



March 14, 2022

Mr. Christian Klein
Chair
Town of Arlington
Zoning Board of Appeals

RE: 1165R Massachusetts Avenue, Arlington, MA - Utility Relocations

Dear Chairperson Klein:

This letter is written pursuant to the Town of Arlington ZBA's Decision on the Application for Comprehensive Permit, Art. IV Conditions, Paragraph H.9, for the above referenced site.

The intent of this letter is to provide the ZBA with background information and a summary of the coordination efforts being undertaken by the Development Team, Eversource, and Verizon, to relocate the overhead utilities underground; and, thereafter, remove the pole from the driveway that connects the 1165R Mass Ave site to Massachusetts Avenue.

Background

Verizon and Eversource are the primary stakeholders on the utility poles that carry overhead power and telecommunications to the buildings on the 1165R site as well as to the direct abutters. It is our understanding that Verizon owns the poles and that Eversource and Verizon jointly maintain them. Verizon is responsible for moving and/or setting new poles.

The process to relocate the utilities underground began with outreach to Eversource; their infrastructure, being high-voltage, is more complex than Verizon's and needed to be addressed first in order to determine constraints and limitations around the utility relocations.

JLL and the Proponents of the development began investigating the utility poles and overhead wires in December of 2019. Several attempts were made to identify the correct account manager at Eversource so that a meeting could be arranged with the goal being to introduce the project and power and telecom distribution.

A timeline of the Development Team's efforts since December 2019 are as follows:

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| January – May 2020 | Team worked to identify the correct account manager responsible for the 1165R site and to understand how the site is served with power and telecom. |
| June 2020 | An initial meeting was held on the site in mid-June with Eversource. Eversource explained how the site and abutters were served and discussed options for serving the new development. JLL also contacted Verizon to introduce the project and begin talking about the pole relocations. |
| July 2020 | Work Order Applications were submitted to an Eversource account manager who was identified by the Developer' civil engineer. No response was received. |
| August 2020 | The Development team began reaching out to other contacts within Eversource to identify the account manager who would be responsible for the property. Two people from Eversource were contacted, a new account manager was named, and the Work Order process started again from the beginning. |
| September 2020 | New Work Order applications, a load letter, and site plan were submitted to Eversource. |
| October 2020 | The Developer hired a utility consultant, ICO Energy & Engineering, to help navigate the process with Eversource and Verizon. JLL requested weekly calls with the Eversource account manager to keep track of progress on work order applications and advance discussions and design around relocating the utilities. Eversource declined the weekly meeting request, saying that the size of the project did not warrant regular calls. |



November 2020 In mid-November, ICO held a meeting on site with Eversource, Verizon, and JLL.

Nov 2020 – May 2021 Over the next several months, ICO and Eversource developed options for relocating the overhead utilities and re-serving the site while maintaining power to the abutters.

June 2021 In late-June, during the seventh ZBA Hearing on the Comp Permit Application, the Development team discussed the utility pole in the driveway off of Mass Ave and the overhead services in and around the site.

July – September 2021 ZBA deliberated and drafted the final decision. The Development team continued discussions with Eversource and advanced the design for relocating the existing electrical and telecom services underground.

October – January 2022 Design work continued and the final underground electrical design and revised load letters were submitted to Eversource in late January. No response has been received to date from Eversource.

February 2022 ICO followed up with Eversource and is still awaiting their response. JLL held a meeting on site with Verizon and discussed the final utility design. Next steps from that meeting are as follows:

- a. Removal of Copper Wire: Verizon will schedule a crew to remove copper wire that is no longer live from the overhead poles in and around the 1165R site.
- b. Back-Charges: Development needs to pay to relocate the existing services to the abutters served by Verizon when the overhead services are buried. Development team is waiting for Verizon to submit the charges.
- c. Verizon Engineering needs to design the project and schedule the work. We expect this process to take several months to complete.

March 2022 Eversource provided a response to the underground electrical design that was filed with them in early January. A meeting was held on March 10, 2022 to review the comments with the architect, engineers, and contractor. The electrical design will be changed per Eversource requirements and sent back to Eversource for approval.

Next Steps

March 2022 – Sept 2023 Once the plan is approved, Eversource will design the project using its own engineers, provide the backcharges to the Developer, and schedule the cabling work. As with Verizon, we anticipate this process taking many months to complete. Only after the process concludes can the utility poles be removed.

It is important to note that none of the overhead services can be placed underground until all of the new infrastructure is in place. The infrastructure consists of underground manhole and vault structures, conduits, primary, and secondary cables. After installation, it needs to be inspected and tested and a cut-over from the existing power service to the new underground service needs to be performed.

Eversource and Verizon set the pace from this point until the project is finally completed in mid-September 2023. We will continue to do everything we can to try and expedite the process, but the Development team does not control it. We will provide the ZBA with periodic updates as they become available.

In the meantime, please feel free to contact me by email at paul.boutchia@am.jll.com or by phone at (857) 406-0944, should you have any questions.

Sincerely,

Paul Boutchia, JLL