



Watertown City Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

CITY COUNCIL MEETING

TUESDAY, SEPTEMBER 27, 2022 AT 6:30 PM

**RICHARD E. MASTRANGELO COUNCIL CHAMBER
ADMINISTRATION BUILDING, 149 MAIN STREET**

AGENDA

ACCESS INFORMATION:

- A. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=3>
- B. The Public may join the virtual meeting online:
<https://watertown-ma.zoom.us/j/92991331344>
- C. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344 #
- D. Public may comment through email: vpiccirilli@watertown-ma.gov

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- 1. ROLL CALL
 - 2. EXECUTIVE SESSION - 6:30 P.M.
 - A. To Discuss Strategy with Respect to Pending Litigation - Kathleen Donohue v. City of Watertown, as an Open Meeting May Have a Detrimental Effect on the City's Position
 - 3. RETURN TO SESSION - 7:00 P.M.
 - 4. PLEDGE OF ALLEGIANCE
 - 5. PUBLIC FORUM
 - 6. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
 - A. Minutes of the City Council Meeting - September 13, 2022
 - 7. PRESIDENT'S REPORT
 - 8. PRESENTATIONS OF PETITIONS, PROCLAMATIONS, AND SIMILAR PAPERS AND MATTERS
 - A. Proclamation Honoring Helen Chatel for Her Service to Watertown at WCATV
 - B. Proclamation Celebrating the Second Monday of October as Indigenous Peoples Day
 - 9. PUBLIC HEARINGS

- A. Public Hearing and Vote on a Petition from National Grid for Consideration of a Grant of Location in Irving Street and a Private Way to Complete in Irving Street Relay and Maintenance of Approximately 480 Linear Feet of 4-Inch Plastic Gas Main from Riverside to the End of Main and Tie into the Existing 4-Inch Plastic Gas Main in Fifield Street and to Complete in the Private Way Relay of 490 Linear Feet of 2-Inch Plastic Gas Main Serving 114-146 Charles River Road from Irving Street to the End of Main. Upon Completion of the Department of Public Works Review, Said Work Is Subject to the Recommendations and Conditions by the City Council Should the Grant of Location Be Approved for This Application
 - B. Public Hearing and Vote on a Proposed Order Authorizing That the Sum of \$2,000,000 Is Appropriated to Pay Costs of Constructing, Reconstructing, Paving, Repairing or Otherwise Improving Streets and Sidewalks, Including Improving Underground Ducts and Conduits and Paying All Other Costs Incidental and Related to Such Street and Sidewalk Work; and That to Meet This Appropriation, the Treasurer, With the Approval of the City Manager, Is Authorized to Borrow Said Amount Under and Pursuant to M.G.L. c.44, §7(1), or Pursuant to Any Other Enabling Authority, and to Issue Bonds or Notes of the City Therefor
10. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS
- A. Resolution Authorizing Acceptance and Expenditure of a Gift of Funds in the Amount of \$5,000 from Watertown Savings Bank to Offset Expenses Related to the Faire on the Square 2022
 - B. Resolution Approving the Acceptance and Expenditure of a Gift of Funds in the Amount of \$5,000 from Holcim to Offset Expenses Related to the Faire on the Square 2022
 - C. Discussion and Vote for Additional Funding in the Amount of \$119,805 for the CPC Approved Irving Park Project
11. REPORTS OF COMMITTEES
- A. Committee on Economic Development and Planning Report Regarding the Demolition Delay Ordinance - Lisa J. Feltner, Chair
12. NEW BUSINESS
- A. Referral to the Human Services Committee a Discussion About a City Wide Rodent Control Plan.
13. COMMUNICATIONS FROM THE CITY MANAGER
- A. Request for Confirmation of Appointment to the Stormwater Advisory Committee
 - B. Request for Confirmation of Appointments and Reappointments to the Cable Access Corporation – Board of Directors
14. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS
15. ANNOUNCEMENTS
16. PUBLIC FORUM
17. RECESS OR ADJOURNMENT



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District B Councilor

Emily Izzo,
District D Councilor

PROCLAMATION HONORING HELEN CHATEL FOR HER SERVICE TO THE CITY OF WATERTOWN AT WCATV

WHEREAS: Helen Chatel has faithfully served as Executive Director of WCA-TV for nine and a half years, beginning January 13, 2013; she has worked diligently to provide quality Cable Access services to the City of Watertown; and

WHEREAS: In 2014, she negotiated a 10-year contract with Comcast enabling WCA-TV to establish capital projects that still continue to improve the experience for staff, volunteers; and

WHEREAS: Helen has had the fiber updated allowing for live broadcasting at City Hall, Victory Field, the Police Station, the High School gymnasium and auditorium, the Library, the Middle School, and the Ice Rink; and

WHEREAS: Helen enabled the upgrade to studio and control room equipment allowing for live graphics and instant replay, HD cameras, a new state of the art studio set, and a professional lighting grid for staff, students, and volunteers; and

WHEREAS: Helen created a strong working relationship with the schools, including donating equipment, offering scholarships, and providing internships with credit for high school students; and

WHEREAS: Helen has upgraded City Hall equipment by providing graphics indicating the agenda item being discussed; working with a third party to provide consistent closed captioning services; increasing programming allowing for greater transparency and community involvement; providing extra sports coverage including live broadcasts; and creating virtual staff and volunteer produced programs; and

WHEREAS: Helen's warm personality has helped to consistently foster an inclusive and dedicated workforce that has serviced the City; and

WHEREAS: Helen labored tirelessly to establish a program that smoothly and effectively transitioned all government meetings to virtual in the midst of a pandemic giving the residents of Watertown continued access to the issues and information they rely on and then continuing with hybrid sessions providing increased citizen participation in local government.

NOW THEREFORE BE IT ORDAINED: That the City Council and the citizens of Watertown wish to express their deep gratitude to Ms. Helen Chatel for her help and dedication servicing this community and wish her well in her next endeavor.

IN WITNESS HEREOF,

I have hereunto set our hand and caused the
Great Seal of the City of Watertown to be
affixed on this 27th day of September 2022

Mark S. Sideris, City Council President



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District B Councilor

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District D Councilor

PROCLAMATION CELEBRATING THE SECOND MONDAY OF OCTOBER AS INDIGENOUS PEOPLES DAY

WHEREAS: President Biden has proclaimed the second Monday of October as Indigenous Peoples Day in October, 2021; and

WHEREAS: Watertown is located on the lands of the Pequotsette band of the Massachusetts Tribe who were the first inhabitants and caretakers of this land; and

WHEREAS: These Indigenous Peoples have called this place home since time immemorial; and

WHEREAS: The many contributions to our communities through Indigenous Peoples knowledge, labor, technology, science, philosophy, culture, and arts have substantially shaped the character of Watertown; and

WHEREAS: Many who live, study, and work in Watertown are settlers, immigrants, or descendants of those who originally occupied this land or were forcefully brought to this land;

NOW, THEREFORE BE IT RESOLVED that the City of Watertown hereby proclaims October 10, 2022

INDIGENOUS PEOPLES DAY

and encourages all community members to join in its observance.

IN WITNESS HEREOF,
I have hereunto set our hand and
Caused the Great Seal of the
City of Watertown to be affixed
On this 27th day of September 2022

Mark S. Sideris, City Council President



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NOTICE OF PUBLIC HEARING – NATIONAL GRID (WO # 1430328)

Grant of Location: IRVING STREET AND A PRIVATE WAY August 2, 2022

Dear Abutters:

The City Council of the City of Watertown will hold a public meeting on Tuesday, August 9, 2022 at 7:00 p.m. in the Richard E. Mastrangelo Council Chamber, 149 Main St., Watertown, MA along with remote opportunities for participation with public access provided as follows:

ACCESS INFORMATION:

- A. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=3>
- B. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>
- C. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344 #
- D. Public may also comment through email: vpiccirilli@watertown-ma.gov

on a petition from National Grid for the consideration of a Grant of Location in Irving Street and a Private Way:

- Irving Street – Relay and maintain approximately 480 linear feet of 4 -inch plastic gas main from Riverside Street to End of Main (EOM) and tie into the existing 4-inch plastic gas main in Fifield Street
- Private Way – Reay 490 linear feet of 2-inch plastic gas main serving 114-146 Charles River Road from Irving Street to EOM

This work is necessary to provide gas service to residences living on Irving Street and a Private Way.

Upon completion of our review, the following recommendations and conditions are being submitted for consideration by the City Council and will be required should the Grant of Location be approved for this application.

Additional Conditions

1. During construction, uninterrupted pedestrian access (or temporary pedestrian facilities) shall be provided at all times or an appropriate alternative path provided.
2. Please be aware that there may be utility infrastructure that is not shown on the plan and may be encountered in the field. If a conflict occurs between the proposed installation and existing City-Owned and/or private utility infrastructure, The City Engineer shall be contacted directly to discuss an appropriate resolution.
3. It is the sole responsibility of the Applicant, and their Contractor, to ensure that and City-Owned and or private utilities, if located within the limits of work should be

properly marked and protected during construction activities. **The City of Watertown is not a member of Dig Safe and must be notified separately.**

4. The proposed scope of work requires a DPW Street Opening Permit through the Watertown DPW prior to the start of construction.
5. All disturbances to curbing, grass strips, sidewalks, walkways, and roadway surfaces, should be repaired in kind to the satisfaction of the City of Watertown DPW. If any existing sidewalk is proposed to be removed and replaced in full width, the restoration must be completed in accordance with all current ADA, AAB and City of Watertown standards.
6. All work within the right of way shall require the Contractor to schedule and coordinate a police traffic detail. Traffic control and safety measures shall be implemented in adherence to applicable OSHA requirements, Massachusetts DOT Work Zone Safety Guidelines and Part VI of the Manual of Uniform Traffic Control Devices.
7. All material stockpiled on roadways and/or roadway shoulders shall be protected with erosion control devices, such as silt fence or straw wattles. It will be the sole responsibility of the Contractor to remove any sediment that enters the City drainage system as a result of the proposed work.
8. Equipment, staging, and stockpiles shall not be located in a manner so as to interfere with intersection sightlines and be kept in a neat and orderly fashion.
9. Public shade trees within and adjacent to the proposed work zone must be protected. The Contractor shall install individual tree protection on any public shade tree that may be impacted, and the Contractor shall not stockpile material or equipment within the drip zone of a public shade tree.
10. Contractor shall coordinate with City Health Department on rodent control requirements.

Please feel free to contact Mary Mulroney at 617-894-3890 for any technical questions you may have.

Your participation is not necessary, if you choose not to object to the above petition.

Sincerely,

Watertown City Council



CITY OF WATERTOWN
DEPARTMENT OF PUBLIC WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

Gregory M. St. Louis, PE
Superintendent of Public Works

(P) 617-972-6420
(F) 617-972-6402

TYPE: Grant of Location
DATE: June 15, 2022
APPLICANT: National Grid
WORK ORDER: WO# 1430328
LOCATION: Irving Street and a Private Way

Watertown Department of Public Works has reviewed the attached petition by National Grid for consideration of a Grant of Location for the following installations:

- **Irving Street – Relay and maintain approximately 480 linear feet of 4-inch plastic gas main from Riverside Street to End of Main (EOM) and tie into the existing 4-inch plastic gas main in Fifield Street.**
- **Private Way – Relay 490 linear feet of 2-inch plastic gas main serving 114-146 Charles River Road from Irving Street to EOM.**

This work is necessary to provide gas service to residences living on Irving Street and a Private Way. Upon completion of our review, we are submitting the following recommendations and conditions for consideration by the City Council should the Grant of Location be approved for this application. A photo of the location of the proposed work is presented attached to this document.

Additional Conditions

1. During construction, uninterrupted pedestrian access (or temporary pedestrian facilities) shall be provided at all times or an appropriate alternative path provided.
2. Please be aware that there may be utility infrastructure that is not shown on the plan and may be encountered in the field. If a conflict occurs between the proposed installation and existing City-Owned and/or private utility infrastructure, The City Engineer shall be contacted directly to discuss an appropriate resolution.
3. It is the sole responsibility of the Applicant, and their Contractor, to ensure that and City-Owned and or private utilities, if located within the limits of work should be properly marked and protected during construction activities. **The City of Watertown is not a member of Dig Safe and must be notified separately.**
4. The proposed scope of work requires a DPW Street Opening Permit through the Watertown DPW prior to the start of construction.
5. All disturbances to curbing, grass strips, sidewalks, walkways, and roadway surfaces shall be repaired in kind to the satisfaction of the City of Watertown DPW. If any existing sidewalk is proposed to be removed and replaced in full width, the restoration must be completed in accordance with all current ADA, MAAB and City of Watertown standards.
6. All work within the Right of Way shall require the Contractor to schedule and coordinate a police traffic detail. Traffic control and safety measures shall be implemented in adherence to all applicable OSHA requirements, Massachusetts DOT Work Zone Safety Guidelines and Part VI of the Manual of Uniform Traffic Control Devices.
7. All material stockpiled on roadways and/or roadway shoulders shall be protected with erosion control devices such as silt fence or straw wattles. It will be the sole responsibility of the Contractor to remove any sediment that enters the City drainage system as a result of the proposed work.
8. Equipment, staging, and stockpiles shall not be located in a manner so as to interfere with intersection sightlines and shall be kept in a neat and orderly fashion.

9. Public shade trees within and adjacent to the proposed work zone must be protected. The Contractor shall install individual tree protection on any public shade tree that may be impacted and the Contractor shall not stockpile material or equipment within the drip zone of a public shade tree.
10. Contractor shall coordinate with City Health Department on rodent control requirements.



Photo 1: View of Riverside Street and Irving Street where the gas main is proposed to be relayed along Irving Street.



Photo 2: View of Irving Street where the road has recent been repaved.



Photo 3: View of Irving Street facing Riverside Street where the road has recently been repaved.



Photo 4: View of Irving Street facing Riverside Street closer to Charles River Road.



Photo 5: View of Irving Street facing Riverside Street where the road is in need of repair. The limits of repair of Irving Street can be seen in the distance.



Photo 6: View of Irving Street facing Riverside Street closer to the Private Way where the proposed gas main will be relayed to provide service to the residences along the Private Way.



Photo 7: View of Private Way facing Irving Street.



Photo 8: View of Private Way and catch basin closer to Irving Street.



Photo 9: View of Private Way where alligator cracking was observed facing Irving Street.

PETITION OF NATIONAL GRID FOR GAS MAIN LOCATIONS

City of Watertown / Town Council:

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 **City of Watertown** 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:

To relay approximately 480 feet of 4-inch Cast Iron main with 4-inch Plastic main in Irving Street, from Riverside Street to EOM. Tie into existing 4-inch Plastic main in Fifield Street. Relay 490 feet of 4-inch Bare Steel main with 2-inch Plastic main in Pond Street (replacing Off Irving Street) serving #114 - #146 Charles River Road, from Irving Street to EOM.

Date: January 27, 2022

By: _____

Mary Mulroney
Permit Representative

City of Watertown / City Council:

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 **City of Watertown** substantially as described in the petition dated January 27, 2022 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 **City of Watertown** 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 Town of _____, MA on the _____ day of _____, 20____.

By: _____

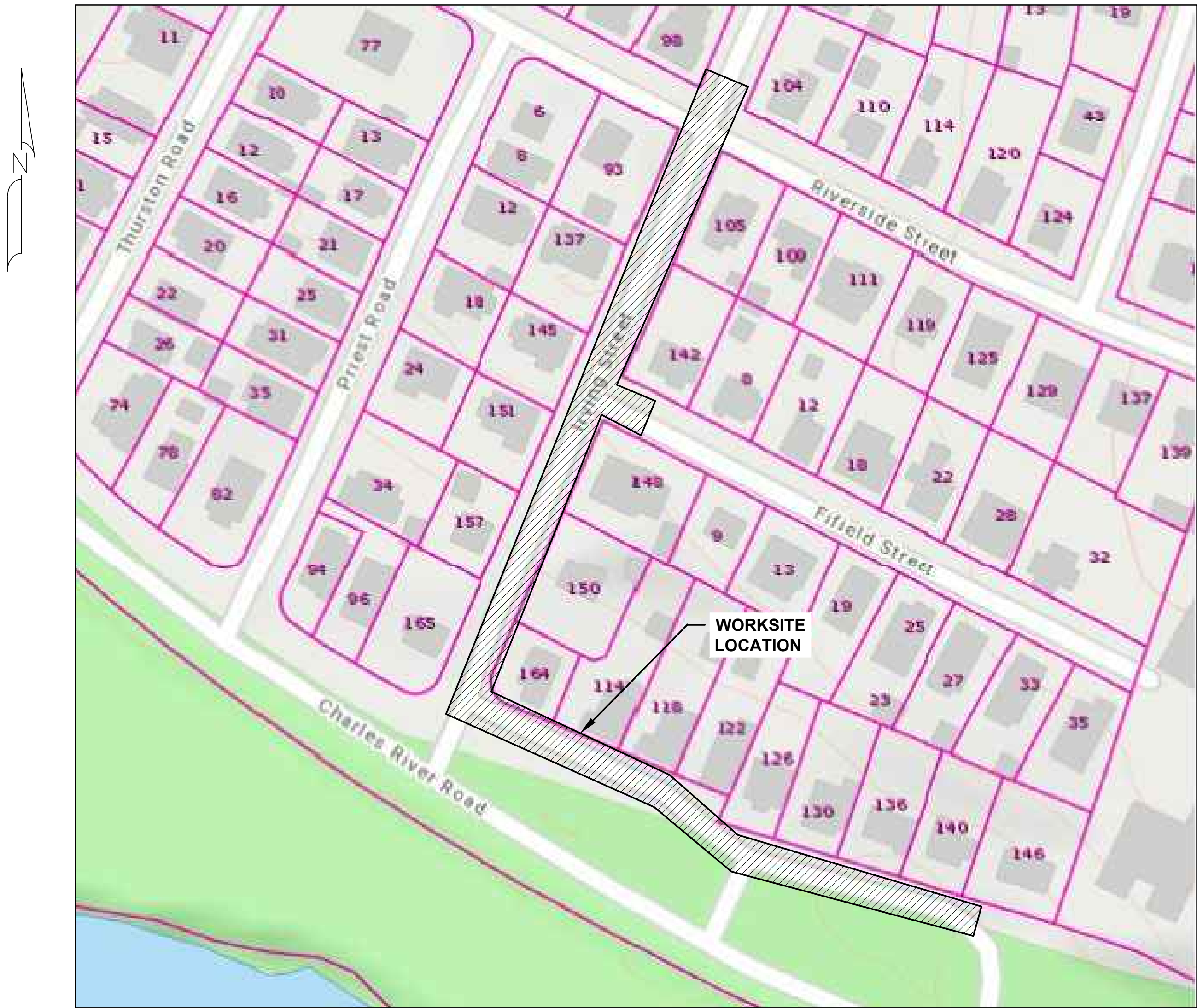
Title

WO #1430328

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

FORM # 1444, Rev. 90

NATIONAL GRID
APPROX. 490' OF 2"/480' OF 4" MDPE (LP TO 22 PSIG) GAS MAIN RELAY
IRVING ST, POND ST, WATERTOWN, MA
W.O. NO.: 1430328



LOCUS
SCALE: NTS

INDEX OF SHEETS		
PAGE	NAME	TITLE
1	WAT-1430328-01	COVER SHEET
2	WAT-1430328-02	CONSTRUCTION NOTES
3	WAT-1430328-03	BILL OF MATERIALS
4	WAT-1430328-04	PROPOSED INSTALLATION PLAN OVERVIEW
5	WAT-1430328-05	PROPOSED INSTALLATION PLAN SHEET 1 OF 1
6	WAT-1430328-06	PROPOSED LOCATION DETAIL SHEET 1 OF 1
7	WAT-1430328-07	MISCELLANEOUS DETAIL 1 OF 3
8	WAT-1430328-08	MISCELLANEOUS DETAIL 2 OF 3
9	WAT-1430328-09	MISCELLANEOUS DETAIL 3 OF 3



0	ISSUED FOR CONSTRUCTION	01/04/2022	LA	TA	AC
NO.	DESCRIPTION	DATE	DR.BY	CK.BY	APP.BY

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

IFC

PROPOSED GAS MAIN INSTALLATION
2" AND 4" MDPE (LP TO 22 PSIG)
IRVING ST
WATERTOWN, MA

COVER SHEET

DWG. SIZE	DESIGNER	ENGINEER	DATE:	ASSET I.D.	W.O. NO.:
22"x34"	L. AFFRONTI	A. CAVALLO	01/04/2022	DISTRIBUTION	1430328

PAGE 1 OF 9

DRAWING NO.	SHEET NO.
WAT-1430328-01	G-001

CONSTRUCTION NOTES SCOPE OF WORK NATIONAL GRID WORK ORDER NUMBER 1430328: IRVING ST, POND ST, WATERTOWN, MA AS PART OF THE FY23 GPLNG PROGRAM, STRATEGIC ASSET AND SYSTEM PLANNING RECOMMENDS THE FOLLOWING: RELAY 480 FEET OF 4 INCH, LP CAST IRON MAIN WITH 4 INCH, 22 PSIG PLASTIC MAIN IN IRVING ST FROM RIVERSIDE ST TO EOM. TIE INTO EXISTING 4 INCH, 22 PSIG PLASTIC MAIN IN FIELD ST. RELAY 490 FEET OF 4 INCH, LP BARE STEEL MAIN WITH 2 INCH, 22 PSIG PLASTIC MAIN IN POND ST (REPLACING OFF IRVING ST), SERVING #114-146 CHARLES RIVER RD, FROM IRVING ST TO EOM. COORDINATE WITH PW W.O.#1424687 2 MAIN CONNECTIONS / CUT OFFS. ALL ACTIVE SERVICES TO BE DISCONNECTED FROM THE MAIN TO BE RETIRED AND REPLACED. NOTE: THIS PROJECT INVOLVES REPLACING LP GAS MAIN WITH 22 PSIG GAS MAIN. ENSURE THAT ALL SERVICES ARE FITTED APPROPRIATELY WITH SERVICE REGULATORS PRIOR TO TRANSFERRING OVER FROM THE LP TO 22 PSIG SYSTEM. THIS WORK ORDER AND W.O.#1424687 TO BE COMPLETED CONCURRENTLY. SEE DESIGN W.O.#1424687 FOR OTHER CUT AND CAPS REQUIRED FOR FULL ABANDONMENT. GENERAL 1 NO FIELD CHANGES SHALL BE MADE TO THIS DESIGN WITHOUT APPROVAL FROM THE ASSIGNED NATIONAL GRID ENGINEER: ENGINEER: BRENDAN GALLAGHER PHONE: (774) 813-7488 EMAIL: BRENDAN.GALLAGHER1@NATIONALGRID.COM 2 NEW MAINS SHOULD BE INSTALLED IN ACCORDANCE WITH THE TYPICAL TRENCH DETAIL INCLUDED IN THESE DRAWINGS, UNLESS NOTED OTHERWISE. A 36 INCHES OF COVER FROM FINAL GRADE WHERE PRACTICAL. B STATE HIGHWAY MINIMUM COVER: 36 INCHES C DISTRIBUTION MAIN MINIMUM COVER: 24 INCHES D SAND PADDING IN ALL DIRECTIONS, 6 INCHES MINIMUM. E CAUTION TAPE SHALL BE INCLUDED ONE FOOT BELOW GRADE. 3 SERVICES SHOULD BE INSTALLED WITH 24 INCHES OF COVER. A MINIMUM IN PUBLIC ROW: 18 INCHES B MINIMUM IN PRIVATE PROPERTY: 12 INCHES C SAND PADDING IN ALL DIRECTIONS, 6 INCHES MINIMUM. D CAUTION TAPE SHALL BE INCLUDED ONE FOOT BELOW GRADE. 4 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 JENNIFER GILLIS - (617) 594-5157 (MA EXCLUDING CAPE AND WEBSTER) B LIEN GAUTHIER - (617) 438-9069 (MA EXCLUDING CAPE AND WEBSTER) C 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 ONLY ACCEPTABLE WITH APPROVAL FROM NATIONAL GRID STRATEGIC ASSET AND SYSTEM PLANNING. 5 ALL MAINS SHOULD BE INSTALLED WITH 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. 6 THE PIPE ALIGNMENT IS SHOWN FOR REFERENCE ONLY AS APPROXIMATELY 3 FEET FROM THE EXISTING MAIN (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. A ELBOWS SHOWN ARE ASSUMED TO BE 45 DEGREES IN MOST APPLICATIONS. 90 DEGREE ELBOWS MAY BE NEEDED BASED ON FIELD CONDITIONS. 7 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. A VALVES FOR BRANCHES AT INTERSECTIONS SHOULD BE FIELD LOCATED JUST OUTSIDE OF THE INTERSECTION WHERE EASILY ACCESSIBLE, PRIOR TO THE FIRST SERVICE. 8 ELECTROFUSION COUPLINGS MAY BE INTERCHANGED WITH BUTT FUSION WHERE APPLICABLE. 9 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. 10 NOT ALL BYPASSES, GAUGES, PURGES AND OTHER MISCELLANEOUS FITTINGS ARE SHOWN. CONSTRUCTION SHALL INSTALL THESE FITTINGS AS NEEDED IN ACCORDANCE WITH THE APPROVED SOP. 11 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) 12 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. 13 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. 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 PURGE NEW MAIN INTO SERVICE WITH W.O.#1424687 6 REPLACE SERVICES AND TIE IN TO NEW MAIN 7 MAKE CONNECTION AT LOCATION 1 8 COMPLETE DISCONNECT AT LOCATION 2 9 SEE DESIGN W.O.#1424687 FOR OTHER CUT AND CAPS REQUIRED FOR FULL ABANDONMENT 10 PURGE OLD MAIN OUT OF SERVICE AND ABANDON 11 PERFORM RESTORATION DESIGN CRITERIA 1 DESIGN IN ACCORDANCE WITH THE FOLLOWING: A ENG02001 : DESIGN OF GAS SERVICES B ENG04001: DESIGN OF DISTRIBUTION MAINS C ENG04010: DESIGN REQUIREMENTS FOR INSTALLATION OF CASINGS 2 PROPOSED PIPING: A DESIGN CLASS LOCATION – 4 B NOMINAL SIZE – 2, 4 INCH C MATERIAL – MDPE D SYSTEM MAOP – 22 PSIG 3 PIPE SIZE DETERMINED BY NATIONAL GRID STRATEGIC ASSET AND SYSTEM PLANNING. CODES & STANDARDS 1 WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL CODES IN ADDITIONAL 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 REFERENCES SHALL BE IN ACCORDANCE WITH THE MOST CURRENT REVISION AVAILABLE 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 220 CMR: DEPARTMENT OF PUBLIC UTILITIES 100.00 - 113.00: MASSACHUSETTS GAS DISTRIBUTION CODE C AMERICAN SOCIETY OF MECHANICAL ENGINEERS B31.8: GAS TRANSMISSION AND DISTRIBUTION PIPING SYSTEMS 4 CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH NATIONAL GRID GAS POLICIES AND WORK METHODS, INCLUDING BUT NOT LIMITED TO: A CNST01003: BACKFILL AND RESTORATION B CNST01005: PREPARATION OF GAS FACILITY HISTORICAL RECORDS C CNST01006: COMMERCIALLY AVAILABLE SHORING SYSTEMS D CNST02014: ENCAPSULATING CAST IRON JOINTS E CNST03001: SQUEEZE-OFF OPERATIONS F CNST03002: STOP-OFF OPERATIONS ON LOW PRESSURE MAINS G CNST03005: PURGING REQUIREMENTS FOR GAS PIPELINES a. CNST03006: PURGING OPERATIONS – DIRECT DISPLACEMENT b. CNST03007: PURGING OPERATIONS – COMPLETE INERT FILL c. CNST03008: PURGING OPERATIONS – SLUG METHOD H CNST03014: STOP OFF OPERATIONS FOR KLEISS EQUIPMENT I CNST04005: INSTALLING STEEL DISTRIBUTION MAINS J CNST04007: FIELD COLD BENDING OF LINE PIPE K CNST04008: INSTALLING PLASTIC MAINS L CNST04011: ABANDONMENT OF MAINS M CNST04012: GROUTING ABANDONED PIPELINES N CNST04030: RAISING MAIN AND SERVICE GATE BOXES O CNST05001: JOINING OF PLASTIC PIPE P CNST05011: INSTALLATION OF DRESSER 700 COUPLINGS Q CNST5010: GENERAL CONSTRUCTION REQUIREMENTS AND PIPE HANDLING R DAM01011: EXCAVATION AND EXCAVATION NOTIFICATION REQUIREMENTS FOR UNDERGROUND FACILITIES FOR MASSACHUSETTS AND RHODE ISLAND S DAM01015: LOCATE AND MARK-OUT REQUIREMENTS FOR UNDERGROUND GAS FACILITIES T DAM01016: LOCATE AND MARK-OUT OF UNDERGROUND FACILITIES U GCON02001: SYSTEM OPERATING PROCEDURE (SOP) V GEN01100: OPERATOR QUALIFICATION PLAN W GEN03002: PROCESSING GAS MAIN AND NEW SERVICE WORK PACKAGES X GEN03004: CHANGE CONTROL PROCEDURE FOR STANDARD CONSTRUCTION PROJECTS Y MAIN5030: INSTALLATION OF POLYETHYLENE PIPE Z MECH5010: JOINTS OTHER THAN WELDED AA 030018-CS: SPECIFICATION AND HANDLING OF TRAFFIC PLATES 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 DONT 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-SERV005: EXCESS FLOW VALVE REQUIREMENTS ON HP SERVICES N CS-SERV009: TYPICAL 1/2" SERVICE INSIDE SETS O CS-SERV010: TYPICAL 1" SERVICE INSIDE SETS P HTAP-6010: NO-INTERRUPT 1 INCH CTS AND 1-1/4 INCH CTS SERVICE TRANSFER (NIST) LP TO 60 PSIG MAINS Q SERV-5075: RELOCATION OF METER SET ASSEMBLIES INSIDE TO OUTSIDE R SERV-6185: HOT TAPPING MD BRANCH SADDLES OFF 4IN - 12IN 60 PSIG MAOP LIVE PLASTIC GAS MAIN USING MCELROY HOT TAPPING TOOL S VALV6110: 1/2 INCH - 3 INCH POLYETHYLENE GAS SERVICE VALVE INSTALLATION 6 SEE TIE IN DETAILS FOR APPLICABLE MAIN CONNECTION REFERENCES. 7 SEE BILL OF MATERIAL FOR MATERIAL SPECIFICATION, STANDARD AND/OR APPLICABLE NATIONAL GRID "FITS" REFERENCE. FOR THIS PROJECT, GRADE B, X52	
---	--

BILL OF MATERIALS						
ITEM	QTY	UOM	DESCRIPTION	SIZE (IN.)	NATIONAL GRID REFERENCE	SAP ID NUMBER
1	480	FT	PIPE, PLASTIC, MDPE, SDR 11.5	4	120026-MS	9340857
2	520	FT	PIPE, PLASTIC, MDPE, SDR 11 (COILS)	2	120026-MS	9340876
3	1	EA	ELBOW, PLASTIC, 90 DEGREE, MDPE	4	CS-FIT011	9341397
4	1	EA	TEE, PLASTIC, FULL, MDPE	4	CS-FIT012	9342523
5	1	EA	REDUCER, PLASTIC, MDPE	4 x 2	CS-FIT013	9384553
6	2	EA	COUPLING, PLASTIC ELECTROFUSION	4	CS-FIT015	9314593
7	3	EA	VALVE, BALL, MDPE, FULL PORT	4	VALV6020	9341709
8	3	EA	VALVE, BOX ASSEMBLY (FOR FULL PORT 4" VALVE)	4	VALV6020	9339892
9	1	EA	CAP, MDPE, BUTT FUSION	4	CS-FIT010	9339534
10	1	EA	CAP, PLASTIC, ELECTROFUSION	4	CS-FIT015	9393582
11	2	EA	END CAP, MECHANICAL, FOR R.S. CAST IRON, RESTRAINING	4	FITS6024	9315170
12	2	EA	END CAP, MECHANICAL, FOR O.S. CAST IRON, RESTRAINING	4	FITS6024	9391275
13	1	EA	CAP, MDPE, BUTT FUSION	2	CS-FIT010	9339540
14	1	EA	CAP, PLASTIC, ELECTROFUSION	2	CS-FIT015	9393634
GENERAL						
G1	A/R	FT	TRACER WIRE		CNST6061	9315005
G2	A/R	ROLL	YELLOW CAUTION TAPE - GAS MAIN - 6" WIDE	6	CNST6060	9341904
PRESSURE TESTING (TEMPORARY)						
P1	A/R	EA	CAP, MDPE, BUTT FUSION	4	CS-FIT010	9339534
P2	A/R	EA	CAP, MDPE, BUTT FUSION	2	CS-FIT010	9339540
CATHODIC PROTECTION						
C1	1	EA	CP TEST BOX W/ COVER	N/A	030026-CS	(SEE STD)
C2	1	EA	17# ANODE	N/A	030024-CS	9311183
C3	A/R	FT	WIRE NO. 8	N/A	030026-CS	9307539
*ACTUAL LENGTH/QUANTITY OF PIPE AND FITTINGS MAY VARY DUE TO FIELD CONDITIONS. ADDITIONAL MATERIALS MAY NOT BE REFERENCED ABOVE THAT ARE INCLUDED IN THE BOM OF NATIONAL GRID CONSTRUCTIONS STANDARDS REFERENCED IN THIS DESIGN PACKAGE.						



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01/04/2022

Andrew J. Cavallo

SIGN & DATE

NO.	DESCRIPTION	DATE	DR.BY	CK.BY	APP.BY
0	ISSUED FOR CONSTRUCTION	01/04/2022	LA	TA	AC

BOSTON GAS COMPANY

d/b/o

nationalgrid

40 SYLVAN ROAD

WALTHAM, MA 02451

IFC

PROPOSED GAS MAIN INSTALLATION

2" AND 4" MDPE (LP TO 22 PSIG)

IRVING ST

WATERTOWN, MA

BILL OF MATERIALS

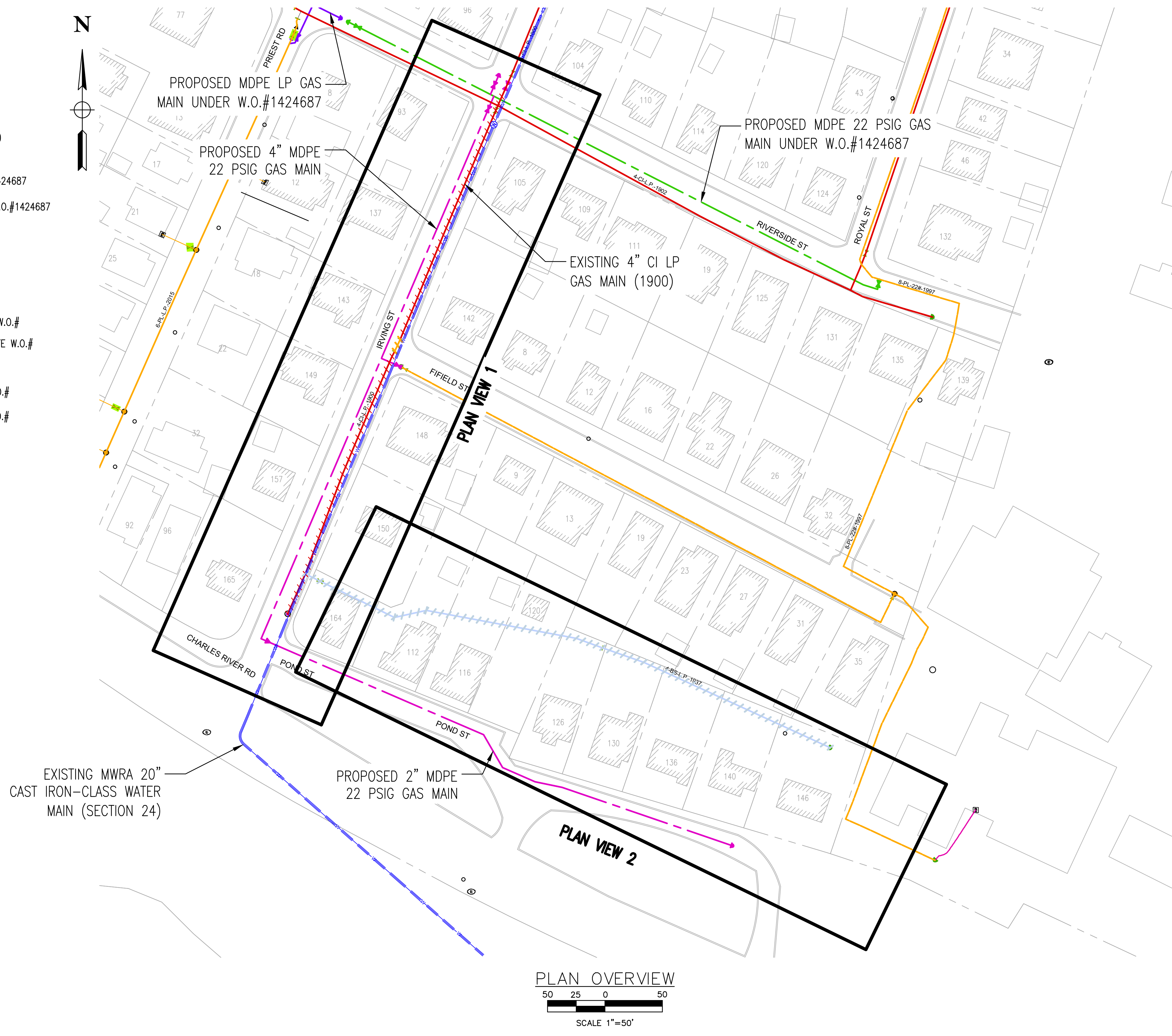
DWG SIZE	DESIGNER	ENGINEER	DATE:	ASSET I.D.	W.O. NO.:
22"x34"	L. AFFRONTI	A. CAVALLO	01/04/2022	DISTRIBUTION	1430328

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DRAWING NO.	SHEET NO.
WAT-1430328-03	G-003

DRAWING LEGEND

EXISTING BS LP GAS MAIN

EXISTING CI LP GAS MAIN

- NOTES:
- 1) THIS WORK ORDER AND W.O.#1424687 TO BE COMPLETED CONCURRENTLY. SEE DESIGN FOR W.O.#1424687 FOR OTHER CUT AND CAPS REQUIRED FOR FULL ABANDONMENT.
 - 2) GRANT OF LOCATION REQUIRED FOR NEW GAS MAIN INSTALL IN WATERTOWN.
 - 3) MWRA PERMIT REQUIRED FOR WORK WITHIN IRVING ST.
 - 4) NOTE: THIS PROJECT INVOLVES REPLACING LP GAS MAIN WITH 22 PSIG GAS MAIN. ENSURE THAT ALL SERVICES ARE FITTED APPROPRIATELY WITH SERVICE REGULATORS PRIOR TO TRANSFERRING OVER FROM THE LP TO 22 PSIG SYSTEM.

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ANDREW JOSEPH CAVALLA
MECHANICAL
No. 54294
REGISTERED
PROFESSIONAL ENGINEER

01/04/22
SIGN & DATE

0	ISSUED FOR CONSTRUCTION	01/04/2022	LA	TA	AC
NO.	DESCRIPTION	DATE	DR.BY	CK.BY	APP.BY

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

IFC

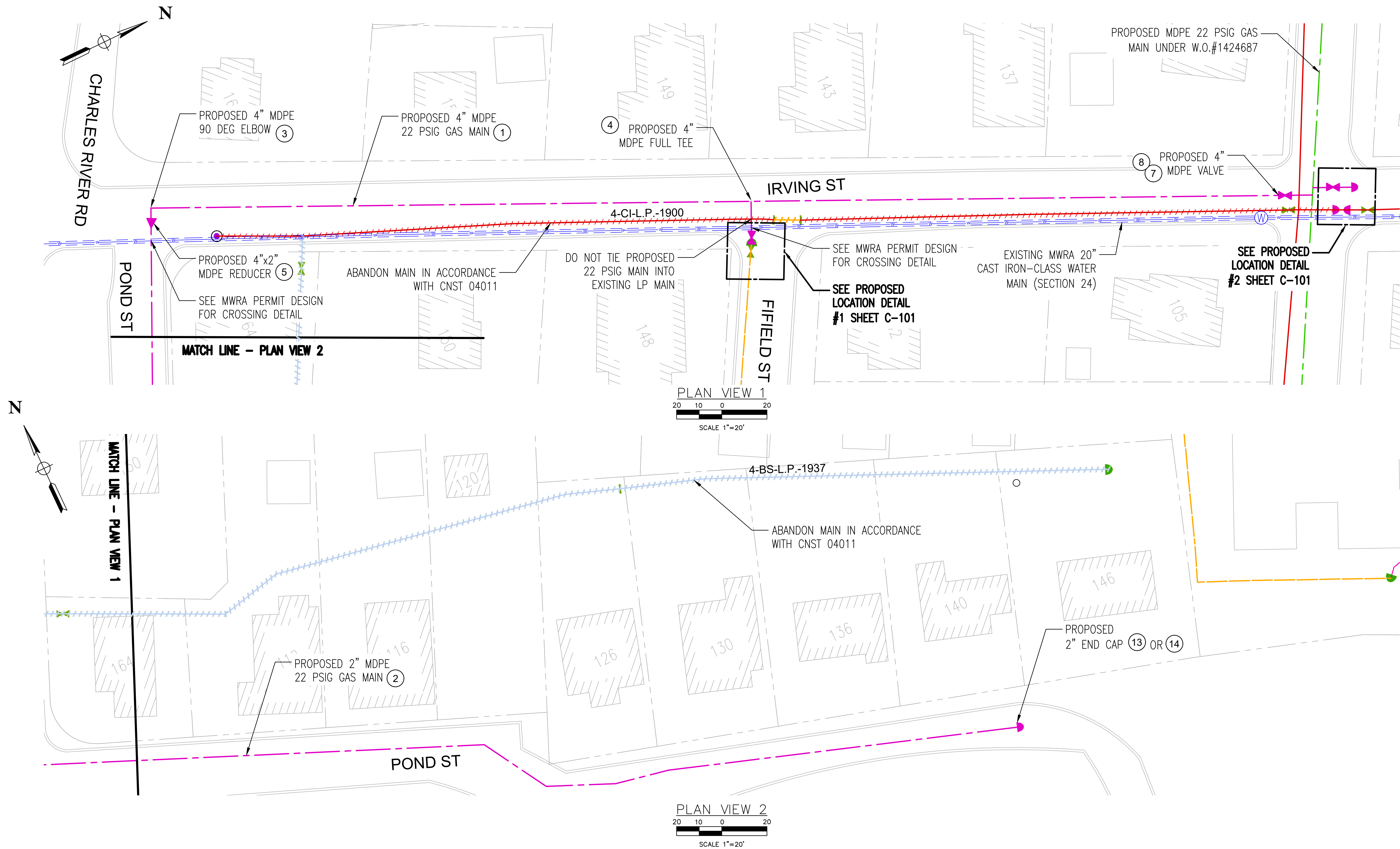
PROPOSED GAS MAIN INSTALLATION
2" AND 4" MDPE (LP TO 22 PSIG)
IRVING ST
WATERTOWN, MA

PROPOSED INSTALLATION PLAN OVERVIEW

DWG SIZE	DESIGNER	ENGINEER	DATE:	ASSET I.D.	W.O. NO.:
22"X34"	L. AFFRONTI	A. CAVALLA	01/04/2022	DISTRIBUTION	1430328

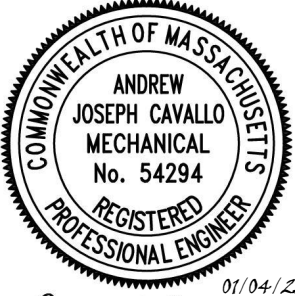
PAGE 4 OF 9

DRAWING NO.	SHEET NO.
WAT-1430328-04	C-001





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01/04/22
SIGN & DATE

NO.	DESCRIPTION	DATE	DR.BY	CK.BY	APP.BY
0	ISSUED FOR CONSTRUCTION	01/04/2022	LA	TA	AC

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

IFC

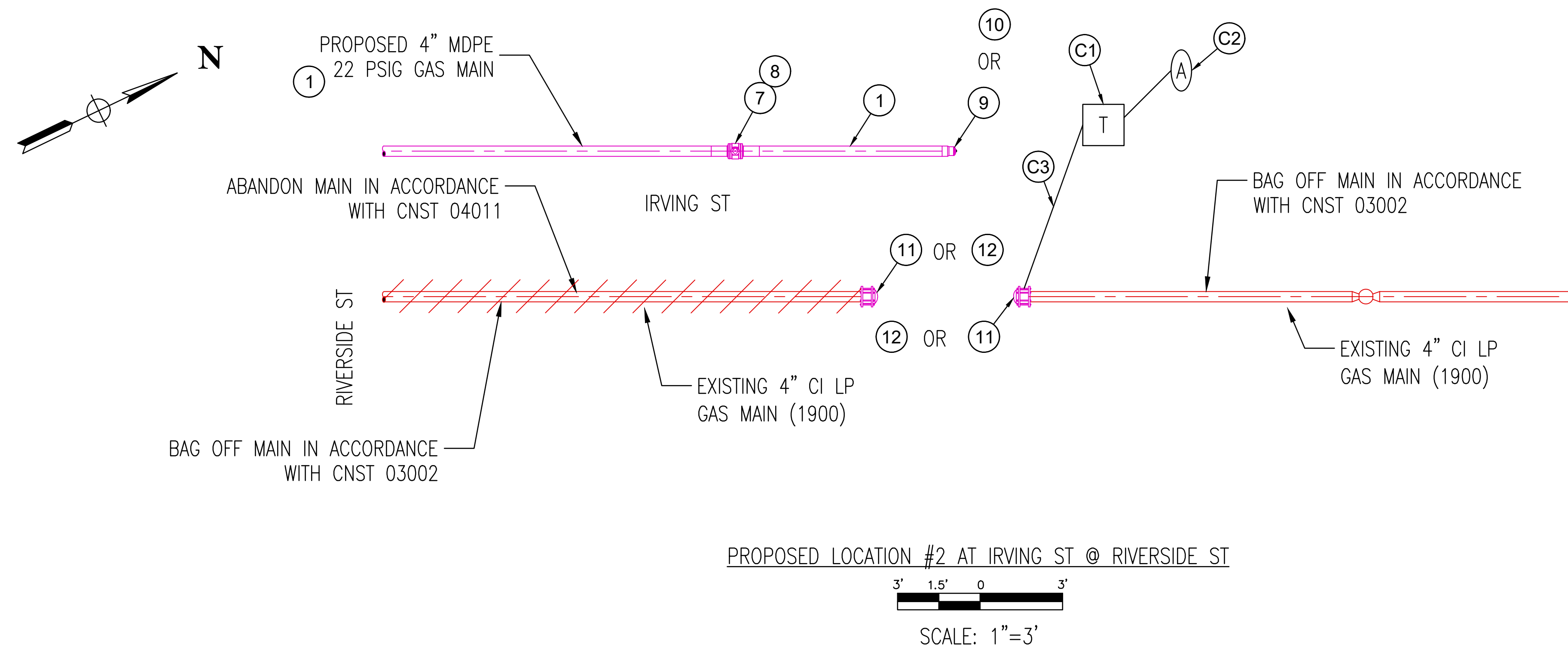
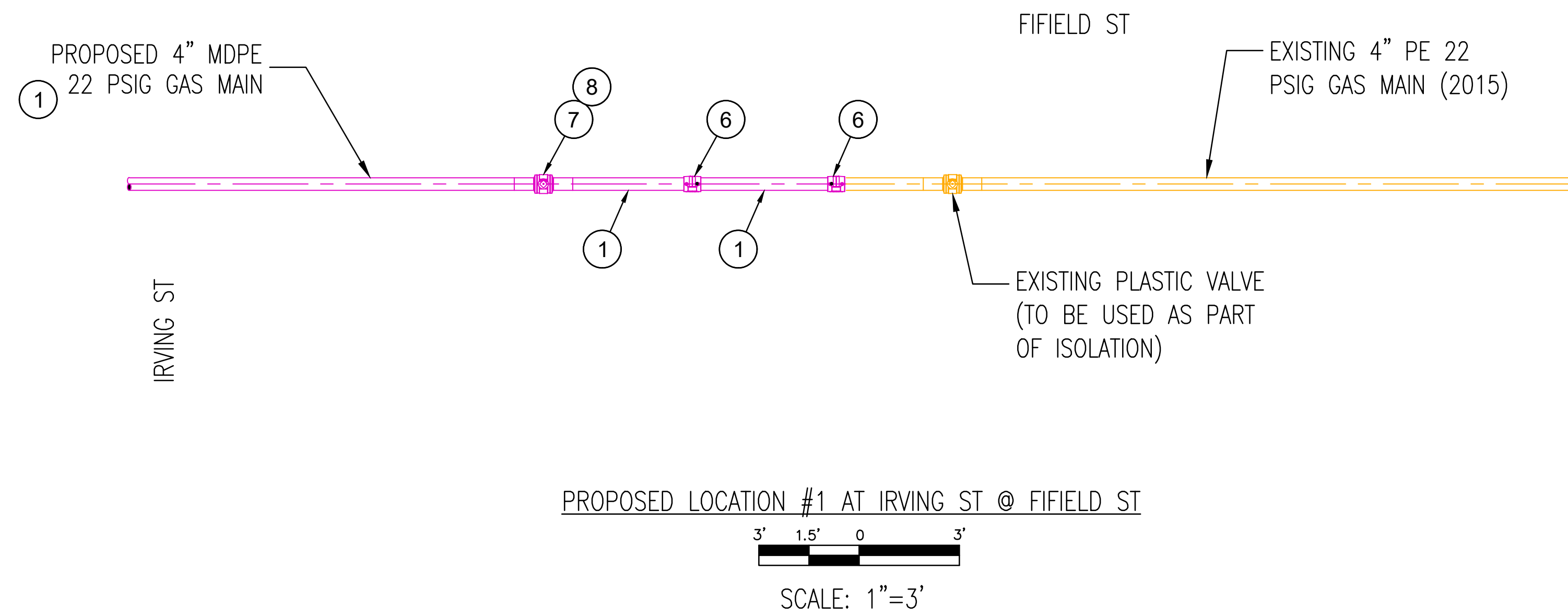
PROPOSED GAS MAIN INSTALLATION
2" AND 4" MDPE (LP TO 22 PSIG)
IRVING ST
WATERTOWN, MA

PROPOSED INSTALLATION PLAN SHEET 1 OF 1

DWG SIZE	DESIGNER	ENGINEER	DATE	ASSET I.D.	W.O. NO.:
22"x34"	L. AFFRONTI	A. CAVALLO	01/04/2022	DISTRIBUTION	1430328

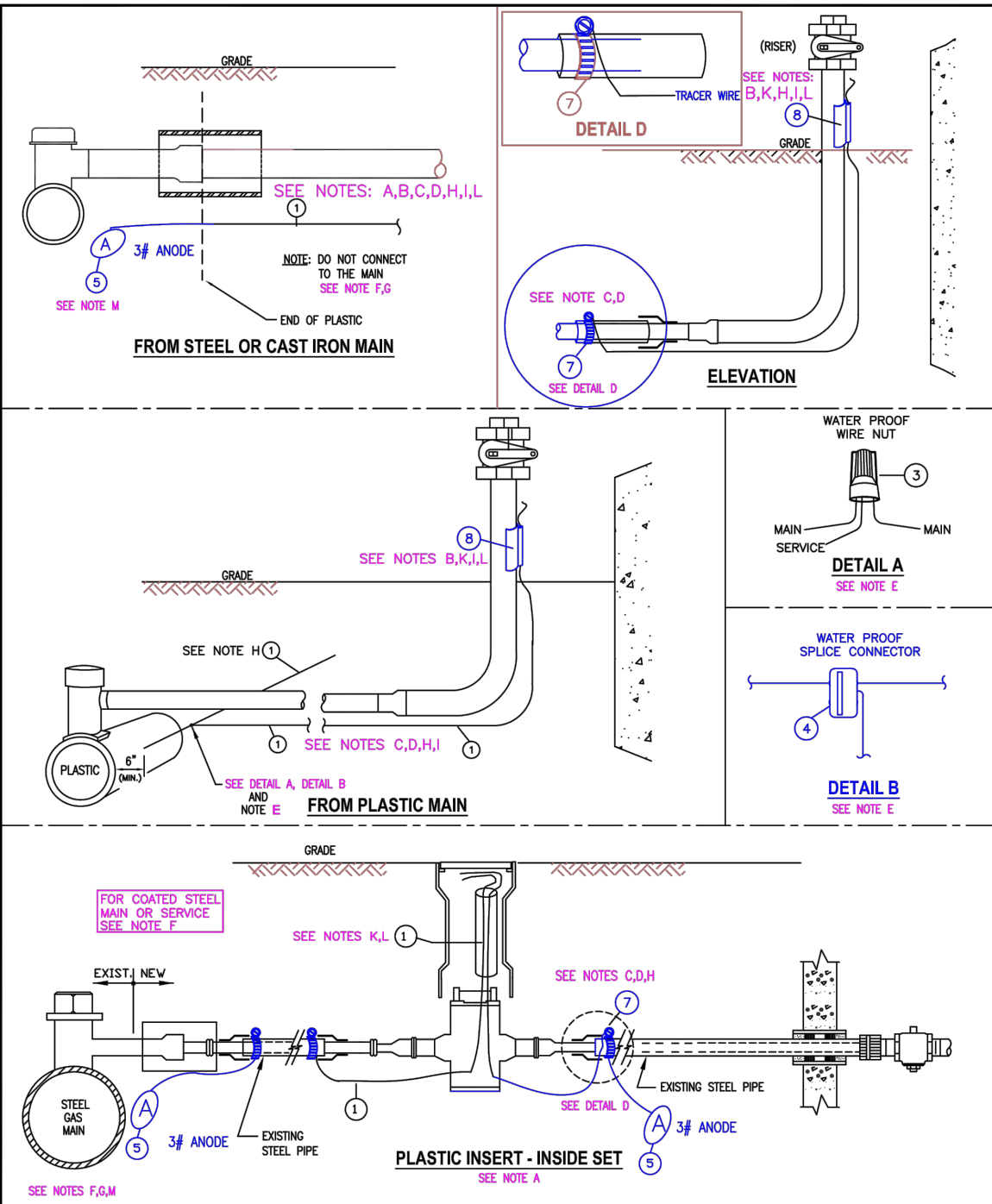
PAGE 5 OF 9

DRAWING NO.	SHEET NO.
WAT-1430328-05	C-002



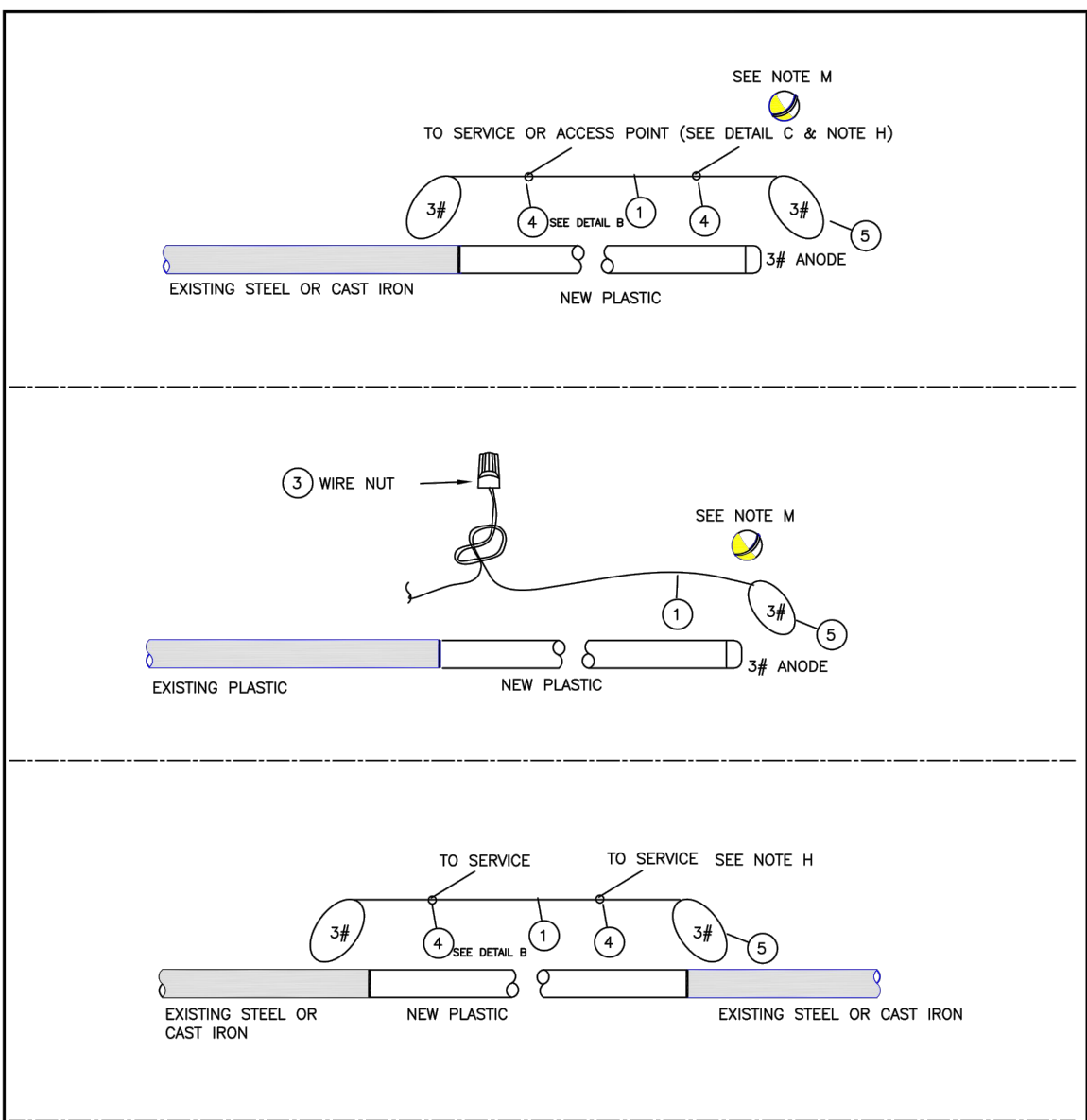
CORROSION REQUIREMENTS: INSTALL A 1-WIRE TEST STATION WITH 1-17# ANODE TO BE INSULATED ACTIVE STEEL MECHANICAL END CAP. INSTALL THE 9X9 TEST STATION IN AN ACCESSIBLE LOCATION.

 BL Companies	Architecture Engineering Environmental Land Surveying	 <i>Andrew J. Cavallo</i> 01/04/2022 SIGN & DATE	BOSTON GAS COMPANY d/b/a 40 SYLVAN ROAD WALTHAM, MA 02451					PROPOSED GAS MAIN INSTALLATION 2" AND 4" MDPE (LP TO 22 PSIG) IRVING ST WATERTOWN, MA					PAGE 6 OF 9	
			IFC					PROPOSED LOCATION DETAIL SHEET 1 OF 1					DRAWING NO. WAT-1430328-06	SHEET NO. C-101



nationalgrid LI-MA-RI-UNY		TRACER WIRE INSTALLATIONS FOR PLASTIC MAINS AND SERVICES	
REVISIONS: UPDATED ITEM ID'S REVISED NOTES	DATE: 10/21/2024 DESIGN: GUGLIOTTA / MCGLOUGHIN DRAWING: GUGLIOTTA / DIMAGNO	EFFECTIVE DATE: 06/25/2020 STD. DWG. NO. CNST-6061	

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nationalgrid ALL REGIONS		2"-12" PE VALVE TYPICAL INSTALLATION	
REVISIONS: UPDATED ITEM ID'S	DATE: 07/01/2020 DESIGN: A.S. / MAM DRAWING: P. DIMAGNO	EFFECTIVE DATE: 06/06/2020 STD. DWG. NO. VALV-6020	

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NO.	ITEM	SAP ITEM ID
8	TRACER WIRE SNAP, 2" (represents steel size)	9386134
8	TRACER WIRE SNAP, 1 1/2" (represents steel size)	9386156
8	TRACER WIRE SNAP, 1" (represents steel size)	9386150
8	TRACER WIRE SNAP, 3/4" (represents steel size)	9385568
7	CLAMP, STAINLESS	9331708
6	VALVE BOX, ROADWAY	9339890
5	ANODE, 3 LB MAGNESIUM	9315645
4	WIRE SPLICE CONNECTOR, WATERPROOF	9308036
3	WIRE NUT, PLASTIC, WATERPROOF	9331644
2	WIRE, DIRECTIONAL DRILL, STAINLESS, STRANDED 10 AWG	9314197
1	TRACER WIRE, DIRECT BURY, COPPER, 12 AWG	9315005

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.

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

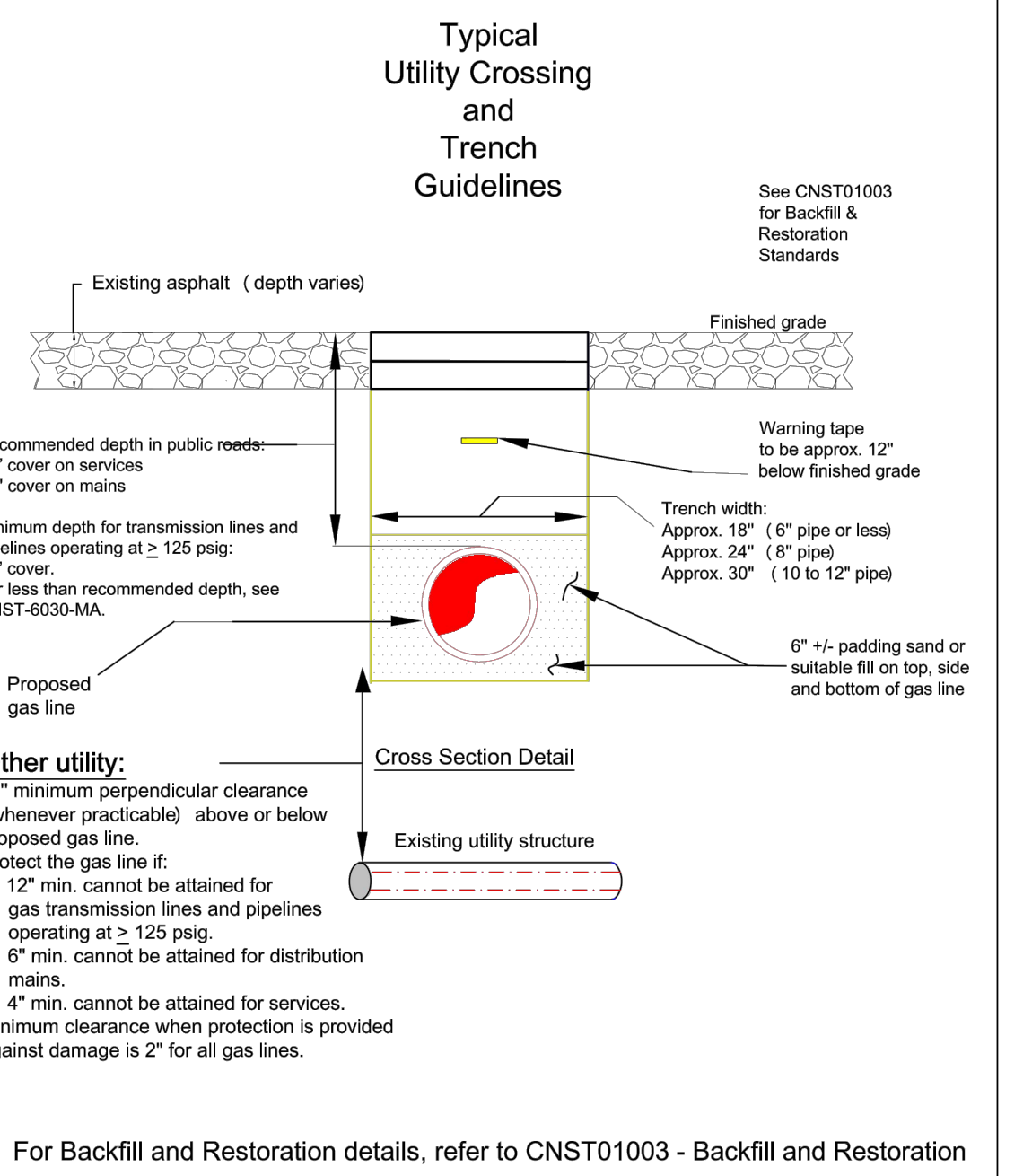
L. Verification: upon completion, the installer shall verify the location of the main or service using the tracer wire and locating device and perform a mark out using the conductive method.

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

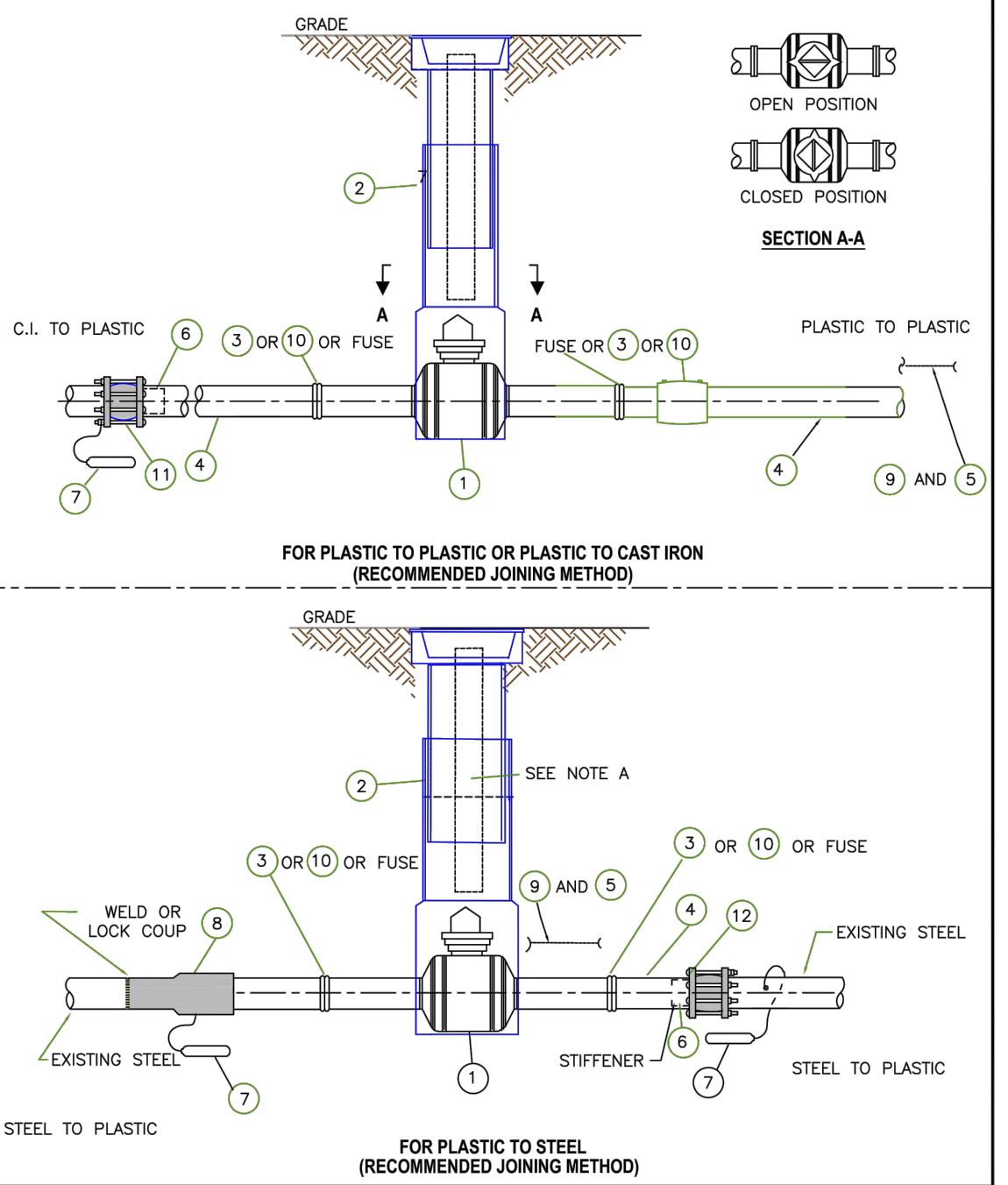
NYC ONLY: refer to [Installation of Marker Tapes and EMS Pipeline Locators for Mains and Services \[CNST6060-NYC\]](#) for installation of electronic marker ball in place of tracer wire.

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nationalgrid MASS.		TYPICAL UTILITY CROSSING AND TRENCH GUIDELINES	
Key Changes: REV 0 NEW STANDARD FOR MASS.	DATE: 09/15/2014 DESIGN: PAUL GUGLIOTTA DRAWING: N. COSTANZO	EFFECTIVE DATE: 04/15/2019 STD. DWG. NO. CS-CNST002-MA	

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nationalgrid ALL REGIONS		2"-12" PE VALVE TYPICAL INSTALLATION	
REVISIONS: UPDATED ITEM ID'S	DATE: 07/01/2020 DESIGN: A.S. / MAM DRAWING: P. DIMAGNO	EFFECTIVE DATE: 06/06/2020 STD. DWG. NO. VALV-6020	

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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 98 & 124 PSI ES SYSTEM.			
D. REFER TO REGIONAL STANDARDS FOR MATERIAL IDS NOT GIVEN BELOW.			
	SAP ID	SAP ID	SAP ID
1	VALVE, PE (PORT CONFIGURATION AS NOTED)	UNY AND RI LP TO 100 PSIG HD	LI ONLY 99 AND 124 PSIG HD
		9311203 12" DR 11 FULL PORT W/ GEAR OPERATOR RI ONLY	9341706 8" RED PORT DR 9
		9307909 12" DR 13.5 FULL PORT W/ GEAR OPER UNY ONLY	9341705 8" RED PORT DR 9
		9311173 8" DR 11 FULL PORT RI ONLY	9341700 4" RED PORT DR 9
		9315189 8" DR 13.5 FULL PORT UNY ONLY	9341699 2" FULL PORT DR 9
		9312116 8" DR 11 FULL PORT	9323032 6" FULL PORT DR 11.5
		9312058 4" DR 11 FULL PORT	9341708 4" FULL PORT DR 11.5
		9308561 3" DR 11 FULL PORT	9323029 2" FULL PORT DR 11
		9312080 2" DR 11 FULL PORT	9341784 2" FULL PORT DR 11
		9311146 2" DR 11 FULL PORT WITH PERMASERT ENDS	9341408 8" RED PORT DR 13.5
2	ROADWAY VALVE BOX WITH COVER	SELECT ROADWAY VALVE BOX BELOW TO MATCH SIZED VALVE GIVEN	LI, NYC AND NE LP TO 60 PSIG MEDIUM DENSITY
		SEE DWG FITS 6360 (FOR 12" VALVE)	9341704 12" FULL PORT DR 13.5
		9311208 (FOR 2" THRU 8" VALVE)	9386594 8" FULL PORT DR 13.5
		9341706 8" RED PORT	9323032 6" FULL PORT DR 11.5
		9341705 8" RED PORT	9341708 4" FULL PORT DR 11.5
		9341700 4" RED PORT	9323029 2" FULL PORT DR 11
		9341699 2" FULL PORT	9341784 2" FULL PORT DR 11
		SELECT ROADWAY VALVE BOX BELOW TO MATCH SIZED VALVE GIVEN	9341408 8" RED PORT DR 13.5
		9382626 FOR 12" FULL PORT	9341757 8" RED PORT DR 11.5
		9326026 FOR 8" FULL PORT	9341693 4" RED PORT DR 11.5

No.	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 CL LOCKING INSULATING, MECHANICAL
12	COUPLING, PE TO STL, LOCKING, NON-INSULATING MECHANICAL (SEE NOTE C)

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NOTE: THE ENGINEER OF RECORD HAS REVIEWED THE PROVIDED NATIONAL GRID STANDARD DETAILS AND DETERMINED THEIR APPLICABILITY TO THE WORK IN THIS PACKAGE. THE ENGINEER OF RECORD DOES NOT CERTIFY THE ACCURACY OF ANY REFERENCED STANDARDS OR PROCEDURES NOT DIRECTLY RELATED TO THE WORK DESCRIBED IN THIS PLAN SET.

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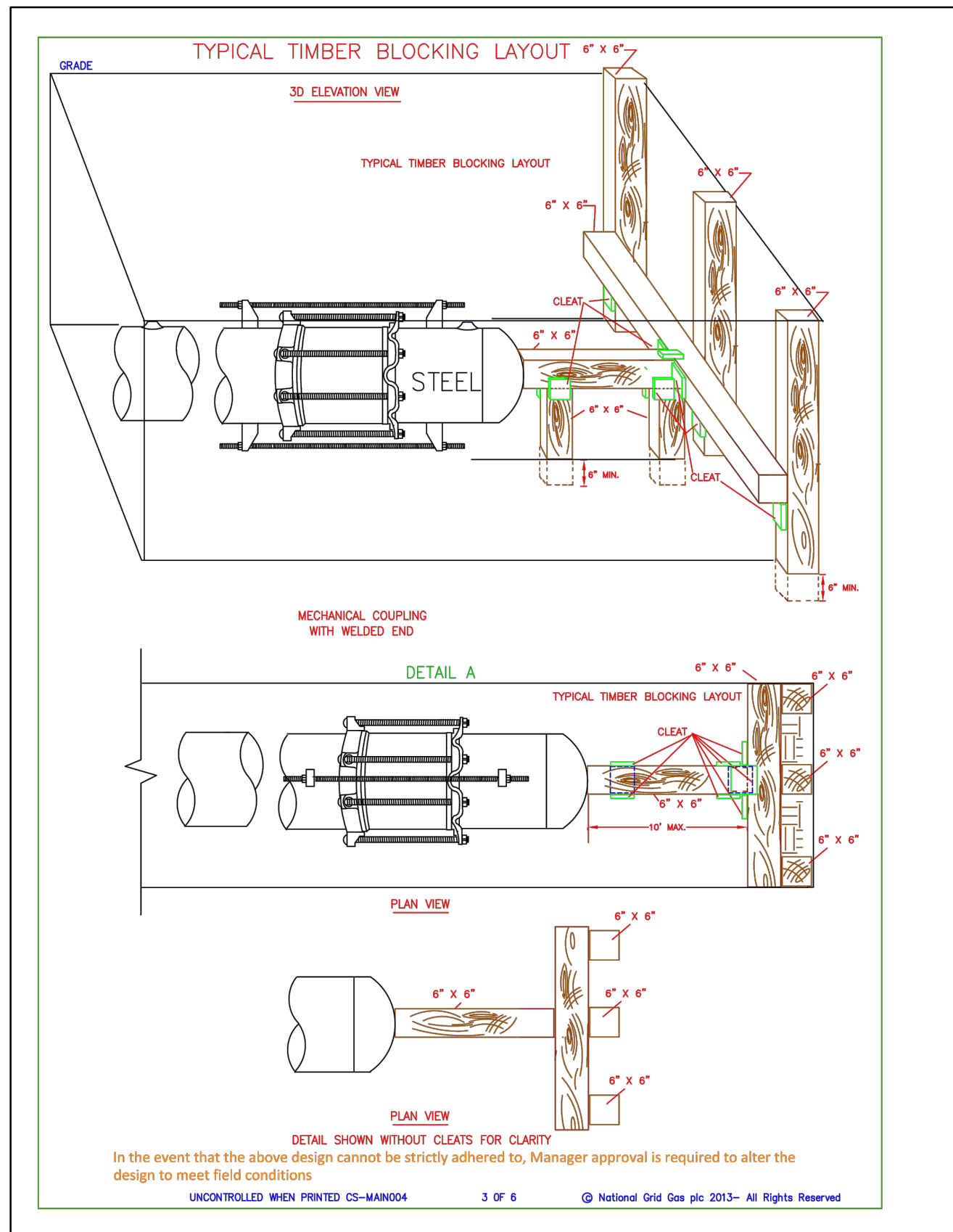
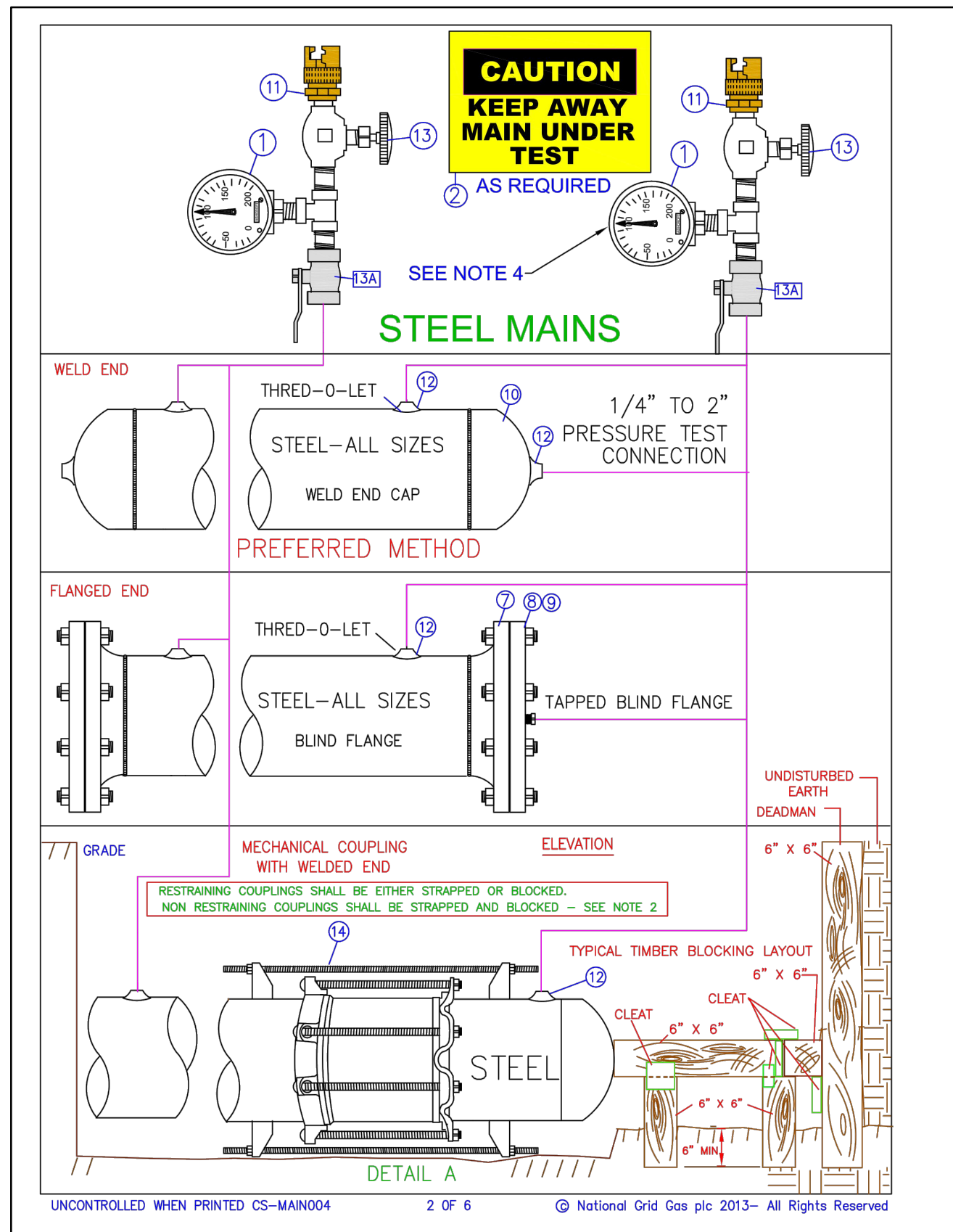
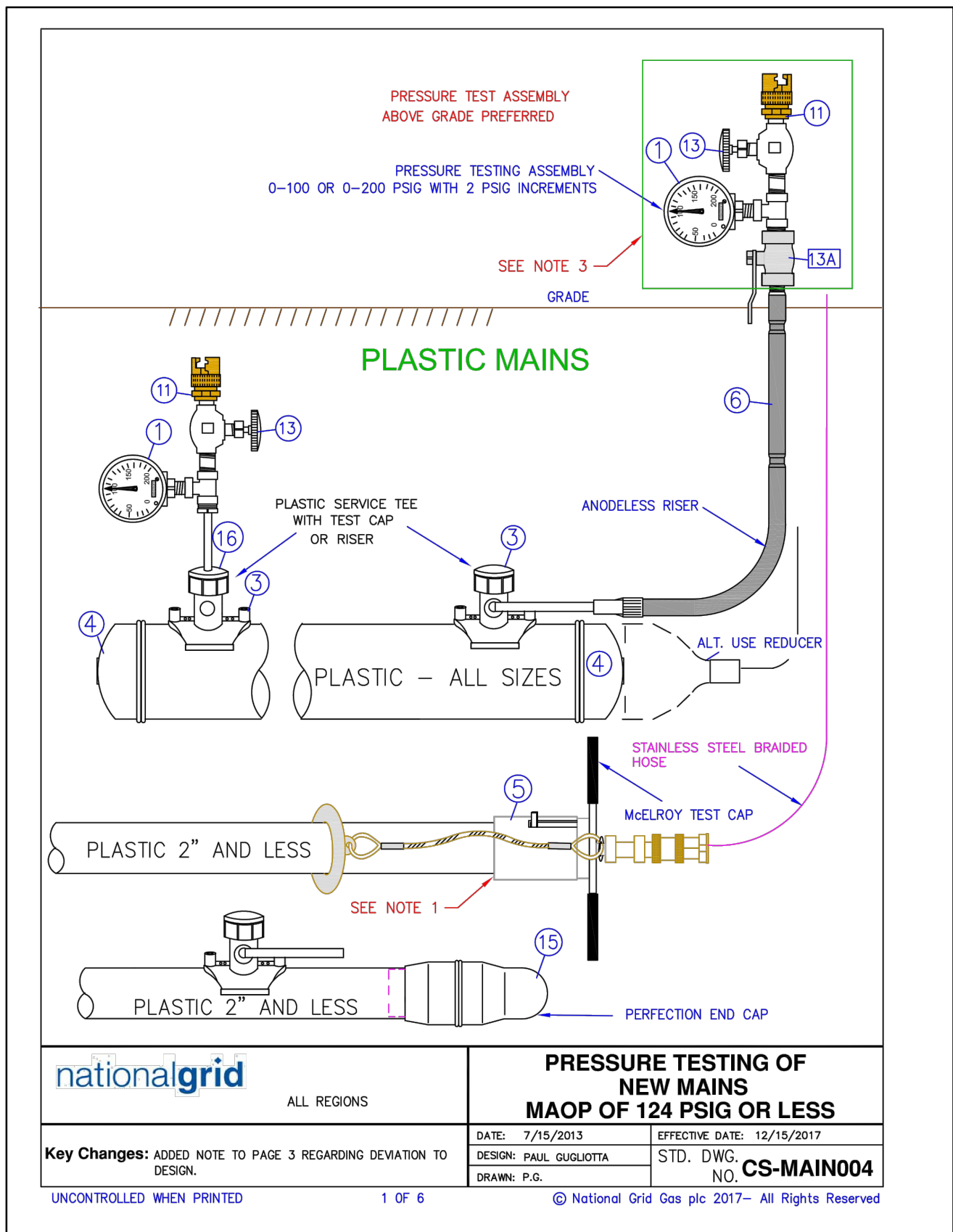
ANDREW JOSEPH CAVALLO
MECHANICAL
No. 54294
REGISTERED PROFESSIONAL ENGINEER
01/04/2022
SIGN & DATE

NO.	DESCRIPTION	DATE	DR.BY	CK.BY	APP.BY
0	ISSUED FOR CONSTRUCTION	01/04/2022	LA	TA	AC

BOSTON GAS COMPANY
d/b/a
40 SYLVAN ROAD
WALTHAM, MA 02451

PROPOSED GAS MAIN INSTALLATION 2" AND 4" MDPE (LP TO 22 PSIG) IRVING ST WATERTOWN, MA					
DWG SIZE	DESIGNER	ENGINEER	DATE:	ASSET I.D.	W.O. NO.:
22"X34"	L. AFFRONTI	A. CAVALLO	01/04/2022	DISTRIBUTION	1430328

PAGE 7 OF 9	
DRAWING NO.	SHEET NO.
WAT-1430328-07	C-201



NOTES:

1. INSTALL PER MUELOY 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 EMBODIMENT 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.
4. REFER TO CONSTRUCTION STANDARD FITS-6025 AND FITS-6015 FOR LIST OF COUPLINGS.
5. IT IS RECOMMENDED THAT THE GAUGE ASSEMBLY BE ABOVE GRADE TO PREVENT PERSONNEL FROM ENTERING THE TRENCH WHILE THE PRESSURE TEST IS UNDERWAY.
6. 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 READ IN NY STATE ONLY).
7. REFER TO CONSTRUCTION STANDARD FITS-6025 AND FITS-6015 FOR LIST OF COUPLINGS.

PRESSURE TESTING OF MAINS OPERATING BELOW 124 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 PSI INCREMENTS 0-200 PSIG STAINLESS STEEL 1/2" NPT 3-1/2" DIAL 0-200 PSIG STAINLESS STEEL 1/2" NPT 2-1/2" DIAL 0-100 PSIG STAINLESS STEEL 1/2" NPT	934865 935390 NON STOCK	TOOL ITEM TOOL ITEM TOOL ITEM
2	SION - WARNING PRESSURE TEST (AS REQUIRED IN FIELD)	9332240	NON STOCK
3	TEE SERVICE - ELECTROFUSION YELLOW MD 1/2" CTS BUTT FUSE OUTLET 2" MAIN X 1/2" BUTT FUSE OUTLET 4" MAIN X 1/2" BUTT FUSE OUTLET 6" MAIN X 1/2" BUTT FUSE OUTLET 8" MAIN X 1/2" BUTT FUSE OUTLET	9342517 2X1/2 9342518 4X1/2 9342516 6X1/2 9342371 8X1/2	NON STOCK NON STOCK NON STOCK NON STOCK
4	TEE SERVICE - ELECTROFUSION YELLOW MD 1" CTS BUTT FUSE OUTLET 1-1/4" MAIN X 1" OUTLET LI 2" MAIN X 1" OUTLET LI 4" MAIN X 1" OUTLET LI 6" MAIN X 1" OUTLET LI 8" MAIN X 1" OUTLET LI	9342332 1-1/4 X 1 9342519 2X1 9342521 4X1 9342328 6X1 9342372 8X1	NON STOCK NON STOCK NON STOCK NON STOCK NON STOCK
5	TEE SERVICE - ELECTROFUSION BLACK HD 1" IPS BUTT FUSE OUTLET 2" MAIN X 1" IPS OUTLET 4" MAIN X 1" IPS OUTLET 6" MAIN X 1" IPS OUTLET 8" MAIN X 1" IPS OUTLET 12" MAIN X 1" IPS OUTLET LI, NYC, MA	9322853 2X1 9322828 3X1 9322620 4X1 9322826 6X1 9323497 8X1 9351831 12X1	9322853 2X1 9322828 3X1 9322620 4X1 9322826 6X1 9323497 8X1 9351831 12X1
6	TEE SERVICE - SADDLE FUSION HIGH DENSITY BLACK 1/2" CTS BUTT FUSE 2" MAIN X 1/2" OUTLET LI 4" MAIN X 1/2" OUTLET LI 6" MAIN X 1/2" OUTLET LI 8" MAIN X 1/2" OUTLET LI	9342405 2X1/2 9342406 4X1/2 9342407 6X1/2 9342408 8X1/2	NON STOCK NON STOCK NON STOCK NON STOCK
7	TEE SERVICE - SADDLE FUSION HIGH DENSITY BLACK 1" CTS BUTT FUSE 2" MAIN X 1" OUTLET 4" MAIN X 1" OUTLET 6" MAIN X 1" OUTLET 8" MAIN X 1" OUTLET 12" MAIN X 1" OUTLET	9342409 2X1 SDR 9 9342429 4X1 SDR 9 9342430 6X1 SDR 9 9342431 8X1 SDR 9 NON STOCK	9315907 2X1 9315964 4X1 9315963 6X1 9315962 8X1 9314628 12X1
8	TEE SERVICE MECHANICAL X PERFECTION OUTLET 2" MAIN X 1/2" OUTLET 4" MAIN X 1/2" OUTLET 6" MAIN X 1/2" OUTLET 8" MAIN X 1/2" OUTLET 12" MAIN X 1/2" OUTLET	NON STOCK NON STOCK NON STOCK NON STOCK NON STOCK	9308584 2X1/2 9308585 4X1/2 9308472 6X1/2 9308471 8X1/2 9315492 2X1
9	TEE SERVICE MECHANICAL X PERFECTION OUTLET 2" MAIN X 1" OUTLET 4" MAIN X 1" OUTLET 6" MAIN X 1" OUTLET 8" MAIN X 1" OUTLET 12" MAIN X 1" OUTLET	9382122 2X1 9382123 3X1 9382116 4X1 9382149 6X1 9382192 8X1 9387387 12X1	N/A N/A N/A 9308473 6X1 9308178 8X1 9387387 12X1

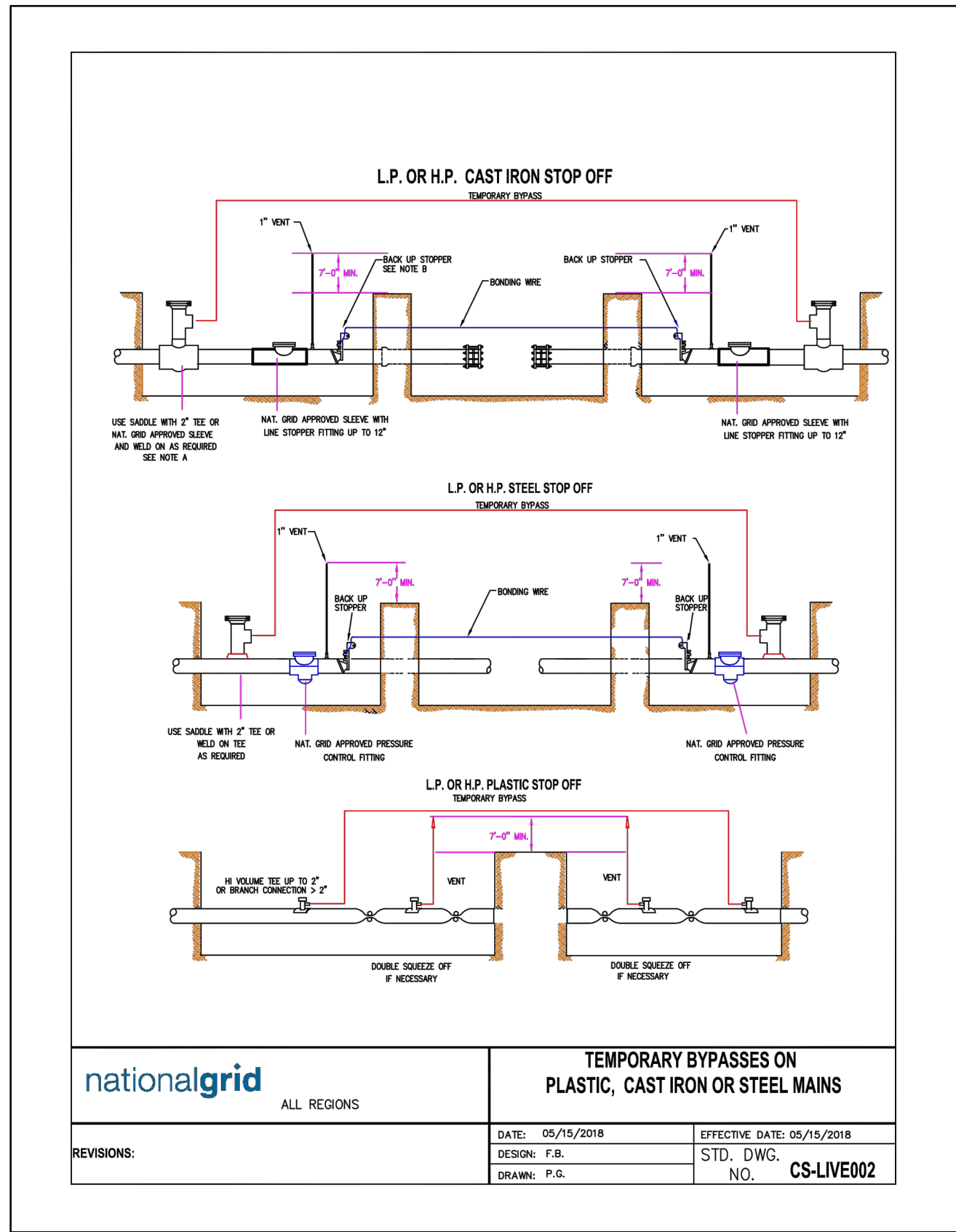
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ITEM	DESCRIPTION	ORACLE ITEM ID LI/MA/ NYC	PEOPLESOF ITEM RI AND UNY
4	CAP END PLASTIC MEDIUM DENSITY YELLOW BUTT FUSE 2" SDR 11 3" SDR 11 4" SDR 11 6" SDR 11 8" SDR 11.5 12" SDR 11.5	2" 9339540 3" 9339541 4" 9339534 6" 9339733 8" 9339559 12" 9339560	NON STOCK NON STOCK NON STOCK NON STOCK NON STOCK NON STOCK
	CAP END PLASTIC HIGH DENSITY BLACK BUTT FUSION 2" SDR 9 4" SDR 9 6" SDR 9 8" SDR 9	2" 9339538 4" 9339535 6" 9339536 8" 9339537	NON STOCK NON STOCK NON STOCK NON STOCK
	2" SDR 11 MASS RI & UNY 3" SDR 11 MASS RI & UNY 4" SDR 11 MASS RI & UNY 6" SDR 11 MASS RI & UNY 8" SDR 11 MASS RI & UNY 12" SDR 11 MASS RI	2" 9328624 3" 9328625 4" 9328640 6" 9328641 8" 9328642 12" 9308729	NON STOCK NON STOCK NON STOCK NON STOCK NON STOCK NON STOCK
5	McELROY TEST CAPS (165 PSIG MAX) 1-1/4" MODEL TP 2" MODEL TP-310	2" 9314605 1-1/4" MODEL TP-310	NON STOCK NON STOCK
6	RISER 1" CTS MEDIUM DENSITY X 3/4" NPT OUTLET 1" CTS MEDIUM DENSITY X 1-1/4" IPS OUTLET 1" HIGH DENSITY X 1-1/4" OUTLET 1" CST SERVASER X 1" OUTLET 1" CTS HIGH DENSITY .090" WALL X 1" IPS STEEL OUTLET 1" CTS .090" WALL PERFECTION END X 3/4" NPT STEEL 1-1/4" CTS .090" WALL PERFECTION END X 1-1/4" NPT STEEL	9344366 9340874 9340863 9322627 9316495 9310295 9308180	NON STOCK NON STOCK NON STOCK NON STOCK NON STOCK NON STOCK NON STOCK
	OR TEST CAPS WITH STEEL OR PLASTIC PIPE TO TEST TREE TEST CAP FOR CENTRAL PLASTIC ELECTROFUSION TAPPING TEE	9381846 OR TOOL ROOM ITEM	TOOL ROOM ITEM
7	FLANGE 150# WELD END FLAT FACE 2" 3" 4" 6" 8" 12" 16" 20"	9341058 9341438 9341430 9341084 9341015 9340979 9322363 9322362	2" 9314322 3" 9314431 4" 9314430 6" 9308559 8" 9308746 12" 9308660 16" NON STOCK 20" NON STOCK
8	BLIND FLANGE CLASS 150# ASTM A-105 2" FLAT FACE WITH 3/4" CENTER NPT TAP 3" FLAT FACE WITH 3/4" CENTER NPT TAP 4" FLAT FACE WITH 3/4" CENTER NPT TAP 6" FLAT FACE WITH 3/4" CENTER NPT TAP 8" FLAT FACE WITH 3/4" CENTER NPT TAP 12" FLAT FACE 16" FLAT FACE 20" FLAT FACE	9341434 9341014 9341435 9340862 9308074 9308763 9308775 9308747 9341063 9340587	2" NON STOCK 3" NON STOCK 4" NON STOCK 6" NON STOCK 8" NON STOCK 12" NON STOCK 16" NON STOCK 20" NON STOCK
9	GASKETS 2" FULL FACE 150# 3" FULL FACE 150# 4" FULL FACE 150# 6" FULL FACE 150# 8" FULL FACE 150# 12" RING TYPE 150#	9333167 9341198 9341259 9332598 9341168 9341165	2" 9315688 3" 9312067 4" 9312599 6" 9312598 8" 9312598 12" NON STOCK

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ITEM	DESCRIPTION	ORACLE ITEM ID LI/MA/ NYC	PEOPLESOF ITEM RI AND UNY
10	END CAPS - STEEL WELD END STANDARD WALL - GRADE B 2" 3" 4" 6" 8" 12" 16" 20"	9339531 9339528 9339529 9339532 9339524 9339566 9339734 9339533 9339567	2" 9312095 3" 9308719 4" 9312096 6" 9312094 8" 9312093 10" 931162 12" 9312092 16" 9314824 20" 9314823
11	THOR FITTING 1/2" MALE NPT X HOSE CONNECTION 3/4" FEMALE X HOSE CONNECTION	9353292 9353311	NON STOCK NON STOCK
12	THRED-O-LET 12" - 6" X 3/4" 3000# PER ASTM A-105 GRADE B 10" - 6" X 1" 3000# PER ASTM A-105 GRADE B 36" - 12" X 1" 3000# PER ASTM A-105 GRADE B 2" X 1" 3000# PER ASTM A-105 GRADE B 10" - 6" X 1" 3000# PER ASTM A-105 GRADE B 36" - 14" X 3/4" 3000# PER ASTM A-105 GRADE B	9341652 12-6X3/4 9341658 10-6X1 9342052 36-12X1 NON STOCK 9307678 2X1 9307685 10-6X1 9307677 36-14X3/4	NON STOCK NON STOCK NON STOCK NON STOCK NON STOCK NON STOCK
13	VALVE	9355242	TOOL ROOM ITEM
14	VALVE ASSEMBLY - TO SHUT OFF TEST ASSEMBLY 7/8" X 24" LONG (LI ONLY - SEE MAIN-6210) 7/8" X 44" LONG (LI ONLY - SEE MAIN-6210) LUG GREEN 5" - 6" MAIN 7/8" DIAM. (NYC ONLY - SEE MAIN-6230 & MAIN-6230) LUG YELLOW 10" - 30" MAIN 1-1/8" DIAM. (NYC ONLY - SEE MAIN-6230 & MAIN-6230) ROD 3/4" X 12" LONG ROD 1" X 12" LONG LUG ASSEMBLY 3/4" X 30" LONG (UNY ONLY)	9342211 9342212 9357904 9357905 9328125 9328130 9315741 9355242	NON STOCK NON STOCK NON STOCK NON STOCK NON STOCK NON STOCK NON STOCK NON STOCK
15	COUPLING - END 2" PERFECTION	9355242	TOOL ROOM ITEM
16	TEST CAP FOR SADDLE FUSION TEE - CENTRAL PLASTICS FOR SADDLE FUSION TEE - JM SAGLE / POLY / UPONOR FOR SADDLE FUSION TEE - PERFORMANCE PIPE TEES FOR HVTI (HIGH VOLUME TAPPING TEE) SADDLE FUSION CENTRAL PLASTICS FOR HVTI (HIGH VOLUME TAPPING TEE) SADDLE FUSION - JM SAGLE / POLY / UPONOR FOR HVTI (HIGH VOLUME TAPPING TEE) SADDLE FUSION PERFORMANCE PIPE TEES FOR HVTI ELECTROFUSION TEE FOR ELECTROFUSION TEE FOR PERFECTION HVTI MECHANICAL TEE (CAP FITS ALL MAIN SIZE & OUTLET SIZES OF PMTTS)	9325169 9325017 9341368 9342408 9384174 9323715 9382684 9381846 9339561	TOOL TOOL TOOL TOOL TOOL TOOL TOOL TOOL

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NOTES:

- A. FOR BYPASSES ON THE LP SYSTEM ONLY SCREW TEES AND BAGHOLES MAY BE TAPPED DIRECTLY INTO THE MAIN.
- B. BACK UP STOPPERS WILL BE REQUIRED IF INSUFFICIENT STOP OFF CAN BE ACHIEVED OR IF WELDING BETWEEN THE STOPPERS WILL BE REQUIRED.
- C. STOP OFF CAN BE PERFORMED USING MUELLER, T.D. WILLIAMSON, KLISS, BAGS, OR OTHER APPROVED STOP OFF SYSTEMS.

SHT. 2 OF 2 CS-LIVE002

NOTE: THE ENGINEER OF RECORD HAS REVIEWED THE PROVIDED NATIONAL GRID STANDARD DETAILS AND DETERMINED THEIR APPLICABILITY TO THE WORK IN THIS PACKAGE. THE ENGINEER OF RECORD DOES NOT CERTIFY THE ACCURACY OF ANY REFERENCED STANDARDS OR PROCEDURES NOT DIRECTLY RELATED TO THE WORK DESCRIBED IN THIS PLAN SET.

Architecture
Engineering
Environmental
Land Surveying
Companies

COMMONWEALTH OF MASSACHUSETTS
ANDREW JOSEPH CAVALLO
MECHANICAL
No. 54294
REGISTERED PROFESSIONAL ENGINEER
01/04/2022
SIGN & DATE

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

IFC

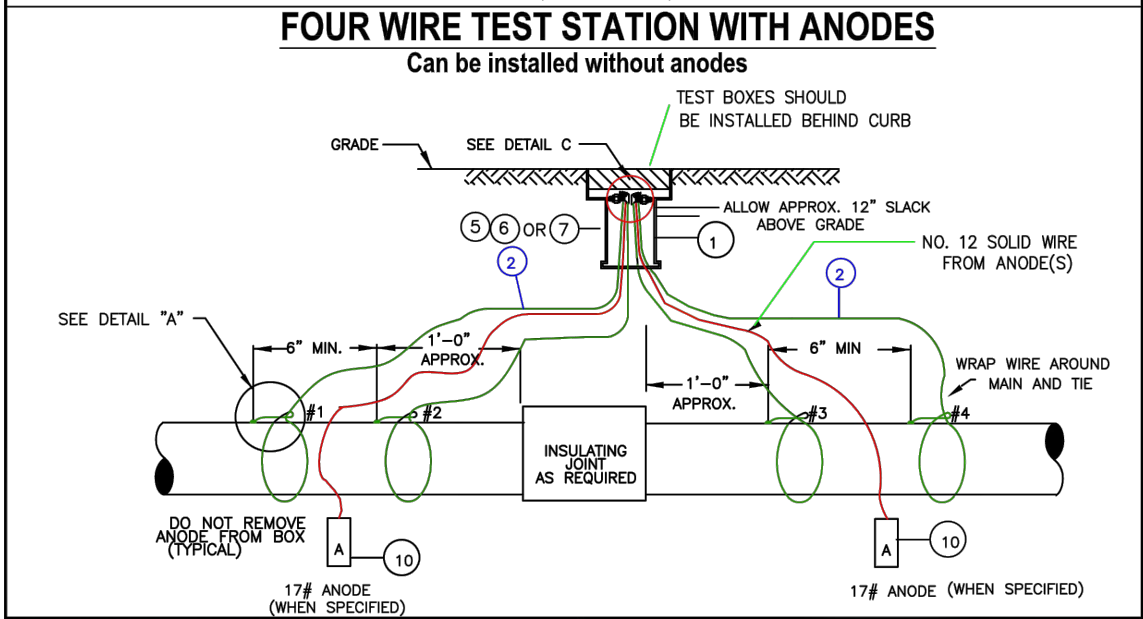
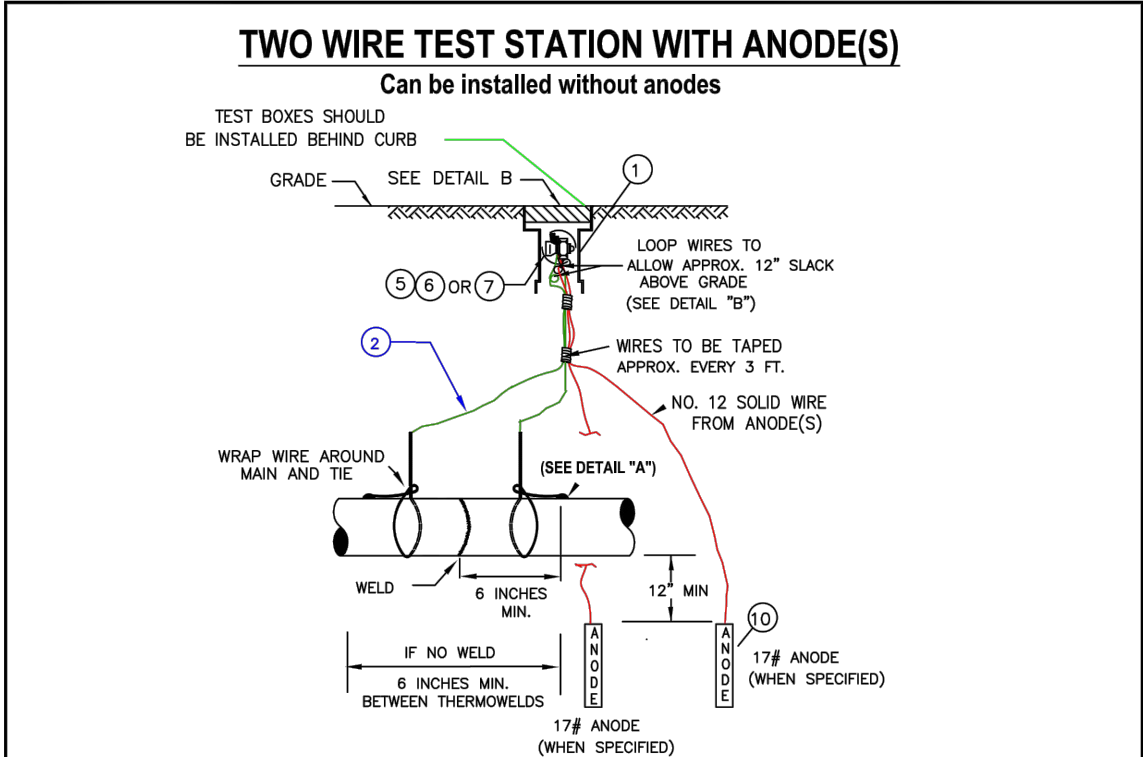
PROPOSED GAS MAIN INSTALLATION
2" AND 4" MDPE (LP TO 22 PSIG)
IRVING ST
WATERTOWN, MA

MISCELLANEOUS DETAIL 2 OF 3

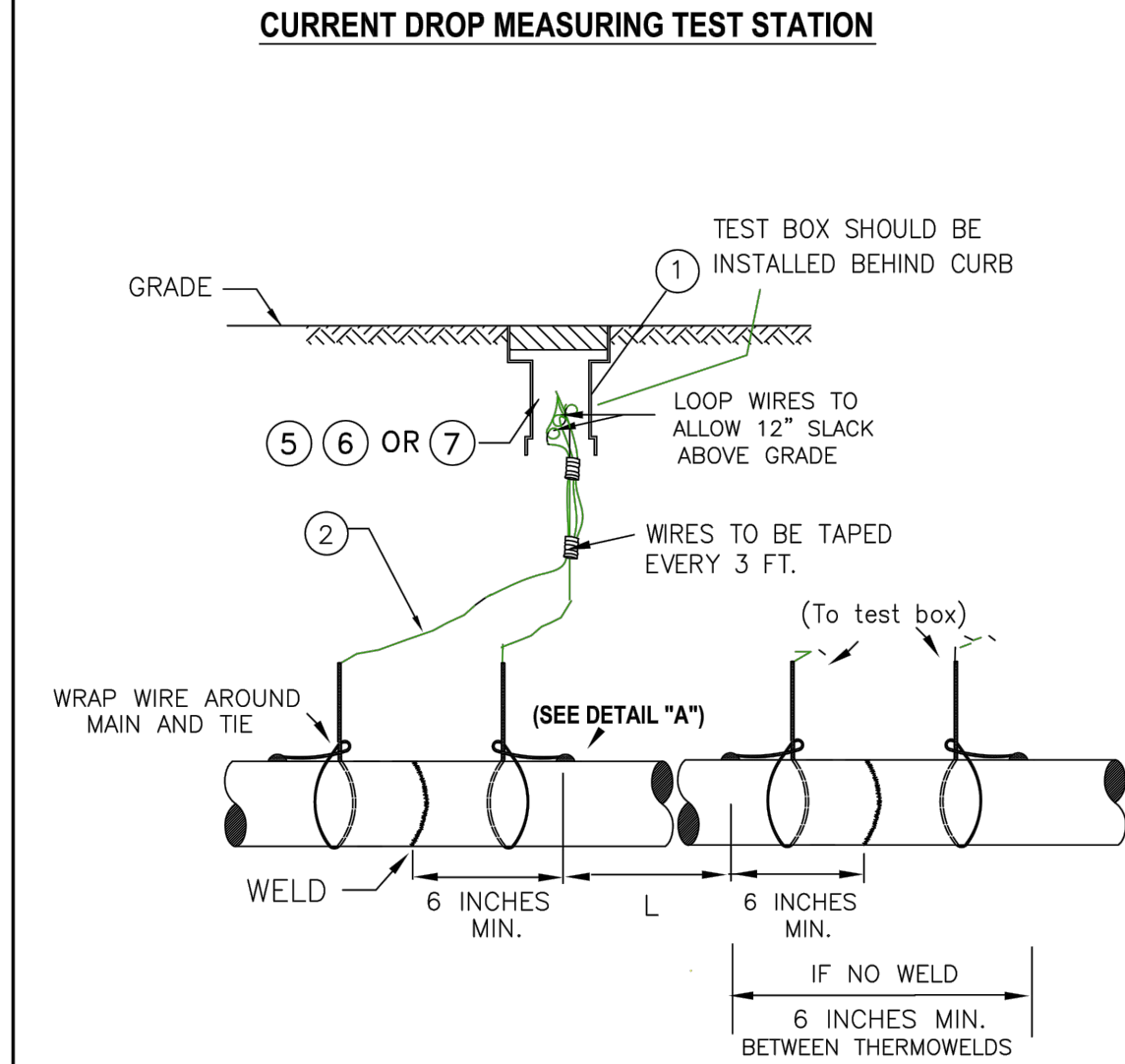
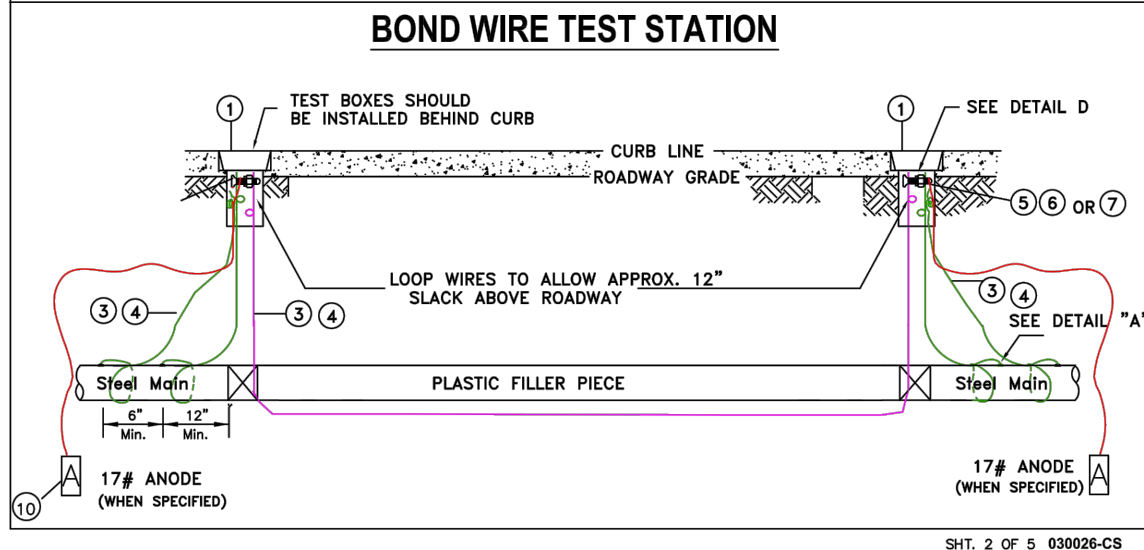
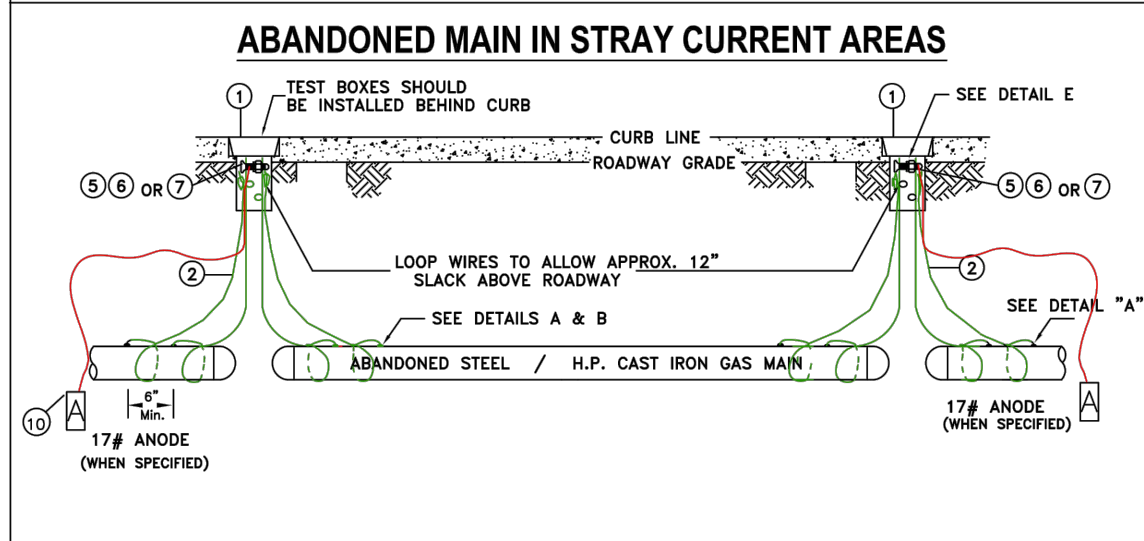
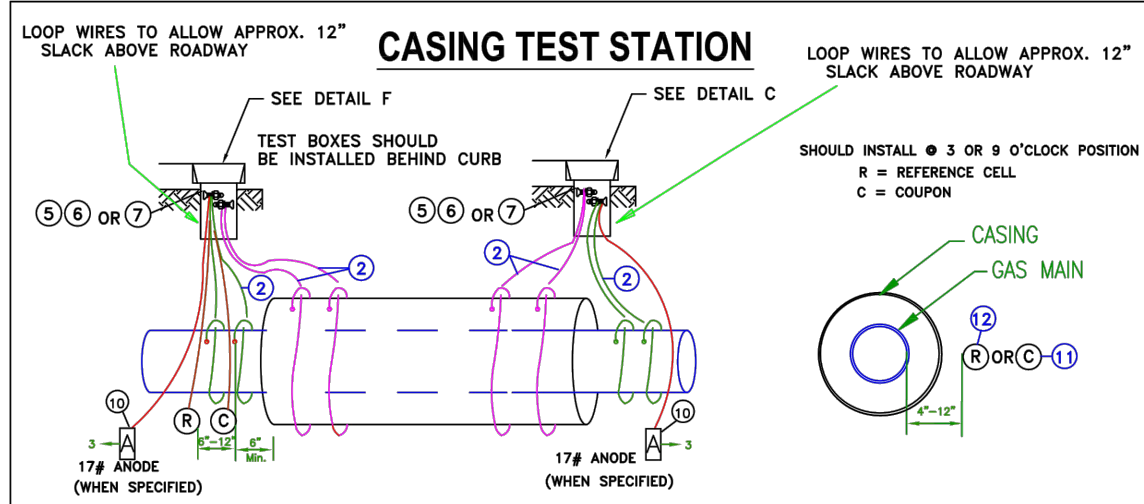
DWG SIZE	DESIGNER	ENGINEER	DATE:	ASSET I.D.	W.O. NO.:
22"X34"	L. AFFRONTI	A. CAVALLO	01/04/2022	DISTRIBUTION	1430328

PAGE 8 OF 9

DRAWING NO.	SHEET NO.
WAT-1430328-08	C-202

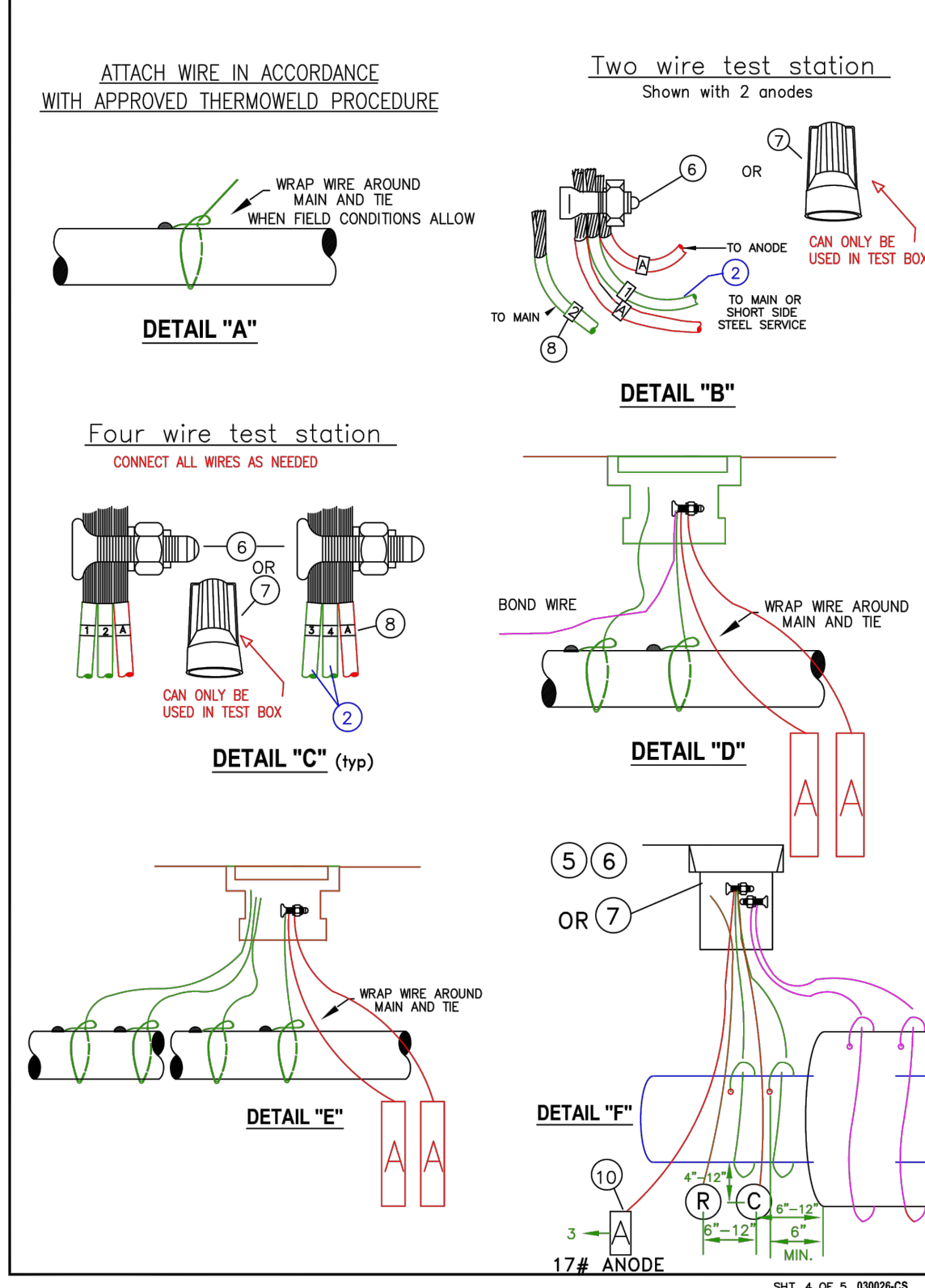


nationalgrid		INSTALLATION OF TEST STATIONS FOR CATHODIC PROTECTION	
ALL REGIONS		DATE: 07/15/2010 EFFECTIVE DATE: 09/15/2013	
REVISIONS: REVISED USING SAP ITEM ID'S		DESIGN: PG STD. DWG. NO. 030026-CS	
UNCONTROLLED WHEN PRINTED		1 OF 5 © National Grid Gas plc 2013- All Rights Reserved	



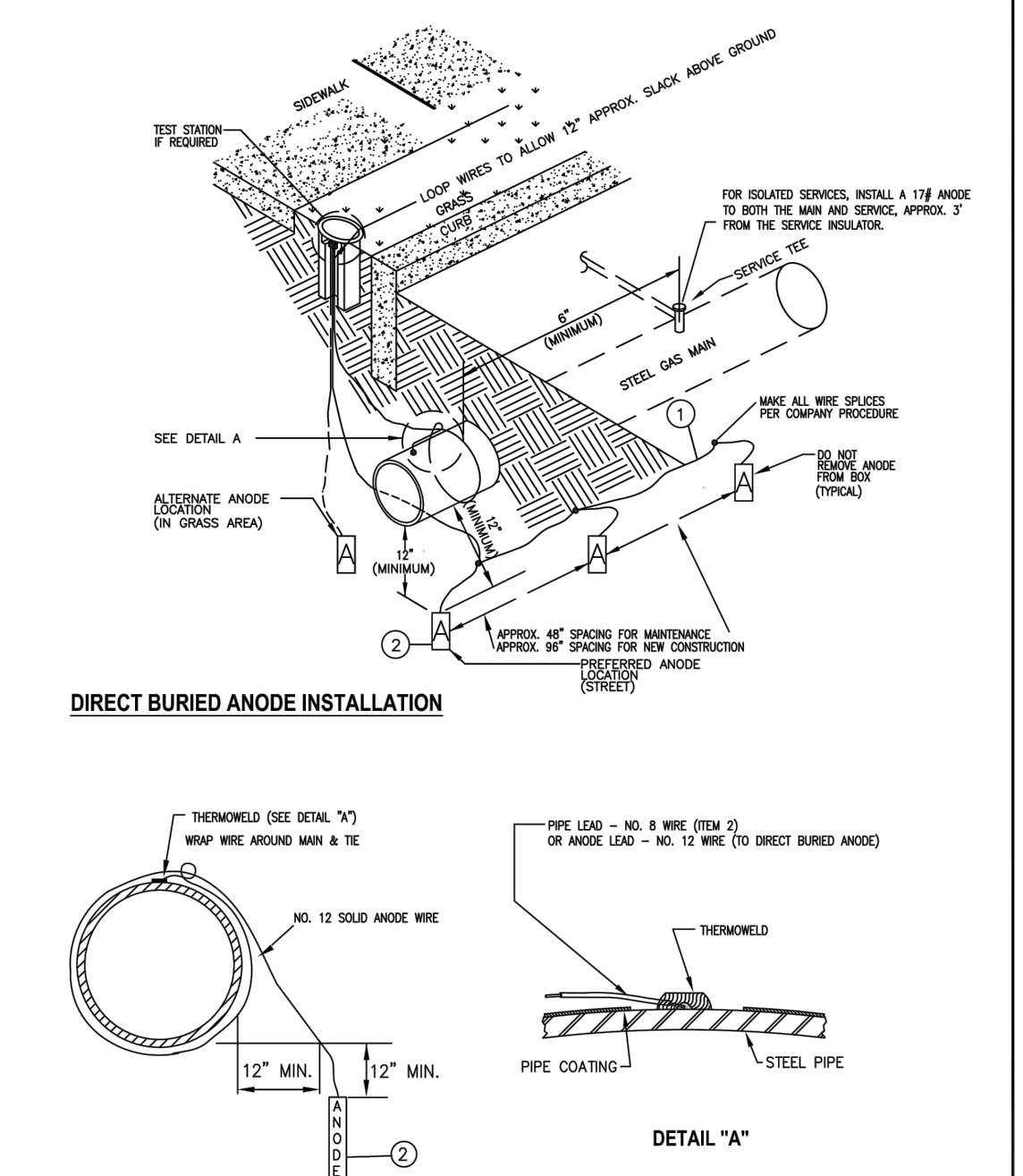
CURRENT DROP MEASURING TEST STATION SPACING

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



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	9339892	9339892	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	9334056	9316070	NOT FOR PIPE COATING.
6	CONNECTOR, SPLIT BOLT, TYPE 6	9331578	9316630	9331578	NON STOCK	USE WITH NO. 6 CABLE
	CONNECTOR, SPLIT BOLT, TYPE 1/01	9331612		9331612		USE WITH 1/0 CABLE
7	CONNECTOR, TWIST-ON WIRE NUT	9330683	9314631	9330683	9314631	
8	TAG, ADHESIVE 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"
9	GROUNDING CELL	9315642	NON STOCK	9315642	NON STOCK	USE TO LABEL ANODES AS SPECIFIED BY CORROSION ENGINEERING
10	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 MFRG INC OR EQUAL

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nationalgrid		INSTALLATION OF MAGNESIUM ANODES	
ALL REGIONS		DATE: 07/15/2010 EFFECTIVE DATE: 06/08/2020	
REVISIONS: UPDATED NEW SP ITEM ID'S		DESIGN: PG STD. DWG. NO. 030024-CS	
		APPROVAL: PS	

SHEET 1 OF 2

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

SHT. 2 OF 2 030024-CS

NOTE: THE ENGINEER OF RECORD HAS REVIEWED THE PROVIDED NATIONAL GRID STANDARD DETAILS AND DETERMINED THEIR APPLICABILITY TO THE WORK IN THIS PACKAGE. THE ENGINEER OF RECORD DOES NOT CERTIFY THE ACCURACY OF ANY REFERENCED STANDARDS OR PROCEDURES NOT DIRECTLY RELATED TO THE WORK DESCRIBED IN THIS PLAN SET.

Architecture Engineering Environmental Land Surveying

Companies

COMMONWEALTH OF MASSACHUSETTS

ANDREW JOSEPH CAVALLO MECHANICAL No. 54294 REGISTERED PROFESSIONAL ENGINEER

01/04/22

Andrew J. Cavallero SIGN & DATE

NO.	DESCRIPTION	DATE	DR.BY	CK.BY	APP.BY
0	ISSUED FOR CONSTRUCTION	01/04/2022	LA	TA	AC

BOSTON GAS COMPANY d/b/a

nationalgrid

40 SYLVAN ROAD WALTHAM, MA 02451

IFC

PROPOSED GAS MAIN INSTALLATION 2" AND 4" MDPE (LP TO 22 PSIG) IRVING ST WATERTOWN, MA					
MISCELLANEOUS DETAIL 3 OF 3					
DWG SIZE	DESIGNER	ENGINEER	DATE:	ASSET I.D.	W.O. NO.:
22"x34"	L. AFFRONTI	A. CAVALLO	01/04/2022	DISTRIBUTION	1430328

PAGE 9 OF 9	
DRAWING NO.	SHEET NO.
WAT-1430328-09	C-203



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: September 8, 2022

RE: Agenda Item - Proposed Loan Order

On March 22, 2022, the Honorable City Council adopted thirty-four (34) conceptual recommendations on the Fiscal Year 2023-2027 CIP.

Conceptual recommendation #10 reads as follows:

- Confirm the prior recommendation to proceed with the FY21 \$1,500,000 proposed loan order for connector roads/longer street projects, in accordance with the Public Works Committee report approved by the City Council on November 23, 2021 to reconstruct Highland Ave.

As a follow-up to that conceptual recommendation, attached please find correspondence from Gregory M. St. Louis, Superintendent of Public Works regarding Fiscal Year 2021 Connector Roads/Longer Streets Improvements.

For additional background purposes I have attached the following:

- Excerpt from the November 23, 2021 City Council Minutes and Report of the Committee on Public Works

Therefore, given all of the above, I respectfully request the attached Proposed Loan Order of \$2,000,000 be placed on the September 13, 2022 City Council Agenda as a First Reading.

Thank you for your consideration in this matter.

cc: Gregory M. St. Louis, Superintendent of Public Works
Thomas P. Watkins, Director of Administration and Finance, Department of Public Works
Matthew I. Shuman, City Engineer
Steven T. Magoon, Director of Community Development and Planning/Assistant City Manager
Thomas J. Tracy, City Auditor/Assistant City Manager for Finance
Melissa A. Morrissey, City Treasurer/Collector



28 State Street
Boston, MA 02109-1775
p: 617-345-9000 f: 617-345-9020
hinckleyallen.com

Jay Gonzalez
(617) 378-4256
jgonzalez@hinckleyallen.com

August 25, 2022

George J. Proakis
City Manager
Administration Building
149 Main Street
Watertown, Massachusetts 02472

RE: Draft Loan Order – Street and Sidewalk Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of street and sidewalk improvements:

ORDERED: That the sum of \$2,000,000 is appropriated to pay costs of constructing, reconstructing, paving, repairing or otherwise improving streets and sidewalks, including improving underground ducts and conduits and paying all other costs incidental and related to such street and sidewalk work; and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

The order must be published at least five days prior to the holding of a public hearing with respect to the order and its final passage and requires the affirmative vote of at least two-thirds of all members of the City Council, as in the case of any other loan order for bonds.

Please call me if there are any questions about the suggested proceedings.

Sincerely,

Jay Gonzalez



CITY OF WATERTOWN
DEPARTMENT OF PUBLIC WORKS
124 ORCHARD STREET

Gregory M. St. Louis, PE
Superintendent

(P) 617-972-6420
(F) 617-972-6402

TO: Mr. George Proakis, City Manager
FROM: Mr. Gregory M. St. Louis, Supt. of Public Works
DATE: August 23, 2022
RE: FY 2021 Connector Roads/Longer Streets Improvements – Additional Funding Plan

The Department of Public Works respectfully requests that the necessary actions be taken to authorize the Treasurer to borrow funds as outlined in the Fiscal Year 2021 Capital Improvement Program (CIP) budget for the Connector Roads/Longer Streets Improvements. While the funded amount in the CIP was listed and approved at \$1,500,000.00 the DPW respectfully requests that \$2,000,000.00 be approved as the costs for labor and materials have significantly increased, resulting in higher than anticipated bid prices for this project than when the project was first conceptually designed.

These funds will be utilized for the design, engineering, construction and construction administration services associated with the Highland Avenue and Chapman Street reconstruction project. This recommendation is in accordance with the City Council Committee on Public Works report approved by the City Council on November 23, 2021.

The work will consist of the reconstruction of Highland Avenue (between Lexington Street and the Watertown/Waltham boundary line) and Chapman Street (between Grandview Avenue and Main Street). The proposed work will include full depth pavement reclamation, excavation of existing pavement, fine grading and compacting, hot mix asphalt paving, removing/resetting existing granite curbing, and installation of new granite curbing as required.

Additional improvements include constructing new cement concrete sidewalks and driveway aprons to meet ADA/AAB requirements, constructing ADA/AAB compliant pedestrian curb ramps, minor drainage system improvements, green infrastructure enhancements, removing/resetting or replacing roadway signage, pavement markings, safety controls and signing for construction operations, and other incidental items and related work.

Additional project background details and concept plans are available on our website:

<https://www.watertowndpw.org/221/Highland-Ave>

The contract in total is \$2,963,539.04 leaving a balance of \$963,539.04 outside of the aforementioned loan order request. This balance will be funded from other DPW capital and utility accounts that have remaining balances on them from either completed projects or open account balances.

If borrowing is approved as outlined and requested, construction is anticipated to begin later this season, with project completion by the end of November of 2023.

We thank you in advance for your consideration.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Gregory M. St. Louis".

Gregory M. St. Louis, Supt. of Public Works

CC: T. Tracy
S. Magoon
J. Gonzalez
M. Shuman
T. Glode
E. Baptista
T. Watkins

Committee on Public Works Report Regarding the Review and Recommendations of the 2022 Local Road Construction Program - Vincent J. Piccirilli, Chair

ACTION ITEM:

1. That the City Council approve the Recommendations by the Department of Public Works for the Road Reconstruction Program which includes Boylston Street (Fairfield Street to Porter Street), Chester Street, Locke Street, and Chapman Street (Main Street to Highland Avenue) and the Recommendations for the Long Street and Connector Program which includes Highland Avenue, Morse Street, and Fifth Avenue.

Councilor Piccirilli read the Committee report. Councilor Piccirilli moved to accept the report; Councilor Palomba seconded the motion. The motion was adopted unanimously on a roll call vote.

Councilor Piccirilli moved to approve the recommendations of the Department of Public Works for the Road Reconstruction Program which include Boylston Street (Fairfield Street to Porter Street), Chester Street, Locke Street, and Chapman Street (Main Street to Highland Avenue) and the recommendations for the Long Street and Connector Program which include Highland Avenue, Morse Street, and Fifth Avenue; Councilor Palomba seconded the motion.

In the discussion, a comment was made that the plans for Highland Avenue, Morse St., and Fifth Avenue do not seem to be finalized. Highland Avenue is a long road and there are a number of driveway cuts that need to be dealt with. Morse Street has several disabled and low-income residents and is also the only connector between Galen Street and Watertown Street. The timing may be an issue as there may be questions about gas service and water and sewer matters.

It was noted that Highland Avenue is planned for the summer of 2022 and Morse Street in the summer of 2023, but some significant planning needs remain to be completed. Mr. St. Louis, Superintendent of the Department of Public Works, stated at the Committee meeting that gas work needs to be done on Morse Street; therefore, he felt Highland Avenue should be completed first.

The motion was adopted unanimously on a roll call vote.

Watertown Town Council
Committee on Public Works

Councilor Piccirilli, Chair, Councilor Donato, Vice Chair, Councilor Palomba, Secretary

Committee Report

October 18, 2021, 5:00 PM

The Committee on Public Works met on Monday, October 18, 2021 at 5:00 PM in the Phillip Pane Lower Hearing Room. This was an in-person meeting. The purpose of the meeting was to review and make recommendations on the 2022 local road construction program.

Those attending the meeting included the three members of the Committee, Councilors Piccirilli, Donato, and Palomba as well as Councilor Feltner, Councilor Bays, Department of Public Works Superintendent Greg St. Louis, Town Engineer Matt Shuman, Laura Wiener, Senior Transportation Planner at the Department of Community Development and Planning, Andy Compagna and Hannah Rakoff from the Watertown Bicycle and Pedestrian Committee, and residents Dan McKinley and Collin Snow.

Matt Shuman gave a power-point presentation, "2022 Road Program" that is available at <https://www.watertowndpw.org/191/Annual-Road-Program>. Highlights of the presentation included the following.

- 1) All of the 2020/2021 road reconstruction projects have been completed with a few minor items left to be finished. These include Nichols Avenue (Boylston Street to Quimby Street), Wheeler Lane, Alden Road, Sheldon Road, Hazel Street (Quimby Street to Dexter Avenue), Gertrude Street, Elmwood Avenue, and Grandview Avenue (Chapman Street to Copeland Street).
- 2) Green Street was reconstructed following the Complete Streets protocol and included raised intersections, ADA compliance, new sidewalks, and significant stormwater improvements.
- 3) The reconstruction of lower Waverley Avenue (Orchard Street to Belmont Street) also followed the Complete Streets protocol and is completed. Funding for this project came from the Long Streets and Collector Program of \$1.5 million in FY 2020.
- 4) There are a variety of techniques used to maintain, repair, and reconstruction streets. Limited mill and overlay, full depth patching, and sealing of cracks are used to extend the life of a road. It was noted that roads that receive pavement preservation such as mill and overlay are not automatically pushed to the back of the line and then not considered for full depth reconstruction/reclamation in future years. Funding for road maintenance and repair typically comes from Chapter 90 monies allocated to Watertown from the Commonwealth.
- 5) Full depth reconstruction/reclamation of a roadway includes completely replacing the road, installing granite curbing, concrete sidewalks, driveway aprons, and handicap ramps, adding or rehabilitating planting strips, tree planting, and improvements to stormwater management.

Candidates for this work need to be approved by the Town Council and are funding by annual borrowing of \$2.5 million.

6) A **Pavement Condition Index** (PCI) is used to measure the level of distress of a road's surface. The PCI uses a scale of 0 – 100 with 0 representing a “roadway failure” and 100 representing a roadway that is “perfect conditions with no repairs needed”. PCI for Watertown's roads in 2012 was 59 and in 2016, the last time a PCI was performed, was 65.

7) The Department is using new technology to measure the PCI, specifically three dimensional video recording and GPS to survey streets. (They are also using this technology to survey sidewalks.) They anticipate that the new PCI will be lower than the PCI in 2016 due to the greater level of detail provided by the new technology, increased gas and water repairs, and the general deterioration of the roads due to increase use.

8) The Department creates a “Universe of Projects” based on the 2012 and 2016 PCI, maintenance records, capital projects, windshield surveys, and resident input via work orders. The Universe is then further refined to determine which roads are recommended for full reconstruction/reclamation. The factors used to determine the recommended roads include what streets are in the greatest state of disrepair, available funding, planned utility improvements, ongoing preventive maintenance, and geographic equity.

Mr. Shuman then announced the Department's recommendations for Road Reconstruction in FY 2022 – **Boylston Street** (Fairfield Street to Porter Street), **Chester Street**, **Locke Street** and **Chapman Street** (Main Street to Highland Avenue). There are a number of steps and reviews that are required before the Department requests bids for the work in December. These include reviews of driveways, street trees, and water services and fire hydrants, and a review by the Complete Streets Working Group.

Mr. Shuman also announced the Department's recommendations for the Long Streets and Collector Program – **Highland Avenue** during the 2022 construction season (April to November) using FY 2021 monies, and **Morse Street and Fifth Avenue** in the 2023 construction season using FY 2022 monies.

Councilor Feltner, the District B Councilor, commented on aspects of the presentation and shared information about a number of roads in her District.

1) She is pleased that DPW has contracted with Streetscan and is using new technology to collect data on street and sidewalk conditions. She had recommended this a number of years ago. She also believes residents will appreciate seeing new transparency tools, like “story map” used.

2) She would like to see increased maintenance on Brigham Street and Jackson Road. She also believes the Town needs to address the issue of the Private Way classification. We repair potholes but there is no permanent solution regarding maintenance of these roads.

3) She is pleased to see Fifth Avenue on the list of the Long Streets and Collector Program and believes it is an ideal street for additional green space, bio-retention, and bike accommodations given the extra street width.

4) She hopes for full reconstruction/reclamation of Morse Street for a number of reasons, besides its longstanding poor conditions, including that it is the only direct connection between Galen and Watertown Streets, that it is a school walking and bus route, and that even more traffic is anticipated with the 66 Galen Street project improvements.

5) She was under the impression that Irving Street was to realize full reconstruction/reclamation, including sidewalk improvements, through Arsenal Street developer mitigation. She is interested in learning the status now since mill and overlay was recently done instead between Arsenal Street and Mt. Auburn Street.

The Committee then entertained two Action Items.

Councilor Donato made the following motion:

That the Committee on Public Works recommends that the Town Council approve the recommendations by the Department of Public Works for the 2022 Road Reconstruction Program which includes Boylston Street (Fairfield Street to Porter Street), Chester Street, Locke Street, and Chapman Street (Main Street to Highland Avenue) and the recommendations for the Long Street and Connector Program which includes Highland Avenue, Morse Street and Fifth Avenue.

Councilor Palomba seconded the motion and it passed 3 – 0.

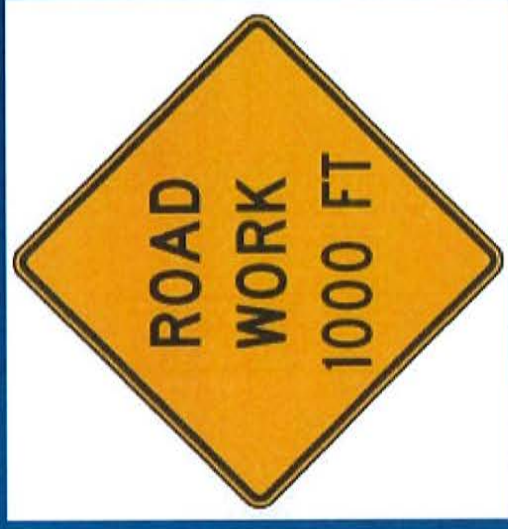
Councilor Piccirilli made the following motion:

That the Committee on Public Works recommends that the Town Council approve an increase in the 5 year Capital Improvement Program to accelerate road and sidewalk repairs and to accommodate price escalations and required stormwater improvements.

Councilor Donato seconded the motion and it passed 3 – 0.

The meeting adjourned at 6:05 PM. The minutes were prepared by Councilor Palomba

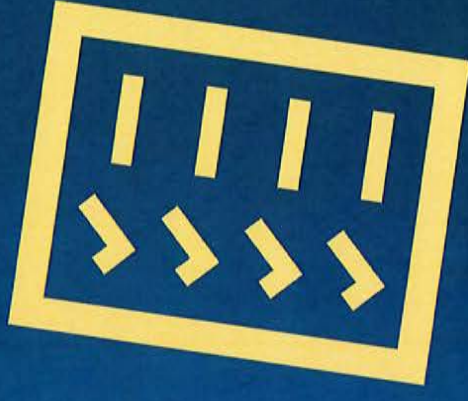
2022 Road Program



Public Works Subcommittee Presentation
October 18, 2021

Agenda

- Road Program Updates
- Pavement Management Goals
- 2022 Road Reconstruction List
- Long Streets & Collector Program
- Recommendations
- Questions



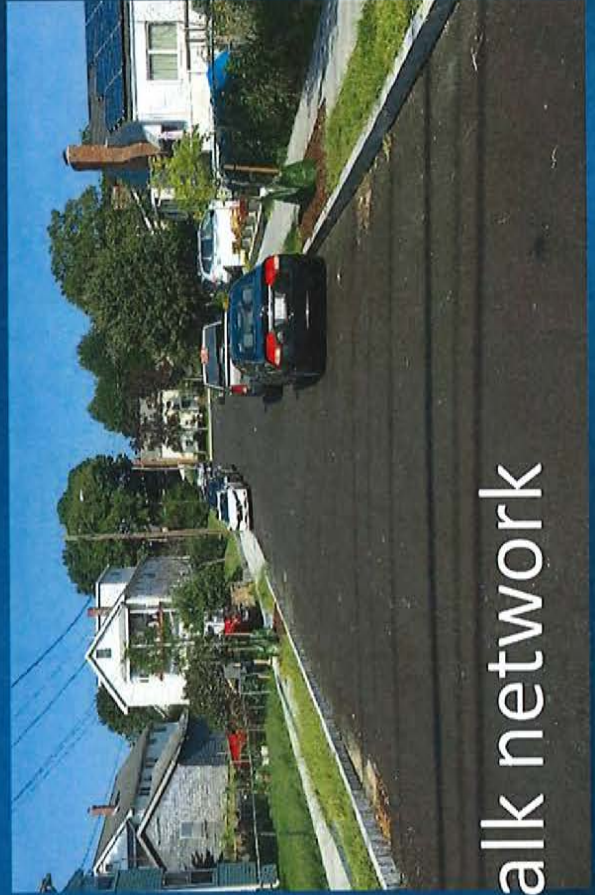
Road Program Updates

2020/2021 Construction Updates

- Nichols Ave. (Boylston Street to Quimby Street)
- Wheeler Lane
- Alden Road
- Sheldon Road
- Hazel Street (Quimby Street to Dexter Ave.)
- Gertrude Street
- Goldie Street
- Elmwood Ave.
- Grandview Ave. (Chapman St. to Copeland St.)

Road Program Updates

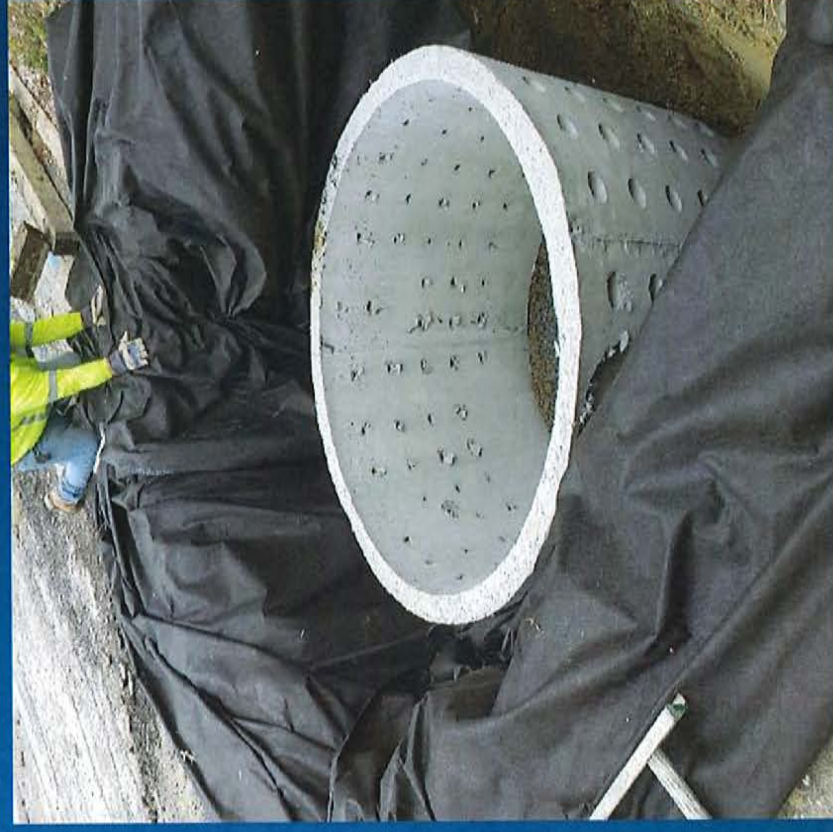
Complete Streets/Green Streets



- Raised intersections
- Curb extensions
- ADA compliance
- Completing the sidewalk network

Road Program Updates

Complete Streets/Green Streets



- 7 drywells
- 13 stormwater tree trenches
- 4.75 lbs/year of phosphorus treated

Road Program Updates

Waverley Ave.



Pavement Management Goals

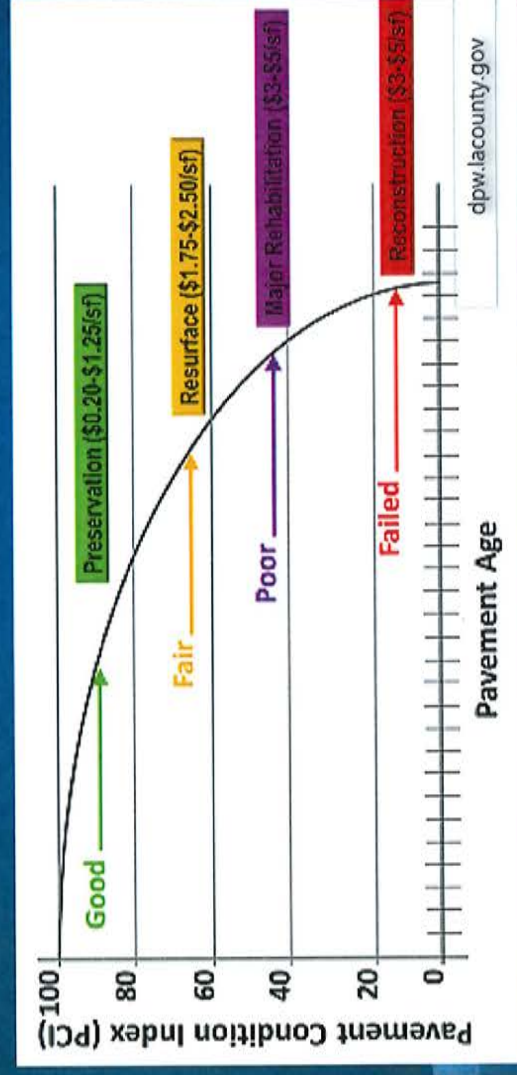
Maintenance, Repair & Reconstruction

- Use a variety of preservation treatments to prolong the useful life of our roadways
- Coordinate road repairs and reconstruction activities with capital planning and utility work
- Take a “Complete Streets” approach to roadway reconstruction to improve pedestrian and bicycle facilities, connectivity, and streetscape
- Seek alternative funding sources for large-scale projects

Pavement Management Goals

Pavement Management Techniques

- Pavement Preservation Techniques
 - Limited mill and overlay repairs
 - Full depth patch
 - Crack sealing
- Road Reconstruction Techniques
 - Road reclamation (reconstruction)



Pavement Management Goals

Pavement Preservation Techniques

- Prolong the useful life of road surfaces
- Cost-effective over time versus complete reconstruction
- Does not address other needs or desires, such as sidewalks and curbing



Pavement Management Goals

Pavement Reconstruction Techniques

- Roadway reclamation
 - Addresses the structural integrity of the roadway
 - Fully replaces the pavement surface (4-inch thickness)
 - Scope of work also includes:
 - Installation of granite curbing, concrete sidewalks, driveway aprons and handicap ramps
 - Rehabilitation or addition of a planting strip
 - Review of driveway openings for compliance with Zoning
 - Drainage and stormwater management improvements
 - Tree plantings
 - Streets proposed for road reconstruction are submitted to Town Council for review

Pavement Management Goals

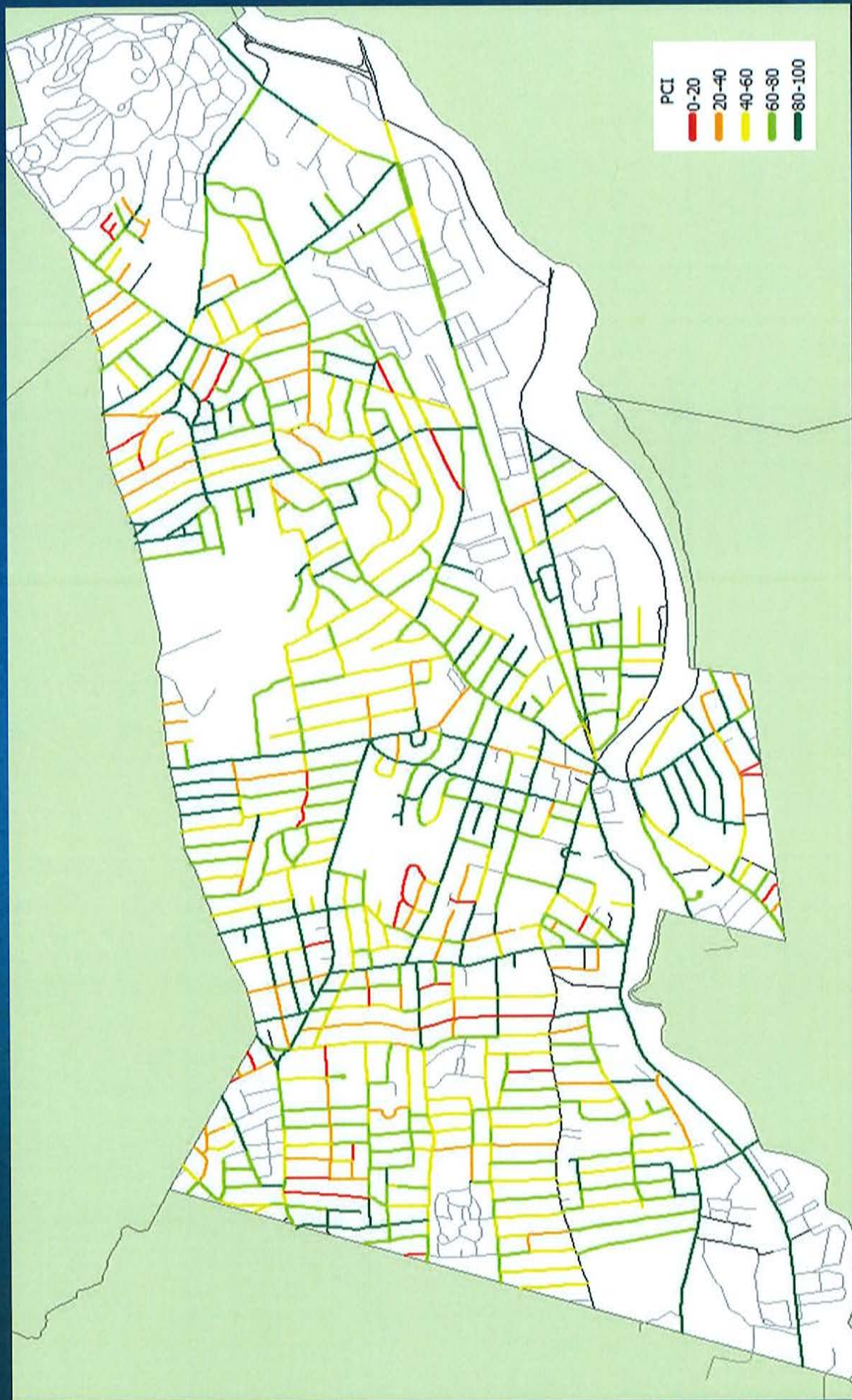
Pavement Management Metrics

- PCI – Pavement Condition Index
- Scaled from 0 to 100 based on level of distress of the road surface
 - 100 – perfect, no repairs necessary
 - 0 – roadway failure
- Based on field surveys of all streets in Town
- 2016 Town-Wide Pavement Condition Index: 65 (2012 – 59)
- 2016 Total Work Backlog: \$88 million (2012 - \$92 million)

2020 Pavement Management Study underway

Pavement Management Goals

2016 Pavement Condition Index Map



Pavement Management Update

StreetScan

- Uses three dimensional video recording and GPS to survey street and sidewalks
- Computerized algorithms develop PCI map
- Maps roadway conditions, such as patches, cracking, bumps, etc.



Pavement Management Update

Streetscan

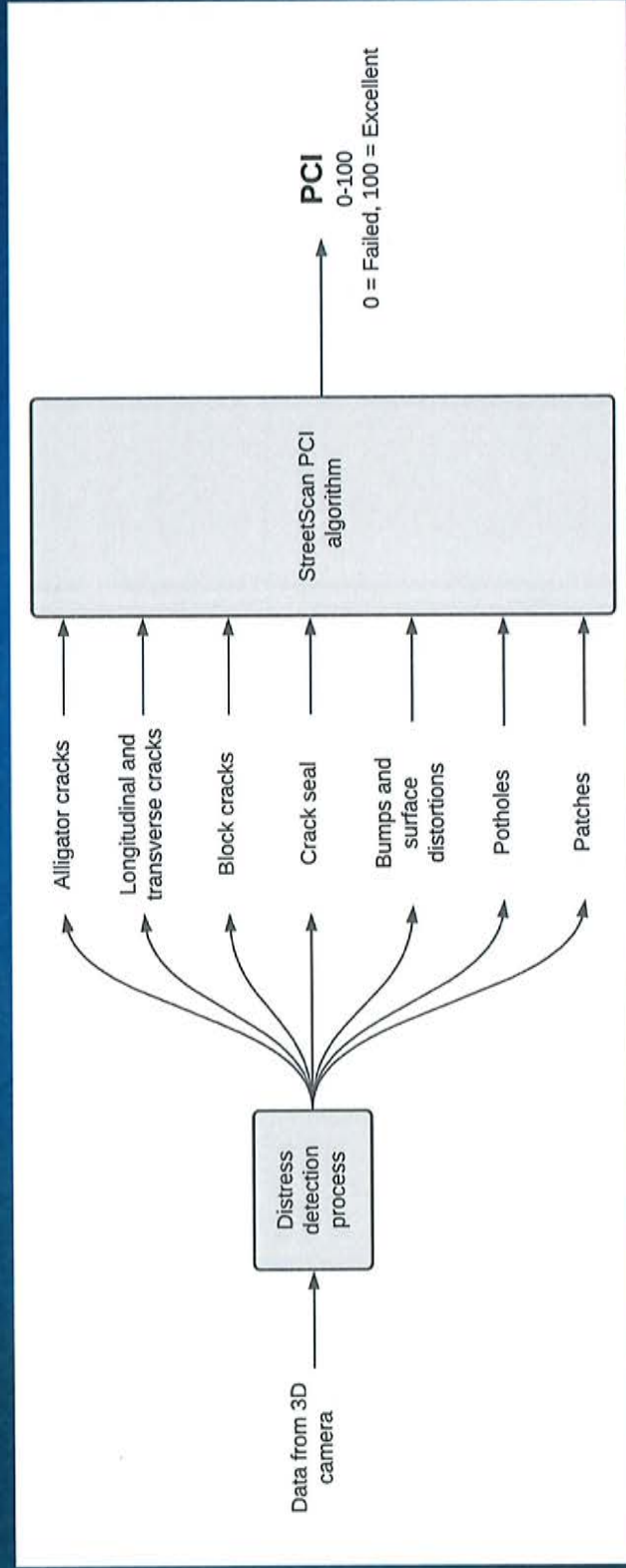
- Other useful information also collected
 - Street trees, manhole covers, sign locations
- Similar process used to develop a sidewalk condition index
 - Bumps and settlement, uplifting due to trees



Pavement Management Update

StreetScan

- Develop GIS database
- Overlay with utility data for increased coordination
- Planning level repair recommendations
- Video recordings available to document conditions



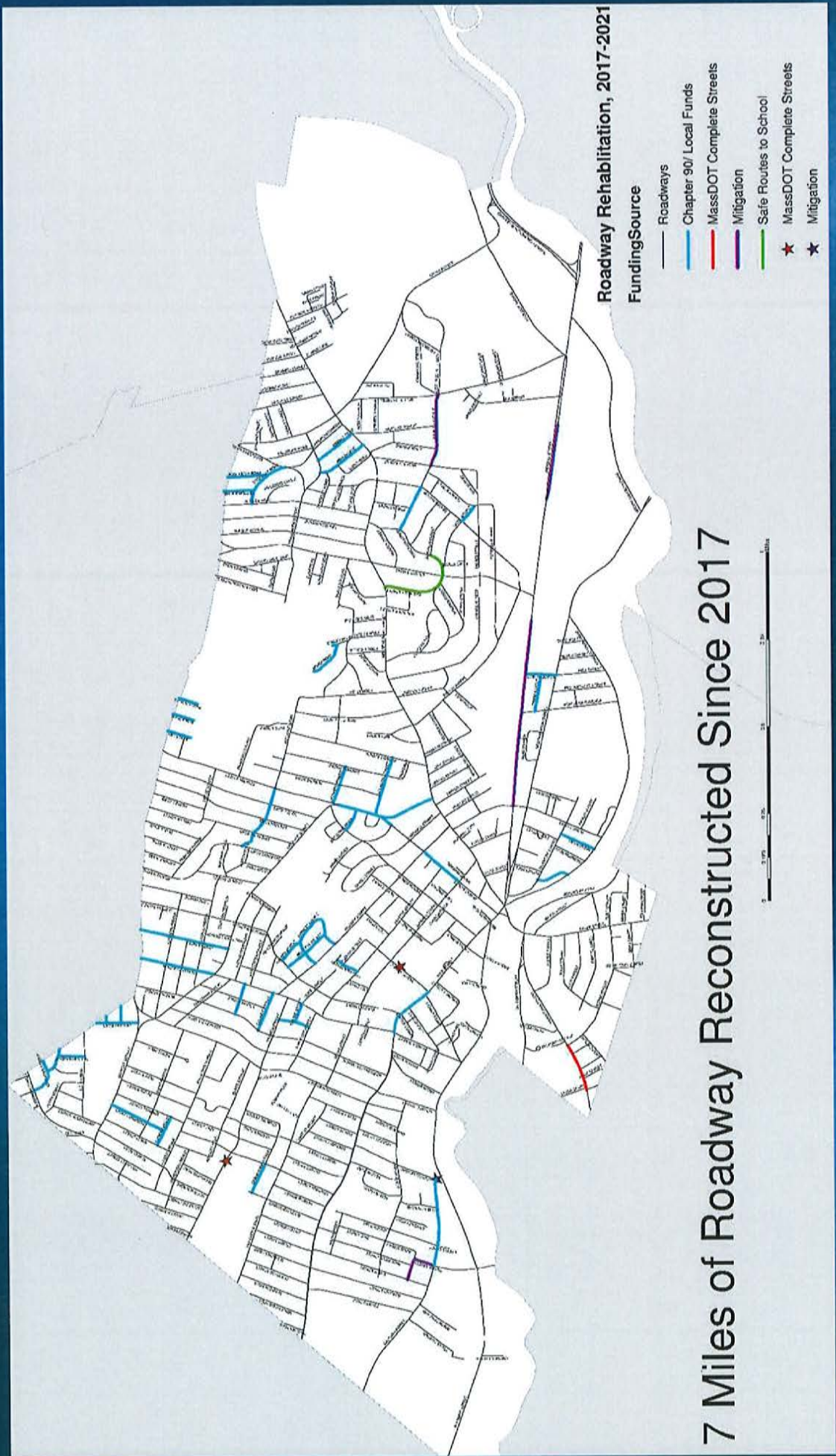
Pavement Management Update

Status

- All field work complete
- Draft mapping being reviewed
- Updating for recent mill/overlay work
- Expect PCI to be similar or lower than 2016

Pavement Management Goals

Road Reconstruction Progress



2022 Road Reconstruction Program

Developing a “Universe of Projects”

- 2012 & 2016 Pavement Management Inventory
- Windshield surveys
- Maintenance records
- Capital projects (proposed and completed)
- Resident input (work orders)

2022 Road Reconstruction List

Developing the List

- Prioritize streets in greatest state of disrepair
- Consider project readiness
- Develop a program that fits within funding constraints
- Continue ongoing preventative maintenance
- Consider alternative funding sources
- Consider geographic equity

2022 Road Reconstruction

Utility Coordination & Capital Planning

- Water main replacement program (1,500 feet)
 - Bromfield Street
 - Highland Ave. (Olney St. to Lexington St.)
- Sewer and drain repairs and replacements
 - Robbins Road Extension
 - Howard Street (200 feet)
- Substandard water service replacements—90 locations
- National Grid gas main replacements (3 miles)

2022 Road Reconstruction List

Proposed Streets

- Boylston Street (Fairfield Street to Porter Street)
- Chester Street
- Locke Street
- Chapman Street (Main Street to Highland Ave.)



2022 Road Reconstruction List

Boylston Street—Fairfield Street to Porter Street



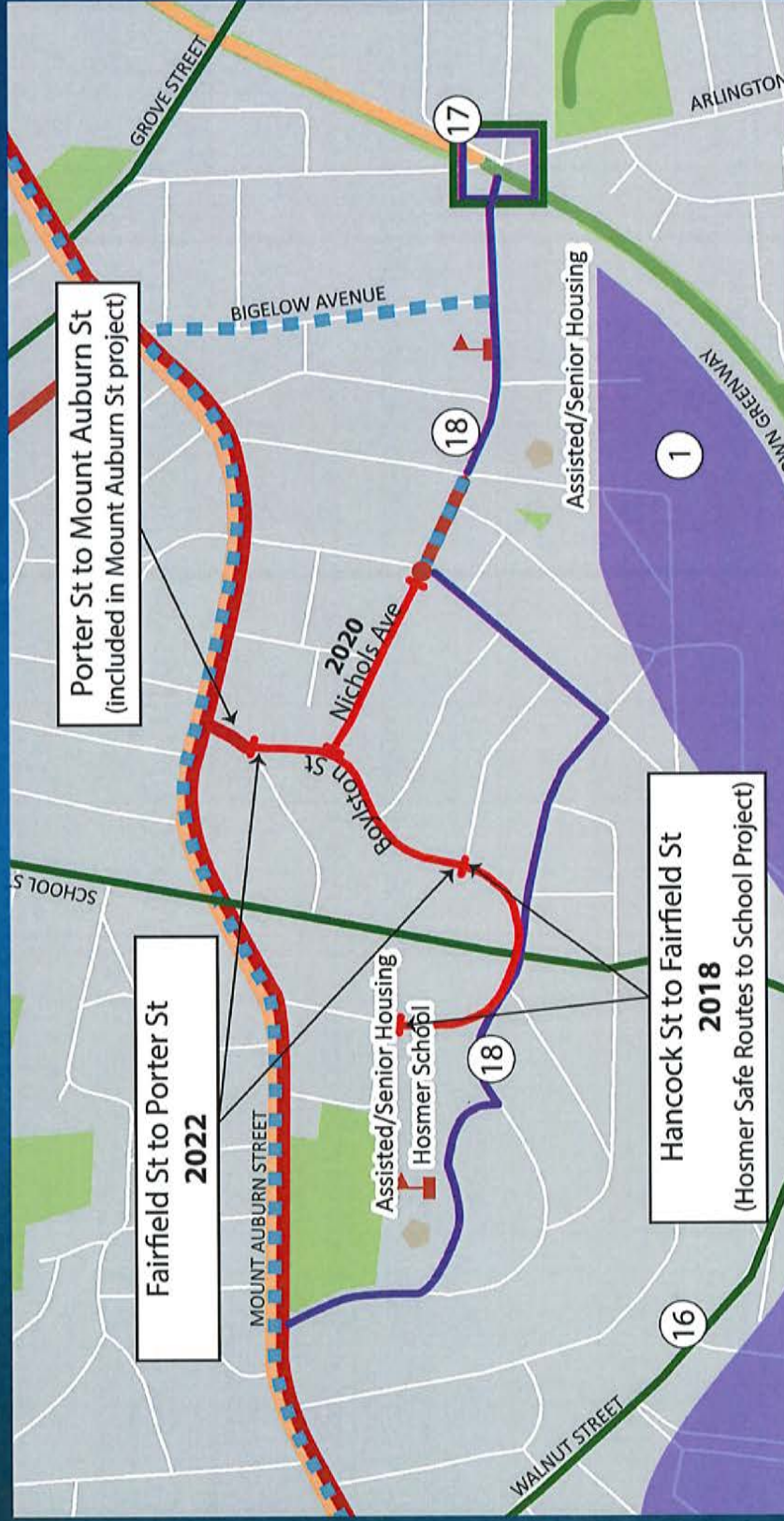
Boylston Street

- Gas main replacement in 2017
- Sewer replacement in 2012
- Alligator cracking, trench patches
- Concrete sidewalks in poor condition
- No curb

990 feet long – 34 feet wide

2022 Road Reconstruction List

Boylston Street—Fairfield Street to Porter Street



- Pedestrian route between Mt. Auburn Street and Watertown/Cambridge Greenway
- Access to Hosmer School

2022 Road Reconstruction List

Boylston Street—Fairfield Street to Porter Street



- Potential location for bioretention

[Green Infrastructure Planning Grant](#)

2022 Road Reconstruction List

Chester Street



Chester Street

- Gas main replacement in 2016
- Water main replacement in 2014
- Alligator cracking, trench repairs
- Asphalt sidewalks in poor condition
- No curb

650 feet long – 24 feet wide

2022 Road Reconstruction List

Locke Street



Locke Street

- Gas main replaced in 2016
- Alligator cracking, pavement buckling, pavement unraveling
- Concrete sidewalks in poor condition
- No curb

840 feet long – 28 feet wide

2022 Road Reconstruction List

Chapman Street—Main Street to Highland Ave.



Chapman Street

- Gas main replacement in 2016
- Sewer repairs in 2020
- Alligator cracking, cross trenching
- Concrete and asphalt sidewalks
- No curb

875 feet long – 24 feet wide

2022 Road Reconstruction List

Next Steps

- Review driveways with DCDP
- Review street trees with Tree Warden
- Review water services and fire hydrants
- Green infrastructure review
- Finalize concepts, where applicable
- Complete Streets working group review
- Supplemental survey, where necessary
- Notify residents of future work
- Maintain schedule for December bid

Long Streets and Collector Program

Description

- \$1.5 million supplemental funding from Town Council for longer streets & collectors
- Short list streets:
 - Waverley Ave. *Under construction*
 - Highland Ave.
 - Morse Street
- Considerations
 - Future utility needs
 - Traffic volumes
 - Connection to existing bike and pedestrian facilities, and important destinations

Long Streets and Collector Program

Highland Ave.

- Included in Town's *Complete Streets Prioritization Plan* (#11) for pedestrian safety improvements
- Pedestrian facility and complete streets priority area in *Bicycle and Pedestrian Plan*
- Key walking route to Cunniff School & Middle School
- Preparation for temporary Watertown High School at Moxley Field

<http://www.watertowndpw.org/DocumentCenter/View/303/Watertown-Complete-Streets-Plan-Final>

Long Streets and Collector Program Highland Ave.

- 2016 gas main replacement
- 2021 water main replacement—Lexington to Olney
- 2021 water service repairs



Long Streets and Collector Program Highland Ave.

- Next steps
 - Survey
 - Complete Streets review
 - Develop concept plans
 - Consider bidding with Chapman Street for work in 2022 construction season

Long Streets and Collector Program

Morse Street

- 2014 gas main replacement
- 2020 improvements at Watertown St.
- 2021 sewer repairs (planned)
- 2021 water service replacements (planned)



Long Streets and Collector Program Morse Street & Fifth Ave.

- Connection to Charles River Paths
- Alternative Route around Galen Street/Watertown Square



Long Streets and Collector Program

Morse Street & Fifth Ave.

- Wide width on Fifth Ave. provides opportunities for improved bike/ped accommodations



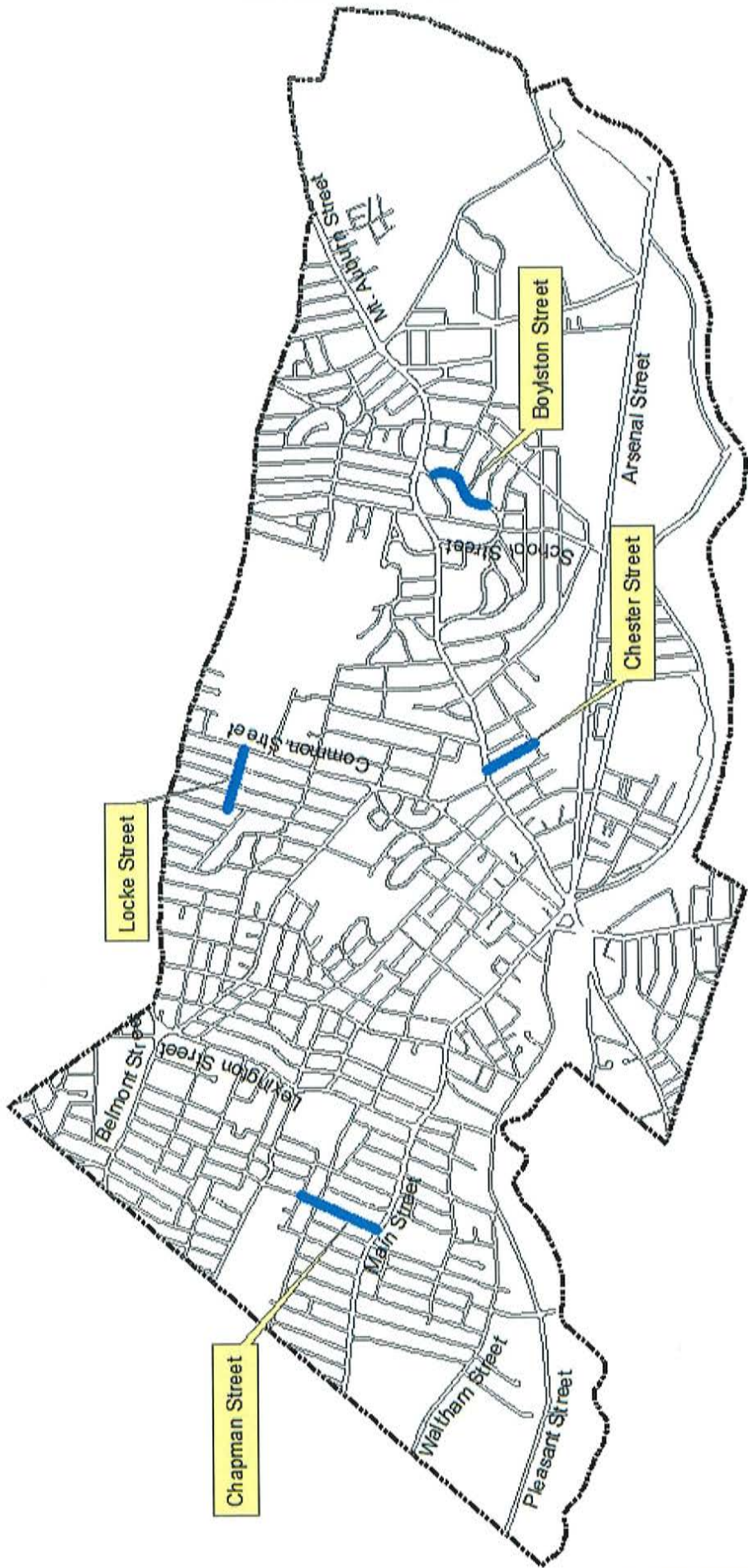
Long Streets and Collector Program

Morse Street & Fifth Ave.

- Next steps
 - Gas main replacement on Fifth Ave.
 - Complete sewer repairs
 - Sub-standard water service replacements
 - Complete Streets review
 - Develop concept plans
 - Bid for 2023 construction season

2022 Road Reconstruction List

Proposed Streets



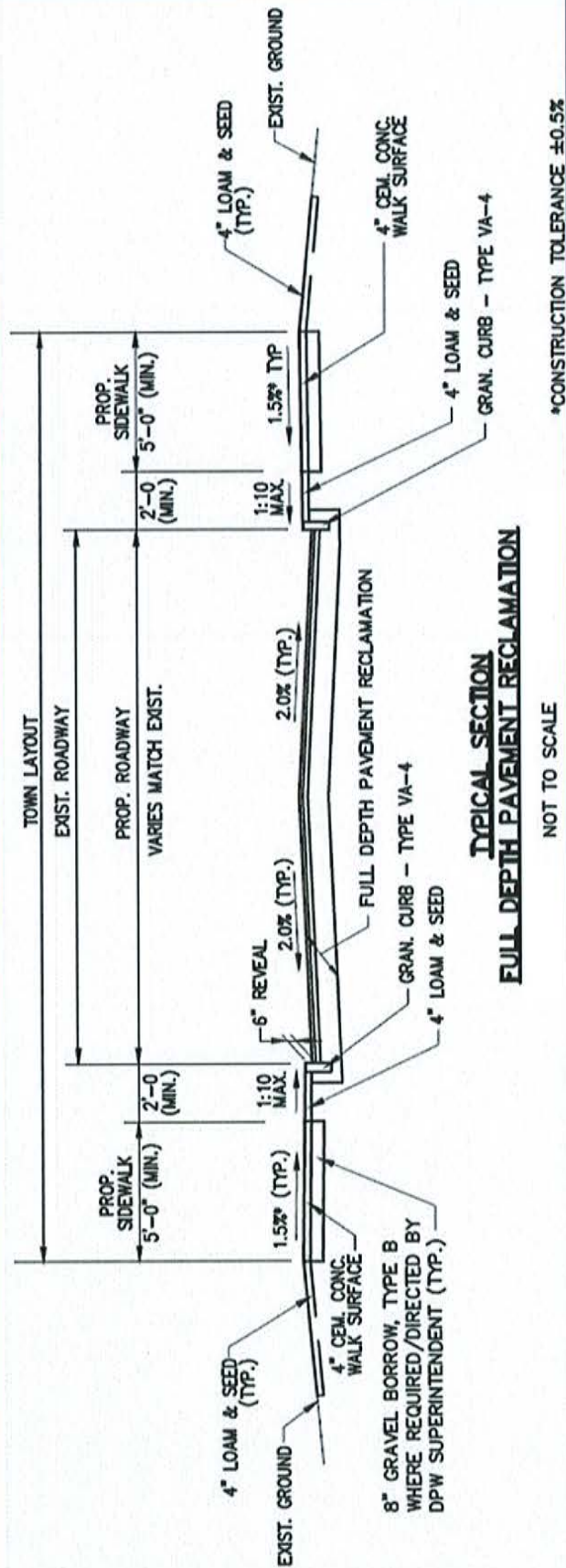
Recommendations

Proposed Streets

- 2022 Road Program Streets
 - Boylston Street (Fairfield Street to Porter Street)
 - Chester Street
 - Locke Street
 - Chapman Street (Main Street to Highland Ave.)
- Long Streets/Collector Program
 - Highland Ave.--2022
 - Morse St. & Fifth Ave.--2023

Recommendations For Further Consideration

- Accelerate street and sidewalk repairs
 - Account for price escalations in capital planning
 - Dedicate funding for drainage/stormwater repairs
 - Increase mill/overlays as a pavement preservation technique
- Review bidding processes and requirements to complete more work per year



Questions?

<http://www.watertowndpw.org/191/Annual-Road-Program>



TOWN OF WATERTOWN

DEPARTMENT OF PUBLIC WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

(P) 617-972-6420
(F) 617-972-6402

Gregory St. Louis, PE
Superintendent

TO: Honorable Council Members of Committee on Public Works

FROM: Matthew I. Shuman, P.E., Town Engineer

DATE: October 18, 2021

RE: Pavement Preservation and Sidewalk Maintenance Work

Please see the list of pavement and sidewalk maintenance work performed during 2021, listed below:

<u>Pavement Preservation</u> (Mill and Overlay)	<u>Sidewalk Repair</u>
• Auburn Court • Bancroft St. (Lexington St. to Edenfield Ave.) • Bancroft St. (Westminster Ave. to Waverley Ave.) • Barnard Ave. (Orchard St. to Columbia St.) • Belmont Street (Waltham Line to Harrington Street) • Channing Road (Orchard Street to Mason Road) • Desmond Ave. • Dexter Ave., Nichols Ave. to Willow Park • Duff Street (Madison Ave. to Belmont Street, east side only) • Emerson Rd. (Main St. to #34 Emerson Rd.) • Evans St. (#70 Evans St. to #113 Evans St.) • Fairview Ave. (Wilson Ave. to Hall Ave.) • Fitchburg Street (Waverley Ave. to Springfield Street) • Garnet St. (Irving St. to Phillips St.) • Harnden Ave. (Whitney Street to Waverley Ave.) • Homer St. • Hudson St. • Irving St. (N. Beacon St. to Mt. Auburn St.)	• California Street at Fifth Ave. • Watertown Street at Morse St., Belknap Ter., and Fifth Ave. • Whites Ave. • York Ave. (Harnden Ave. to Lowell Ave.) • Marcia Road • Garnet Street, between Irving St. and Phillips Street • Town Hall • Library • Fairview Ave. (Bradford Rd. to Hardy Ave.) • Dexter Ave. (vicinity of #199) • Bigelow Ave. (vicinity of #25) • Yukon Ave. • Robbins Road Extension • Bailey Road

- | | |
|--|--|
| <ul style="list-style-type: none"> • Lexington Street (Warren St. to Bradshaw St.) • Marlboro Terrace • Mason Road • Robbins Rd. (Orchard St. to Columbia St.) • Rose Ave. (Madison Ave. to Carey Ave.) • Sparkill Street (Grant Ave. to Belmont Street) • Spring St. (Summer St. to Palfrey St.) • Standish Road (22 Standish Road to Bellevue Road, Bellevue Road to Locke Street) • Stuart Street • Sycamore Street (#226 to #256 Sycamore Street) • Washburn St. (Franklin St. to Otis St.) • Whites Ave. (Main St. to Hudson St.) • Whitman Rd. (Main St. to Town line) • Worcester Street (Waverley Ave. to Springfield Street) • York Ave. (Lowell Ave. to Harnden Ave.) | |
|--|--|



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
Fax: 617-972-6404
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager

Date: September 22, 2022

RE: Agenda Item – Approval of Gift and Expenditures

Enclosed please find an email from Patrick George, Veterans' Services Officer/Acting Director of Senior Services regarding a generous donation from Watertown Savings Bank that was received for the "Faire on the Square 2022" Committee to offset expenditures related to the Faire.

Pursuant to Massachusetts General Laws Chapter 44, Section 53A, any expenditure of gifts of funds needs the approval of the City Manager and City Council.

I respectfully request the attached Resolution approving this gift expenditure be placed on the September 27, 2022, City Council Agenda for your consideration.

Thank you for your consideration and action on this matter.

cc Watertown Faire on the Square Committee
Patrick George, Veterans' Services Officer/Acting Director of Senior Services
Melissa A. Morrissey, City Treasurer/Collector
Thomas J. Tracy, City Auditor/Assistant City Manager for Finance

Resolution #

R – 2022 -

Resolution approving the Acceptance and Expenditure of Gifts of Funds

WHEREAS: from time to time, this community is the beneficiary of a gift donated towards improving the quality and spirit of its inhabitants lives; and

WHEREAS: the “Faire on the Square 2022” Committee has received donations that were given to offset expenditures related to the Faire on the Square celebration; and,

WHEREAS: a generous donation from Watertown Savings Bank was received for the “Faire on the Square 2022” Committee to offset expenditures related to the Faire.

NOW THEREFORE BE IT RESOLVED: that the City Council of the City known as the City of Watertown, hereby accepts and appropriates, pursuant to Massachusetts General Laws Chapter 44, Section 53A, monetary gift in the amount of \$5,000 received by the “Faire on the Square 2022” Committee.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of ____for, ____against and ____present on September 27, 2022.

Council Clerk

Mark S. Sideris, Council President

Osmond, Marsha

From: George, Patrick
Sent: Tuesday, September 13, 2022 12:14 PM
To: Proakis, George
Cc: Tracy, Tom; Magoon, Steve; Hand, JoAnna; Osmond, Marsha; Osmond, Marsha
Subject: Watertown Savings Bank Donation

Mr. Manager,

For your information: Watertown Savings Bank has sent us their annual donation for the Watertown Faire on the Square. Their kindness will go a long way towards the operation of the Faire.

They have generously provided us with \$5,000.

Please let me know if you need additional information!

Sincerely,
Patrick George, MS
Director of Veterans' Services
Acting Director of Senior Services
City of Watertown
PGeorge@Watertown-ma.gov
Office: 617-972-6416
Mobile: 781-645-9127

The VSO is on Facebook! Like our page and stay up to date by clicking this link: www.facebook.com/watertownvso



George J. Proakis
City Manager

CITY OF
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149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
Fax: 617-972-6404
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager *GP*

Date: September 22, 2022

RE: Agenda Item – Approval of Gift and Expenditures

Enclosed please find an email from Steven Magoon, Director of Community Development and Planning/Assistant City Manager regarding a generous donation from Holcim (formerly Aggregate Industries) that was received for the “Faire on the Square 2022” Committee to offset expenditures related to the Faire.

Pursuant to Massachusetts General Laws Chapter 44, Section 53A, any expenditure of gifts of funds needs the approval of the City Manager and City Council.

I respectfully request the attached Resolution approving this gift expenditure be placed on the September 27, 2022, City Council Agenda for your consideration.

Thank you for your consideration and action on this matter.

cc Watertown Faire on the Square Committee
Steven Magoon, Director of Community Development and Planning/Assistant City Manager
Melissa A. Morrissey, City Treasurer/Collector
Thomas J. Tracy, City Auditor/Assistant City Manager for Finance

Resolution #

R – 2022 -

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WHEREAS: a generous donation from Holcim (formerly Aggregate Industries) was received for the “Faire on the Square 2022” Committee to offset expenditures related to the Faire.

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Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of ____ for, ____ against and ____ present on September 27, 2022.

Council Clerk

Mark Sideris, Council President

Hand, JoAnna

From: Magoon, Steve
Sent: Wednesday, September 21, 2022 12:39 PM
To: Proakis, George
Cc: Hand, JoAnna; Osmond, Marsha
Subject: Acceptance of a Gift from Holcim

I recently became aware of the change in corporate ownership of the asphalt plant here in the City, as Aggregate Industries was acquired by Holcim. In discussions with Jarrett Temple, a regional manager with Holcim, he made it clear that there is a renewed interest in being a good corporate citizen and contributing to the community. A first indication of that commitment is a very generous gift of \$5,000 to the City to support the Faire on the Square. Holcim will also be present for the event to create some public awareness of the company and what they do. From our conversation, it is clear that Holcim will likely be a more prominent entity going forward.

Therefore, I would respectfully ask that the Honorable City Council accept the gift of \$5,000 from Holcim for the annual Faire on the Square.

Steve Magoon
Acting Deputy City Manager, Director, Community Development and Planning
Watertown Administration Building
149 Main Street
Watertown, MA 02472
Office 617 972-6417
Cell 617 987-1136

At its September 15, 2022 meeting, the Community Preservation Committee (CPC) voted (6-0) to recommend to the City Council a budget increase for the Irving Park project which had previously been approved by the City Council on June 21, 2022. Since then, the Department of Public Works received bids for the project, with the lowest qualifying bid totaling \$345,000 for construction. As the initial approved budget was \$294,195, the CPC recommends the construction budget be increased to \$345,000 plus a twenty percent contingency, for a total of \$414,000.

REVISED CPA FY22 PROJECT FUNDING RECOMMENDATIONS				
HISTORIC PRESERVATION		FUNDING SOURCE		AWARD RECOMMENDATION
1630 and 1930 City Hall Geographical Paintings		Historic Preservation Reserve		\$33,000
OUTDOOR RECREATION				
Irving Park		Open Space/Outdoor Recreation Reserve		\$414,000
TOTAL FUNDING				\$447,000
FY 22 PROJECT RECOMMENDATION BREAKDOWN				
CPA CATEGORY	NUMBER OF PROJECTS	TOTAL CATEGORY RESERVE AMOUNT	UNDESIGNATED RESERVE AMOUNT	CATEGORY RESERVE FUND BALANCE
Historic Preservation	1	\$33,000	\$0	\$1,200,000
Outdoor Recreation	1	\$414,000	\$0	\$1,200,000

The full applications can be found at: [FY 2022 CPA Project Applications | Watertown, MA - Official Website \(watertown-ma.gov\)](https://www.watertown-ma.gov/fy-2022-cpa-project-applications)



CITY OF WATERTOWN

Community Preservation Committee

Mark Krackiewicz, Chair
Jason Cohen, Vice Chair
Jonathan Bockian
Bob DiRico
Dennis J. Duff
Allen Gallagher
Jamie O'Connell
Elodia Thomas
Matthew Walter

REVISED FY2022 FUNDING RECOMMENDATION

Date: September 21, 2022

To: The Honorable City Council

The Watertown Department of Public Works has requested a budget increase to rehabilitate Irving Park. The lowest qualified bidder's budget for construction totals \$345,000 and includes two items that were not included in the original budget estimate—mobilization costs and irrigation. Note that the Department of Public Works will absorb the cost of professional services for the architectural firm MDLA to perform construction oversight and for arborist services. The CPC recommends granting the increased funding for construction to \$345,000 plus a 20% contingency, bringing the total request for Community Preservation Act funds to \$414,000.

Given problems sourcing granite for the installation of curbing at the park, the project will begin in the spring of 2023. The revised budget is below.

PROJECT BUDGET

Item	Total
Mobilization	80,537
Site Preparation	31,450
Concrete Work	25,667
Masonry Work	56,176
Furnishings, Fencing	64,143
Irrigation	47,667
Planting	15,000
Electrical	24,360
Contingency (20%)	69,000
Project Total	\$414,000

The full proposal is available at: <https://content.civicplus.com/api/assets/987b2111-ae1f-4e87-8c42-e30c0d7f7eb3?cache=1800>

Attachments:

Letter Requesting a Budget Increase for Irving Park from DPW

Irving Park Project Bid Tabulation

Irving Park Project Description



CITY OF WATERTOWN
DEPARTMENT OF PUBLIC WORKS
124 ORCHARD STREET

Gregory M. St. Louis, PE
Superintendent

(P) 617-972-6420
(F) 617-972-6402

TO: Community Preservation Committee (CPC)
FROM: Thomas P. Watkins, Dir. of Admin. & Finance - DPW
DATE: August 29, 2022
RE: Additional Funding Request for Irving Park Project

The Department of Public Works respectfully requests that the Community Preservation Committee (CPC) vote in favor of additional monies needed to fund the Irving Park Improvement Project as previously approved by the Committee.

At the Committee's meeting held on Wednesday, March 16, 2022 the CPC voted favorably to fund the Irving Park Improvement Project in the amount of \$294,195.00 from the CPA's Open Space/Recreation reserve fund. Subsequently, at their meeting on Tuesday, June 21, 2022, the City Council voted in favor to support and approve the recommendation of the CPC to fund the Irving Park Improvement project in the amount of \$294,195.00.

On August 18, 2022 the Purchasing Office received and opened bids for the Irving Park Improvement project. The low bidder was vetted and deemed non-responsive and therefore their bid for the project, in the amount of \$278,000.00, was rejected. The next low bidder, Argus Construction whom has been deemed responsive, provided a bid price of \$345,000.00.

The DPW would like to move forward with a contract award to Argus Construction in the amount of \$345,000.00. Additionally, the project will need up to 20% (\$69,000.00) in contingency funds for potential change orders, etc. that may arise as the project moves forward. That said, the DPW is requesting a total of \$414,000.00 to fund the Irving Park Improvement project. In total, this is an additional \$119,805.00 from our previous request that was approved.

Enclosed is the bid tabulation sheet from the Purchasing Office.

We thank you in advance for your consideration.

Respectfully submitted,

Thomas P. Watkins

CC: G. Proakis, T. Tracy, S. Magoon, G. St. Louis, R. Dirico, L. Handy

Project Title: Irving Park Improvements, Opened by: Brian Wyncoop
 Prevailing Date/Time: 8/18/2022 11:00 AM Witness #1: Pam McGoldrick

	Name of Contractor	Bid Amount	Alt. #1	Alt. #2	Bid Bond	Certificates	Addendum	Remarks
1	Argus Construction Corp Bedford, MA	\$45,000.00			✓	✓	1 ✓ 2 ✓	
2	Edward Page Corp Norwell MA	\$526,900.00			✓	✓	✓ ✓	
3	Sciaba Construction Corp Walpole	\$472,200.-			✓	✓	✓	
4	ERA Equipment LLC Ipswich 01930	\$278,000.-			✓	✓	✓ ✓	
5	J.J. Phelan & Son Tewksbury 01876	\$395,795.-			✓	✓	✓ ✓	
6								
7								
8								
9								
10								

PROJECT DESCRIPTION:

The Watertown Department of Public Works requested \$294,195 to rehabilitate Irving Park in order to improve passive recreational opportunities and the overall appearance of the 0.33-acre park. According to project architects from Michael D'Angelo Landscape Architecture, the first recorded mention of this park occurs in the mid-1880s. The park has not had much improvement over the intervening years other than installation of concrete curbing that defines the space, bisection by crisscrossing paths, some tree and shrub planting, and installation of benches.

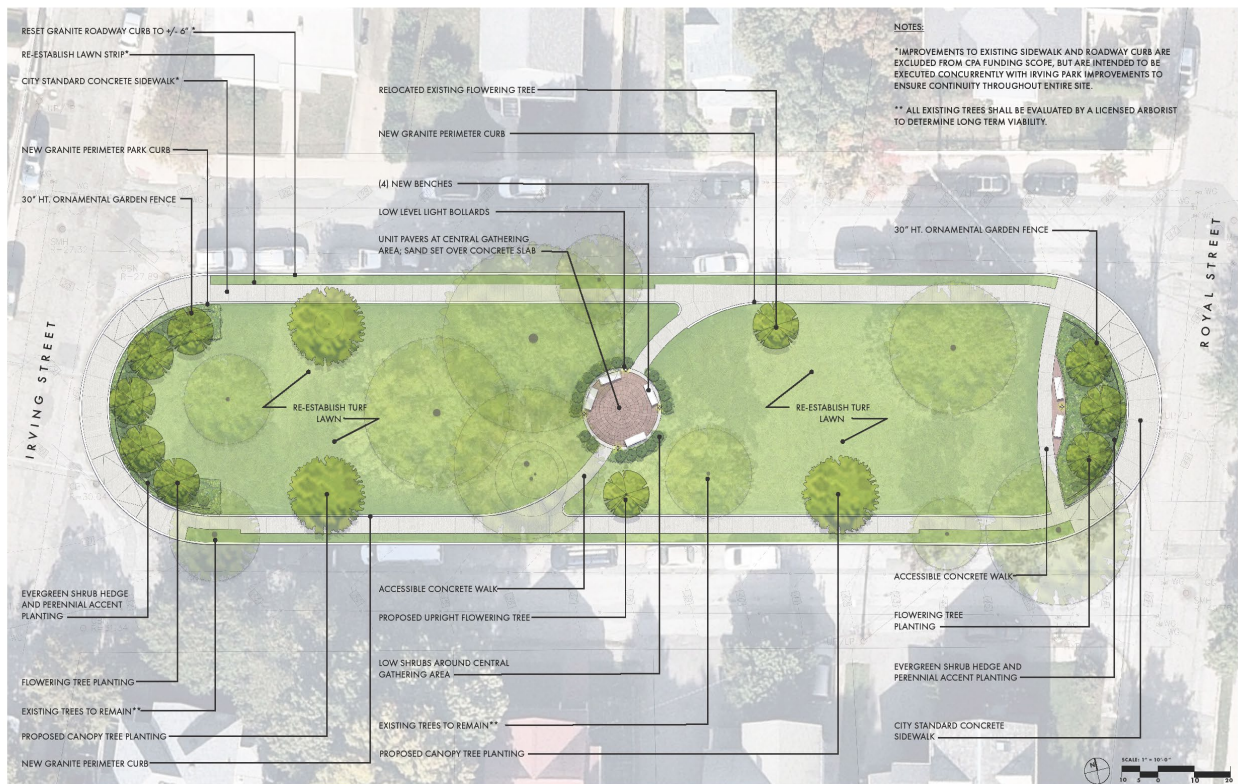


Existing Conditions

Currently the park has few amenities, with several existing trees in poor condition, substandard walkways, and benches in poor repair. As supported by the community members surrounding the park, the DPW proposes a simple rehabilitation and low-maintenance treatment where existing open space would be left available for undefined play and passive recreation. The DPW also proposes installation of 6" vertical granite curbing around the inner park perimeter. The center of the park would feature a paved central gathering area accented by four benches. Also as requested by park neighbors, the central gathering space would be lit by low level, dark sky bollard lighting placed near seating.

At the Royal Street end of the park, two more benches would be installed next to an accessible concrete walkway. Abutting the seating area, DPW would install evergreen shrubs and a perennial planting bed. At the Irving Street end somewhat mirroring the Royal Street side, the DPW would install flowering trees, evergreen shrubs, and perennial understory plantings. Flowering plantings would be chosen to attract pollinators and promote healthy ecology. Simple and low height fencing of 30" would border the two street edges of the crescent-shaped planting areas.

In the open areas, the DPW proposes to top-dress and overseed the existing lawn as needed. Overall, four (4) shade and eleven (11) flowering trees would be planted. The DPW proposes installation of six (6) low-level, fully shielded bollards and six (6) benches. This project would be publicly bid and specify high quality, durable, and low-maintenance materials, plantings, and furnishings.





Watertown City Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

Report of the Committee on Economic Development & Planning Meeting Date: September 8, 2022

The Committee convened on Thursday September 8, 2022 at 5:30 pm in the in the Richard E. Mastrangelo Council Chambers, with remote participation by Zoom. Present were Lisa Feltner, chair; John Gannon, vice chair; and Vincent Piccirilli, secretary. Staff present were Steven Magoon, Assistant City Manager/Director of Community Development and Planning, and Laurence Field, Senior Housing Planner. Also present were Historical Commission Chair Elisabeth Loukas, and Councilor Nicole Gardner. Attending remotely were Historical Commission members Marilynne Roach, Matthew Walter, and Susan Steele, and Councilor Anthony Palomba.

The purpose of the meeting was to discuss proposed amendments to the demolition delay ordinance and the proposed new regulations.

Ms. Loukas gave a presentation of the proposed changes (Attachment A) to the existing Demolition Delay Ordinance (Attachment B). She said this was the result of several years of careful study and was based on 20 years of the Historical Commission's statistics from 2002 to 2022 (Attachment C). Key changes are as follows:

1. Streamlining: Statistics show that almost 80% of the structures over 50 years old that come to the Commission are not significant and no delay is imposed. The changes include a process to weed out non-significant buildings so that no proposal and no public hearing would be required. This would reduce the burden on owners and allow the Commission to focus on significant structures.
2. Increase the maximum delay from 12 to 24 months: For the remaining 20% of the structures, this would give more leverage to the Commission to work with developers to preserve significant structures. Right now, many developers state up front that they don't care about the 12 months and intend to just wait it out. Statistics show that over the past 20 years, the Commission has only imposed delays in 15% of the cases, and only 21 cases had the maximum 12 months imposed.
3. Substantial demolition after building permits issued: There is a small but growing problem with developers effectively demolishing a building after getting a building permit to do renovations. New language has been added to define substantial demolition, along with proposed regulations to provide guidance to the building department for screening these projects.
4. Change in notification process: With our local newspaper ceasing publication, advertising the public hearing has become very expensive. Because there is no state law requiring newspaper publication, the ordinance would allow online electronic publication of public notices.

Mr. Field said the staff has worked closely with the Commission on these proposed changes and they fully support them.

Councilor Gannon asked questions about several processes proposed in the amendment. He asked about the idea of demolition by neglect, but Mr. Magoon stated in general that this was beyond the scope of a demolition delay ordinance, but if a demolition delay is imposed by the Commission, the owner is required to protect the building.

Councilor Piccirilli liked the idea of eliminating the 80% of non-significant structures from the process, while strengthening the process for the remaining 20%. He asked the thinking behind 24 months as opposed to the 18 months in the model bylaw. Mr. Magoon said each community is different, and considering where Watertown is with redevelopment, 24 months makes sense.

Councilor Palomba liked the idea of weeding out small projects without significance, but said he couldn't support a 24 month delay, and preferred 18 months. The Committee asked the staff to provide a list of all communities with a demolition delay and the time period of each.

Councilor Feltner was supportive of the ideas proposed, and had a list of questions about the process that she would like staff to address (Attachment D).

Councilor Piccirilli made a motion, seconded by Councilor Gannon, to continue the discussion to a future date, which passed by a vote of 3-0.

The meeting adjourned at 6:57 pm.

Report prepared by Vincent Piccirilli

Attachments:

- A. Proposed Amendment to the Demolition Delay Ordinance and New Regulations
- B. Watertown Chapter 153 Demolition of Historic Buildings (2006)
- C. Historical Commission Demo Delay Statistics and MHC model bylaw
- D. Councilor Feltner Questions or Topics for Consideration re: Demolition Delay Ordinance

Attachment 1. Proposed Demolition Delay Ordinance (amendment to replace the existing ordinance with the ordinance below):

§ 153.01 PURPOSE

This chapter is enacted for the purpose of preserving and protecting significant buildings within the City of Watertown (formerly known as the Town of Watertown and hereinafter "City") which are outside designated local Historic Districts and to encourage owners of the buildings to seek out persons who might be willing to purchase, preserve, rehabilitate, or restore the buildings rather than demolish them. To achieve these purposes, the Watertown Historical Commission (the "Commission") is empowered to make certain determinations related to the issuance of permits for demolition or substantial demolition of significant buildings. The issuance of demolition permits for significant buildings is regulated as provided in this chapter.

§ 153.02 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

APPLICANT-Any person or entity who files an application for a demolition permit. If the applicant is not the owner of the premises upon which the building is situated, the owner must indicate on or with the application his/her assent to the filing of the application.

APPLICATION-An application for the demolition of a building or for renovations or alterations that constitute a substantial demolition as defined herein.

BUILDING-Any combination of materials forming a shelter for persons, animals, or property.

BUILDING COMMISSIONER - The person occupying the office of Building Commissioner or otherwise authorized to issue demolition permits.

COMMISSION – The Watertown Historical Commission or its designee.

DEMOLITION-Any act of pulling down, destroying, removing, dismantling or razing a building, or commencing the work of total or substantial destruction with the intent of completing the same.

DEMOLITION PERMIT - The building permit issued by the Building Commissioner for a demolition or partial demolition of a building, excluding a building permit issued solely for the demolition of the interior

of a building.

PREFERABLY PRESERVED - Any significant building which the Commission determines, following a public hearing, is in the public interest to preserve rather than demolish. A preferably preserved building is subject to imposition of a demolition delay period as set forth in this ordinance.

SIGNIFICANT BUILDING – Any building or portion thereof not within an Historic District which is fifty years or more old and which has been determined by the Commission or its designee to be significant based on any of the following criteria:

- The Building is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth; or
- The Building is historically or architecturally important (in terms of period, style, method of building construction or association with a recognized architect or builder) either by itself or in the context of a group of buildings.

SUBSTANTIAL DEMOLITION- Proposed renovation, alteration or other work on a building that is tantamount to demolition because it involves the pulling down, destruction or removal of a substantial portion of the exterior of a building or structure or the removal of architectural elements which define or contribute to the historic character.

§ 153.03 PERMIT APPLICATION

(A) No demolition permit for a building which is in whole or in part fifty years or more old shall be issued without following the provisions of this ordinance. If a building is of unknown age, it shall be assumed that the building is over 50 years old for the purposes of this ordinance. If the proposed work on a building which is in whole or in part fifty years or more old constitutes a substantial demolition, the building permit to renovate or alter the building shall be forwarded to the Commission as set forth in sub-division C below. Said applicant does not need to file a separate application for a demolition permit unless and until there is a written determination that the building is significant.

(B) An applicant proposing to demolish a building subject to this ordinance shall file with the Building Commissioner an application containing the following information:

- (1) The address of the building to be demolished.
- (2) The owner's name, address and telephone number.

- (3) A description of the building.
- (4) The reason for requesting a demolition permit, including information on the building's condition if this is a reason for demolition.
- (5) A brief description of the proposed reuse, reconstruction or replacement.
- (6) A photograph or photograph(s) of the building.

(C) The Building Commissioner shall within seven days forward a copy of the application to the Chair of the Commission (or Acting Chair, if applicable) and a second commission member designated by the Chair to conduct a preliminary review (the "Chair's designee"). The Chair and the Chair's designee shall, within fifteen days after receipt of the application, make a written determination if the building is not significant.

(D) Upon determination by the Chair and the Chair's designee that the building is not significant, the Commission shall so advise the Building Commissioner and applicant in writing. The Building Commissioner may then issue the demolition or building permit.

(F) The Commission shall hold a public hearing at its next regularly scheduled meeting on all applications reviewed for historic significance which did not receive a written determination that the building or buildings were not significant. Public notice of the time, place and purpose of the hearing shall be disseminated as follows:

- (1) on an internet website operated by the City of Watertown and on an internet website operated by a local newspaper at least 14 days before the hearing;
- (2) written notice posted in the Administration building and the Watertown Free Public Library at least 14 days before the hearing; and
- (3) written notice mailed to the applicant, to the owners of all property deemed by the Commission to be affected thereby as they appear on the most recent local tax list, and to the other persons as the Commission shall deem entitled to notice at least 7 days before the hearing.

(G) The Commission shall decide at the public hearing whether the building is significant and whether it should be preferably preserved. If the Commission determines that the demolition of the significant building would be detrimental to the historical architectural heritage or resources of the City, the building shall be considered a preferably preserved significant building. The determination of the Commission may be postponed if agreed in writing by the applicant. The Commission shall notify the Building Commissioner and applicant in writing if the Commission determines that the building is not preferably preserved. The

Building Commissioner may then issue the demolition permit.

(H) If the Commission determines that the building is preferably preserved, the Commission shall notify the Building Commissioner and applicant in writing. No demolition permit may then be issued during the time period set by the Commission, starting from the date of the determination, and lasting no more than twenty-four months.

(I) No permit for demolition of a building determined to be a preferably preserved building shall be granted until all plans for future use and development of the site have been filed with the Building Commissioner and have found to comply with all laws pertaining to the issuance of a building permit or if for a parking lot, a certificate of occupancy for that site. All approvals necessary for the issuance of such building permit or certificate of occupancy including without limitation any necessary zoning variances or special permits, must be granted and all appeals from the granting of such approvals must be concluded, prior to the issuance of a demolition permit under this section.

(J) The Building Commissioner may issue a demolition permit for a preferably-preserved significant building at any time after receipt of written communication from the Commission to the effect that either:

(1) The Commission is satisfied that there is no reasonable likelihood that either the owner or some other person or group is willing to purchase, preserve, rehabilitate or restore the building; or

(2) The Commission is satisfied that for at least 6 months the owner has made continuing bona fide and reasonable efforts to locate a purchaser to preserve, rehabilitate and restore the subject building, and that the efforts have been unsuccessful.

§ 153.04 ADMINISTRATION

The Commission may adopt such rules, regulations and guidance as are necessary to administer the terms of this ordinance. The Commission is authorized to adopt a schedule of reasonable fees to cover the costs associated with the administration of this ordinance. The Commission may pro-actively develop a list of significant buildings that will be subject to this ordinance. Buildings proposed for the significant building list shall be added following a public hearing.

§ 153.05 ENFORCEMENT

(A) The Commission and/or the Building Commissioner are each

specifically authorized to institute any and all actions and proceedings, in law or equity, as they may deem necessary and appropriate to obtain compliance with the requirements of this chapter or to prevent a threatened violation thereof.

(B) No building permit shall be issued with respect to any premises upon which a significant building has been voluntarily demolished in violation of this chapter for a period of 2 years after the date of the completion of the demolition unless the building permit is for the faithful recreation of the demolished building or unless otherwise agreed by the Commission. As used herein, **PREMISES** includes the parcel of land upon which the demolished significant building was located or any adjoining parcels of land under common ownership.

(C) Upon a determination by the Commission that a building is a preferably preserved significant building, the owner shall be responsible for properly securing the building, to the satisfaction of the Building Commissioner. Should the owner fail to secure the building, the loss of the building through fire or other cause shall be considered voluntary demolition for the purposes of division (B) of this section.

§ 153.06 EMERGENCY DEMOLITION.

Nothing in this chapter shall be construed to derogate the authority of the Inspector of Buildings (which term includes Building Commissioner) derived from Mass. Gen. Laws Ch. 143. However, before acting pursuant to this chapter, the Building Commissioner shall make every reasonable effort to inform the Chair of the Historical Commission of his or her intentions to cause demolition before he or she initiates the same.

§ 153.99 PENALTY

Anyone who demolishes a significant building without first obtaining and complying fully with the provisions of a demolition permit in accordance with this chapter will be subject to a fine of \$300 for each day that the violation continues, in addition to any fine that may be imposed for failure to comply with the State Building Code.

Attachment 2. Proposed Demolition Delay Regulations:



City of Watertown
149 Main Street
Watertown, MA 02472

DEMOLITION DELAY REGULATIONS

These regulations are developed pursuant to the Watertown Demolition Delay Ordinance, Chapter 153, Sections 1-5 and 99, to enable the Historical Commission to carry out the City's goal of preserving and protecting significant buildings within the City which are outside designated local Historic Districts and to encourage owners of the buildings to seek out persons who might be willing to purchase, preserve, rehabilitate or restore the buildings rather than demolish them. Further, the regulations are intended to provide clear guidance and requirements for applicants seeking to demolish buildings, or undertake renovation or alterations that constitute substantial demolition, of significant buildings.

The regulations shall take effect when the 2022 Demolition Delay Ordinance is enacted.

I. Procedural Requirements

- A. A copy of these regulations, and any additional written guidance on the operation of the Demolition Delay Ordinance, shall be available to all applicants for demolition permits or renovation/alteration permits, in a manner to be determined by the Department of Community Development and Planning.
- B. All applicants for renovation/alteration permits shall provide sufficient information in the application to allow municipal staff to determine the scope of the proposed work.
- C. If any application for renovation/alteration permit is determined to involve a scope of proposed work that constitutes substantial demolition, as defined in Section II of these regulations, and the building, or any part, is fifty years or more old, the application will be reviewed by the Chair of the Historical Commission and the Chair's designee as set forth in the ordinance. If the building is determined not to be of historical significance, the Building Department will proceed with its usual review of the application. Otherwise, the application will be referred to the full Historical Commission for a public hearing and further consideration under the Demolition Delay Ordinance.
- D. Any renovation/alteration application referred to the full Historical Commission shall supplement its initial application by providing the following information to the Commission as soon as possible:

1. A description of the building.
2. The reason for requesting a building permit, including information on the building's condition if this is a reason for removing parts of the building.
3. A brief description of the proposed reuse, reconstruction or replacement of parts of the building.
4. A photograph or photograph(s) of the building of the building parts that are proposed to be removed.

II. Substantial Demolition

- A. Substantial demolition is the proposed renovation, alteration or other work on a building that is tantamount to demolition because it involves the pulling down, destruction or removal of a substantial portion of the exterior of a building or structure or the removal of architectural elements which define or contribute to the historic character.
- B. Municipal staff will deem any of the following as substantial demolition:
 1. Removal of 50% or more of a roof (for example, raising the overall height of a roof, rebuilding the roof to a different pitch, or adding another story to a building).
 2. Removal of any part of a roof if the ridge line is changed.
 3. Removal of any exterior wall.

[Print](#)

Watertown, MA Code of Ordinances

CHAPTER 153: DEMOLITION OF HISTORIC BUILDINGS

Section

- 153.01 Purpose
- 153.02 Definitions
- 153.03 Permit application
- 153.04 Enforcement
- 153.05 Emergency demolition

- 153.99 Penalty

Cross-reference:

Historic districts, see Ch. 152

Historic landmarks, see Ch. 156

§ 153.01 PURPOSE.

This chapter is enacted for the purpose of preserving and protecting significant buildings within the town which are outside designated local Historic Districts and to encourage owners of the buildings to seek out persons who might be willing to purchase, preserve, rehabilitate or restore the buildings rather than demolish them. To achieve these purposes, the Watertown Historical Commission (the "Commission") is empowered to advise the Inspector of Buildings with respect to the issuance of permits for demolition of significant buildings. The issuance of demolition permits for significant buildings is regulated as provided in this chapter.

(Ord. 97, passed 10-28-1997)

§ 153.02 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

BUILDING. Any combination of materials forming a shelter for persons, animals or property.

COMMISSION. The Watertown Historical Commission.

DEMOLITION. Any act of pulling down, destroying, removing or razing a building, or commencing the work of total or substantial destruction with the intent of completing the same.

SIGNIFICANT BUILDING.

(1) Any building or portion thereof not within an Historic District but which:

(a) Is listed on, or is within an area listed on, the National Register of Historic Places, or is the subject of a pending application for listing on the National Register;

(b) Is included in an inventory prepared by the Commission, including those buildings listed for which complete surveys may be pending; or

(c) Has been determined by vote of the Commission to be historically or architecturally significant in terms of period, style, method of building construction, or association with a famous architect or builder, or is importantly associated with 1 or more historic persons or events, or is within the broad architectural, cultural, political, economic, or social history of the town or the commonwealth; or

(d) Which is 50 years old or older, and found to be historically significant; or

(e) Is located within 150 feet of a federal, state or local historic district or, is listed within the state, national, or local historical register.

(2) Except that, notwithstanding the foregoing, that portion of the Watertown Middle School formerly known as the Marshall-Spring School shall not be considered a significant building subject to this chapter.

(Ord. 97, passed 10-28-1997)

§ 153.03 PERMIT APPLICATION.

(A) (1) For any application for a demolition permit of a significant building, the Inspector of Buildings shall forward a copy thereof to the Commission within 5 business days of receipt. No demolition permit shall be issued at that time.

(2) Every application for a demolition permit for a building shall contain the following information:

(a) The applicant's name, address and interest in the property;

(b) The owner's name and address if different than the applicants;

(c) The address or location of the building to be demolished;

(d) A brief description of the type of building and the condition requiring issuance of a permit; and

(e) A brief description of the proposed reuse, reconstruction or replacement of the premises upon which the building is located.

(B) The Commission shall within 45 days of receipt hold a hearing on any demolition permit application forwarded to it and shall give public notice thereof by publishing notice of the time, place, and purpose of the hearing in a local newspaper at least 14 days before the hearing and

also, within 7 days of the hearing, mail a copy of the notice to the applicant, to the owners of all property deemed by the Commission to be affected thereby as they appear on the most recent local tax list, and to the other persons as the Commission shall deem entitled to notice.

(C) If, after the hearing, the Commission determines that the demolition of the significant building would not be detrimental to the historical or architectural heritage or resources of the town, the Commission shall so notify the Inspector of Buildings within 10 business days of the hearing. Upon receipt of the notification, or after the expiration of 35 days from the date of the hearing if he or she has not received notification from the Commission, the Inspector of Buildings may, subject to the requirements of the State Building Code and any other applicable laws, by-laws, rules and regulations, issue the demolition permit.

(D) If the Commission determines that the demolition of the significant building would be detrimental to the historical architectural heritage or resources of the town, the building shall be considered a preferably-preserved significant building.

(E) Upon a determination by the Commission that the significant building, which is the subject of the application for a demolition permit, is a preferably-preserved significant building, the Commission shall, within 30 days of the hearing, so advise the applicant and the Inspector of Buildings by written notice, and no demolition permit may be issued until at least 12 months after the date of the determination by the Commission.

(F) Notwithstanding the preceding division (E), the Inspector of Buildings may issue a demolition permit for a preferably-preserved significant building at any time after receipt of written advice from the Commission to the effect that either:

(1) The Commission is satisfied that there is no reasonable likelihood that either the owner or some other person or group is willing to purchase, preserve, rehabilitate or restore the building; or

(2) The Commission is satisfied that for at least 6 months the owner has made continuing bona fide and reasonable efforts to locate a purchaser to preserve, rehabilitate and restore the subject building, and that the efforts have been unsuccessful.

(Ord. 97, passed 10-28-1997; Am. Ord. 57, passed 9-12-2006) Penalty, see § 152.99

§ 153.04 ENFORCEMENT.

(A) The Commission and the Inspector of Buildings are each authorized to institute any and all proceedings in law or equity as they deem necessary and appropriate to obtain compliance with the requirements of this chapter, or to prevent a violation thereof, or to require restoration of the premises to their condition prior to the violation.

(B) No building permit shall be issued with respect to any premises upon which a significant building has been voluntarily demolished in violation of this chapter for a period of 2 years after the date of the completion of the demolition. As used herein, **PREMISES** includes the parcel of land upon which the demolished significant building was located.

(C) Upon a determination by the Commission that a building is a preferably preserved significant building, the owner shall be responsible for properly securing the building, to the satisfaction of the Inspector of Buildings. Should the owner fail to secure the building, the loss

of the building through fire or other cause shall be considered voluntary demolition for the purposes of division (B) of this section.

(Ord. 97, passed 10-28-1997)

§ 153.05 EMERGENCY DEMOLITION.

Nothing in this chapter shall be construed to derogate the authority of the Inspector of Buildings derived from Mass. Gen. Laws Ch. 143. However, before acting pursuant to this chapter, the Inspector of Buildings shall make every reasonable effort to inform the Chairperson of the Historical Commission of his or her intentions to cause demolition before he or she initiates the same.

(Ord. 97, passed 10-28-1997)

§ 153.99 PENALTY.

Anyone who demolishes a significant building without first obtaining and complying fully with the provisions of a demolition permit in accordance with this chapter will be subject to a fine of \$300 for each day that the violation continues, in addition to any fine that may be imposed for failure to comply with the State Building Code.

(Ord. 97, passed 10-28-1997)

2002-
August
2022

Watertown Historical Commission-Demo Delay Statistics 2002-22 (YTD)

SUSAN C. JENNESS, OFFICE ASSISTANT
LARRY FIELD, SENIOR PLANNER
WITH THANKS TO DAVID RUSSO

WATERTOWN HISTORICAL COMMISSION OFFICE | Rm 3-4-Town Administration Building,
149 Main St., Watertown, MA 02472

Introduction

The following is a statistical report of the proposed demolition and related matters considered by the Historical Commission and Office of Historical Preservation from 2002 through August 31, 2022. Most of the proposed demolitions went to full public hearing before the Historical Commission, while others were condemned by the Building Commissioner (no hearing required) or withdrawn when alternative solutions were found to avoid full demolition. The disposition statistics are supplemented by narrative information for cases that require further explanation.

Statistical Table--Totals

Data by year is in the attached spreadsheet

Action	Count	% of hearings
Hearings	258	--
Preferably Preserved	53	21%
Delay imposed	38	15%

Term imposed	Count	% of delays
6 months	14	37%
12 months	21	55%
Other	3	8%
Totals	38	--

Cases Requiring Further Explanation

1. 230 Main Street (2005). Applicant proposed substantial demolition of a barn. As a result of design suggestions to preserve the front and side, no delay was imposed.
2. 917 Belmont/Walker Home and School (commenced 2006). Applicant and the Commission ultimately reached agreement to landmark one section and withdraw a delay for other sections.
3. 76 Emerson Road (2017). Applicant filed an application after it was already demolished. The Historical Commission held a public hearing in June and found that the building was architecturally and historically significant in terms of period and style. Based on these findings, the Ordinance automatically imposed a two-year delay because of the Voluntary Demolition of a historically significant building.

4. 80 Hovey Street (2018). After applicant applied to demolish this property, a two-family built in approximately 1875, a coalition of concerned citizens on Hovey Street contacted the Department of Community Development and Planning to voice their deep concerns about the potential loss of this house and the impact it would have on the neighborhood. After discussions between the owner and the Department, the owner withdrew the application to work on alternative solutions.
5. 74 Fitchburg Street (2019). In February 2019, a “Stop Work Order” was issued by the Building Inspector when it was reported by neighbors that the building appeared to have been demolished. The Town determined that the extent of demolition went beyond the issued permit. At an October 2019 hearing, the Commission voted that the building was preferably preserved and, pursuant to the ordinance, subject to an automatic 2-year delay. The owner asked to work with the Town to rectify the situation and subsequently returned to the Commission with new plans that restored much of the building. The Commission determined that the new plans were not a demolition under the ordinance and, with conditions, allowed the work to proceed.
6. 33 Flint Road (2021). In January 2021 a “Stop Work Order” was issued by the Building Inspector because the Department determined that the extent of demolition went beyond the issued permit. At its March 2021 hearing, commission found that this structure was not preferably preserved.

Conclusion

Over the last 20 years, the Historical Commission has held 258 hearings on proposed demolitions—an average of slightly over 1 per month. The case statistics suggest three things about the Commission’s record:

- 1) The 50-year threshold requires hearings for many buildings that are clearly not historically significant. In only about 21% of the cases did the Commission find the building preferably preserved and considered a demolition delay. The vast majority of the 258 cases did not receive a single vote from a Commission member to find the building preferably preserved.
- 2) The Commission uses its discretion on buildings found preferably preserved. In almost 1/3 of the cases where the Commission could have imposed a delay, it did not. Between 2002 and 2012, most of the imposed delays were for 6 months. Since 2012, most of the delays have been for 12 months. This coincided with an impression that owners/developers were often content to “wait out” the demolition delay period without considering preservation options.

Demo Delay Stats 2002-2022 YTD						Delay term--in months		
Year	Hearings	Preferably Preserved	%	Delay Imposed	%	6	12	Other
2002	3	1	33%	1	33%	1	0	0
2003	13	2	15%	2	15%	2	0	0
2004	19	8	42%	8	42%	7	1	0
2005	4	2	50%	1	25%	0	1	0
2006	11	3	27%	3	27%	0	2	1
2007	3	2	67%	1	33%	1	0	0
2008	11	0	0%	0	0%	0	0	0
2009	7	1	14%	0	0%	0	0	0
2010	13	4	31%	2	15%	1	1	0
2011	19	1	5%	0	0%	0	0	0
2012	13	2	15%	2	15%	1	1	0
2013	8	1	13%	1	13%	0	1	0
2014	16	3	19%	1	6%	0	1	0
2015	30	9	30%	6	20%	0	5	1
2016	10	1	10%	0	0%	0	0	0
2017	14	3	21%	2	14%	1	1	0
2018	11	1	9%	1	9%	0	1	0
2019	14	5	36%	4	29%	0	3	1
2020	19	1	5%	1	5%	0	1	0
2021	17	2	12%	2	12%	0	2	0
2022	3	1	33%	0	0%	0	0	0
TOTALS	258	53	21%	38	15%	14	21	3

Title of Bylaw

The Preservation of Historically Significant Buildings

Intent and Purpose

This by-law is enacted for the purpose of preserving and protecting significant buildings, streetscapes and neighborhoods within the Town which constitute or reflect distinctive features of the architectural, cultural, economic, political or social history of the town and to limit the detrimental effect of demolition on the character of the town. Through this bylaw, owners of preferably preserved buildings are encouraged to seek out alternative options that will preserve, rehabilitate or restore such buildings and residents of the town are alerted to impending demolitions of significant buildings. By preserving and protecting significant buildings, streetscapes and neighborhoods, this bylaw promotes the public welfare by making the town a more attractive and desirable place in which to live and work. To achieve these purposes the Historical Commission is authorized to advise the Building Inspector with respect to demolition permit applications. The issuance of demolition permits is regulated as provided by this by-law.

Definitions

APPLICANT-Any person or entity who files an application for a demolition permit. If the applicant is not the owner of the premises upon which the building is situated, the owner must indicate on or with the application his/her assent to the filing of the application.

APPLICATION-An application for the demolition of a building.

BUILDING-Any combination of materials forming a shelter for persons, animals, or property.

BUILDING COMMISSIONER - The person occupying the office of Building Commissioner or otherwise authorized to issue demolition permits.

COMMISSION – The [name of town] Historical Commission or its designee.

DEMOLITION-Any act of pulling down, destroying, removing, dismantling or razing a building or commencing the work of total or substantial destruction with the intent of completing the same.

DEMOLITION PERMIT - The building permit issued by the Building Inspector for a demolition of a building, excluding a building permit issued solely for the demolition of the interior of a

building.

PREFERABLY PRESERVED - Any significant building which the Commission determines, following a public hearing, that it is in the public interest to be preserved rather than demolished. A preferably preserved building is subject to the eighteen month demolition delay period of this bylaw.

SIGNIFICANT BUILDING – Any building within the town (city) which is in whole or in part fifty years or more old and which has been determined by the Commission or its designee to be significant based on any of the following criteria:

- The Building is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the Town or the Commonwealth; or
- The Building is historically or architecturally important (in terms of period, style, method of building construction or association with a recognized architect or builder) either by itself or in the context of a group of buildings.

Procedure

No demolition permit for a building which is in whole or in part fifty years or more old shall be issued without following the provisions of this bylaw. If a building is of unknown age, it shall be assumed that the building is over 50 years old for the purposes of this bylaw.

An applicant proposing to demolish a building subject to this bylaw shall file with the Building Commissioner an application containing the following information:

- The address of the building to be demolished.
- The owner's name, address and telephone number.
- A description of the building.
- The reason for requesting a demolition permit.
- A brief description of the proposed reuse, reconstruction or replacement.
- A photograph or photograph(s) of the building.

The Building Commissioner shall within seven days forward a copy of the application to the Commission. The Commission shall within fifteen days after receipt of the application, make a written determination of whether the building is significant.

Upon determination by the Commission that the building is not significant, the Commission shall so advise the Building Commissioner and applicant in writing. The Building Commissioner may then issue the demolition permit.

Upon determination by the Commission that the building is significant, the Commission shall so notify the Building Commissioner and the applicant in writing. No demolition permit may be issued at this time. If the Commission does not notify the Building Commissioner within fifteen days of receipt of the application, the Building Commissioner may proceed to issue the demolition permit.

If the Commission finds that the building is significant, it shall hold a public hearing within thirty days of the written notification to the Building Commissioner. Public notice of the time, place and purpose of the hearing shall be properly posted according to local and state law by the municipality and shall be for a period of not less than seven days prior to the date of said hearing.

The applicant, the owners of all adjoining property, the building inspector and the planning board shall be sent a copy of the notice.

The Commission shall decide at the public hearing or within fourteen days after the public hearing whether the building should be preferably preserved. If agreed to in writing by the applicant, the determination of the Commission may be postponed.

If the Commission determines that the building is not preferably preserved, the Commission shall so notify the Building Commissioner and applicant in writing. The Building Commissioner may then issue the demolition permit.

If the Commission determines that the building is preferably preserved, the Commission shall notify the Building Commissioner and applicant in writing. No demolition permit may then be issued for a period of eighteen months from the date of the determination unless otherwise agreed to by the Commission. If the Commission does not so notify

the Building Commissioner in writing within twenty one days of the public hearing, the Building Commissioner may issue the demolition permit.

Upon a determination by the Commission that a building is preferably preserved, no building permit for new construction or alterations to the subject building shall be issued for a period of eighteen months from the date of the determination unless otherwise agreed to by the Commission.

No permit for demolition of a building determined to be a preferably preserved building shall be granted until all plans for future use and development of the site have been filed with the Building Commissioner and have found to comply with all laws pertaining to the issuance of a building permit or if for a parking lot, a certificate of occupancy for that site. All approvals necessary for the issuance of such building permit or certificate of occupancy including without limitation any necessary zoning variances or special permits, must be granted and all appeals from the granting of such approvals must be concluded, prior to the issuance of a demolition permit under this section.

The Building Commissioner may issue a demolition permit or a building permit for a preferably preserved building within the delay period if the Commission notifies the Building Commissioner in writing that the Commission finds that the intent and purpose of this bylaw is served even with the issuance of the demolition permit or the building permit.

Following the delay period, the Building Commissioner may issue the demolition permit.

Administration

The Commission may adopt such rules and regulations as are necessary to administer the terms of this bylaw.

The Commission is authorized to adopt a schedule of reasonable fees to cover the costs associated with the administration of this bylaw.

The Commission may delegate authority to make initial determinations of significance to

one or more members of the Commission or to a municipal employee.

The Commission may pro-actively develop a list of significant buildings that will be subject to this bylaw. Buildings proposed for the significant building list shall be added following a public hearing.

Emergency Demolition

If after an inspection, the Building Commissioner finds that a building subject to this bylaw is found to pose an immediate threat to public health or safety due to its deteriorated condition and that there is no reasonable alternative to the immediate demolition of the building, then the Building Commissioner may issue an emergency demolition permit to the owner of the building. The Building Commissioner shall then prepare a report explaining the condition of the building and the basis for his decision which shall be forwarded to the Commission.

Enforcement and Remedies

The Commission and/or the Building Commissioner are each specifically authorized to institute any and all actions and proceedings, in law or equity, as they may deem necessary and appropriate to obtain compliance with the requirements of this by-law or to prevent a threatened violation thereof.

Any owner of a building subject to this bylaw that demolished the building without first obtaining a demolition permit in accordance with the provisions of this bylaw shall be subject to a fine of not more than Three Hundred Dollars. Each day the violation exists shall constitute a separate offense until a faithful recreation of the demolished building is completed or unless otherwise agreed to by the Commission.

If a building subject to this bylaw is demolished without first obtaining a demolition permit, no building permit shall be issued for a period of two years from the date of the demolition on the subject parcel of land or any adjoining parcels of land under common ownership and control unless the building permit is for the faithful recreation referred to above or unless otherwise agreed to by the Commission.

Historic District Act

Following a determination that the building is significant and preferably preserved, the

Commission may recommend to town meeting that the building be protected through the provisions of Massachusetts General Law, Chapter 40C, the Historic Districts Act. The steps required under M.G.L. Chapter 40C shall be followed prior to the establishment of a local historic district. Nothing in this by-law shall be deemed to conflict with the provisions of the Historic District Act, Massachusetts General Laws Chapter 40C. If any of the provisions of this by-law do so conflict, that act shall prevail. Buildings included within the boundaries of a local historic district established under M.G.L Chapter 40C shall not be subject to this bylaw so long as the proposed demolition is regulated by the local historic district bylaw.

Severability

In case any section, paragraph or part of this by-law be for any reason declared invalid or unconstitutional by any court, every other section, paragraph, and part shall continue in full force and effect.

Questions or Topics for Consideration re: Demolition Delay Ordinance

Sept 8, 2022 Council Economic Development & Planning Committee mtg L Feltner

Should we consider exemptions from HC review, such as

- for city buildings. Vetting on city assets would have already been discussed by elected bodies and staff; this would help streamline process for re-use/re-development;
- for “small out buildings”, or other definition so as to not overlook historic barns or - - This would help streamline process for staff and Historical Commission in screening applications. It also sounds reasonable to have the HC chair and another HC member review applications for applicability.

Undertake a full inventory to determine historic properties and their context, updating our knowledge to date; this would help inform and streamline screening process, help inform neighborhood preservation goals, and planning strategies.

Clarify Definition of Demolition: consider Partial, Serial (over X time/yrs), and add new Demolition by Neglect -all of which would help address “waiting out” a voted demolition delay;

Create the ability for Historical Commission to impose conditions with a vote for delay. And require regular, ongoing (monthly?) project progress review by DCDP planning staff, not just with the ZEO and/or Building Inspector. This would also address DCDP staff’s point of under-inclusive properties, which are affected by renovation/alteration.

Increase penalty for unapproved demolition from 1 yr to a 2-year inability to acquire a building permit, which would also grab more attention in working with staff and commission, along with the delay of up to 24 mos, instead of the current 12 mos, and discourage active neglect. Perhaps keep \$300/day?

Specifically expand required notice of demolition permit to more than direct abutters, perhaps 300’, and grant authority to Historical Commission to determine other interested parties.

Add ability for Peer Review in making determinations, or for additional resources that could also inform strategies in “negotiating” with property owners/developers during a delay period (I believe this is allowed under MGL 44, 53G?).

We should also review the current application and checklist for opportunities to clarify and streamline for staff and commission, along with new Regulations.

-from Councilor Lisa Feltner, chair