?



Concord's Wireless District & Bylaw

1997

The Planning Board included a phrase about "communication towers and structures" in the zoning bylaw in 1997 after the Telecommunications Act of 1996.

1998

In 1998, a Wireless Communications Facility District and a section (7.8) in the bylaw were approved at Town Meeting.

Fall of 1997

In Fall of 1997, Town Meeting voted to place a moratorium on wireless communication facilities, with an exemption for planned infrastructure on Emerson Hospital.

Concord's Wireless District & Bylaw

1999–2000

In 1999-2000, proposed cell towers were prevented by the bylaw, a decision that was upheld (even if the vote was reversed).

2003

In 2003, section 7.8 of the bylaw was amended to include town-owned land at Annursnac Hill and clarify the purpose and intent of the Personal Wireless Communications Facility.

2001

In 2001, the Wireless Communication Facilities overlay district was expanded.

Concord's Wireless District & Bylaw

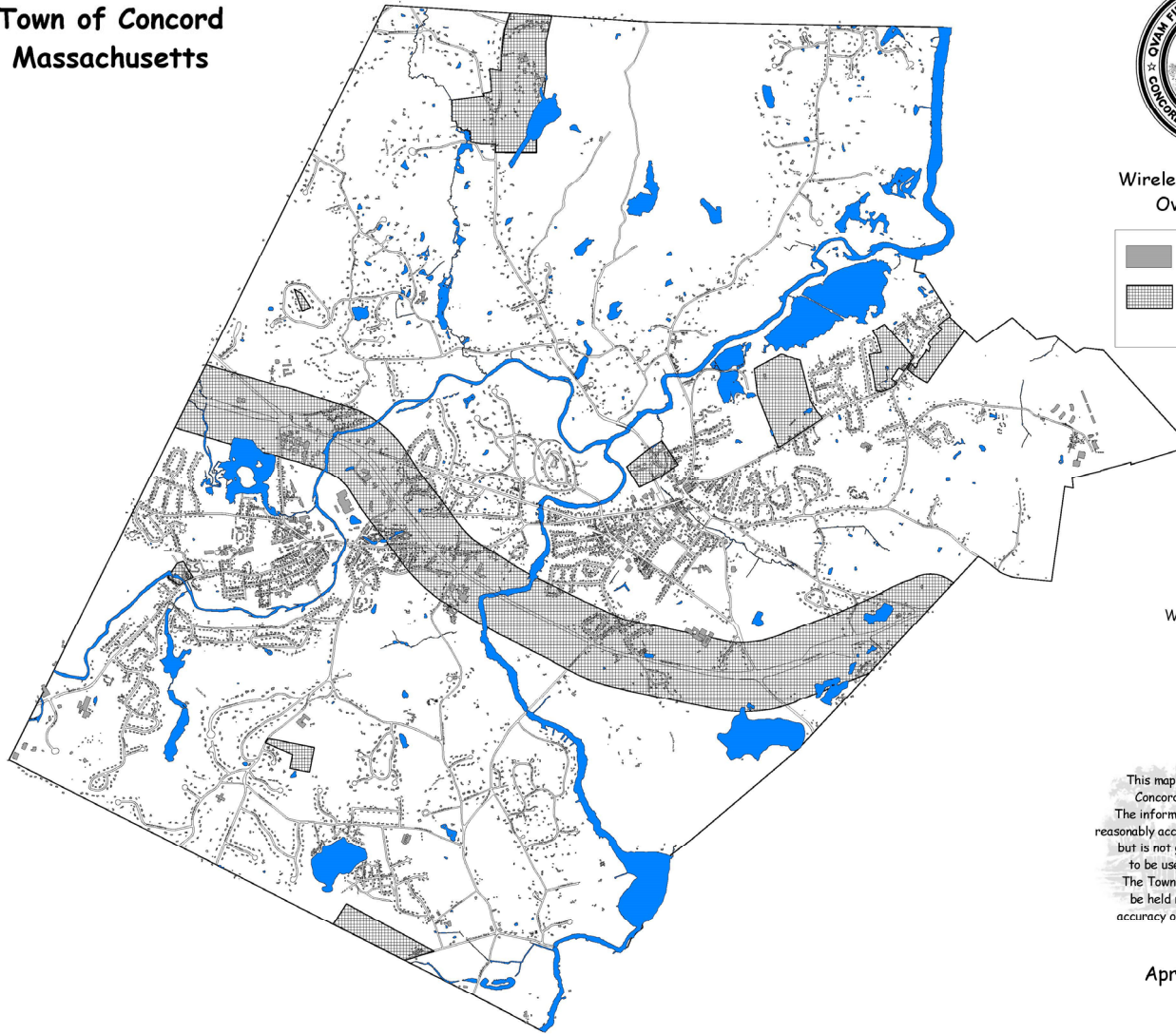
2004

In 2004, two parcels were added to the Wireless Communication Facilities overlay district.

2014

In 2014, language was added to address changes to the interpretation of Section 704 of the Telecommunications Act of 1996.

**Town of Concord
Massachusetts**



Wireless Communications
Overlay District

- Buildings
- ▨ Wireless
Overlay District



This map was created by the
Concord Planning Division.
The information is provided as a
reasonably accurate point of reference,
but is not guaranteed and is not
to be used for conveyances.
The Town of Concord shall not
be held responsible for the
accuracy or misuse of this data.

April 26, 2004

Spectrum Act of 2012

- The Middle Class Tax Relief and Job Creation Act of 2012 (P.L. 112-96, signed February 22, 2012) contains provisions in Title VI that expedite the availability of spectrum for commercial mobile broadband. The provisions in Title VI—also known as the Public Safety and Spectrum Act, or the Spectrum Act—cover reallocation of spectrum, new assignments of spectrum rights, and changes in procedures for repurposing spectrum used by the federal government.

Spectrum Act of 2012

- In 2014, the FCC issued a declaratory ruling elaborating on Section 6409 of the Spectrum Act and adding additional requirements, including the limitation that state and local governments cannot deny requests to modify wireless equipment so long as the modification does not substantially change the physical dimensions of the tower or facility.



Further Actions by the FCC

- In 2018, the FCC issued a declaratory ruling that specifically addresses the requirements relating to regulation of Small Wireless Facilities by municipalities.
- It establishes a “safe harbor” fee of presumably reasonable amounts municipalities can charge for applications.
- Fees can be higher if the costs are reasonable and justified.
- Applications must be acted on expeditiously:
 - 60-day and 90-day Shot Clocks (existing and new Facilities)



Further Actions by the FCC

- Municipally-imposed requirements may not be more burdensome than those applied to similar infrastructure deployments and “must be objective - i.e., they must incorporate clearly-defined and ascertainable standards, applied in a principled manner - and must be published in advance.”

KP Law Recommends

Review existing procedures regarding the permitting of Small Wireless Facilities to ensure that municipal fee structures and timelines are consistent with the New FCC Rule.

Consider adopting and publishing local regulations and policies; develop standard licensing agreements and procedures to address areas of local concern, such as aesthetics, undergrounding and minimum spacing requirements.

Concord's Current Bylaw



Current fee (\$750) for a Personal Wireless Communications Facility exceeds the safe harbor amount.

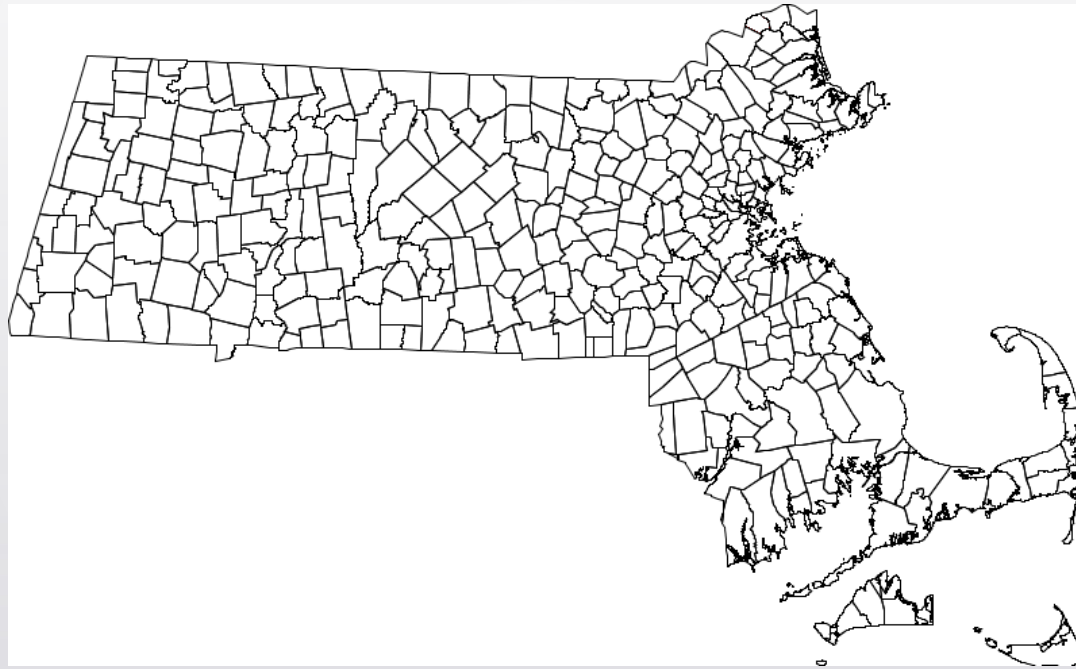


Was much more focused on new cell towers and applies to parcels rather than the right-of-way



Requires justification, like a gap in adequate coverage

Examples Around the Commonwealth



Recommendation



- It is our recommendation that the Town of Concord adopt a Small Wireless Facility policy similar to the ones adopted in other municipalities across the state.
- It is advisable to solicit input from members of the public and engage the services of counsel to ensure the Board is well-informed and the Town's interests are protected.

**Town of Concord Policy
Applications for Small Cell Wireless Installations**

Whereas, On September 27, 2018 the Federal Communications Commission (FCC) issued a Declaratory Ruling with the intent to streamline the installation of “small cell wireless” communication system infrastructure; and

Whereas, The regulations, which significantly limit the ability of cities and towns to regulate “small cell wireless” infrastructures, took effect on January 14, 2019; and

Whereas, if a town or municipality fails to publish aesthetic standards and requirements pertaining to “small cell wireless” infrastructures by way of an ordinance or a policy it may not be able to impose certain restrictions, including but not limited to aesthetic requirements on “small cell wireless” infrastructures; and

Whereas, it is the intent of the Town Manager to propose an policy to the Select Board of the Town of Concord with the objective of striking a balance between preserving and protecting the character of the Town through careful design, siting, and camouflaging techniques to blend these “small cell wireless” infrastructures into their surrounding environment and provide other reasonable conditions on their placement and use, while concurrently enhancing the ability of small cell wireless facilities carriers to deploy small cell wireless facilities and wireless support structures in the Town effectively and efficiently so that residents, businesses, and visitors benefit from enhanced wireless service;

Now Therefore, the Select Board of the Town does hereby adopt and implement the following policy and guidelines.

The Town of Concord ("Town") by and through its Select Board hereby adopts this policy (“Policy”) concerning Applications for Small Cell Wireless installations within the public right of way of the Town or located on Town- owned property.

1. Application Process.

- a. Applications shall be submitted to the Select Board through the Office of the Town Manager accompanied by the application fee of \$500 per application, payable to the Town of Concord. The \$500 fee will cover up to 5 locations. Each application for more than 5 installations is subject to a separate fee of \$100 per installation.
- b. Ten (10) hard copies and 1 (one) electronic copy of the application must be submitted. Applications may be hand-delivered during normal business hours or mailed. If mailed, the date of receipt shall be the date from which the time standards are measured.
- c. No application will be accepted for review until all items listed in 2, below, have been submitted, as well as all fees and the abutters list paid for.
- d. Upon receipt, the Office of the Town Manager shall (1) date- and timestamp the

Application as received; and (2) make a determination as to completeness of the application and notify the Applicant, in writing, within 10 days, if the application is incomplete. If the Applicant is notified that the application is incomplete, the application is deemed rejected and must be resubmitted.

- e. The Office of the Town Manager shall also circulate a copy of the application to the following departments or divisions for comment and review: Light Plant; Building; Public Works Engineering; Planning & Zoning; Health; Police; Fire; Natural Resources; and any other department or division deemed necessary by the Town Manager.
- f. Written comments from the departments or divisions shall be submitted to the Office of the Town Manager within 20 days of circulation of the application.
- g. Once the application is deemed complete, and all comments have been received, the Select Board will schedule and hold a public hearing to consider the application, such that a determination may be made on any application for an installation on an existing structure within the time period required by law.
- h. The applicant must also pay for and publish and mail legal notices of the public hearing to local newspapers and abutters, as applicable. The applicant is responsible for obtaining the abutters list for each pole location within the application. The applicant must provide proof of mailing and publication to the Town Manager.
- i. Any material changes to an application, as determined by the Town in its sole discretion, shall constitute a new application for the purposes of the time standards. Where a changed or new application is submitted, the prior application shall be deemed withdrawn.
- j. Upon completion of the hearing, the Select Board may grant, grant with conditions, or deny the application, based on inadequate capacity of the pole or mounting structure, safety concerns, reliability concerns, or failure to meet applicable engineering or design standards.
- k. Any approval granted to an applicant shall be only for the specific applicant and application. Any change in the name/carrier or sistered service provided by another carrier or small cell wireless location will require a new application and approval from the Town. The renting, leasing, subletting or assigning by the applicant is prohibited.
- l. Only one small cell wireless facility shall be eligible to be approved on a poles and support structures. The Town of Concord is desirous of reserving space on poles and support structures for future use by government or other public sector entities for public safety purposes and to allow for more prudent planning for future needs.
- m. The Town of Concord reserves the right to charge higher fees from wireless providers on the basis of higher costs incurred. To that end, the Town shall

conduct regular and methodical cost studies for small cell deployments to both adjust fee calculations and to disclose the reasons for any fee/cost adjustments to wireless providers.

2. Content of Applications. Applications shall include the following information:

- a. Applicant's name, address, telephone number and email address.
- b. Names, addresses, telephone numbers, and email addresses of anyone acting on behalf of the Applicant with respect to the application.
- c. Detailed drawings, with wet stamp/wet signature, and descriptions of the equipment to be installed, whether mounted on poles or on the ground, or otherwise, including:
 - i. Type of equipment
 - ii. Specifications of equipment (including but not limited to dimensions and weight of each piece of equipment and of all equipment)
 - iii. Dimension of each piece of equipment and total dimension of all equipment
 - iv. Costs of all equipment and installation
 - v. Equipment mount type and material
 - vi. Power source or sources for equipment, including necessary wires, cables and conduit
 - vii. Expected life of equipment
 - viii. Coverage area of equipment, including:
 1. Amount of antennas
 2. Antenna model
 3. Antenna length
 4. Remote radio units (RRU) count and power
 5. Antenna height
 6. Typical coverage area radius
 - ix. Call capacity of equipment, including:
 1. Total RRUs
 2. Max bandwidth per RRU
 3. Multiple input, multiple output (MIMO) per RRU
 4. Backhaul rate per RRU
 - x. Hardening, including:

1. If there is battery backup
 2. If there is generator backup
 3. If there are multiple fiber paths to switch
- xi. Frequencies of equipment proposed to be installed.
- d. Photos, renderings, and elevation of equipment proposed to be installed.
 - e. Detailed map with locations of the poles or other structure on which equipment is to be located, including specific pole identification number, if applicable, and the areas it will service. The data must be supplied in a format that can be uploaded as a data layer to the Town's Geographic Information System (GIS).
 - f. Detailed map showing existing and proposed small cell installations within 500 feet of the Application site.
 - g. Certification by a registered professional engineer that the pole/or location will safely support the proposed equipment.
 - h. Written consent from the pole, structure, or facility owner to the installation.
 - i. Affidavit from a Radio Frequency Engineer outlining the network/network service requirements in Concord and how the installations address that need in Concord. Such affidavit should characterize the current level of coverage and how the desired installations will change the current level of coverage, through or with coverage maps, including current and proposed coverage, including a breakdown of "excellent" "good" and "poor" reception areas.
 - j. Insurance certificate evidencing workers' compensation coverage, and comprehensive general liability coverage for the installation.
 - k. Description as to why the desired location is superior to other similar locations, from a community perspective, including:
 - i. Visual aspects
 - ii. Proximity to residential structures
 - l. Description of efforts to co-locate the equipment on existing structures, poles, or towers which currently exist or are under construction. A good faith effort to co-locate is required and evidence of such efforts must be included within the application.
 - m. An Affidavit from the applicant which certifies that it will maintain the installations in good repair and according to FCC standards, and will remove any installation not in such good repair, or not in use, within 60 days of being no longer in good repair or no longer in use.
 - n. Completed cover sheet on Town form, using extra sheets as necessary to provide all information.

- o. Surety bond on which the Town is obligee, in an amount equal to the cost of installation, to ensure removal of equipment.

3. Annual Re-Certification and Affidavit.

- a. Each year, no later than July 1, the party responsible for the equipment maintenance shall submit an affidavit that shall list, by location, all small cell wireless installations it maintains within the Town of Concord by location, and shall certify: (1) each such installation that remains in use; (2) that such in use installations remain covered by insurance as required by MassDOT; and (3) each such installation which is no longer in use.
- b. The party responsible for the equipment maintenance shall pay an annual re-certification fee of \$270 per installation which remains in use.
- c. Any small cell wireless installation which is no longer in use shall be removed by the party responsible for its maintenance within 60 days of receipt of the annual re-certification affidavit, at that party's expense.
- d. Any small cell wireless installation which is not removed within 60 days after being listed as no longer in use in the annual re-certification affidavit shall be subject to a fine of \$100/day against the party responsible for the equipment's maintenance until such installation is removed.
- e. Where such annual re-certification has not been submitted by July 1, or equipment no longer in use has not been removed within the required 60-day period, no further applications for small cell wireless installations will be accepted by the Town from that applicant until such time as the annual re-certification has been submitted and all fees and fines paid.

4. Prohibitions.

- a. No small cell wireless installations shall be installed on double poles, which are defined as poles that have been replaced by the installation of an adjacent pole but not have not been fully decommissioned and removed.
- b. No small cell wireless installations shall be installed on poles that do not meet sidewalk clearance requirements and standards. This includes horizontal and vertical clearances for pedestrian passage. Applicable requirements and standards may include, but are not limited to, ADA and MUTCD.
- c. No small cell wireless installations shall remain within the Town right of way or on Town property which has not been certified as in use in the annual recertification affidavit.
- d. No small cell wireless installation shall be installed on government-owned assets such as traffic lights, streetlights and roadway infrastructure.

- e. No small cell wireless installation equipment shall be replaced or altered without a re- application, hearing, and approval from the Select Board unless the equipment is no longer properly functioning, and it is being replaced with the same or substantially similar equipment.
- f. No application may seek approval of more than five (5) proposed facilities.
- g. No applicant or closely held applicant may file more than two (2) applications within 60 days of another.
- h. No emailed applications shall be accepted for filing.
- i. No equipment may be used that is manufactured by a company whose equipment is banned from use by any branch or department of the U.S. government.

Town of Concord Small Cell Wireless Facility

and similar structures

Design Rules and Regulations



These Rules and Regulations describe approved aesthetic and location criteria for Small Cell Wireless Facilities (SWF) in the Town of Concord. These requirements apply to both the SWF and accessory equipment, such as ground-mounted equipment.

1. BACKGROUND

Public spaces and streetscapes enhance the quality of life for our residents and visitors, and ensure that the Town has the foundation to become a more walkable and sustainable city. It also serves as the city's civic, cultural, and physical framework of the character of Concord.

To address the growing demand for wireless technology across the United States, cellular providers propose to increase the capacity of their networks by deploying small cell infrastructure (Small Cell), a new lower-powered antenna technology, to reduce data traffic load on roof mounted equipment and larger cell towers. This new technology requires infrastructure to be installed in closer proximity to the users on the ground. Small Cell infrastructure consists of antennas and related power equipment that transmits wireless signals to improve reliable data streaming. This infrastructure will provide cellular and data coverage to smaller geographic areas. New Small Cell facilities will improve the provider's ability to meet the public's current 4G (LTE) voice and data demands and the future 5th generation cellular needs for interconnected devices to operate at high speeds to access data.

Small Cell infrastructure will affect the function and aesthetics of public spaces. Cities and Towns across the nation are beginning to address the issue of balancing the need to accommodate the increased cellular demand with their community's public space character and function. To provide the necessary coverage, each cellular provider will install infrastructure to serve their individual needs; additionally, some companies serve as an infrastructure provider installing equipment that will house infrastructure for multiple cellular providers. Like other utilities, federal law allows Small Cell infrastructure equipment in the public right-of-way. Balancing the need to accommodate increasing cellular demand while preserving public space character and function is critically important, as is the need to design and place the proposed infrastructure in an appropriate way.

2. ADOPTION

These Rules and regulations are intended to cover the general standards and aesthetics for the design and installation of Small Cell and similar technology.

3. SITING PROHIBITIONS

Small Cell infrastructure is not permitted to be installed on:

- a. No small cell wireless installation shall be installed on Double Poles
- b. No small cell wireless installation shall be installed on poles which are not ADA compliant.
- c. No equipment shall be placed inconsistent with ADA regulations for passage around said infrastructure.

- d. Cabinets or other small cell infrastructure may not be placed within the travel way of the sidewalk to impede ADA accessibility. Sidewalk travel ways shall maintain a minimum of 4 feet in width to accommodate the snow clearing vehicles along the sidewalks.
- e. No small cell wireless installations shall remain within the Town right of way or on Town property which has not been certified as in use in the annual recertification affidavit.
- f. No small cell wireless installation equipment shall be replaced or altered without a re-application, hearing, and approval from the Select Board unless the equipment is no longer properly functioning, and it is being replaced with the same or substantially similar equipment.

4. AESTHETIC REQUIREMENTS FOR SMALL CELL WIRELESS FACILITIES

- a. Except when Small Cell infrastructure is attached to a wood pole, poles and all equipment must be the same color and finish as surrounding streetlight poles or third-party poles.
- b. Exposed wires are not permitted.
 - 1. Corporate or company names (except for location identification purposes noted below), logos, identifying graphics or other advertisements shall not be painted, embossed, applied or displayed in any manner on the poles, equipment enclosures (boxes, cabinets, etc.), hand hole covers, or other component of the pole.
 - 2. Individual location identification information will be permitted, provided no letter, number, or graphic symbol is taller than one inch in height.
- c. Standalone Poles: The height of any standalone pole including its antenna(e) shall not exceed 32 feet or no more than 10 percent taller than other adjacent poles, whichever is greater.
- d. Wood Poles: The height of any replacement wood pole including its antennae shall not exceed 45 feet.

5. ANTENNAS

- a. Each Small Cell wireless antenna shall be located entirely within a shroud or canister type enclosure.
- b. The diameter of the antenna enclosure at its widest point should not be wider than two times the diameter of the top of the wireless support structure. The enclosure shall not exceed six cubic feet in volume.
- c. All antenna enclosures shall either be mounted to the top of the wireless support structure pole and aligned with the centerline of the wireless support structure, or mounted to the side of the wireless support structure such that the vertical centerline of the antenna enclosure shall be parallel with the wireless support structure with the height of the side mounted antenna being at a location on the wireless support structure noted in the application and approved by the Town, but at least 10 feet above ground level at its lowest point.
- d. Tree “topping” or the improper pruning of trees is prohibited. Any proposed pruning or removal of trees, shrubs or other landscaping already existing in the Right of Way must be noted in the application and must be approved by the Town’s Tree Warden.

5.1 Cables and Wires

All cables, wires and connectors related to the small wireless facility must be fully concealed on the wireless support structure and shall match the color of the wireless support structure. There shall be no external cables and wires related to the small wireless facility hanging off or otherwise exposed on the wireless support structure.

5.2 Colors

All colors shall match the background of any wireless support structure that the facilities are located upon, including equipment cabinets. Notwithstanding the foregoing, in the case of existing wood utility poles, finishes of conduit shall be zinc, aluminum or stainless steel, or colored to match those metal finishes, and equipment cabinets shall be the color of brushed aluminum.

5.3 Equipment Enclosures / Concealment

- a. Equipment enclosures, including electric meters, shall be as small as possible, but in no event larger than 28 cubic feet in volume. Ground-mounted equipment shall incorporate concealment elements into the proposed design matching color and materials of the wireless support structure, unless other materials or colors are approved by the Town. Concealment may include, but shall not be limited to, landscaping, strategic placement in less obtrusive locations and placement within existing or replacement street furniture.
- b. Radio equipment shall be fully enclosed within an equipment cabinet or concealed within the antenna shroud enclosure matching the color and materials of the wireless support structure, unless other materials or colors are approved by the Town.
- c. Landscaping concealing equipment enclosures shall be planted in such quantity and size such that 100% screening is achieved within two years of installation.

6. SIGNAGE/LOGOS/LIGHTS/DECALS/COOLING FANS

- a. Signage: The Small Cell Wireless Facility permittee shall post its name, location identifying information, and emergency telephone number in an area on the cabinet of the small wireless facility that is visible to the public. Signage required under this section shall not exceed 4 inches by 6 inches, unless otherwise required by law (e.g. radio-frequency (RF) ground notification signs) or the Town. If no cabinet exists, the signage shall be placed at the base of the pole.
- b. Lights: New small wireless facilities and wireless support structures shall not be illuminated, except in accord with state or federal regulations, or unless illumination is integral to the camouflaging strategy such as design intended to look like a streetlight pole.
- c. Logos/Decals: The small wireless facility operator/permittee shall remove or paint over unnecessary equipment manufacturer decals. The color shall match or shall be as approved by the Building Inspector. Small wireless facilities and wireless support

structures shall not include advertisements and may only display information required by a federal, state, or local agency. The small wireless facility operator/permittee shall utilize the smallest and lowest visibility RF warning sticker required by government or electric utility regulations. Placement of the RF sticker shall be as close to the antenna as possible.

- d. Cooling Fans: In residential areas, the small wireless facility operator/permittee shall use a passive cooling system. If a fan is needed, the small wireless facility operator/permittee shall use a cooling fan with a low noise profile.

7. LOCATION REQUIREMENTS

7.1 Most Preferable Locations

The following are the most preferred areas for new small wireless facilities in the order of preference (1 being most preferable):

1. *Industrial Districts* if not adjacent to a park, residential district or historic district.
2. *Public Rights of Way* areas if not adjacent to a park, residential district.

7.2 Collocation Preference

It is the Town's strong preference that whenever an applicant proposes to place a new Small Cell Wireless Facility that the applicant collocate the same on existing wireless support structures.

7.3 Least Preferable Location

The following are the least preferred areas for new small wireless facilities in the order of preference (2 being least preferable).

1. *Residential Districts*
2. *Parks*

7.4 Consideration of Alternate Locations

The Town reserves the right to propose an alternate location for a small wireless facility and/or wireless support structure to the location proposed in the application within one hundred feet of the proposed location or within a distance that is equivalent to the width of the Right of Way or structure in or on which the small wireless facility and/or wireless support structure is proposed, whichever is greater, which the operator shall use if it has the right to use the alternate location on reasonable terms and conditions and the alternate location does not impose technical limits or additional costs.

7.5 General limits: Adherence to Other Applicable Standards

If a streetscape is redesigned in the future, including, but not limited to the location and type of streetlights, small cell providers will be required to remove their infrastructure at their own cost

and apply to reinstall small cell infrastructure in accordance with these guidelines and the new streetscape.

7.6 Guidelines on Placement

The Town desires to promote cleanly organized and streamlined facilities using the smallest and least intrusive means available to provide wireless services to the community. Generally, a Small Cell Wireless Facility and/or wireless support structure shall match and be consistent with the materials and finish of the wireless support structure, adjacent poles and structures, and of the surrounding area adjacent to their location.

The following additional guidelines on placement shall apply:

- a. Small wireless facilities and wireless support structures shall be located no closer than 150 feet away, radially, from another small wireless facility and wireless support structure.
- b. A combination wireless support structure and streetlight pole should only be located where an existing pole can be removed and replaced, or at a new location where it has been identified that a streetlight is necessary.
- c. Small wireless facilities and wireless support structures shall be located in a manner that does not impede, obstruct, or hinder usual public pedestrian or vehicular travel or public safety on a Right of Way.
- d. Small wireless facilities and wireless support structures shall be located in a manner that does not obstruct the legal use of a Right of Way by a utility provider.
- e. Small wireless facilities and wireless support structures shall be located in a manner that does not violate or conflict with the zoning and general bylaws, applicable law and regulations, or this policy.
- f. Small wireless facilities and wireless support structures shall be located in a manner that does not violate the federal Americans with Disabilities Act.
- g. Small wireless facilities and wireless support structures shall be located in a manner that does not negatively impact the structural integrity of the associated wireless support structure.
- h. Small wireless facilities and wireless support structures shall be located in alignment with existing trees, utility poles, streetlights, and buildings.
- i. Small wireless facilities and wireless support structures shall be located equidistant between trees when possible, with a minimum of 15 feet separation such that no proposed disturbance shall occur within the critical root zone of any tree.
- j. Small wireless facilities and wireless support structures shall be located with appropriate clearance from existing utilities.
- k. Small wireless facilities and wireless support structures shall be located so as not to be located along the frontage of any building deemed to be of historic significance on a federal, state, or local level.
- l. Small wireless facilities and wireless support structures shall be located not within sight triangles at street intersections.
- m. New wireless support structures shall not be located directly in front of any existing residential, commercial or industrial structure.

To the greatest extent possible, new wireless support structures shall be located in line with existing lot lines or an equidistance from any two existing structures. In areas of the Town where multiple structures abut each other and/or where no side lot setback requirements exist, new wireless support structures shall not be located directly in front of an entrance or window of any existing structure.



8. PEDESTRIAN PATH AND AMENITY ZONE

- a. The sidewalk area of public space is typically delineated into the pedestrian path and the amenity zone. The amenity zone is located between the pedestrian path and the roadway and provides access between the two as well as the area for street trees, streetlights and traffic signals, and other functional elements. It is critical that all pedestrian paths are clear to facilitate safe and optimal access and circulation along sidewalks.
- b. Standalone poles shall not be located in the clear pedestrian path
- c. Standalone poles shall be aligned with existing streetlights, third party poles, and street trees as applicable in order to maintain a visual and physical organization of structures within the right-of-way, as measured from the center of the base of the pole. When streetlight and street tree alignment are offset within the amenity or curbside zones, prioritize alignment of the small cell facility with streetlights.
- d. All measurements shall be taken from the outer edge of the standalone pole and the infrastructure listed in the following specific limits/prohibitions.
- e. Standalone poles must be placed a minimum of six feet (6') from existing fire hydrants or buildings' fire connections.
- f. Standalone poles shall be located a minimum of 10 feet (10') from light poles and traffic signal poles.

- g. Standalone poles shall be located a minimum of 3 feet (3') from bicycle racks and shall not impede the attachment of bicycles.
- h. Standalone poles shall be placed a minimum of ten feet (10') from any above grade building face, including bay windows, show windows and building projections or overhangs.
- i. Poles should be located, to the maximum extent possible, to minimize impact on businesses and residential mixed-use development by avoiding placement directly in front of building entrances, alignment with windows, primary entry walks, or delivery zones or entrances.



9. ACCESS, CIRCULATION AND SIGHT DISTANCES

- a. Safe and functional access, circulation, and clear sight lines are important for pedestrian ease of movement and to maintain unobstructed line of sight among drivers, pedestrians, bicyclists.
- b. Standalone poles shall not obstruct ADA access, including maintaining a clear landing at the top of curb ramps at crosswalks.
- c. Pole placement shall not impede, obstruct, violate, conflict with, or hinder any mode of travel over or access to any public street, bridge, tunnel, highway, lane, path, alley, sidewalk, or driveway, including but not limited to the obstruction of sight lines.
- d. Poles shall be placed consistent with the most current Manual on Uniform Traffic Control Devices and adopted District standards for maintenance of an intersection's sight line triangles.
- e. A minimum of fifteen feet (15') shall be maintained between the pole and the outside edge of the alley or driveway.

10. OTHER REQUIRED SUBMISSION INFORMATION

- a. A composite map of all the desired locations of the small cell providers to understand the total need for facilities and the areas of highest demand within the study area.
- b. An understanding as to why there is no requirement for multiple providers to share infrastructure (hoteling) and whether this could occur if the number of allowable poles were reduced.

11. LIMITATIONS

While the Town fully intends to apply the guidelines established in this policy uniformly to all Small Cell Wireless Facility applications, there may be circumstances where not every specific guideline may be met. In these cases, Town staff will use its reasonable discretion in approving Small Cell Wireless Facilities permit applications that deviate from the strict application of this policy.

12. EFFECTIVE DATE OF POLICY

This Policy will be effective as of the 1st of May, 2022. Modifications of the Design Rules and Regulations may be modified from time to time by the Concord Select Board.

**Town of Concord
Applications for Small Cell Wireless Installations
Cover Sheet**

Applicant's use of this cover sheet is mandatory. It is meant to provide a framework to ensure compliance with the Town of Concord's Policy for Applications for Small Cell Wireless Installations.

Total number of Small Wireless Facilities being requested on this application
_____ (Per town policy, no application may exceed 5 proposed facilities)

Total number of applications filed by the applicant or closely held applicant in the last 60 days
(Per town policy, no application will be accepted if more than 2 applications have been filed in that time period)

Date and Time stamped on each application

\$500 made out to the Town of Concord for up to five locations for initial application review
\$100 for each additional location

All applications shall number each page with easily identifiable identifier numbers unique to each application

Specify whether the application is under the FCC Declaratory Ruling and Third Report and Order, §6409/Wireless Siting Order, or neither: _____

a. If §6409 application, submit documentation to establish the basis for that conclusion

Specify which shot clock (60-90-150 day) applies and the basis for that conclusion:

10 day receipt date _____

Applications complete, including receipt of all permits or notification that a permit was not needed except for a building permit from other town boards and commissions applicable to the proposed locations and facilities? Yes No

Checklist of prior reviewing departments (insert Y, N, or N/A)

_____ Light Plant
_____ Police
_____ Fire
_____ Board of Health
_____ Natural Resources
_____ Planning & Zoning

_____ Public Works Engineering
_____ Building
_____ Other (specify)

- a. Submit a copy of all such received permits or verification that no permit is needed

If no, which applications are incomplete (any incomplete applications will be rejected)

- a. Identify how each application is incomplete

Date and time of re-submission _____

Public Hearing Notice published in a newspaper of general circulation and mailed to abutters within 300 feet of the proposed locations by applicant using notice provided by Town. The applicant must obtain the certified abutter's list from the Assessor's Office.

Public Hearing fee is paid for by applicant.

Ten (10) hard copies of the application are required

One (1) electronic copy to tmo@concordma.gov sent on _____

Applicant's name _____

Address _____

Telephone number _____

Email address. _____

Names, addresses, telephone numbers, and email addresses of anyone acting on behalf of the Applicant with respect to the application.

Ensure that wet stamps/wet signatures of professional designers are on all drawings

Include detailed drawings and descriptions of the equipment to be installed, whether mounted on poles or on the ground, or otherwise, including:

- Description of type of equipment
- Specifications of equipment
- Dimension of each piece of equipment and total dimensions of all equipment
- Costs of all equipment and installation

- Total weight at each location
- How will equipment be mounted and what type of material will be used to mount equipment
- All power sources for equipment (comment on necessary wires, cables, and conduit)
- Expected life of equipment
- Coverage area of equipment on the location
 - Amount of antennas
 - Antenna model
 - Antenna length remote radio units (RRU) count and power
 - Antenna height
 - Typical coverage area radius

- Call capacity of equipment, including:
 - Total RRUs
 - Max bandwidth per RRU
 - Multiple input, multiple output (MIMO) per RRU
 - Backhaul rate per RRU

- Hardening, including:
 - Is there battery backup
 - Is there generator backup
 - Will there be multiple fiber paths to switch
 - Frequency of equipment proposed to be installed.

Photos, rendering and elevation of equipment proposed to be installed:

Include detailed map with locations of the poles or other facility on which equipment is to be located, including specific pole identification number, if applicable, and the areas it will service. Location details must be provided to be compatible as an additional data layer to the Town's GIS maps

Include detailed map showing existing and proposed small cell installations within 500 feet of the Application site.

Include certification by a registered professional engineer that the pole/or location will safely support the proposed equipment.

Include written consent from the pole, structure, or facility owner to the installation.

Include an affidavit from a Radio Frequency Engineer outlining the network/network service requirements in Concord and how the installations address that need in Concord. Such affidavit should characterize the current level of coverage and how the desired installations will change the current level of coverage, through or with coverage maps, including current and proposed

coverage, including a breakdown of “excellent” “good and “poor” reception areas.

Include insurance certificate evidencing workers’ compensation and comprehensive general liability coverage for the installation.

Include a description as to why the desired location is superior to other similar locations, from a community perspective, including:

Visual aspects

Proximity to residential structures

Include a description of efforts to co-locate the equipment on existing structures, poles, or towers which currently exist or are under construction. A good faith effort to co-locate is required and evidence of such efforts must be included within the application.

Include a narrative of how design requirements have been met.

Include an affidavit from the applicant which certifies that it will maintain the installations in good repair and according to FCC standards, and will remove any installation not in such good repair, or not in use, within 60 days of being no longer in good repair or no longer in use.

Include surety bond on which the Town is obligee, in an amount equal to the cost of installation, to ensure removal of equipment.

Annual Re-Certification and Affidavit.

- Each year on July 1 the party responsible for the equipment maintenance shall submit an affidavit which shall list, by location, all small cell wireless installations it maintains within the Town of Concord by location, and shall certify: (1) each such installation that remains in use; (2) that such in use installations remain covered by insurance as required by MassDOT; and (3) each such installation which is no longer in use.
- The party responsible for the equipment maintenance shall pay an annual re-certification fee of \$100 per installation which remains in use.
- Any small cell wireless installation which is no longer in use shall be removed by the owner within 60 days of receipt of the annual re-certification affidavit, at that party's expense.
- Any small cell wireless installation which is not removed within 60 days after being listed as no longer in use in the annual re-certification affidavit shall be subject to a fine of \$100/day against the party responsible for the equipment's maintenance until such installation is removed.
- Where such annual re-certification has not been timely submitted, or equipment no longer in use has not been removed within the required 60-day period, no further applications for small cell wireless installations will be accepted by the Town until such time as the annual re-certification has been submitted and all fees and fines paid.

Agree to annual re-certification and affidavit and payment as shown above.
Conditions/Prohibitions.

- No small cell wireless installations shall be installed on double poles.
- No small cell wireless installation shall be installed on poles which are not ADA compliant.
- No small cell wireless installations shall remain within the Town right of way or on Town property which has not been certified as in use in the annual re-certification affidavit.

- No small cell wireless installation equipment shall be replaced or altered without a re-application, hearing, and approval from the Select Board unless the equipment is no longer properly functioning, and it is being replaced with the same or substantially similar equipment.

Agree to Conditions/Prohibitions as set forth in Town bylaws and policies.

As submitted by,

Robyn LaFrance

From: Terri Ackerman
Sent: Thursday, April 7, 2022 10:57 AM
To: Carmin Reiss, Town Moderator; Robyn LaFrance
Subject: Re: Fin Com book and Town Mtg Materials book

Thanks Carmin.

Robyn please include in agenda packet

I apologize for this message being brief and informal. That allows me to answer many emails quickly. Thanks for your understanding.

Regards,
Terri

From: Carmin Reiss, Town Moderator <moderator@concordma.gov>
Sent: Wednesday, April 6, 2022 10:22 PM
To: Terri Ackerman <tackerman@concordma.gov>
Cc: Christopher Carmody <ccarmody@concordma.gov>
Subject: Re: Fin Com book and Town Mtg Materials book

Terri,

We have decided not to incur the cost and effort of producing a Town Meeting Materials Booklet this year - COVID situation does not demand it.

Historically the FinCom Report has been a report by the Finance Committee only, with the only reference to SB being inclusion of it's recommendations on the articles (Affirmative Action, No Action, or Report at Town Meeting) in a chart along with FinCom recommendations.

Unless it is sponsoring an article and wishes to distribute a handout with information on it, SB traditionally either asks the Moderator to note its recommendations to the Meeting or speaks its recommendations from the podium.

Please do let me know at or before the Town Meeting Coordination Meeting on morning of 4/14 which articles SB would like to make a statement on and which member will make the statement. Usual allotted time for SB statement is 2 minutes, but I'm willing to consider requests for additional time on articles SB believes it particularly important to speak on.

Carmin

Carmin C. Reiss
Moderator
Concord, MA 01742

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From: Terri Ackerman <tackerman@concordma.gov>
Sent: Wednesday, April 6, 2022 8:31:48 PM

To: Carmin Reiss, Town Moderator <moderator@concordma.gov>

Cc: Christopher Carmody <ccarmody@concordma.gov>

Subject: Fin Com book and Town Mtg Materials book

Hi Carmin,

I have a question about the SB write-ups, if any, for various town meeting articles.

I'm not sure I am remembering correctly, but before COVID, I think for some (high interest or controversial) articles, the SB submitted a write-up, explaining their position. In 2021, these SB write-ups were contained in the Materials Meeting Booklet for 4 or 5 articles. But previously, did they have write-ups for a few articles in the Fin Com booklet?

Since we are hopefully coming out of COVID and going back to a "normal" town meeting, I have been assuming that we are not going to need a Meeting Materials book this year?

If so, then would the SB be submitting any narratives for the Fin COM report?

Thanks,

Terri

Robyn LaFrance

From: Kerry Lafleur
Sent: Sunday, April 3, 2022 1:47 PM
To: Robyn LaFrance
Cc: Christopher Carmody
Subject: FW: Article 25

Follow Up Flag: Follow up
Flag Status: Flagged

Hold for Select Board correspondence.

From: Dorrie Kehoe <dorriekehoe@comcast.net>
Sent: Saturday, April 2, 2022 8:11 AM
To: Terri Ackerman <tackerman@concordma.gov>; Matthew Johnson <mjohnson@concordma.gov>; Linda Escobedo <lescobedo@concordma.gov>; Susan Bates <sbates@concordma.gov>; Henry Dane <hdane@concordma.gov>; Kerry Lafleur <klafleur@concordma.gov>
Cc: Dorrie Kehoe <dorriekehoe@comcast.net>
Subject: Article 25

Dear Members of the Concord Select Board and Town Manager,

I urge your support of Article 25 for TM 2022.

As a former Chair of the League of Women Voters Housing Committee which promotes Affordable Housing I am pleased to support this location for a truly outstanding parcel of unique Open Space and for the opportunity for construction of more desperately needed affordable houses.

Would a greater number than five be better? In this case, a clear and resounding NO. Each parcel of land is different, and installing a development must be guided by the land being considered and where it fits and its surroundings in Concord.

More than this number will create a dangerous situation for residents and users of narrow, winding Upland Road and the adjoining busy section of Old Marlboro Road. If this land is not purchased by the Town, it will likely be purchased by a private developer who will have the right to install double that number of houses in a PRD. No two pieces of land and their location are the same. Here is a clear case of it being critical to judge each parcel for its setting and its appropriateness.

Please do not pass up this wonderful opportunity for our Town.

Sincerely,

Dorrie
Kehoe
MacArthur Road



Concord Housing Development Corporation

April 4, 2022

To: Concord Select Board
From: CHDC, CLCT, SVT, Concord DPLM
RE: Support the Assabet River Bluff Acquisition

We are writing to seek the unanimous support of the Select Board for the Town Meeting warrant articles on the Assabet River Bluff acquisition project and to clarify questions or points raised recently.

The 2022 Annual Town Meeting will be asked to consider funding the purchase of this 7-acre property for both open space and affordable housing purposes. The Community Preservation Act funding is proposed in Article 26, and back-up contingency funding for the open space portion of the land is proposed in Article 25. These articles propose funding for the acquisition only. Development plans will be formulated and publicly vetted at a later date following after acquisition, provided that Town Meeting votes to support the project.

The property was identified in the Concord Open Space and Recreation Plan and the River Stewardship Councils' Wild & Scenic Prioritization Plan as a priority parcel for protection, and is consistent with Concord's sustainability goals. Further, the land presents a unique opportunity to create five new affordable housing units. Creating even one affordable housing unit in Concord is very challenging and expensive.

The proposal protects nearly six acres that will be permanently protected as open space, with public access on trails connecting to the Bruce Freeman Rail Trail. This acreage is about twice what would be undevelopable under the wetlands and rivers protection legislation. One acre of land, including the 406 Old Marlboro Road parcel, will be set aside for affordable housing. The existing two-unit home will be renovated and made permanently affordable, and three new affordable units will be constructed following a competitive request for proposal process, likely as one duplex and another standalone home, sharing the existing driveway on Old Marlboro Road.

This project was discussed over more than four months between the stakeholders, community members, and multiple Town boards and committees. The project was initially proposed by the housing advocates to develop ten or more new units, including several market rate units. Because of significant community opposition and the financial challenges of a larger development, the plan was ultimately scaled back to five units, all affordable, and additional open space, resulting in broad support and little to no opposition.

The plan for five affordable housing units on 1 acre and 6 acres of open space was memorialized in a Memorandum of Understanding (MOU) Agreement signed in January, 2022 by and between the Concord Municipal Affordable Housing Trust (CMAHT), CHDC, CLCT, SVT and the Concord Housing Foundation (CHF) which includes the plan for sources and uses of funds required for the acquisition. The Select Board discussed the proposal at length at its meeting on January 3, 2022.

While we can appreciate the desire to create as many new affordable housing units as possible, successful negotiations rarely result in all sides getting exactly what they want. In this instance, we are presented with an opportunity for a "win-win" scenario for all stakeholders and the community at large. The negotiated project plan is supported by significant financial contributions from private donations and uses funds previously appropriated for affordable housing purposes. Based upon the terms of the MOU, the parties acquiring the

property executed a Purchase and Sale Agreement with the Sellers in March and are now proceeding with due diligence evaluation of the property and working towards a closing in July, 2022, subject to Town Meeting approval of the warrant articles. In short, it is too late to change the acquisition and development plan without significant risk to the continued support of many generous donors from both the supporters of the conservation and affordable housing interests.

This land is so promising for both conservation and housing, offering:

- Accessible open space in a part of town where open space is rare
- Walking distance to and from West Concord and its train station, shops, and residential neighborhoods
- Environmentally significant riverfront
- Adjacency to the Bruce Freeman Rail Trail
- Frontage along a Federally-designated Wild & Scenic stretch of the Assabet River
- Potential for an all-persons trail that would connect with the BFRT
- Benefits to public health, storm water control, ground water recharge, wildlife habitat, urban cooling, scenic values, and surface water protection.

Why it is difficult to change the proposal now:

- Donors, including three six figure donors, have committed to the project based on the current proposal. If we lose their trust and support, we will have no project. Further, CLCT and SVT will lose the good faith and relationships we have established with these donors, harming our ability to do projects in the future.
- Brochures have been printed and nearly 2,000 have been distributed, outlining this plan and seeking additional donations.
- A \$500,000 Land & Water Conservation grant proposal has been submitted based on the current plan. We are only weeks away from knowing the outcome.
- The current proposal has buy-in (literally) from all Town affordable housing groups, Town and regional conservations groups, and many residents.

It is difficult to support the purchase of the housing portion of the property without the construction cost.

- The housing development plan naturally follows the property acquisition and due diligence, which continues through April. The tight timeframe (closing in July) does not allow time for designing the housing portion and getting estimates and refining the approach with those figures.
- We know that this is an unstable time for construction, and that any figures obtained now will be out-of-date by the time construction occurs in years to come.
- The development costs will be estimated by the contractor - neither the Town nor the CHDC will construct the project. The contractor will be selected via an RFP process - that will take time.
- There are options: Perhaps Concord will partner with Habitat for Humanity again, which would be a very different cost and model. Perhaps it will be better as a modular construction - again a very different cost model. Time is needed to make the best assessment.
- In the event that it is determined that the construction costs are unreasonable to achieve the town goals for the units, the CHDC has a few options: (1) renovate the existing 2 units as a first step, while continuing to evaluate strategies to develop the three new units at a later date, or (2) sell the undeveloped land for additional open space and/or conservation, or to a private developer with the proceeds to be returned to the Town/CPC and participating entities (CHF and CMAHT) in accordance with the MOU.

If we don't purchase the land, what might happen?

- Public access opportunities would be lost under any of these opportunities, and extensive tree canopy loss would occur
- Subdivision for 6 homes
- PRD for 11 homes
- 40B for greater density (if Concord falls below 10%)

Could we get a higher density of affordable homes on the property?

- As proposed, all five units will be restricted as affordable homes
- Greater density makes it more expensive to build, since each home must be subsidized
- Greater density was initially proposed (6, 7 and 10 units), and there was significant opposition from residents. Memo, letters, phone calls to town staff, CPC, and others – resulting in a reluctance to move forward.

Funding the Protection of the Assabet River Bluff

Acquiring this property is expensive because it is desirable, developable land. Yet we believe its value to the public is even higher and every dollar invested to acquire it for the community will be well spent.

Funding Sources	Total	Housing	Open Space
Community Preservation Funds - Housing	\$ 300,000	\$ 300,000	
Community Preservation Funds - Open Space	\$ 700,000		\$ 700,000
Concord Municipal Affordable Housing Trust	\$ 650,000	\$ 650,000	
Concord Housing Foundation	\$ 50,000	\$ 50,000	
Land Campaign: Donations and Grants Needed	\$ 1,200,000		\$ 1,200,000
	\$ 2,900,000	\$ 1,000,000	\$ 1,900,000

To date, over \$800,000 has been pledged or donated from private individuals.

Contractual status: The MOU is posted on the Town website:

<https://concordma.gov/DocumentCenter/View/35049/Assabet-River-Bluff-MOU--FINAL-1-14-22-executed>.

The property is secured by a P&S between the landowner, CHDC, and Concord Open Land Foundation, that expires on July 29, 2022.

This is a unique opportunity for the Town:

- The owners generously offered this property to the Town before offering it to the open market. They have been extremely patient as the stakeholders developed an acquisition plan and could have easily sold it to the development community within a matter of days, likely for more than it is being offered under the Purchase and Sale Agreement.
- We are at most paying market rate for the land, probably less, since the land was initially offered to the Town in the late Summer of 2021 and market values have continued to rise.
- Affordable Housing in Concord is usually built with no land cost, or built by a private developer.
- Without the open space value, it probably would not be proposed for housing.
- There are few parcels like this left.

The location makes this land ideal for both affordable housing and open space, and losing it to private market rate development would be a tremendous and permanent loss for the community and the ecological health of the Assabet River corridor.

Robyn LaFrance

From: Flint, Jen <jflint@hbs.edu>
Sent: Tuesday, April 5, 2022 9:29 AM
To: Terri Ackerman; Matthew Johnson; Linda Escobedo; Susan Bates; Henry Dane
Cc: Robyn LaFrance
Subject: Assabet River Bluff

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from jflint@hbs.edu. [Learn why this is important](#)

I am writing to convey my enthusiastic support for the existing proposal for five affordable housing units and the Assabet River Bluffs project. I am deeply grateful for the tremendous work that has already gone into this project and am so proud to see the contributions of so many collaborators—from the proactive thinking about land conservation, to the fundraising and the work of town staff and the CPC, as well as affordable housing advocates. This work is a real gift to our community, and the resulting project would be such a beneficial and balanced use of this land—far better than the alternative.

As a resident who lives in the neighborhood and walks the path along the river in the mornings, I would urge the Select Board to support this opportunity in its present form. It embodies many of the best values of our town.

With thanks,

Jen Flint
(1643 Main Street)

Jen McFarland Flint
Harvard Business School
617.495.6185

Robyn LaFrance

From: Terri Ackerman
Sent: Tuesday, April 5, 2022 9:04 PM
To: Robyn LaFrance
Subject: Fw: Asset River Bluff

art 25 material

I apologize for this message being brief and informal. That allows me to answer many emails quickly. Thanks for your understanding.

Regards,
Terri

From: Gregory Maguire <gmwriterly@icloud.com>
Sent: Tuesday, April 5, 2022 5:59 PM
To: Terri Ackerman <tackerman@concordma.gov>
Subject: Asset River Bluff

You don't often get email from gmwriterly@icloud.com. [Learn why this is important](#)

63 Upland Road
Concord, MA 01742

April 5, 2022

Dear Terri Ackerman,

Since you are a member of Concord's Select Board, I am writing to you about the proposed conservation and minimal low-income housing plan that residents and neighbors of the Assabet River Bluff parcel have been reviewing and hammering out over the past nine months or so.

As a resident of Upland Road for nearly 30 years, I have seen a lot of densification of residential dwellings taking place—particularly in West Concord, which part of town, I feel, is asked to shoulder an unfair burden of development. (When I moved here, the great monoliths on Lawsbrook

Road had not yet gone up, I think, nor many of the cul-de-sac pocket developments on former farm land. The great array of big houses across from the Damon Mill, or nearly, is the latest but it certainly isn't the last that is being considered or has been approved and is waiting for permitting or financing.)

With the strongest enthusiasm, I would like to endorse the minimalist scope of five low-income units in an unobtrusive and sensitive use of the five-and-change parcel known as the Assabet River Bluff.

For three-quarters of a year I've watched and applauded as a negotiation was struck between the Housing Board and the conservation committees. The ensuing light-use plan that preserves so much of original woodland and the peaceful scene of wooded hills over the river—in a very dense part of town—seems to me ideal. I am one of the people who has pledged a gift to help the conservation and town housing coalition buy that land on the basis of the sensitive plan.

If the Select Board approves the five-unit development that hugs the edge of the property, the advantages in preserving the rural landscape and the old-growth trees are immeasurable. I understand that if the Select Board doesn't approve it, much of the pledged money to help the town buy that parcel will be off the table. What that would leave, perhaps, is a parcel that is too expensive for the town to buy on its own even for the worthy goal of more low-income housing (an aim I endorse in general). The town might lose the parcel already and the property be sold for yet more hulking expensive properties that won't increase the low-income housing stock by a unit and will eradicate that precious scrap of wilderness.

I've been told "wilderness" is too grand a word to use for a five acre lot. Not to me it isn't, when there is so little left.

I hope the Select Board will consider strongly the merits of the compromise proposal that satisfies housing authority needs for low-income units and the greater need—true in Concord as it is all over the world—to preserve the unbuilt environment while there is any left to preserve.

Thank you for your consideration.

Sincerely,

Gregory Maguire

Robyn LaFrance

From: Haley Orvedal <h.s.orvedal@gmail.com>
Sent: Wednesday, April 6, 2022 3:34 PM
To: Robyn LaFrance
Subject: Assabet Bluff - comments to Select Board

You don't often get email from h.s.orvedal@gmail.com. [Learn why this is important](#)

Hello,
Please forward to the Select Board members.

Dear Select Board:

I am a resident at 76 Upland Rd and am quite surprised and disappointed to hear of the resistance from some on Select Board to this proposal.

The current proposal in front of us is a rare (these days) widely-supported endeavor to both preserve a precious environmental location and river vista and build affordable housing. There is no such thing as a perfect development. Here, some wanted the whole thing preserved; some wanted it filled with housing to the maximum extend possible at the expense of the scenic and environmental value it currently holds. But to have groups on both sides of the aisle, so to speak, in support of something with the abutting community to-boot is a very big win these day when *everything* is controversial.

It is unfortunate affordable housing is nearly impossible anymore not only in Concord but in most wealthy suburban towns where not enough emphasis and resources are placed on solving this problem more creatively and proactively, and towns wants to protect landowner re-sale value. I suggest the Board focus on fixing the larger fundamental problem rather than try to disapprove a widely supported project that will at least do its part to help and set an example for where else we could do something similar.

Thank you,
Haley Orvedal

Robyn LaFrance

From: Terri Ackerman
Sent: Wednesday, April 6, 2022 6:05 PM
To: Robyn LaFrance
Subject: Fw: Assabet Bluffs

for packet-art 25

I apologize for this message being brief and informal. That allows me to answer many emails quickly. Thanks for your understanding.

Regards,
Terri

From: steve torrangroup.com <steve@torrangroup.com>
Sent: Wednesday, April 6, 2022 5:58 PM
To: Terri Ackerman <tackerman@concordma.gov>
Subject: Assabet Bluffs

You don't often get email from steve@torrangroup.com. [Learn why this is important](#)

Dear Select Board Chairwoman Ackerman,

I'm writing to you to request that the board does everything possible to preserve, undeveloped in as far as feasible, the land known as Assabet Bluffs above the river which has been subject to much debate, find raising and citizen action recently.

I live on the bank opposite the Assabet River Bluffs on Riverside Avenue. This specific parcel of land which we have the opportunity to purchase and preserve is a rare and precious habitat – human, water, plant and animal. It is a flood plain, a haven where birds and wildlife to visit and prosper. It is a place where humans too, including my family and I, have had the privilege to seek a little refuge and we would like to see it preserved with the future of our citizens in mind.

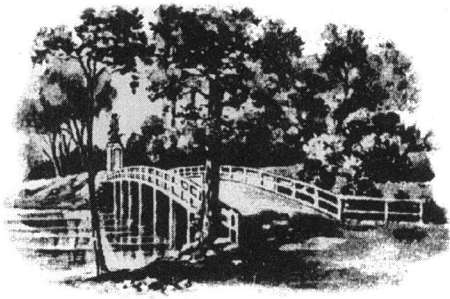
Preservation of undeveloped space is essential these days more so since covid when people have more and more been using Concord's wonderful open spaces. We are all experiencing covid-claustrophobia, cabin-fever and symptoms of stress from the remarkably radical change pressed upon our families and daily lives. You must have experienced this too and probably, like many of us, spent more time in the outdoors.

Nature is our sanctuary. And nature is ultimately the most necessary, valuable and irreplaceable part of all our lives. We depend on it.

Concord is blessed with many beautiful open spaces; The Assabet Bluffs is one of them. Once land is developed, the open space that was possible is gone forever. Please can you help to keep it open, undeveloped and as natural as it. To be clear, I, my family and neighbors, want to see Assabet Bluffs in town hands with the minimum possible development on the plot. We prefer an option which limits all housing construction. I have contributed to the public fund raising for purchase of this land to this end.

Sincerely Yours,

Stephen Herbert, Concord resident since 2009
31 Riverside Avenue Concord MA 01742



OLD NORTH BRIDGE

TOWN OF CONCORD

TOWN HOUSE - P.O. BOX 535
CONCORD, MASSACHUSETTS 01742

*PROCLAMATION
RECOGNIZING THE SUFFERING
AND HEROISM OF THE
UKRAINIAN PEOPLE
IN THE STRUGGLE FOR LIBERTY AND INDEPENDENCE
PATRIOTS' DAY, 2022*

WHEREAS The Shot fired at the North Bridge 247 years ago still reverberates and calls up the spirit of liberty and human dignity wherever its echo is heard; and

WHEREAS Against all odds, but with faith in the power of the Almighty and the human spirit, the people of Concord challenged the overwhelming might of the greatest empire on the earth with a spirit that craved to be free, independent and to live in a democratic society that valued human equality; and

WHEREAS The people of Concord, either by choice or birth, have received this historic gift as an awesome and sacred responsibility together with the obligation to preserve and transmit its undiminished blessings to future generations; and

WHEREAS Since that day in 1775, our men and women have answered the call of freedom over and over again to rise up against tyranny, brutality and attempts to degrade the human spirit; and

WHEREAS If the power of good is still alive within us, deeds of human courage are called for now more than ever because of the overwhelming, destructive and coercive powers in the hands of totalitarian governments giving them the ability to inflict pain and death beyond human imagination or understanding; and

WHEREAS The brave and heroic people of Ukraine have fought their oppressors valiantly and for that have suffered beyond measure at the hands of the Russian government which, in a brutal and unprovoked invasion of a free and democratic nation, has shown its determination to destroy without conscience what it cannot possess; has made no attempt to limit destruction to military objectives, and has gloried in the wanton murder, starvation and abuse of innocent civilians, women, children, elderly and helpless; and

WHEREAS We the residents of Concord have a special duty imposed on us as the living heritage of this place we inhabit, and in which the great step taken in the struggle for human dignity and independence long ago has not been forgotten; and it is our sacred duty to support and defend those who, like our predecessors, are now giving their all to defend their own liberty, and thereby advance for all the cause of peace with honor.

WHEREAS Patriots' Day is our special occasion to observe the blessings of liberty, humanity and democracy that have been given to us as a special gift by virtue of belonging to the Town of Concord;

NOW THEREFOR the Concord Select Board does hereby declare that the struggle and sacrifice of the Ukrainian people shall be recognized in our observance of Patriots' Day in April in the year 2022, we invite our residents to welcome representatives of Ukraine to participate in our celebration, and urge all freedom-loving people to offer aid and support to the Ukrainian people both here and in their native country.

Proclaimed on this 4th day of April, 2022, by the Select Board of the Town of Concord

Article #	Title	SB recommendation	SB vote
1	Choose Town Officers	(no motion expected)	
2	Hear Reports	affirmative action, unanimous	3/28/2022
3	Meeting Procedure	affirmative action, unanimous	3/7/2022
4	Ratify Personnel Board Classification Actions	affirmative action, 4 approved (Henry was unintelligible)	3/7/2022
5	Classification & Compensation Plan for Regular-Status Positions	affirmative action, unanimous	3/7/2022
6	Personnel Bylaw Amendment	affirmative action, 4 approved (Henry was unintelligible)	3/7/2022
7	Use of Free Cash	affirmative action, unanimous	3/7/2022
8	FY22 Budget Line Item Adjustments	(no motion expected)	
9	FY23 Town Budget	affirmative action, unanimous	3/28/2022
10	Capital Improvement and Debt Plan	affirmative action, unanimous	3/28/2022
11	Senior Means-Tested Property Tax Exemption	affirmative action, unanimous	3/7/2022
12	Appropriation for Senior Means-Tested Tax Exemption	affirmative action, unanimous	3/7/2022
13	OPEB Trust Fund Appropriation	affirmative action, unanimous	3/7/2022
14	OPEB Trust Fund Expense	affirmative action, unanimous	3/7/2022
15	Establishing an Electrification Trust	(no motion expected)	
	Citizen Petition: Five-Year Moratorium on the Installation of		
16	Synthetic Turf on Town Land	affirmative action, unanimous	3/7/2022
17	Minuteman Regional Technical High School District Budget	affirmative action	3/14/2022
18	Concord Public Schools Budget	report out at Town meeting	no vote taken
19	Concord Public Schools Capital Projects	affirmative action	3/14/2022
20	Appropriation to Stabilization Fund	affirmative action	3/14/2022
21	Concord-Carlisle Regional High School Budget	affirmative action	3/14/2022
22	Concord-Carlisle Regional High School Capital Projects	affirmative action, unanimous	3/28/2022
23	Citizen Petition: Ranked Choice Voting for Concord Election	recommend affirmative action as amended during the SB meet	4/4/2022
24	Appropriate Funds for Affordable Housing Development	affirmative action, unanimous	3/28/2022
25	Assabet River Bluff Preservation Project	report out at Town meeting	4/4/2022
26	Community Preservation Committee Appropriation Recommendation 3-1	passes, affirmative action as printed in the warrant	4/4/2022
27	Amend Departmental Revolving Funds Bylaw	affirmative action, unanimous	3/7/2022
28	Authorize Expenditure of Revolving Funds Under Mass. Gen. Laws	affirmative action, 4 approved (Henry was unintelligible)	3/7/2022
29	Annual Appropriation of Parking Meter Receipts	affirmative action, unanimous	4/4/2022
30	Scenic Roads General Bylaw	affirmative action, unanimous	3/28/2022

31	Zoning Bylaw Amendment – Additional Dwelling Unit	affirmative action, unanimous, as amended during the SB meet	4/4/2022
32	Zoning Bylaw Amendment – Formula Business	report out at Town meeting	4/4/2022
33	Zoning Bylaw Amendment – Zoning Map & Thoreau Depot I	affirmative action, 3-1, as printed in the warrant	4/4/2022
34	Citizen Petition: Zoning Map Amendment – Residence A & Industrial Park B Zoning District Boundary	affirmative action as printed in the warrant, unanimous	4/4/2022
35	Citizen Petition: Zoning Bylaw Section 10 Planned Residential Development Update	report out at Town meeting	no vote taken
36	Adopt Local Ballot Option Pursuant to Mass. Gen. Laws 53	recommend affirmative action as written in the warrant, unani	4/4/2022
37	Citizen Petition: Authorize Select Board to Petition to Impose a Checkout Bag Charge	report out at Town meeting	4/4/2022
38	Citizen Petition: Development Plan for Municipal Solar Gene	recommend affirmative action as written in the warrant, unani	4/4/2022
39	Light Plant Expenditures & Payment in Lieu of Taxes	affirmative action, unanimous	3/28/2022
40	Solid Waste Disposal Fund Expenditures	affirmative action, unanimous	3/28/2022
41	Sewer System Expenditures	affirmative action, unanimous	3/28/2022
42	Sewer Improvement Fund Expenditures	affirmative action, unanimous	3/28/2022
43	Water System Expenditures	affirmative action, unanimous	3/28/2022
44	Authorize Expenditure from PEG Access & Cable-Related Fu	affirmative action, unanimous	3/28/2022
45	Beede Swim & Fitness Center Enterprise Fund Expenditures	recommend affirmative action as written in the warrant, unani	4/4/2022
46	Citizen Petition: Reformatory Branch Trail Feasibility Study	report out at Town meeting	4/4/2022
47	Citizen Petition: Preserve Concord’s Reformatory Branch Tra	3-1 affirmative action	4/4/2022
48	Unpaid Bills	no action, unanimous	3/7/2022
49	Debt Rescission	no action, unanimous	3/7/2022



OLD NORTH BRIDGE

TOWN OF CONCORD

TOWN HOUSE - P.O. BOX 535
CONCORD, MASSACHUSETTS 01742

*PROCLAMATION
RECOGNIZING THE SUFFERING
AND HEROISM OF THE
UKRAINIAN PEOPLE
IN THE STRUGGLE FOR LIBERTY AND INDEPENDENCE
PATRIOTS' DAY, 2022*

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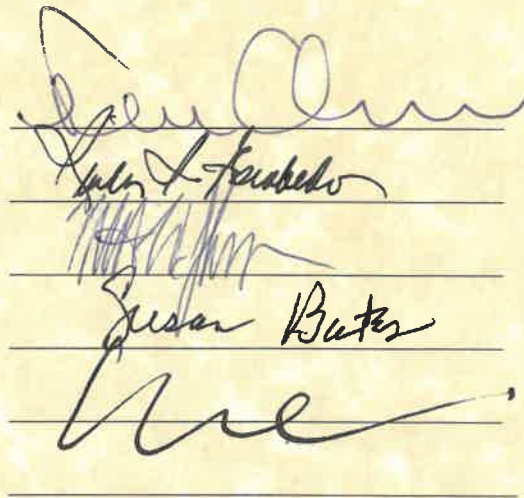
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Proclaimed on this 4th day of April, 2022, by the Select Board of the Town of Concord



Four handwritten signatures are written on four horizontal lines. The signatures are: 1. A large, stylized signature. 2. A signature that appears to read 'John L. Farabolo'. 3. A signature that appears to read 'Susan Bates'. 4. A signature that appears to read 'We'.



CONCORD LAND
CONSERVATION TRUST

Polly Reeve, *Chair*
Joan D. Ferguson
Lynn G. Huggins
Frederic H. Mulligan
Jonathan M. Keyes
John M. Stevens, Jr.
Jeff Wieand
Gordon H. Shaw, *Trustee Emeritus*

Post Office Box 141

Concord, Massachusetts 01742-0141
www.concordland.org

CONCORD OPEN
LAND FOUNDATION

Thomas C. Tremblay, *President*
John Bemis
Lynn G. Huggins
Nancy A. Nelson
F. Robert Parker

Town of Concord Select Board
Delivered by email

April 7, 2022

Dear Chair Ackerman, Ms. Escobedo, Mr. Johnson, Ms. Bates, and Mr. Dane,

I am writing as Chair of the Concord Land Conservation Trust (CLCT) and as a member of the Concord community. For many years, CLCT has considered the Assabet River Bluff among our highest priorities for protection. At least two decades ago, our late leader Marian Thornton told me that she thought that this land was one of the most (if not THE most) important parcels in Concord, because of its value to the West Concord community and because of its ecological significance as part of the Assabet River corridor. Today, with the popular Bruce Freeman Rail Trail running along its boundary, it holds even more value to the town than it did back then. The chance to protect this property forever, with the added benefit of incorporating future affordable housing on an ideal site near an existing home which itself would be added to the affordable housing stock, is an amazing opportunity. If we don't seize this moment, this land will almost certainly be lost forever to full-scale, market rate development. The community will lose well-used and much-treasured walking trails along the river and through the woods, and there will be six or more unaffordable houses where there are now trees.

There is no doubt that paying market value (in this case, \$2.8 million) for land that will serve the public good is a heavy lift. When the landowners put their property on the market, neither affordable housing nor conservation interests could imagine coming up with the dollars needed to acquire this land alone — so we joined forces, and the landowner generously gave us the time to come up with a solution. For more than nine months, a partnership of conservationists, housing advocates, and town staff have worked diligently and collaboratively to find a path forward that benefits the community in multiple ways and shares the financial burden for the land acquisition proportionally between affordable housing and open space interests, and public and private support. If successful, the total achievement will be truly bigger and better than the sum of the parts and something of which Concord can be very proud.

Every one of these many partners, representing both open space and housing interests, sees this solution as a win-win for the town. Not only does it secure six beloved acres as permanently protected open space with public access to trails and the riverfront, but it also sets aside land for five permanently affordable housing units, including the existing two-family house. Unlike every other development scenario produced over the evolution of this project, all the units envisioned will be

affordable – no market rate housing is planned. And the support among neighbors and other Concord residents has been overwhelming.

As you know, we set the very ambitious goal of raising \$1.2 million of the total \$2.9 million needed (including project costs) from private fundraising and grants. The Land Trust is working with Sudbury Valley Trustees and the Town's Natural Resources Division towards this goal. As of today, we have received commitments totaling more than **\$920,000** towards this project, from all over Concord and beyond, and we expect this figure will continue to climb in the coming weeks. The enthusiasm for this effort is extraordinary, and I think this outpouring of generosity speaks for itself.

I understand the desire to see more affordable housing incorporated into the project, but I hope that the Select Board can support the unprecedented collaborative process that led to this plan, and recognize the value of the outcomes it offers. As Mike Lawson said so articulately on Monday evening, this is not a question of five or some other number of affordable housing units. It is a question of five or no units. I'd like to add that it also is a question of six acres of permanently protected land with public access, or none. Support for this project is support for both affordable housing and conservation. Opposing it is opposing both.

I sincerely hope that you will join in support of this plan with your constituents, your neighbors, Concord's affordable housing advocates, the local land conservation community, and all the people across the state who are holding up this project as a model for how open space and housing interests can work together to achieve meaningful and multiple permanent benefits.

With thanks for all you do for Concord, and for your thoughtful consideration of the future of the Assabet River Bluff,

Sincerely,



Polly Reeve
429 Williams Road
978-697-5011

Draft Select Board Position Statements on High-Interest Articles

Article 16: Five-Year Moratorium on the Installation of Synthetic Turf on Town Land (by petition)

The Select Board recommends affirmative action on Article 16. It extends a moratorium that has already been in place for six years. Town meeting voters have also already renewed it once previously.

The article's scope is limited to the Town's fields, explicitly excluding those (such as the Doug White synthetic turf field) that belong to the regional school district. The only new Town field planned in the near term is at the future middle school; the middle school building committee has already committed to use natural turf for that. In the meantime, research into the health and environmental impacts of synthetic turf, as well as development of new alternative surfacing options will continue. These may inform our decisions once the moratorium ends.

Article 23: Ranked Choice Voting for Concord Elections (by petition)

The Select Board recommends affirmative action on Article 23. Concord proudly relies on pure democracy – each citizen's vote at this Town Meeting – for its most important decisions, but we call upon elected representatives to oversee other matters.

Concord's town elections are not always contested, but when they are, sometimes several candidates vie for multiple open seats on the Select Board, School Committee, or Housing Authority. Some well-qualified candidates may "split the vote" in that case, resulting in the election of a candidate that would not have been the first or second choice of the majority of voters.

Ranked choice voting addresses this scenario, promoting candidates that are more representative of voters' preferences. It also encourages more candidates to stand for election, because they will be evaluated on their individual merits, rather than dilute support for others with a similar platform. While it's not pure democracy, ranked choice selection of our elected representatives yields the closest thing to a consensus of the voters.

Article 33: Zoning Bylaw Amendment – Zoning Map & Thoreau Depot Business District

The Select Board recommends affirmative action on Article 33. Thoreau Depot is an important commercial and commuting center for the Town, which also has great potential for mixed-use development. The Planning Board carefully studied the current conditions and zoning for the district, and applied best practices in land use planning to arrive at this zoning bylaw amendment. Developed through a public process, the regulations respond to neighborhood concerns about building scale, the streetscape, and use of open space, while increasing the opportunity to generate much-needed housing in walking distance to the MBTA station, along with less car-centric retail and commercial infrastructure.

Recognizing that all the properties other than the station are privately held, the Town cannot control whether any future development will occur in the district. Yet through this zoning, we can shape the outcome when and if it comes.

Article 38: Development Plan for Municipal Solar Generation (by petition)

The Select Board recommends affirmative action on Article 38. Concord Municipal Light is currently pursuing many strategic initiatives, including a new metering infrastructure, rate design, electrification incentives, and energy storage on the path to meeting the Town's climate goals, yet the Town's electric grid currently constrains in-town solar production. Under the circumstances, CMLP has worked to secure non-emitting power from projects outside of Concord, and has not recently invested in local solar projects.

While CMLP has made laudable progress on many fronts, developing more robust local solar energy capacity is an important goal of Concord's Climate Action Plan. A clear roadmap is needed now if we are going to overcome the current challenges to deliver 20 megawatts of in-town solar capacity by 2030.



Karlen Reed <karlen.reed@gmail.com>

5G Small Cell Wireless Installation policy - March 7 Select Board Meeting - Fee structure request

1 message

Karlen Reed <karlen.reed@gmail.com>

Fri, Mar 4, 2022 at 9:01 AM

To: Terri Ackerman <tackerman@concordma.gov>, mjohnson@concordma.gov, lescobedo@concordma.gov, sbates@concordma.gov, Henry Dane <hdane@concordma.gov>, Kerry Lafleur <klafleur@concordma.gov>

Cc: Kate Hodges <khodges@concordma.gov>, Erin Stevens <estevens@concordma.gov>, Mark Pauley <mpauley@concordma.gov>, Jason Bulger <jbulger@concordma.gov>, Robyn LaFrance <rlafrance@concordma.gov>, Christopher Carmody <ccarmody@concordma.gov>

Bcc: Court Booth <courtbooth@gmail.com>, scott hopkinson <cajunswitch@gmail.com>, V Carlson <vcarlson@bonworks.com>, Cory Atkins <atkinscory@hotmail.com>

3.4.22

Dear Select Board and Madam Interim Town Manager,
I am reviewing the 5G materials for Monday's Select Board meeting (March 7, 2022), and while I am glad the Town is considering a 5G small cell wireless installation policy, I have a request regarding the 5G fee structure.

As chair of the PEG Access Advisory Committee, I have heard our committee discuss the ramifications of encouraging 5G deployment in Concord as prompting a reduction of PEG fees that support our TV station, Minuteman Media Network. This is because we, at the PEG committee, believe that Concord cable TV customers, who support the PEG funding through their cable bills, are gradually "cutting the cable cord" and moving to internet-only households, thereby reducing the PEG funds available for Minuteman Media Network.

Maintaining the viability and strength of our Town-run Minuteman Media Network (MMN) is important to our community. MMN provides a transparency to our town government, as well as educational and entertainment opportunities through cable TV channels 8 (Public), 9 (Government) and 99 (Education) and online through the Town's YouTube channel, <https://www.youtube.com/channel/UCUk6r-j8hFwin1lwht-RViA/videos>, and the Town website: <https://concordma.gov/2335/Minuteman-Media-Network-MMN>

MMN is operating under a reasonable budget. The PEG Access Advisory Committee has reviewed the PEG budget and capital plan in detail and recently voted to recommend Affirmative Action on the FY23 PEG budget, which will be presented to Town Meeting as Article 44. That budget relies heavily on PEG funds from the Town's Comcast cable tv customers.

I see that the Town may be proposing to assess a fee for 5G installations, and that this installation fee must be reasonable and non-discriminatory, per the orders of the Federal Communications Commission. Furthermore, the 5G fee should reflect the provider's use of the Town's right-of-way. I would note that the PEG fees collected from our cable TV provider, Comcast, also reflect Comcast's use of the Town's right-of-way.

With that in mind, may I respectfully request that a portion of the 5G fee structure be directed to support the Town's PEG fund? We currently do this with the Town's broadband service (1.5% of the broadband gross revenues) on the basis of the move-from-cable-to-broadband-only rationale, so some level of funding from 5G to PEG would be rational, reasonable, non-discriminatory and appropriate.

Thank you for your consideration.

Karlen Reed

PEG Access Advisory Committee, chair

PAAC website: <https://concordma.gov/2012/PEG-Access-Advisory-Committee>