

**CLIMATE ACTION COMMITTEE**  
**Wednesday, December 17, 2025, 7:00 PM**  
**MEETING AGENDA**

Meeting Locations:

- In person: Select Board Meeting Room, Town House, 22 Monument Square, 2nd Floor
- Remotely, through the following Zoom link:  
<https://us02web.zoom.us/j/89658925084?pwd=dqCN47QKgw07ZKlda071EnKYbbb1fk.1>  
Meeting ID: 896 5892 5084  
Passcode: 771884  
Dial In Toll-Free: 888 475 4499
- Documents relevant to this meeting will be posted when they become available at  
<https://concordma.gov/4043/Meeting-Materials>

1. Welcome – comments and announcements [7:00]
  - a. Green Home tours - call for volunteers
2. Meetings and minutes [7:05]
  - a. Approval of Nov. 19 minutes
  - b. Upcoming meeting and event dates: November/December
3. CAC Chair updates [7:10]
  - a. State legislation follow-up
  - b. CAC annual report draft
  - c. 2026 Annual Town Meeting
4. Deputy Town Manager’s update [7:30]
5. [Climate Action and Resilience Plan](#) [7:50]
6. GSEP/non-pipeline alternatives [8:05]
  - a. Proposed GSEP project on Elsinore St., letter to DPU
  - b. Other updates on activities
7. Other Updates [8:35]
  - a. Networked Geothermal
  - b. Schools
  - c. MCI-Concord redevelopment and new MassDOT rotary proposals
  - d. Cooler Concord and social media
8. Public comments [8:55]
9. Adjourn [9:00]

Distribution:

Committee Members: Fran Cummings, Brad Dye (Chair), Kathryn Hopkins, Brad Hubbard-Nelson (Clerk), Shelly Karlin, Paul Kirshen, Bob Shatten

Town: Town Clerk, Wendy Rovelli (Select Board Liaison), Megan Zammuto (Deputy Town Manager), Shannon McAndrew (Management Specialist)

Local Groups: Mothers Out Front, ConcordCAN, League of Women Voters

## Climate Action Committee (CAC) Meeting Minutes - 11/19/25

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Pursuant to a notice duly filed with the Town Clerk, a public meeting of the CAC was held on November 18th 2025 at 7:00 pm in person at the Select Board Meeting Room and via Zoom (hybrid). A recording of this meeting is available on [YouTube](#).

Committee members attending: Brad Dye (BradD, Chair), Brad Hubbard-Nelson (BradHN, Clerk), Shelly Karlin, Fran Cummings, Paul Kirshen, Bob Shatten, Kathryn Hopkins.

Town Staff: Shannon McAndrew. Megan Zammuto (online), Wendy Rovelli - select board liaison

Community Members: Ken Reeves, Jerry Frenkil (online), Linda Nieman (online),

Meeting began at 7:03 pm

1. Welcome – comments and announcements
  - a. BradHN attended a TEDx conference at MIT on climate solutions. Mostly not too relevant, but one interesting talk on a development to collect methane gas from small landfills.
2. Meetings and minutes
  - a. Approval of Oct. 15 minutes - approved unanimously with 2 small corrections.
  - b. Upcoming meeting and event dates for November and December.
    - i. Safe Cycling presentation at the library will be held on 11/20, BradHN posted on CoolerConcord.org.
    - ii. Bob mentioned an exploratory call about Sodium-Iron batteries InLight with CMLP he would be participating in.
3. CAC Chair updates
  - a. Level set on Open Meeting Law, communications with the public. BradD presented for a few minutes the policy to be followed about public participation and how we deliberate online. (full detail provided below in Attachment 2.). Two main areas of concern:
    - i. How we accept and respond to public comments in meeting. CAC generally accepts public input for topics during the meeting, which should be addressed to the chair. Comments relating to agenda items should not be responded to within the meeting, but possibly be done at a future meeting.
    - ii. How we communicate outside meeting. Members should never reply-all to email, and to do this we should use BCC for writing to a quorum of CAC members. Also email within the committee should not be present opinions on issues in front of the committee.
    - iii. No problem sharing information among the committee, as long as it doesn't become a deliberation.
    - iv. There haven't been any complaints about open meeting law for the committee, but some recent emails have been replied-to-all, prompting the need for a policy we all understand.
  - b. State legislation update - House bill 4744
    - i. This bill was an alternative to Gov Healey's bill from the spring, but included as a centerpiece element the rollback of the 2030 emissions mandate and also would significantly reduce the Mass Save program. The new bill was put aside due to a substantial backlash from the environmental community.
    - ii. BradD asked whether we should consider advocating as a committee about the bill anyway and what form that should take. Kathryn replied that it may be the right thing to do. Fran suggested we advocate around both the Cusack and

Healey's affordability bill. If there was a group of towns making a joint statement we could sign on.

- iii. BradD suggested the committee could write something for the Concord Bridge, in the next month or two. BradHN agreed that we should write pieces for the Bridge, but that communications should be about what we are doing with the climate action plan, not confusing it with state politics.
  - iv. BradD said we should consider to watch this, and not rush to comment
  - c. Other recent national and international news on climate - skipped due to time. Committee members could read the news contained in the last 3 links in the meeting packet.
  - d. Preparing for CAC annual report; 2026 Annual Town Meeting
    - i. Committee members should try to attend December 13th Saturday training about preparing for Town Meeting.
    - ii. BradD asked members what policies the committee might propose for Town Meeting. BradHN said he doesn't know what if anything the committee should propose. The committee will plan to review proposals from others in January-March.
    - iii. Shelly mentioned the possibility of Embodied Carbon requirements for Town Procurements as has been proposed in Brookline, which Shannon (a resident there) said was primarily about low carbon concrete. BradHN said something like this could be a policy that Select Board adopts, rather than Town Meeting. Shannon suggested a procurement policy would need to go through the Finance Committee as well.
    - iv. Bob said the town should be moving now on lower carbon pavement alternatives, given the road spending getting started. These are being used in other places, and should last longer than traditional materials. There a national Rubber Pavement Association group which promotes the newer alternatives. Also a Green Building Association non-profit which considers materials for buildings.
    - v. The committee should work cooperatively with the town to bring resources together. Path forward: craft a specific idea on materials in the coming month, presenting it to the relevant town departments and select board. Bob to send some resources to Shannon before the next meeting.
    - vi. Paul asked whether there should be a general policy to minimize climate impact in every procurement decision, which was the sense of the comments made to the Select Board earlier this fall. Wendy commented that the focus should be the climate action plan which will give the town direction, rather than requesting something new aside from that. Paul commented that the updated CAP is probably a year away, so he thought it made sense to act sooner.
    - vii. Annual report due in December, and BradD will draft one for approval at next meeting. Previous reports are examples Brad can make use of.
4. Deputy Town Manager's update
- a. Green Communities report submitted, will be reviewed and DOER may have questions.
  - b. MVP Suasco action grant work getting started. Now working on the outreach strategy, with OARS taking the lead. Planning a Concord public forum in March 2026 at Harvey Wheeler.
  - c. Decarbonization roadmap work with Power Options, which should be completed in 4-6 weeks.

- d. CMLP Time of Day rate coming out soon, with information on Town web page, which is completing an item from the 2020 Climate Action Plan. CMLP has finished replacing all meters with Smart Meters, also part of the CAP.
  - e. The Stormwater Utility is moving forward, which was also an item in the 2020 CAP. The utility and funding mechanism is expected to be functioning in January 2026.
  - f. Shannon attended the Climate Beacon conference recently, and learned a lot about what other municipalities are doing.
  - g. Jerry Frenkil (132 Jenny Dugan Rd) asked about what is happening with the ESCO contract. Megan responded that we were looking at issuing an RFQ for an ESCO firm, but we may choose to contract with another organization to provide the same services. Attending a webinar the next day to learn about that option.
    - i. BradD asked about whether town owned affordable housing units would be covered by an ESCO. Megan replied that it was just for municipal facilities and school properties. And that the town doesn't own affordable housing units, but there are some owned by CHA, a separate entity. Brad wanted to know how we help affordable units decarbonize. Bob mentioned that GECA had recently completed putting solar on affordable units, in collaboration with Resonant Energy.
  - h. BradHN asked about whether we would be applying for funds next year through the Green Communities program. Megan responded that they were working on the ESCO first, but could talk with the facilities manager about projects.
  - i. Megan reported that we are applying for MVP2.0. Application due in Mid-december. Projects could kick off in the new fiscal year.
    - i. They expect us to apply since we haven't recently. Given the timing it should be well timed with respect to the climate action plan update.
5. Climate Action and Resilience Plan
- a. Update on vendor selection, with memo on selection provided below in Attachment 3.
  - b. Summary: posted RFP in September, with 4 good proposals received (Blue Strike Environmental/RVA, KERAMIDA, Kim Lungren Associates and Weston & Sampson (W&S)). The selection committee included Bob and BradHN from CAC, as well as CMLP, natural resources, TAC and Public Works. Three firms were interviewed, all price proposals were within the \$75K allocated. Review team recommended Weston & Sampson. The town manager accepted the recommendation and firms were notified.
    - i. The contract will be finalized soon with the Town's procurement team.
    - ii. BradD will write thank-yous to selection committee on behalf of CAC.
    - iii. CAC members should consider how they want to be involved, as we will need everyone to participate in order to be successful.
  - c. BradHN reported the W&S proposal timeline covered 12 months, though it might be better to compress it to 9 months. CAC involvement in initial tasks:
    - i. Task 1 [Month 2] Initial Planning and Progress Assessment: Inventory existing policies, programs and other actions relating to 2050 goals together with CAC and Town Staff
    - ii. Task 2 [Months 2-12] Stakeholder Engagement. Includes 2 in-person and 2 virtual meetings with the CAC. starting in December or January. Fran noted that if it were a 9 month project, this would be about every other CAC meeting.
    - iii. In initial task, it would be decided on whether the 5 areas are the same in the updated plan.
    - iv. Shannon will be the point person leading the effort collaborating with W&S.

6. GSEP/non-pipeline alternatives

- a. Discussion of Fran's Draft Resolution in Support of the Transition to Clean Heat in Concord and in Massachusetts (attachment 4). Fran commented that the resolution may be too long, and some clauses could be dropped.
  - i. BradHN said he thought the committee shouldn't rush this, and should be tactical about how to get Select board to sign on. Ideally the town would commit to the phase-out of natural gas infrastructure over 25 years as part of the climate action plan. In 2050 there might not be a gas system, but politically this could be difficult for the town to sign on to that.
  - ii. Fran's point is that we want to meet with National Grid to rationalize this transition we will go through.
  - iii. Megan already discussed the draft with the Town Manager, who suggested reaching out to National Grid, and she was connected with NGs community engagement manager about discussing Concord's electrification goals. We could invite her to meet with the committee in the future.
  - iv. Paul asked about neighborhood electrification, what that means. Fran explained it could mean different things, but might be defined by the gas pipeline path. Part of the reason to connect with National Grid is that they may be able to provide funding for retiring pipes to help residents transition off of gas, rather than replacing the pipes, and also could become a provider of thermal energy rather than gas.
  - v. Regarding the draft resolution, BradD said he would be ready to ratify the draft resolution now. But the committee needs to be on the same page on direction. BradHN suggested that we wait until the conversation with National Grid to see how that goes, and have a CAC member attend that meeting. Kathryn was for moving it forward, as was Shelly. Fran suggested forwarding to the Select Board and have them take the lead.
  - vi. Bob asked whether considering using pipelines for hydrogen was being considered. Fran commented that that would be dangerous in homes, and BradD responded that there is no interest in that in the government of the Commonwealth. Paul asked whether electric thermal storage (ETS) systems are considered as an option for home electrification; Fran responded that the ETS systems are much less efficient, and BradHN commented that that would affect the grid very negatively when we reach winter electricity peaking.
- b. Other updates on activities
  - i. BradHN reported on a meeting the previous week (11/11) discussed a potential GSEP project on Elsinore St neighborhood. There NGrid had identified a pipeline to be replaced but hadn't listed it as a potential NPA. It appears that it could be with 43 buildings served by the pipe to be replaced including 6 apartment buildings, if you were able to get everybody on board. National Grid planning to spend >\$1.5M planned replacing the pipe. That could give \$20K per home to electrify including homes not involved in GSEP assuming 80 residences in neighborhood.
  - ii. Fran pointed out that anyone (including CAC) could send comments on that potential NPA. Kathryn said the deadline for comments would be December 23rd. BradD said if we had a letter by our next meeting we could file that.
  - iii. Fran said we should talk with some residents in the area to get further comments. Also that we should do more research on why NGrid said it wasn't feasible. Perhaps there was some miscommunication. BradD will see whether Mothers Out Front might have interest in doing some of that research and outreach.
  - iv. Fran will draft a statement about the project for our next meeting.

## 7. Other Updates

### a. Networked Geothermal (BradHN):

- i. Brad reported that there was a meeting yesterday (11/18) with Peter Lowitt from the MCI Land Use Planning committee. Topic of discussion was their planning process, and how to preserve option of geothermal network for the developer. We won't have clarity on it until 2-3 years down the road
  1. There is a network of Steam Tunnels (locations not known to MCI committee) which are presumably asbestos lined. These would be a hazard, expensive to remediate, but could also be useful for geothermal network.
  2. Route 2 rotary needs to be sorted out before the project moves forward.
  3. WWTP would be a good geothermal resource, by extracting heat from wastewater, but it would need planning. We should contact CPW Alan Cathcart to have a conversation about this.
- ii. There is an upcoming Eversource webinar on Framingham project in December: updates on construction milestones met this year, customer conversions, lessons learned so far, and a look ahead to the data collection phase of the project. Brad to send information on the webinar and registration.
- iii. Jeremy Koo from MAPC contacted me about applying for Technical Assistance Program funding for Networked Geothermal Planning in MLP communities. They already have some funds budgeted and want to have other communities involved, potentially with Concord leading. Application Deadline: Monday, December 8, 2025

### b. Schools: solar

- i. BradD reported that the CMS solar project is stalled for the time being. CMLP two bids for the rooftop did not meet requirements. CMLP light board collaboration with school committee has been difficult. Shelly asked where to find out about the specifics, and Shannon said to check the light board meeting recording. CMLP would be paying for the array and receive the benefit.
- ii. Shelly reported on schools composting with 5.5 Tons in the first 2 months, in every school building. CCHS Sunrise group involved in their cafeteria.
- iii. Rail trail connector being designed by a pro bono designer, by January, to go back to the school committee with a plan.

### c. Youth Climate Solutions Challenge (BradHN)

- i. Two student teams signed up, both advised by Rebecca Meeks who we met with several weeks ago.
- ii. A series of MassEnergize Webinars has been taking place: Introduction, Clean Energy Technologies, Community Engagement.
- iii. BradHN to talk with Ms Meeks and the students about topics, to suggest some topics that could interact with the climate action plan.

### d. Transportation (BradD)

- i. TAC has been very active in the last month, with two sessions today. There si keen interest on TAC to align with sustainability. Charge was changed to include sustainability this month. We should expect a close partnership with the climate action plan.
- ii. Shelly brought up the Baker Ave redesign project, at the intersection with route 62. The new design has no bike accommodations, despite complete streets program. Lack fo coordination between the planners and complete streets, disconnect with planning and policy. She asked how we could help to bridge that gap.
  1. Shannon reported that town engineer Justin Richardson is the responsible party.

- iii. BradD said this was within the CAC responsibility as part of the climate action plan. But TAC also should be on it. Wendy suggests getting comments in on this project soon.
8. Public comments - none
9. Adjourned at 9:40pm. Next meeting scheduled for December 17th.

Attachments:

1. BradD's comments on communications respecting Open Meeting Law
2. Climate Action Committee - November Staff Report
3. Memo: Climate Action and Resilience Plan Update - Consultant Selection
4. Draft resolution by Fran Cummings discussed at the meeting.

## Attachment 2: Brad Dye, comments on Open Meeting Law

It has been a long time since we had a level set on public participation and how we deliberate in compliance with the Open Meeting Law, so I feel it is important that we reinforce the norms and rules that CAC will have regarding communications.

I have two particular areas of concern that I would like to address: the first is how we accept and respond to public comment in meetings, and the second is how we communicate when we are outside of meetings.

The purpose of the Open Meeting Law is to eliminate much of the secrecy surrounding the deliberations and decisions on which public policy is based. It accomplishes this purpose by requiring open discussion of governmental action at public meetings. The requirements of the Open Meeting Law grow out of the idea that the democratic process depends on the public having knowledge about the considerations underlying governmental action taken by their representatives. The overriding intent of the Open Meeting Law is therefore to foster and indeed require open discussion of governmental action at public meetings.

Concordant with the democratic and transparent philosophy underpinning this law, our committee has had a general disposition toward allowing robust participation by members of the public in our meetings. While we reserve time at the end of all meetings for a public comment period, we welcome the public to participate fully in all matters on our agenda. When the posted topic is up for discussion, it is the intention of the chair to allow any member of the public to speak to an issue, ask questions, or otherwise enhance the discussion. The chair shall usually but not exclusively seek initial input from members of the committee and relevant town staff prior to recognizing members of the public; however, the chair reserves the prerogative to recognize members of the public at any time should it be considered expedient to the matter at hand. When addressing this committee, or any meeting of a public body, members of the public are expected to speak directly to the chair. Members of the public, whether on Zoom or live in the room, shall be expected never to address other members of the public or individual members of the committee, but rather, shall address their remarks through the chair to the whole committee. It is difficult to remember to do this, but we ask for this rule of decorum not to throttle public participation, but on the contrary, to ensure that every member of our community has a safe and equitable forum to address the actions of our government openly and freely. We want our conversations to be free-flowing and constructive acts of deliberation.

To ensure this, we must ensure that public participation does not devolve into tangential conversation, argumentative back-and-forth, or disrespect toward alternative points of view. At times, public comment may stray into less decorous commentary, or it may shift from a topic posted on our meeting agenda. In the past, we have provided broad countenance for members of the public to make the comments they feel are germane but who stray from our rules of order, and it is the chair's intention to continue to do so. While reserving the prerogative to rule comments beyond the scope of the conversation or to terminate dilatory or bad faith participation at the chair's discretion, the chair intends to provide wide latitude to members of the public seeking to address the committee. Doing so is a basic article of respect for the people we serve. While the Open Meeting Law permits us to address public comment that is beyond the scope of the agenda, we risk capricious action if we do not establish bright lines for what comment shall and shall not be responded to. Procedures for public participation must be content-neutral, or else risk being violative of the law. As a practice, members of this committee must restrain their comments to items which are posted on the agenda of the meeting. Responses to public comment on issues not posted on the agenda shall be ruled out of order. Should public comment arise on topics beyond the scope of the agenda, the correct and adequate response shall be to accept the comment with gratitude, and consider it to be a topic for a future meeting. The best public service we can provide is to inform the public of our intention to discuss an issue, and to allow any member of our community to participate in that deliberation, not to respond ad hoc because it suits us in the moment.

The same principles we apply to open and transparent operations extend to social media and electronic communications. As members of a public body, we must remember that our opinions on the issues relevant to this committee are matters of public concern. For this reason, we must remember that our conversations amongst each other are issues of public interest, and are subject to the Open Meeting Law. While frequently, we find this law

restrictive when it prevents us from efficient communication or work, we must remember that the purpose of the law is something of great value: requiring open discussion of governmental action at public meetings.

In particular, e-mail is a pitfall for Open Meeting Law compliance. We are permitted to share things amongst ourselves via e-mail, but there are bright-line limits to what we are allowed to do. We are permitted to share items to be placed onto the agenda of our meetings, without discussing the merits of the agenda items and without sharing opinions about them. We are permitted to share documents or resources germane to the scope and work of our committee, but again, without sharing opinions. We are permitted to discuss meeting schedules. We are permitted to meet socially, with no discussion of the matters of the committee. We are permitted to engage in training exercises. When we stray into a discussion of why something should be discussed in a meeting, or when we begin to describe the value or quality of a resource, this communication becomes a deliberation, even if nobody else responds to the comment. Even polite acknowledgment of an e-mail sent amongst a quorum of committee members may run afoul of the law, because while it is permissible to say "thank you" for sending a resource, evaluating it to be "great" or "helpful" is beyond the limits of the law. Please remember that when it comes to the work of the committee, the rules of decorum and etiquette are markedly different than the rules of decorum and etiquette in your professional or social lives. In particular, if a member of this committee has sent the group an e-mail, you do not have an expectation placed on you to reply to or acknowledge an e-mail. Instead, the e-mail sender shall trust you to read it, consider it, and discuss it in a future public meeting.

In this realm, we are pretty good about sending information amongst ourselves. Generally speaking, original e-mails sent among members have been limited to commentary-free distribution of relevant information and talking about the mechanics of the meeting. However, where we have sometimes strayed outside the bounds of the law is in our replies to e-mails. In spite of many reminders and admonitions not to reply-all to e-mails, we frequently reply-all to an e-mail, and in that reply, risk violative comments. The remedy to this problem is simple: when you send an e-mail to a quorum of our committee, do not put the committee members in the "to" or "cc" fields. If you blind carbon copy the committee, you ensure that accidental and absent-minded violations of the Open Meeting Law will not occur. If you need to send something to the committee, the law allows you to do it. But take care to ensure that we all comply with the requirement to have deliberations in public meetings, by taking the personal responsibility for preventing us from accidentally engaging in deliberation: use the BCC field. If for some reason you need to clarify that an e-mail is going to a quorum of the committee or to the full committee, you can accomplish that in the text of the e-mail, and not in the CC field. Additionally, please internalize the etiquette rule that every Millennial and Gen Zer already knows: reply-all is generally considered to be performative, and thus, impolite. In our case, it also runs a great risk of running afoul of the Open Meeting Law, so just don't do it.

In recent months, there have been multiple instances of e-mails sent among members of the public and our whole committee or a quorum of our committee. In situations such as these, it is the responsibility of the committee members to identify whether an e-mail includes other people on the committee. In cases where a quorum of committee members exists, you must refrain from engaging on the e-mail thread unless you are certain that your participation falls into the narrow set of permissible communications outside of meetings. There are several permissible ways to handle these sorts of conversations. As a public official, you may feel you have a social or political responsibility to respond. If you feel that you do, the best public service you can provide is to respond person-to-person with the sender, to say what you have to say, and also make it clear that if an e-mail thread has 4 or more members of the committee on it, the permissible bounds of the conversation are severely limited because you have an obligation to deliberate on the issues of our committee in open public meetings.

Most of the time that problematic e-mail threads arise, someone chimes in and points out the issue. That isn't a foolproof system, and careless errors have occurred. The remedy to the problem is to identify best practices more carefully, and to follow them more mindfully. When composing an e-mail, have the focus and mindfulness to remember to BCC us. When replying to an e-mail, be mindful that you are a public official, and even if what you have to say is pithy, it is still an article of public consequence. Last, remember that our Commonwealth's democratic values demand that any opinion you share with your committee be shared in a public meeting, and not a side conversation.

As a committee, we try our best to be accessible, transparent, welcoming and communicative. It is a privilege to serve on a committee with a cohort of people who agree that these qualities are virtues. It hasn't been the case with

every public official and governmental body I've encountered over the years. Generally, your attitudes promote an environment where we welcome and engage with all comers, and where we do not need or desire to enforce strict decorum, because these formalities tend to stifle free-flowing participation. However, we must also remember that the same calling to inclusion is embodied in the Open Meeting Law, and we must ensure that we are more mindful of best practices when we engage in communications with the public and when we share our opinions on the matters relevant to our committee. Please remember that not every comment requires your response, and that you have a responsibility to know and comply with the Open Meeting Law when it comes to your digital communications.

## Events/Meeting List

Deadline extended to respond to the Concord Comprehensive Transportation Strategy survey. If you were unable to attend the November 19 public workshops, visit [concordma.gov/transitstudy](https://concordma.gov/transitstudy) . Read the landing page, and under the "Strategies" section, you will find 7 links to topic area presentations, and chances to rank your preferred solutions to transportation challenges in town. **This survey has been extended to December 31.**

Annual Town Meeting warrant opens Mon. Dec 29 at 9 AM and closes Fri. Jan 23 at noon.

**Sat. Jan. 10 1-2 PM; Fowler Library, Meeting Room;** Watersheds, Water Pollution and Water Quality at Fowler. Join Abby McCarthy, the Water Quality Program Manager from OARS 3 Rivers, for a talk about watersheds, water pollution, and water quality. This program is offered in partnership with OARS 3 Rivers and Middlesex Conservation District.

**Sun. Jan. 11 2:30-3:30 PM; Verrill Farm;** Winter Seed Sow Workshop. See the list of items to bring and register at: <https://concordlibrary.assabetinteractive.com/calendar/winter-seed-sow-at-verrill-farm-session-1-all-ages-2/> . Fowler Library will also host small 20-minute drop-in sessions January 14th 3-5 PM.

**Weds. Jan. 21 1-4 PM; State House Room B-1 and webcast at** <https://malegislature.gov/Events/Hearings/Detail/5386> . The Senate Committee on Post Audit and Oversight will conduct an oversight hearing concerning the MassDOT request for proposals for service plaza operator (Bid No. [BD-25-1030-CPO1-CPO1-107836](#)). Testimony is by invitation only.

**Sat. Jan. 24 2-3:30 PM; Fowler Library, Meeting Room;** Gardening for Biodiversity with Native Plants, with Amy Meltzer. In this talk, Amy will focus on the current biodiversity crisis; the evolutionary history among native plants, insects, birds and fungi, and how these interdependent relationships among diverse species are necessary for their survival. She will show how growing native plants and using ecological landscape practices can simultaneously reverse biodiversity loss, increase resilience in our landscapes, and slow climate change – all while creating a beautiful garden! Attendance is limited, register at: <https://middlesexconservationdistrict.org/product/gardening-for-biodiversity-with-native-plants-providing-habitat-for-pollinators-birds-and-other-essential-wildlife/>

**Sat. Jan 31 10:30-4:00; Fowler Library;** wreath composting work day. The last week of

January, area residents may drop off their seasonal wreaths at Fowler for them to be composted. Mothers Out Front and other volunteers with wire cutters will help us remove the wire so the greenery can be composted at the Town Compost Site and the forms reused! Want to help? Bring work gloves (and wire cutters if you have them)! It doesn't take long at all to take apart your wreath, and we are happy to show you how. For questions, please call Fowler at 978-318-3350

**Town of Concord Annual Report 2026**  
**Climate Action Committee (CAC)**

Fran Cummings  
Brad Dye, Chair  
Kathryn Hopkins  
Brad Hubbard-Nelson, Clerk  
Shelly Karlin  
Paul Kirshen  
Bob Shatten  
Wendy Rovelli, Select Board Liaison

The Climate Action Committee (CAC) was established in 2023 to implement policies and practices to achieve the objectives of the Town's Climate Action and Resilience Plan (CAP). CAC responsibilities include: reporting on progress in greenhouse gas emission reduction and other CAP goals; educating the public and businesses about sustainable practices; developing customer focused incentives and programs to reduce emissions; identifying present and future climate vulnerabilities and adaptation strategies; implementing projects and initiatives for encouraging sustainable energy practices; and providing input to and adopting revisions to the CAP. The committee chooses projects which complement the sustainability work of the Deputy Town Manager, CMLP and other Town entities.

With the five-year 2020 CAP coming to the end of its intended life, the CAC spent much of its time evaluating the progress made under the current CAP and preparing to launch an updated five-year plan in 2026. The committee began the process of evaluating the successes and shortcomings of town efforts to address our climate emergency, including the recruitment of volunteers to help in our evaluation, town staff to inform our research, and identification of missing or out-of-date data that we will require to analyze town energy usage. In conjunction with Town staff, the CAC worked on a successful search to secure a consultant to craft our next CAP. Completing our next CAP will be the focus of our efforts in the coming year.

Progress was made by CAC members and town staff on several projects which measure town emissions and help to guide the most cost-effective and practical methods for reducing emissions, or achieving a greater measure of climate resilience. These projects include an audit of energy use in municipal buildings to establish updated emission baselines; a decarbonization roadmap exercise which is required for the town to be certified as a Climate Leader under the Green Communities Program; identification of a state grant opportunity to build EV chargers for use by the school district, which the district successfully secured; successful pursuit of a Municipal Vulnerability Preparedness grant to establish a Regional Climate Collaborative for towns in the Sudbury, Assabet and Concord watershed; updates to the Sustainability Dashboard which we use to track emission reduction progress; and updates to the Cooler Concord website, mailing list and social media presence.

In 2025, CAC was involved in several town policy deliberations. We expressed our regret for the budget cuts that led to the elimination of the Sustainability Director position. This position had been approved by the 2017 Annual Town Meeting under warrant article 51, which passed by a near-unanimous vote. CAC has worked closely with the Deputy Town Manager and the Management Specialist who have absorbed the responsibilities of the Sustainability Director, and has helped to ensure continuity on projects by recruiting CAC members or other volunteers to help on projects when needed. The CAC unanimously endorsed 2025 Annual Town Meeting warrant article 36, a successful citizen petition which sought to ban second-generation anticoagulant rodenticides (SGARs). This ban requires enabling legislation, which has yet to be enacted by the General Court. The CAC sought several improvements to the 2025-26 Select Board goals on effective governance and sustainability, some of which were incorporated into its goalsetting agenda. The CAC unanimously endorsed the middle school Parent Teacher Group's efforts to establish a link between the new middle school building and the Bruce Freeman Rail Trail. The CAC monitored outcomes from the popular composting pilot program. With the program now suspended, the CAC intends to seek future opportunities to take what we have learned into a second-phase experiment in future years. Lastly, the CAC strongly encouraged a more enterprising role for town policymakers to accelerate our efforts in reducing emissions and preparing and adapting to the future; to let the federal administration know our commitment to fight against shortsighted actions that will hurt people, the environment, and our communities; and to join local, regional, and global networks that are working together to address the climate emergency and push back against dangerous political forces. One policy which the CAC considered, but did not vote on, is a proposed municipal solar policy which would require rooftop-mounted solar panels be installed in all new-construction government buildings. Given the current inability to install rooftop solar on the new middle school building - a project which has secured overwhelming community support and bonding authorization to build - we shall return to this discussion in 2026.

The CAC formally commented on state and federal policies which intersect with our climate emergency, sending letters to the legislature's Joint Committee on Telecommunications, Utilities and Energy, the Department of Public Utilities, the Executive Office of Energy Resources, the office of the Governor, and the Environmental Protection Agency.

CAC members also engaged with our community by staging Green Home Tours in conjunction with CMLP to highlight opportunities for residential emission reduction and to connect interested residents with Heat Pump Coaches; communicating with other town committees on issues of mutual interest; tabling at Ag Day; attending briefings and events on a wide variety of environmental and transportation issues; and staging a successful Sun Day, in conjunction with Mothers Out Front, the First Parish Church and organizers of a national day of action to celebrate the power of clean energy.

The CAC believes that we must accelerate our efforts to mitigate global warming and climate change. We encourage ourselves, our town leadership, and our neighbors to do more for our planet in 2026 than we did in 2025.

## December 2025 Staff Report to the Climate Action Committee

### Sustainability Staff Update

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#### 1. Utility Coordination: National Grid / Future of Heat

**Meeting held December 9, 2025**

**Participants:**

Representatives from National Grid; Town Sustainability staff; Concord Municipal Light Plant (CMLP) staff; and Fran Cummings (Climate Action Committee).

**Summary:**

This meeting marked the beginning of a series of exploratory conversations focused on Concord's long-term transition away from fossil fuel heating, including interest in non-pipeline alternatives (NPAs) and networked geothermal.

National Grid shared that they are already in regular coordination with Town engineering staff, meeting monthly to align gas system work with roadway, paving, and capital projects. This coordination is ongoing and focused on minimizing repeated roadway disturbance.

The discussion also introduced National Grid's Future of Heat team, which focuses on long-term heating transition strategies such as networked geothermal and other non-pipeline alternatives. While the Future of Heat team was not present on this initial call, they will be part of upcoming discussions.

Town staff emphasized Concord's primary emissions-reduction strategy of electrification, including air-source heat pumps, while continuing to explore whether networked geothermal could be a viable longer-term option in specific locations.

**Next Steps:**

- **January 2026:** A staff-level working session with National Grid to further clarify Concord's interests, review previously identified opportunity areas, and identify key questions for future discussion.
  - **Winter 2026:** Invite National Grid's Future of Heat team to attend a Climate Action Committee meeting to share information on their approach, current pilots, and how municipalities can engage.
-

## **2. Municipal Vulnerability Preparedness (MVP) 2.0**

**Application submitted on December 11, 2025**

### **Overview and Rationale:**

Concord completed its original MVP Plan in 2018. Communities that completed MVP planning in that period are now expected by the Commonwealth to participate in **MVP 2.0** to remain aligned with the statewide program and eligible for future MVP Action Grants. Delaying participation would push Concord out of alignment with the state's schedule and delay access to future implementation funding.

MVP 2.0 updates the MVP framework with a stronger emphasis on:

- equity-centered community engagement,
- updated tools for assessing social vulnerability,
- prioritizing resilience actions with community input, and
- identifying a funded Seed Project to support early implementation.

This work aligns closely with Concord's upcoming Climate Action & Resilience Plan (CARP) update, anticipated to begin in early 2026, and supports the Select Board's FY26 goals related to inclusion and community dialogue.

### **Role of the Climate Action Committee:**

Staff anticipate targeted CAC involvement, including:

- providing input on engagement priorities and outreach approaches,
- serving as a sounding board as resilience priorities are refined, and
- offering feedback as potential Seed Project concepts are developed.

Staff will return to the CAC with a clearer timeline and specific engagement opportunities once the Commonwealth confirms next steps.

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## **3. Community Highlight: Fleet Electrification**

Staff attended a recent ribbon cutting highlighting fleet electrification progress at Minuteman ARC, where approximately one-third of the fleet is now electric. CMLP staff attended and speakers noted how quickly and efficiently the CMLP process was – went from shovel to power in 16 days.



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#### **4. Energy Procurement and ESCO Coordination**

##### **Overview:**

Staff met with representatives from PowerOptions this fall, a membership-based nonprofit that supports municipal energy procurement and analysis, to discuss next steps related to natural gas supply contracts and energy efficiency planning.

##### **Key Points:**

- PowerOptions aggregates municipal demand through competitive procurement, offering pricing and consumer protections not typically available through individual contracts.
- Town staff are pursuing a pragmatic approach that evaluates energy efficiency and electrification opportunities on a building-by-building basis, rather than a single comprehensive ESCO project.
- Priority facilities include schools and other high-energy-use municipal buildings.

##### **Next Steps:**

- Advance review and execution of a near-term natural gas supply contract.

- Identify priority buildings for future efficiency and electrification assessments.
- 

## **5. SuAsCo Climate Collaborative (MVP Action Grant)**

### **Status and Recent Progress:**

The SuAsCo Climate Collaborative continues to move from project setup into the engagement phase.

- Bi-weekly project team meetings are ongoing.
- Outreach materials have been drafted for municipalities, community-based organizations, and youth participants.

### **Upcoming Engagement Milestones:**

- **First municipal focus group:** Wednesday, December 17, 2025 at 11:00 AM
- **Second municipal focus group:** January 7, 2026 at 2:30 PM
- Additional focus groups with community-based organizations and youth will follow.

### **Communications and Outreach:**

The Town's Communications Manager is developing shared branding for the SuAsCo Climate Collaborative to ensure consistent communications across participating communities throughout the two-year initiative.

A community-wide meeting is planned for March 25 in Concord. Leveraging existing networks—municipal, organizational, and committee-based—will be important to achieving strong participation. CAC members can play a helpful role by amplifying outreach once materials are finalized.

**TO:**

[dpu.efiling@mass.gov](mailto:dpu.efiling@mass.gov),

[w.jay.lee@mass.gov](mailto:w.jay.lee@mass.gov),

Patrick Houghton <[patrick.houghton@nationalgrid.com](mailto:patrick.houghton@nationalgrid.com)>,

Jessica Buno Ralston <[jralston@keeganwerlin.com](mailto:jralston@keeganwerlin.com)>

**FROM: Town of Concord Climate Action Committee****SUBJECT: National Grid's proposed CY2026 GSEP Plan (25-GSEP-03)**

Thank you for this opportunity to comment on National Grid's "Proposed CY2026 GSEP Plan". The Concord Climate Action Committee (CAC) has discussed this GSEP Plan and related filings to identify:

- leaks within our Town,
- actions and plans to eliminate them, and
- potential opportunities (i.e., NPAs) that could support electrification and provide benefits to Concord residents and building owners, as well as benefits to the gas system as a whole.

We recommend that National Grid be directed to act faster to repair the worst gas leaks, and to develop explicit plans to offer beneficial electrification to customers in potential NPA locations. We recommend that the DPU require National Grid to do this and/or provide more effective incentives to the Company, including restricting cost recovery for pipe replacement costs that could have been avoided.

Gas planning involves short-term urgency as well as a long-term perspective, with coordination with Towns in both cases. It appears that there are now 93 gas leaks in the gas pipes under Concord which are "pending" and without repair dates (according to National Grid's Q2 2025 Gas Leak Quarterly Report), with a "Leak Extent" that sums to 40,473 (possibly feet). Also, Concord has 46 miles of Leak-Prone Pipe (LPP), which is 42.8% of the miles of gas main in town, but fixing those problems will not be completed until 2056, the "LPP Complete Year" (according to the Attachment to Exhibit-NG-GPP-2). However, Concord's Climate Plan calls for virtually all gas burning in town to be eliminated before then, by 2050. CAC would like to develop with National Grid an advance NPA planning process under which Leak-Prone Pipe could be retired in a manner that is consistent with Concord's decarbonization goals and policies.

CAC is responsible for directing or monitoring the implementation of "Sustainable Concord", Concord's Climate Action & Resilience Plan ("the Climate Plan") — <https://www.sustainableconcord.org/home> — which will have

the effect of converting many of National Grid's current gas customers to electricity to reduce their GHG emissions. The original version of the Climate Plan targeted 1,650 all-electric residential buildings by 2030 as well as a more than 50% reduction in GHG emissions from the building sector by then. We have already achieved some degree of electrification in approximately 13% of homes (840 heat pumps in 2024, with an average annual growth rate of 39% over the last three years), partly as a result of incentives, coaching and other assistance for heat pumps offered by Concord Municipal Light Plant (CMLP).

CAC is currently undertaking a 5-year update of the Climate Plan, which will accelerate the GHG reductions to be consistent with the latest emission limits and sub-limits at the state level, as required in a recent Climate Emergency Resolution by Concord Town Meeting. As part of this update, we would like to understand whether the leakage emission rate in the Plan could be sharpened with emission data from actual Concord leaks, and whether additional policies are needed to reduce such leaks. The Climate Plan is currently based on only a 2.7% average fractional loss rate of natural gas to the atmosphere from all downstream components of the natural gas system, including transmission, distribution, and end use. (MassDEP "Draft 2017 Greenhouse Gas (GHG) Emission Factors under 310 CMR 7.71(9)", 2019, <https://www.mass.gov/files/documents/2019/05/30/rsef17-tds.pdf> and Methodology for Town of Concord 2019 GHG Inventory, March 2021.)

CAC looks forward to working with National Grid to support further electrification and decarbonization in Concord, as well as gas leak reduction, consistent with our Climate Plan. CMLP has useful customer information and contacts and could work with CAC and National Grid to support mutual goals. An initial meeting was recently held between National Grid, CMLP and CAC, and additional meetings are contemplated.

The Attachment below summarizes what we have found in National Grid's filings and highlights Concord-related questions that do not appear to have been addressed, indicating the types of information that we recommend the DPU require before approving GSEP Plans.

**TO: Town of Concord Climate Action Committee**

**FROM: Francis H. Cummings, CAC Member**

**SUBJECT: National Grid's proposed CY2026 GSEP Plan (25-GSEP-03)**

**DATE: December 11, 2025**

Based on our discussion in previous meetings, I have reviewed National Grid's "Proposed CY2026 GSEP Plan" to identify leaks within our Town, actions and plans to eliminate them, and potential NPAs that could provide benefits to Concord residents and building owners. I describe below what I have found and highlight questions that do not appear to have been addressed, in the following sections:

1. **Planning process for leak repair and GSEP projects in Concord**
2. **Concord leaks "proposed for repair in CY 2026"**
3. **Un-repaired Grade 3 Leaks in Concord**
4. **Elsinore Street Leak and GSEP Project**
5. **Elsinore Street GSEP Project: downstream and economic analysis**

1. **Planning process for leak repair and GSEP projects in Concord.**  
Concord has 46 miles of Leak-Prone Pipe (LPP), which is 42.8% of the miles of gas main in town, according to the Attachment to Exhibit-NG-GPP-2. It appears from this exhibit that the company's plan is to replace approximately (or an average of) 2-3 miles every year such that 25.3 miles of LPP would remain in town as of "2034/2039", with the rest removed by 2056 ("LPP Complete Year").
  - **Question:** Is it the current approach that the company would notify the Town on an annual basis of its plans to replace some particular 2-3 miles of main in the next year or so, with a limited amount of time for the Town and the affected gas customers to plan for their options to transition from gas to electricity? It is hard to believe that this would be considered a rational process, so please explain how planning and coordination could be done with the Town of Concord and its gas customers.
2. **Concord leaks "proposed for repair in CY 2026".** Exhibit NG-GPP-12, "Grade 3 Environmentally Significant Leaks ("G3SEI") proposed for repair in CY 2026", lists the following two leaks in Concord:
  - one as of 1/19/17 on "Old Rd" (sic, presumably ORNAC, numbered 12001566, also numbered 7331653 in another file, where it is designated

- “OLD RD & NUT MEADOW XING”, with Leak Extent of 400 per survey on 8/26/24) and
- one on 8/11/20 at 71 Barretts Mill Rd (# 12002649, also numbered 7363076 in a separate file with Leak Extent of 2,400 per survey on 9/23/24).
- **Question:** where is the documentation of the treatment of, or repair planned for, these 2 leaks “proposed for repair in CY 2026”, since we have not identified any repair plans filed to date (unlike the proposed repair on Elsinore Street)?

4. **Unrepaired Grade 3 Leaks in Concord.** In the 3 years since January of 2023, 16 Grade 3 leaks have been reported at the following locations (including Elsinore Street), but with no repair dates stated, according to National Grid’s Q2 2025 Gas Leak Quarterly Report filed with the DPU on July 15, 2025:

159 ELSINORE ST  
 360 FITCHBURG TPKE  
 12 EVERETT ST  
 4 WALDEN ST  
 1756 MONUMENT ST  
 309 LINDSAY POND RD  
 1087 LEXINGTON RD  
 51 COOLIDGE RD  
 343 NASHAWTUC RD  
 54 HAWTHORNE LN  
 422 FITCHBURG TPKE  
 82 SHORE DR  
 1257 ELM ST  
 3 RIVERSIDE AVE  
 357 NASHAWTUC RD  
 468 WESTFORD RD.

- **Question:** What is the plan to repair these 16 leaks or replace these sections of pipe?
- **Question:** What data is available on the measured gas leak extent for leaks in Concord? What estimates have been made of the rate of gas loss or **methane emissions** from any of these leaks?
- **Question:** Since the above 16 are only a portion of the approximately 93 leaks without repair dates in National Grid’s Q2 2025 Gas Leak Quarterly Report, when will information be provided about the repair of all the remaining leaks on that Report? There appear to be an additional 12 un-

- repaired Grade 3 leaks reported in the 3 years 2020-2022, plus others that are older.
- **Question:** One GSEP project for Concord is currently under construction: “21-92 OLD BRIDGE RD, CON, MAIN ST & COTTAGE ST”, with GSEP Footage of 1,430. Which of the gas leaks in Concord will be addressed by that project?
  - Source: Q2 2025 Gas Leak Quarterly Report: <https://docs.google.com/spreadsheets/d/1IFEio3dJ7HALsUMJtELjwZkju6lXkumg/edit?gid=2003818208#gid=2003818208>, pursuant to letter dated July 24, 2025 from the Massachusetts Department of Public Utilities (“Department”) in response to a public records request dated July 23, 2025, 2025, seeking National Grid’s gas leak report for Q2 2025.
5. **Elsinore Street Leak and GSEP Project.** There is one leak (# 7390898) in the area of the GSEP project called “11-242 ELSINORE ST”. This leak was classified as “Grade 3” on approximately 11/20/24 in the area of 159 ELSINORE ST (near one of the rental buildings, marked with a yellow star on the accompanying informal map) and was “Pending” (not repaired) as of early 2025, with the notation “Survey to be provided”, according to the spreadsheet comprising National Grid’s Q2 2025 Gas Leak Quarterly Report filed with the DPU on July 15, 2025.
- **Question:** what was National Grid’s assessment of this leak and has any survey or repair been undertaken to date? What is size (“Leak Extent”) and status of this leak? Where would this be available on-line (e.g., in the MA DPU “file room”)? Why is there no significant information about it in National Grid’s Q2 2025 Gas Leak Quarterly Report filed with the DPU on July 15, 2025? [check that .....]
  - **Question:** Why and how was Elsinore Street selected or prioritized for GSEP replacement in comparison to these other Grade 3 leaks (of which three had “Leak Extent” listed between 1,650 and 5,550 feet)? Elsinore Street was one of two of these 16 for which no “Survey Designation Date” was listed (with the notation “Survey to be provided”). What is the basis for the “Prioritization Factor” of 25.9782051282051 (sic) in Exhibit NG-GPP-4 2026 “GSEP Proactive Main Work Orders”?
  - **Question:** To what extent is the repair of this leak the rationale for the GSEP replacement proposed on Elsinore Street?
  - **Question:** Why can’t this leak be repaired by replacing only the particular section of pipe on which it is located, which appears to be include “aprx 420 feet of 4 inch, 60 psig plastic (1995)” and “aprx 15 feet of 2 inch, 60 psig plastic (2015/2016)”, based on the map described below? Does this leak that is apparently located on a relatively recent section of plastic pipe

indicate a need to replace the adjacent sections of coated steel leak-prone pipe?

Details: The Elsinore Street GSEP section in Concord is defined by National Grid as “11-242 ELSINORE ST” for FY27 with GSEP Footage of 1,965 ft. of “Leak Prone Pipe” (including coated Steel from 1965 in this case) and a “Gas Cost Estimate” of \$1,583,426.50 (sic). This represents approximately \$33,100 for each customer cited by National Grid as “affected”. (Google maps indicates that this distance is about 2,200 feet, close enough to confirm the location. This is illustrated on the accompanying map with a solid orange line.) The 8/15/25 form entitled “Advanced Leak Repair Alternatives Analysis” states “Services Affected: **35**”.

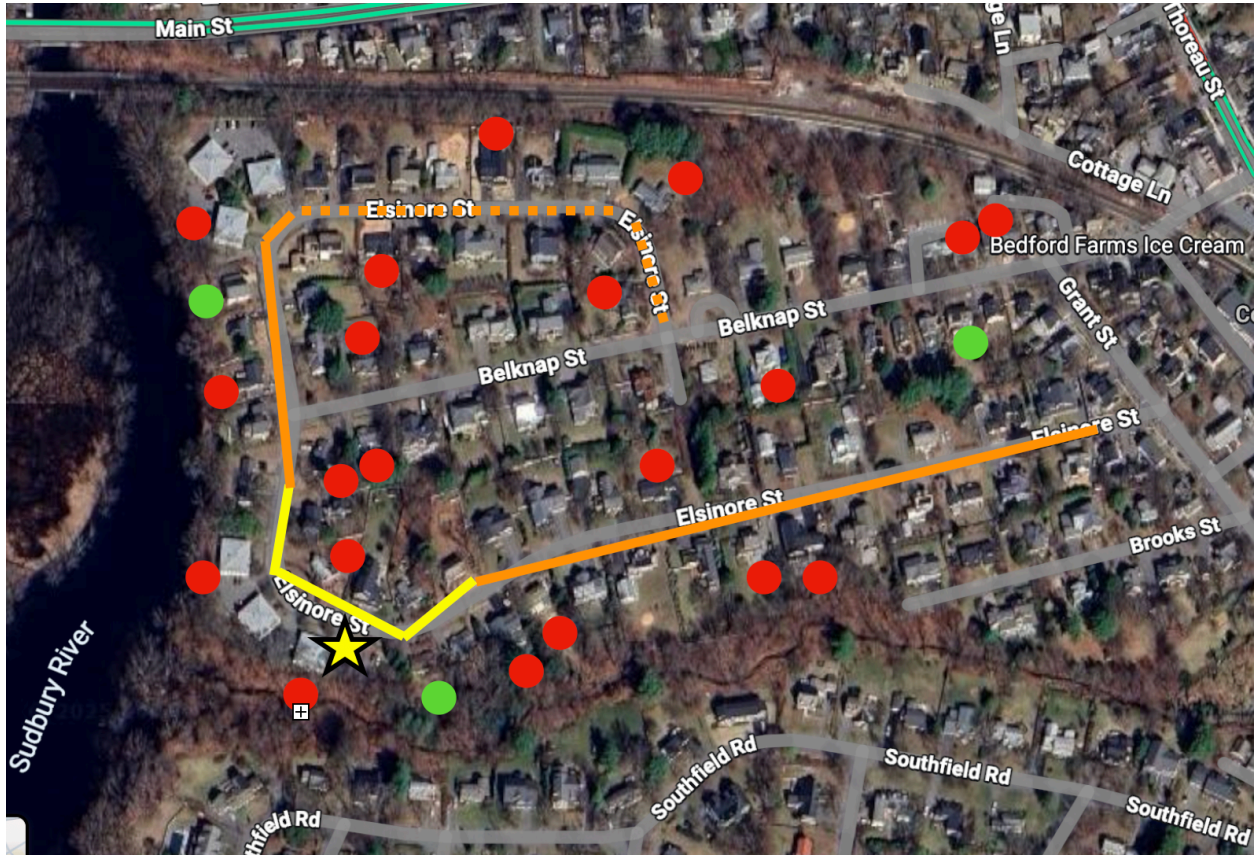
Another description of this project by National Grid with Work Order notations reads as follows: “As part of the BSMNRPL program, LPP Interity Management recommends the relay of: --> aprx 1215 feet of 2 inch, 60 psig coated steel (1968 - DCON0151), aprx 15 feet of 2 inch, 60 psig **plastic** (2015/2016), aprx 420 feet of 4 inch, 60 psig **plastic** (1995), and aprx 750 feet of 2 inch, 60 psig coated steel (1930 - NCON0000) with aprx 2400 feet of 2 inch, 60 psig plastic in Elsinore St from exst 2 inch, 60 psig plastic (2015) at #235 Elsinore St to Grant St.” Source: Street Segments from "Exhibit NG-GPP-15.xlsx", D.P.U. 25-GSEP-03.

- **Comment:** Please provide this type and level of information, including for projects with Work Order Numbers (“WONUM”), in future filings and GSEP-related notifications to the Town of Concord.
- **Question:** What is the treatment in the “11-242 ELSINORE ST” GSEP project of the 435 feet of plastic pipe (installed on Elsinore Street in 1995 and 2015), which apparently does not fall in the category of Leak-Prone Pipe, that is proposed to be replaced or “relayed” by longer new pipe? What is the rationale for replacing this plastic pipe, and how is its cost treated in the analysis?

Reference to the google map indicates that these sections being replaced (or relayed) correspond approximately to the following addresses:

- 1215 feet of 1968 vintage coated steel pipe from Grant St to #122 or #130 Elsinore;
- 435 ft of 1995 and 2015 vintage **plastic** pipe from #130 to #166 Elsinore St, which encompasses the location of the leak recorded at #159, discussed below; and
- 750 ft of 1930 vintage coated steel pipe from #185 to #235 or 242 Elsinore St.

- **Question:** Does the Grade 3 leak # 7390898 reported approximately 11/20/24 in the area of 159 ELSINORE ST fall along the 435 feet segment of plastic pipe (installed on Elsinore Street in 1995 and 2015)? Even though this segment apparently does not fall in the category of Leak-Prone Pipe, could this leak be repaired by only repairing this segment, for example without replacing the aprx 1215 feet of 2 inch, 60 psig coated steel?



6. **Elsinore Street GSEP Project: downstream and economic analysis.** Elsewhere, National Grid rates “Potential NPA Opportunity” for the Elsinore Street GSEP Project as “Yes”, but also states that SIR is not “hydraulically viable” because if this section of pipe is decommissioned, “Customers downstream will lose gas service.”
  - **Question:** which are the sections of pipe and who are the “customers downstream [who] will lose gas service”? If a non-pipeline alternative were employed to electrify Elsinore Street, why could it not be extended to cover those “downstream” customers, or why could those customers not be

supplied by or from existing gas pipes in the area of Belknap or Grant Streets, since this area appears to constitute a loop?

The GSEP section “11-242 ELSINORE ST” includes approximately 47 buildings, based on maps, of which **31** (close to the number of 35 cited by National Grid as “affected”) were gas heat customers (as of 2021 according to Town data) and 14 (including 6 multi-family rental buildings on two separate properties) were recorded to be on oil heat (marked with a red circle on the map) and 2 are recorded as having electric heat (with a green circle).

In one area of the “Advanced Leak Repair Alternatives Analysis” form, NG identifies “Replacement: Viable” with Proposed Main Footage of 2,400 ft and 2 “Proposed Main Connections/Cut Offs”, with a cost of \$1,158,878.30 (sic). This represents approximately \$45,200 for each customer cited by National Grid as “affected”, higher than the per-customer “Gas Cost Estimate” mentioned above.

- **Question:** What were the calculations of costs and benefits for 11-242 ELSINORE ST as a Non-Pipeline Alternative (NPA), given the number of gas customers which could have replaced their gas service with electrification technologies? Was an analysis conducted of the potential adoption of electrification by the “affected” customers if they were offered their share of the replacement costs \$45,200 (or lower after accounting for program costs), along with other available incentives? How should the “Gas Cost Estimate” of \$1,583,426 (\$33,100/customer) be reflected in the analysis and in the electrification offer to customers?
- **Question:** National Grid noted in its 2025 Climate Plan (CCP, <https://fileservice.eea.comacloud.net/V3.1.0/FileService.Api/file//iiddcihj?FEf3sLxrt4vyiW94Qhi6ymFJ0ioKRMXdZYr4j7j/42qk9v9pxUxyG6LkaCeWBSjqbmMINqhcSkxPf0qUr1gASPKrYE1qejevbf677PtCVStUdHoHpEGELGLGjR+ZpYgt>) that “there has been limited success at encouraging entire groups of customers in targeted geographic areas to fully electrify” (according to a research whitepaper that National Grid completed with RMI), but has National Grid taken into account the potential of maximizing adoption through a joint electrification campaign with strong municipal partners, including CAC, CMLP and local climate advocacy groups in Concord?

Further along Elsinore Street (i.e., higher house numbers, although apparently closer to the source of gas supply on Grant St. or Thoreau St.), possibly representing “downstream” locations (that is, served by the same pipe as the rest of Elsinore), there are another 12 houses (see dotted line), of which 3 more oil heat buildings. If this is the downstream location, these 12 houses would increase the size of the GSEP area by 25% (from 47 to 59 houses) to complete Elsinore Street.

- **Question:** how could it be determined whether this additional 25% of Elsinore Street is what National Grid defines as the “downstream” area?

There is another street, Belknap, running (from across the RR tracks) into the middle of the Elsinore loop, which may or may not be considered “downstream” of the Elsinore GSEP section; Belknap street (in this area) includes another 11 houses in its farthest portion (3 of which are on oil) plus approximately 18-20 houses that appear to be closer to the source of gas supply (with at least 3 more on oil and 1 on electric heat).

- **Question:** is National Grid including some or all of Belknap Street in the “downstream” area?

While the majority of houses in this area were on gas heat in 2021, about 30% of the houses there were still on oil heat. If that is still roughly the case today, the significant number of oil heated homes increases the rationale for a neighborhood electrification program on Elsinore Street, because of the especially positive economics of converting from oil heat, and also the reduction of the risk of oil storage tank leakage (especially so close to the Sudbury River, directly and through the small brook).

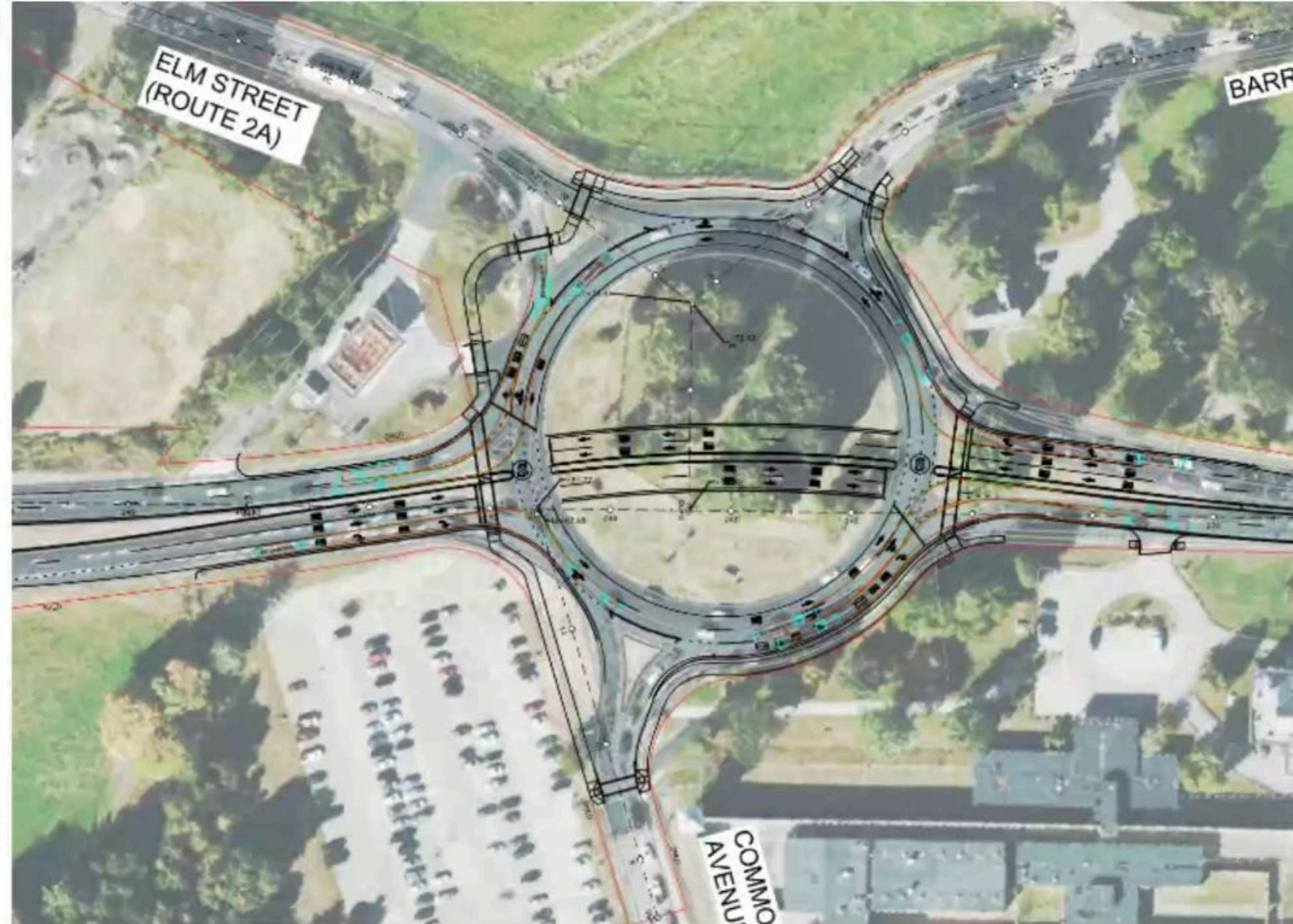
- **Question:** to what extent could it improve the cost-effectiveness of supporting and incentivizing the
- Question: what additional incentives or support could National Grid afford to pay to gas customers on Elsinore Street in a Non-Pipeline Alternative (NPA) approach, to electrify their space heating and other end uses currently supplied by gas?
- Question: how could an optimum financial strategy or package be designed to extend neighborhood or other multi-customer electrification from Elsinore Street to other sections of leak-prone pipes in Concord, contiguous or otherwise?

# Concord Rotary Interim Improvements

Town of Concord

11

- Provision of shared use path around entirety of circular roadway.
- Pedestrian Crossings provided across Route 2.
- Signalized control to promote Route 2 throughput. Signal could operate simply as two phase with potential for pedestrian/bicycle phase if needed.
- Thru-about design reduces overall delay and queuing, specifically for Route 2 eastbound and westbound movements.
- Promotes bringing traffic back to Route 2 and reducing neighborhood cut-through traffic.
- EB and WB through volumes are removed from circulatory roadway, reducing the number of conflicts at the minor street connections.
- Can be implemented with minimal impacts to current traffic.





# Concord Rotary Alternative 1: Diamond Interchange

massDOT Project Number: 602091

13

## Pros:

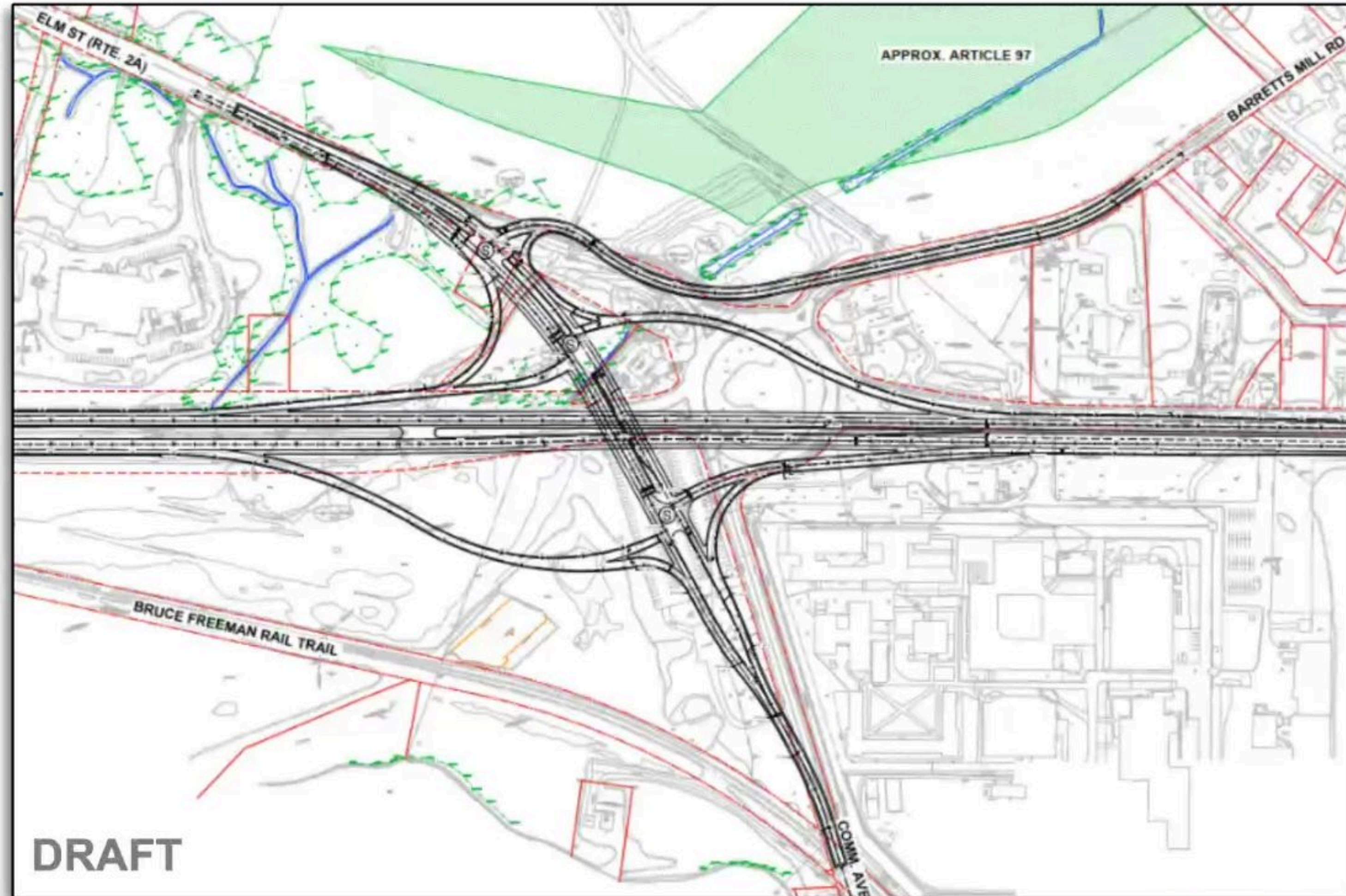
- Route 2 Becomes Free-flowing
- More Compact Than Other Grade-separated Options

## Cons:

- Higher Costs: Bridge, Retaining Walls, And Earthwork
- Bridge Maintenance
- Property Acquisition: Gulf Gas Station Parcel

## Order of Magnitude Cost Estimate:

\$175-\$200M



# Concord Rotary Alternative 2: Partial Cloverleaf Interchange

massDOT Project Number: 602091

14

## Pros:

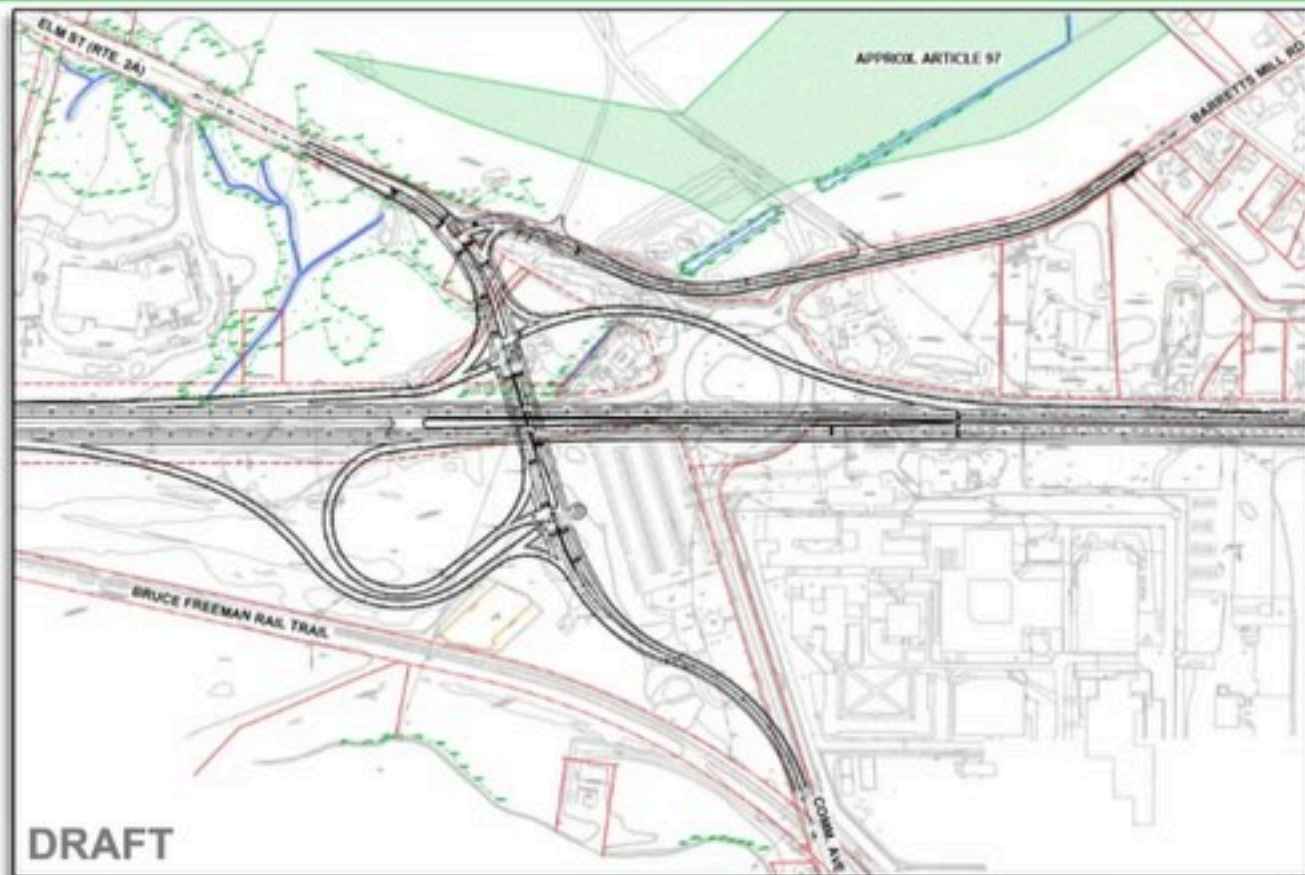
- Route 2 Becomes Free-flowing
- Loop Ramps Eliminate Left Turns Across Opposing Traffic

## Cons:

- Moderate Footprint
- Higher Costs: Bridge, Retaining Walls, And Earthwork
- Bridge Maintenance
- Property Acquisition: Gulf Gas Station Parcel

## Order of Magnitude Cost Estimate:

\$165-\$180M



# Concord Rotary Alternative 3: At-Grade Split Intersection

massDOT Project Number: 602091

15

## Pros:

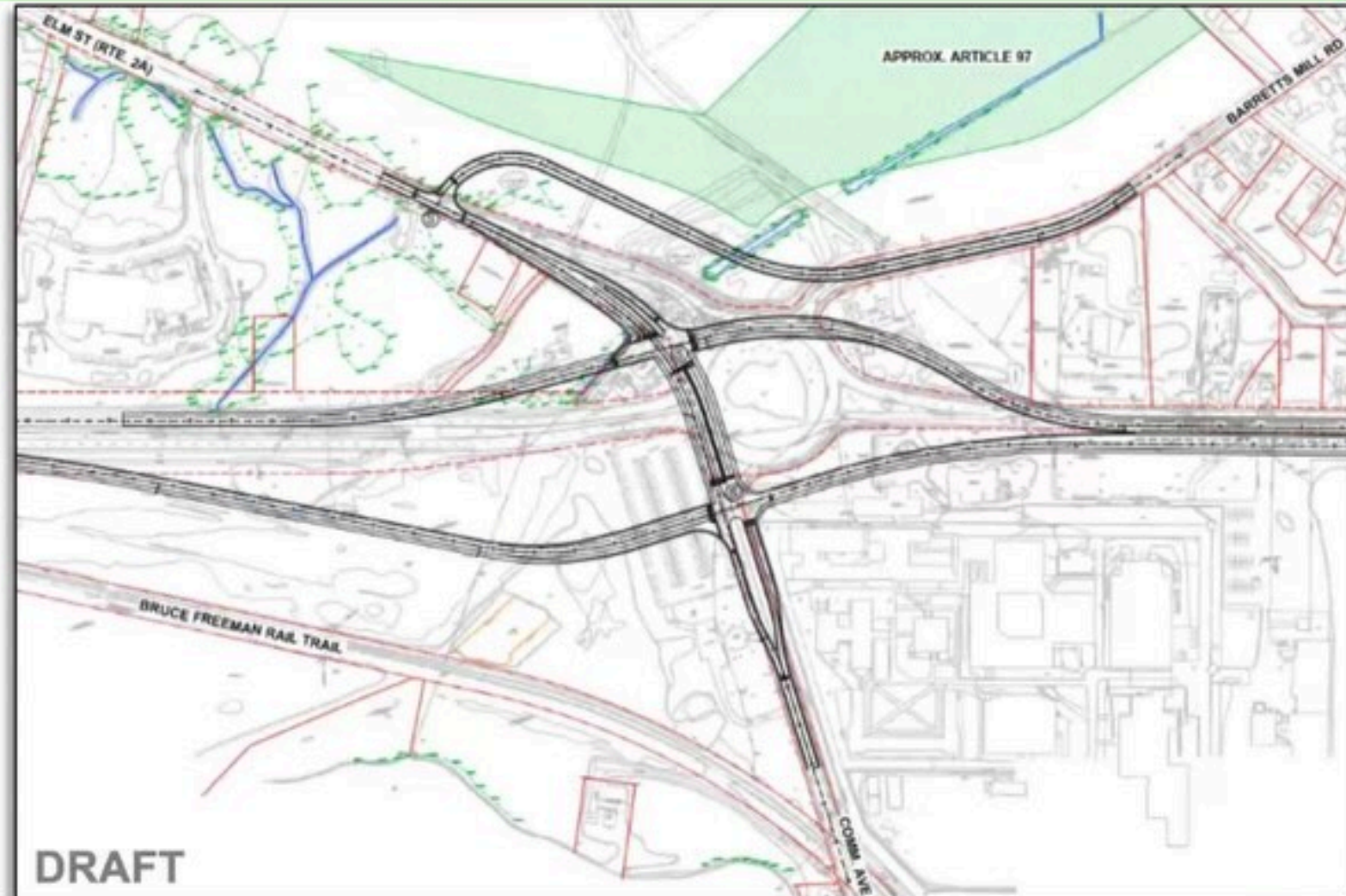
- Lower Construction Cost
- Simpler Design & Construction
- Easier Integration for Adjacent Properties

## Cons:

- Route 2 Is Not Free-flowing
- More Conflict Points Than Grade-separated Options
- Property Acquisition: Gulf Gas Station Parcel
- Removal of John Cuming House

## Order of Magnitude Cost Estimate:

\$90-\$110M



# Concord Rotary Alternative 4: Diverging Diamond Interchange

massDOT Project Number: 602091

16

## Pros:

- Route 2 Becomes Free-flowing
- Reduces Conflict Points And Eliminates Left Turn Conflicts
- Allows Free-flowing Left Turns Onto Freeway Ramps

## Cons:

- Higher Costs: Bridge, Retaining Walls, And Earthwork
- Unfamiliar Geometry May Confuse Drivers
- Bridge Maintenance
- Property Acquisition: Gulf Gas Station Parcel

## Order of Magnitude Cost Estimate:

\$175-\$200M

