

Date: November 8, 2023
To: Elizabeth Hughes, Concord Town Planner
Via: Megan Zammuto, Concord Deputy Town Manager
Via: David Wood, Director CMLP
Via: Joseph Repoff, Assistant Director CMLP
From: Jeff Cosgrove, Lead Electrical Engineer CMLP
Subject: Proposed 40B—The Residences at Thoreau MH ID No. 1206 - Permit Meeting Comments

Pursuant to MassHousing’s request for comments on the proposed development of 216 units of rental housing on approximately 13.08 acres of land located at 275 Forest Ridge Road in Concord, MA, the Concord Municipal Light Plant offers the following comments:

- 1) As per CMLP’s standard conditions the Developer will need to submit to CMLP for review a detailed electric load letter with calculations noting electrical demand information and requirements as it pertains to various aspects of this project including but not limited to buildings, individual units, building common areas, wastewater treatment plant and facilities, and electric vehicle chargers.
- 2) Once the finalized loading information is submitted, CMLP will start work on a proposed electrical distribution design to deliver power to the proposed site. Once this design is finalized any applicable proposed transformers will be ordered. It should be noted that lead times for transformers are at an all-time high, these could range anywhere from 1 to 3 years. There is also a significant lead time for electric meters. These timeframes will be critical in providing permanent power for the project.
- 3) If temporary power is required during this project, a future site meeting with CMLP shall be initiated by the Developer to review in the field. Given the location of the proposed project site options will be limited.
- 4) Should solar be proposed for this project during or in the future it should be noted that CMLP shall allow up to a 50 kW (AC) solar system for this site. If a larger system, more than 50 kW is being proposed, CMLP will require a supplemental battery storage facility to be installed at the owner’s expense and operated by CMLP to address solar saturation on CMLP’s distribution system. For additional information solar interconnections contact CMLP’s Sustainability and Electrification Division.
- 5) The proposed location lies within an underground distribution area. This area does not have the provisions for this proposed expansion. A significant line extension will need to be designed, constructed and commissioned, at the Owner’s expense.

- 6) As part of CMLP's electric distribution design the proposed duct bank shall include provisions for CMLP Broadband facilities. For specifics on CMLP's Broadband services please contact CMLP's Broadband Division.
- 7) CMLP has safety and security concerns with the additional pedestrian traffic through and around our electrical substation property. The proposed location is only a short walking distance from one of our substations. Currently we have several people per day making various trips through the substation property. This is an almost constant problem that we contend with. The additional safety and security concerns will have to be addressed.
- 8) All applicable conditions of CMLP's terms and conditions for service must be met to CMLP's satisfaction before any electric service will be energized.

As always, CMLP is available to answer questions or receive comments. Please do not hesitate to contact us. We suggested that any communications with CMLP happen sooner than later.

Respectfully Submitted,

Jeff Cosgrove