

April 13, 2023

Re: Neighborhood Meeting of April 11, 2023, regarding the proposed Third Transformer at Somerville Substation #402

This was the third neighborhood meeting hosted by Eversource. Ward 3 Councilor Ben Ewen-Campen facilitated the meeting for Councilor Scott who recused himself as a direct abutter to Station #402. Simultaneous interpretation was available in both Spanish and Portuguese.

The goal of the meeting was to provide the neighbors and other interested stakeholders with an opportunity to review the latest project plans prior to the Planning Board meeting.

After the presentation, participants were encouraged to ask questions by typing in the “chat” or by typing their question into the Q&A box.

Questions and comments raised during the question period included:

- a. Why is there a break in the opaque mesh fence along Webster Avenue [side of the property]?
- b. How does the Art Council get involved and when?
- c. The project should go through the Urban and Design Commission for input on the design options for the site.
- d. Recommendation for native species in the landscaping plan.

DETAILED RESPONSES TO CONCERNS RAISED

- a. Why is there a break in the opaque mesh fence along Webster Avenue [side of the property]?**

Eversource relayed that the MBTA right of way is not perpendicular to the site, which prevents room for foundations in that area, preventing the screening to fully wrap the Webster Ave. side of the substation. Additionally, a prevalence of existing underground utilities also precludes the installation of foundations.

- b. How does the Art Council get involved and when?**

Eversource informed the neighbors that it has made preliminary contact with the Somerville Arts Council. If this project gets approved, Eversource will work collaboratively with the Art Council, the abutters, and neighborhood groups on artwork for the Substation. Eversource also relayed that

it has public art on other substations across Metro Boston. Images of two Eversource substations that showcase public art were shared with the neighbors.

Andrew Graminski, the City Planner, added that the plan for public art would reasonably occur after the Planning Board hearing and during the building permit stage, and likely prior to the Certificate of Occupancy.

c. The project should go through the Urban and Design Commission (UDC) for input on the design options for the site.

Andrew Graminski the City's Planner relayed that this is a special permit, and UDC review is not required. Eversource committed to continue to work with neighbors and city staff on recommendations to design the façade of the substation in harmony with the evolving Union Square neighborhood.

d. Recommendation for native species in the landscaping plan.

Eversource will re-evaluate its landscaping plan to include native species that meet substation security and safety standards.

DESCRIPTION OF CHANGES TO THE PROPOSED DEVELOPMENT MADE AS A RESULT OF THE FEEDBACK

In addition to the changes previously described in the Neighborhood Meeting Reports, some additional changes were made before the April 11, 2023 neighborhood meeting. In the weeks before the April 11 meeting, Eversource received feedback from stakeholders that a more transparent perimeter fence might be preferable. As a result of that feedback, Eversource presented two renderings at the neighborhood meeting – one that showed a solid perimeter fence and a second that illustrated a more transparent or mesh-like fence.

A LIST OF THE PERSONS AND ORGANIZATIONS CONTACTED ABOUT THE MEETING, ALONG WITH THE MANNER AND DATE OF CONTACT

In addition to city staff, Councilor Ewen-Campen, members of Union Square Main Streets and the Union Square Neighborhood Council, and US2 executives, who were contacted via email, please see Attachment A for the list of abutters within 300 feet who were contacted via USPS. The notification (Attachment B) was approved and in conjunction with Ward 3 City Councilor, Ben Ewen-Campen. Notifications were sent on Friday, March 31, 2023.

A ROSTER OR SIGNATURE SHEET OF ATTENDEES AT THE MEETING

Since this was a virtual meeting, there was not a sign in sheet of attendees. 31 members were in attendance, as noted below.

Eversource Attendees

- Meredith Boericke, Project Services
- Amina Cephas, Project Services
- Maija Benjamins, Strategic Projects
- Eamon McGilligan, Transmission Sitting
- Matt Watkins, Field Outreach
- John Zicko, Engineering
- Regan Andreola, Landscaping
- Ryan Earle, Community Relations
- Amsa Mangga, System Planning
- Kristin Yankauskas, Environmental Licensing and Permitting
- Will Connolly, Substation Façade Design Architect
- Spanish Language interpreter (2)
- Portuguese Language interpreter (2)

City of Somerville Attendees

- Ben Ewen-Campen, Somerville City Council, Ward 3
- Andrew Graminski, Somerville Planning Department

Resident Attendees

- JT Scott

- Jim McGinnis
- Michele Hansen
- Linda Gritz
- Michael Brevde

MATERIALS PROVIDED BY THE APPLICANT AT THE MEETING

See Attachment C

You're Invited!

Please join City Councilor Ben Ewen-Campen for a virtual neighborhood meeting on **April 11, 2023, at 6:30 PM** to learn about our plans to upgrade the **Prospect Street Substation** in Somerville, MA.

When: April 11, 2023, at 6:30 PM

Where: Virtual meeting via Zoom

How to join us on April 11, 2023 at 6:30 p.m.



Go to join.zoom.us on your laptop, phone, or tablet. Enter Webinar ID: 815 8695 9608



Scan the QR code at the bottom of the page with your smart phone to be directed to the meeting



Dial-in on your telephone to listen in to the meeting +1 646 931 3860 Webinar ID: 815 8695 9608

What: As you may be aware, Eversource proposes to install a new transformer within the substation at 51 Prospect Street in Somerville, Mass. As part of this Project, Eversource has been working with residents, members of the community, and city representatives to incorporate meaningful aesthetic improvements in conjunction with the neighborhood's development.

Please join Eversource to preview the latest substation upgrades, which will be presented to the City's Planning board later this April. We are excited to share our revised façade design with the community.

You may also submit questions before the meeting by emailing us at ProjectInfoMA@eversource.com or by calling 1-833-836-0302.

We hope to see you there!

Si necesita que le traduzcan esta notificación, envíenos un correo electrónico a Projectinfo@eversource.com y escriba "Prospect Street" en el asunto.

Se você precisar de uma tradução desta notificação, envie um e-mail para Projectinfo@eversource.com e digite, "Prospect Street" na linha do assunto.



P_OWNER	Address (Mailing)	City (Mailing)	State (Mailing)	Zip Code (Mailing)
Sarah McGlinchey	1 Clark Street	Somerville	MA	02143
Jennifer Jane Doherty	1 Clark Street #1C	Somerville	MA	02143
Ilan M Levin	1 Clark Street #7	Somerville	MA	02143
Patrick M McAnnelly	1 Clark Street #8	Somerville	MA	02143
Jose Veloso	10 Clark Street	Somerville	MA	02143
Lora Lynn LLC	10 Emerson Street	Somerville	MA	02143
Massachusetts Bay Transportation Authority	10 Park Plaza Suite 5720	Boston	MA	02116
24 Webster Land LLC	1035 Cambridge Street Unit 12	Cambridge	MA	02141
Elizabeth G Lefavour	11 Clark Street	Somerville	MA	02143
Jose Veloso	12 Clark Street	Somerville	MA	02143
Shahriyar Mojahed	14 Everett Street	Somerville	MA	02143
Jose R Rivera	15 Clark Street	Somerville	MA	02143
Roman Catholic Archbishop	15 Webster Avenue	Somerville	MA	02143
Linden Avenue LLC	16 Webster Avenue	Somerville	MA	02143
Elio Hernandez	17 Clark Street	Somerville	MA	02145
Casey Rillahan	17A Everett Street	Somerville	MA	02143
Kristen H Lucas	17B Everett Street	Somerville	MA	02143
Jacques & Elaine Thomas	18 Webster Avenue	Somerville	MA	02143-1934
Aiki Pishhev	19 Davis Road	Carlisle	MA	01741
Joshua B Lederman	19A Everett Street	Somerville	MA	02143
Natalie Kalogeraki	19B Everett Street	Somerville	MA	02143
Sarah McGlinchey	1D Clark Street	Somerville	MA	02143
Larkin Family Revocable Living Trust	2 Emerson Street	Somerville	MA	02143
Union 2 Associates LLC	2 Union Square	Somerville	MA	02143
Jon Demartins	21 Sagamore Road	Arlington	MA	02476
Union Square D2.1 Owner LLC	225 N Columbus Drive, Suite 100	Chicago	IL	60601
24 Webster Land LLC	24 Webster Avenue	Somerville	MA	02143
Francis X Fahey	244 Somerville Avenue	Somerville	MA	02143
Francis X Fahey	25 Everett Street	Somerville	MA	02143
Linden Avenue LLC	264 Salem Street	Medford	MA	02155
Roman Catholic Archbishop	264 Washington Street	Somerville	MA	02143
Jefferson Thomas Scott	269 Washington Street	Somerville	MA	02143
Lora Lynn LLC	280 Main Street	North Reading	MA	01864
John A Simas	29 Surrey Road	Winchester	MA	01890
Andrea L Yakovakis	3 Clark Street	Somerville	MA	02143
Matthew Meservey	3 Clark Street	Somerville	MA	02143
Paul MacDonald	3 Clark Street	Somerville	MA	02143
Samuel D Freilich	3 Clark Street Unit 2	Somerville	MA	02143
Paul MacDonald	3 Clark Street Unit 4	Somerville	MA	02143

The Gritz-Katz Family Trust	3 Emerson Street	Somerville	MA	02143
Webster Avenue Realty Trust	31 Union Square	Somerville	MA	02143
32 Webster Avenue LLC & Deodato Trust	32 Webster Avenue	Somerville	MA	02143
The Somerville Community Corporation Incorporated	337 Somerville Avenue Second Floor	Somerville	MA	02143
Jefferson Thomas Scott	35 Prospect Street	Somerville	MA	02143
Jon Demartins	4 Emerson Street	Somerville	MA	02143
Webster Newton Concord Trust	45 Webster Avenue	Somerville	MA	02143
Aiki Pishhev	47 Webster Avenue	Somerville	MA	02143
Michael Raposa	48 Webster Avenue	Somerville	MA	02143
Webster Avenue Realty Trust	50 Webster Avenue	Somerville	MA	02143
Andrea L Yakovakis	53 Madison Avenue	Cambridge	MA	02140
Evelyn Persoff	56 Newton Street	Somerville	MA	02143
John A Simas	57 Newton Street	Somerville	MA	02143
Tome Correia	60 Newton Street	Somerville	MA	02143
Francisco Morales	62 Newton Street	Somerville	MA	02143
John A Simas	63 Newton Street	Somerville	MA	02143
Mary C White	8 Emerson Street	Somerville	MA	02143
Mia Realty LLC	8 Everett Street	Somerville	MA	02143
Shahriyar Mojahed	8 Thornberry Road	Winchester	MA	01890
Michael Raposa	83 Whipple Road	Tewksbury	MA	01876
Chun Zhi Wang Pan	9 Concord Avenue	Somerville	MA	02143
Chun Zhi Wang Pan	90 Mason Terrace	Brookline	MA	02446
Mia Realty LLC	PO Box 550	Seabrook	NH	03874



Somerville Substation
Prospect Street, Union Square

**Neighborhood
Information Session
April 11, 2023**

Agenda

1

Introduction and goals for the evening

2

Somerville’s growth, prosperity and electric need

3

Proposed Prospect Street Substation upgrade

4

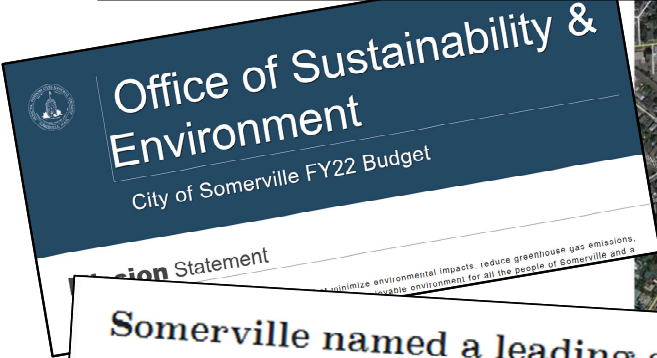
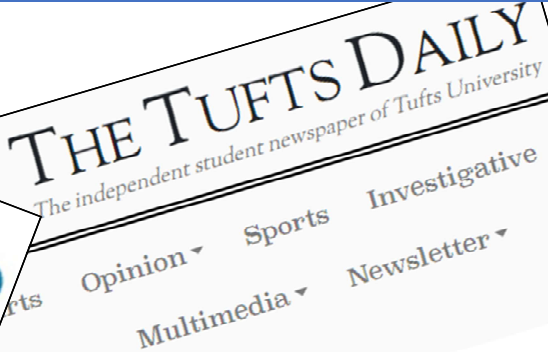
What you can expect

5

Q & A

Somerville's need for electricity is skyrocketing

Boynton Yards



Somerville moves one step closer to a net-zero emissions policy for new buildings

SKYLER GOLDBERG
September 20, 2022

Somerville named a leading global city for climate action

DANIEL VOS
December 7, 2022



US2



3rd Transformer at the Prospect Street Substation

- ✓ Additional equipment will be on existing property
- ✓ Will provide capacity for electric needs in the future
- ✓ Engineering interim measures to ensure adequate supply near term
- ✓ Will include beautification efforts at substation

1 year, 3 designs

Working with the Community to Improve the Substation's Appearance

Feb. 2022



- Concepts included:
- Screening wall obscures view of 2 sides of new equipment, and provides a space for public art
 - New fence to replace the current chain link fence
 - Improve the streetscape with new landscaping, curb cuts, and a crosswalk

Dec. 2022



- Concepts Included:
- Wall partially wraps 3 sides of substation to provide the appearance of a building
 - Multiple surfaces to showcase public art
 - Welcoming view from GLX elevator

April 2023



- Concepts Include:
- Opaque fencing on Prospect St. side
 - Enclose new equipment on 3 sides to create a sense of a building, with space for public art
 - Where possible, clean and paint existing walls and buildings
 - Remove obsolete equipment and materials

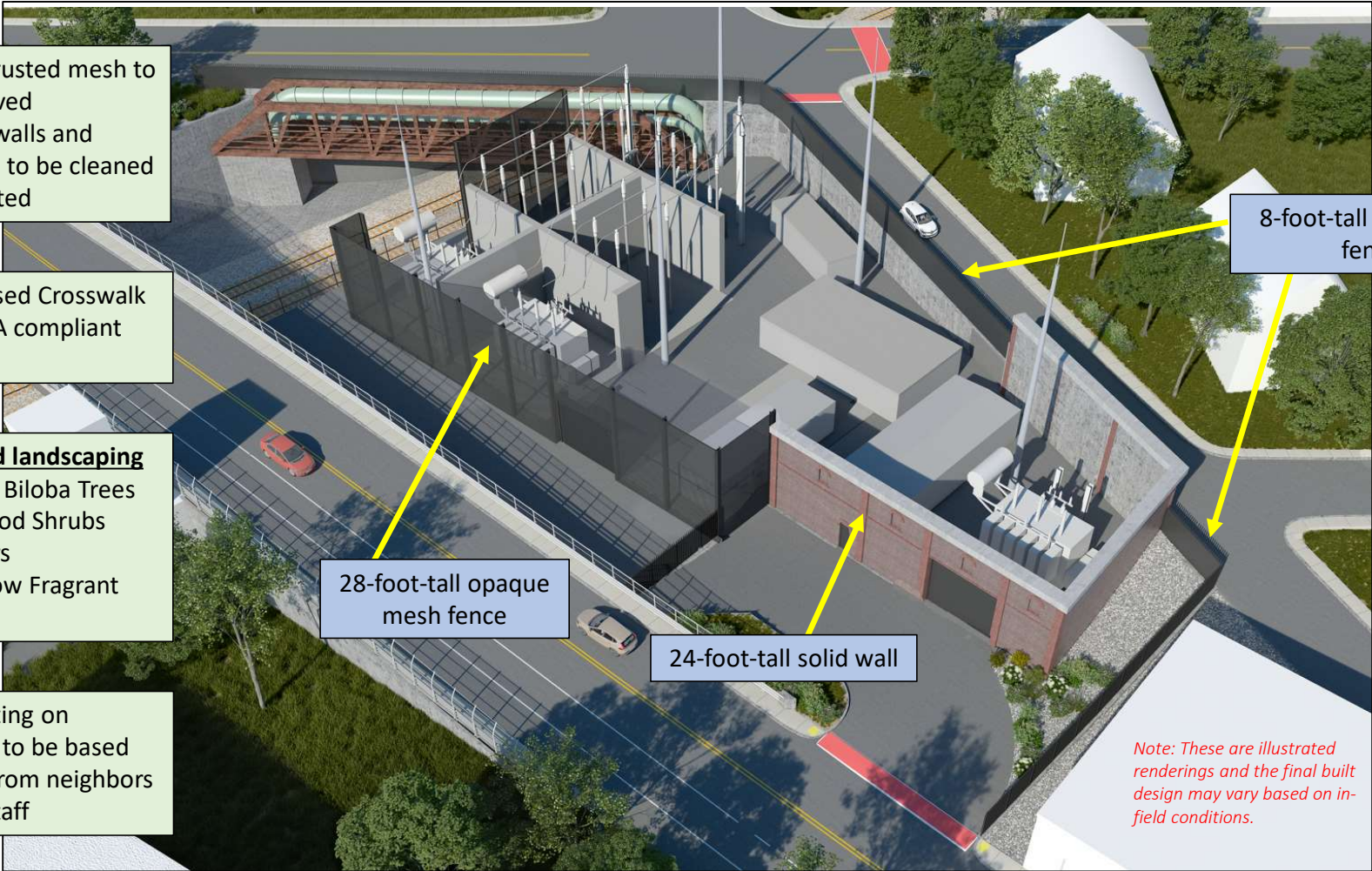
New Aesthetic Treatments

- Existing rusted mesh to be removed
- Existing walls and buildings to be cleaned and painted

- New Raised Crosswalk
- New ADA compliant ramps

- Proposed landscaping**
- 2 Ginkgo Biloba Trees
 - 5 Dogwood Shrubs
 - 7 Junipers
 - 22 Gro-low Fragrant Sumac

Downlighting on enclosure to be based on input from neighbors and city staff



Note: These are illustrated renderings and the final built design may vary based on in-field conditions.

View From Prospect Street



View From Prospect Street, Looking South



Note: Representative example. Final design for 8-foot-high fence will be based on input from neighbors and city staff

View From Prospect Street, Looking South



View from Newton Street, Looking South

Note: Representative example. Final design for 8-foot-high fence will be based on input from neighbors and city staff



Note: These are illustrated renderings and the final built design may vary based on in-field conditions.

View from Intersection of Newton Street and Webster Avenue



Note: Representative solid fence example. Final design for 8-foot-high fence will be based on input from neighbors and city staff

Note: These are illustrated renderings and the final built design may vary based on in-field conditions.

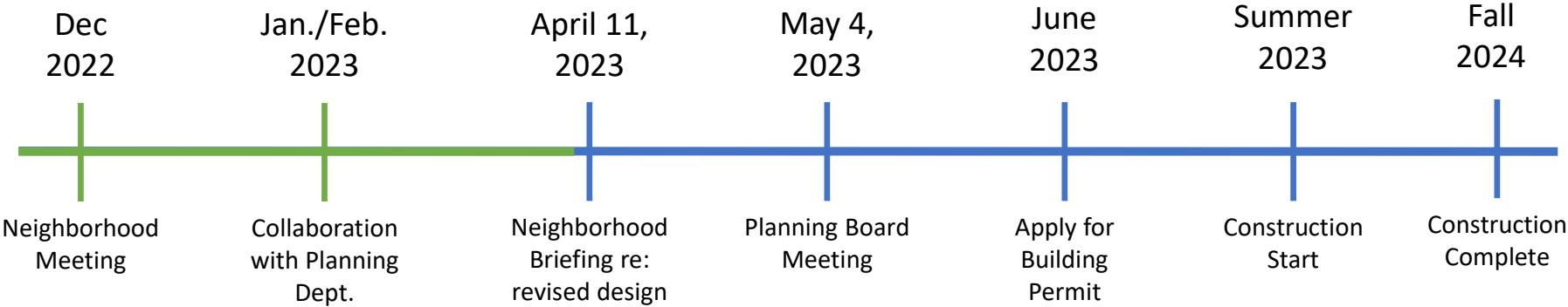
View from Intersection of Newton Street and Webster Avenue



Note: Representative mesh fence example. Final design for 8-foot-high fence will be based on input from neighbors and city staff

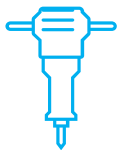
Note: These are illustrated renderings and the final built design may vary based on in field conditions.

Anticipated Timeline*



*Future dates subject to change.

What Can You Expect During Construction?



Construction will not interrupt your electric service

Neighbors will be notified before construction begins.



Work Hours

Established by the city. Typically, Monday – Friday 7 a.m. to 7 p.m.



Project Duration

From project start to final restoration, work is expected to take between 14 and 16 months. All work will take place on the Eversource property.



Traffic Management

No street closures are anticipated; however, police details may be needed to help implement Traffic Management Plans when unloading larger pieces of equipment.



We Will Keep You Informed

Scan the QR Code or contact us to join our update list

Contact Us

Outreach Specialist, Amina Cephas

202-446-6506
amina.cephas@eversource.com



Community Relations, Jason Wright

617-778-8865
jason.wright@eversource.com



Contact our Hotline

833-836-0302
ProjectInfoMA@eversource.com

Scan the QR code to join our update list



Q & A



Appendix

Mesh Fence Detail

Public Art Examples at Eversource Substations



ANC SAFEGUARD™ 1050 Mesh



ANC SAFEGUARD™ 1050 Mesh

Samples shown in 1:1 scale



ANC SAFEGUARD™ 2100 Mesh

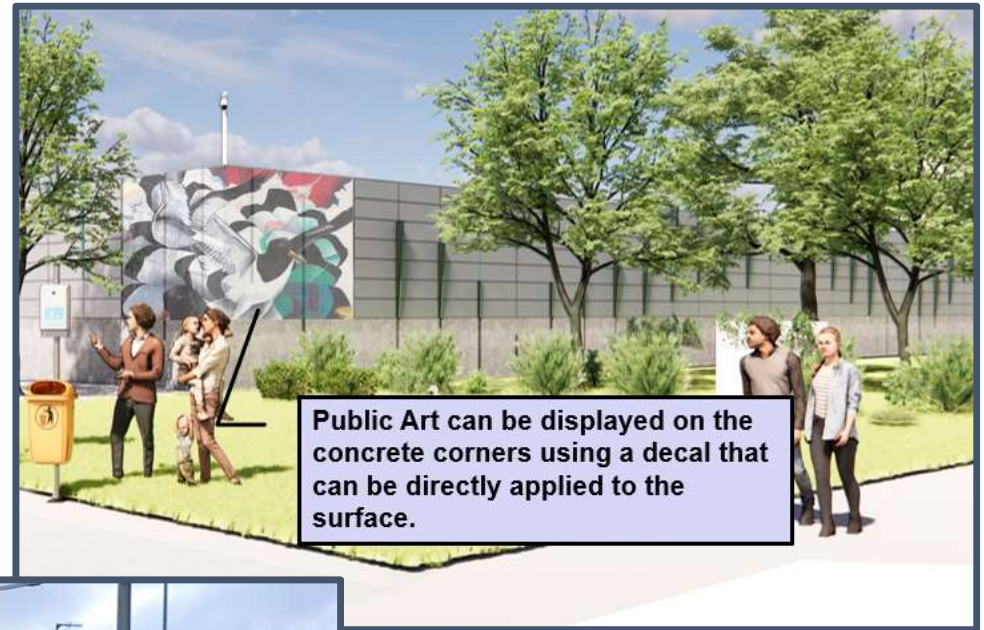


ANC SAFEGUARD™ 3100 Mesh (insert backside)



ANC SAFEGUARD™ 1050

K-Street Substation
East 1st Street, South Boston
Conceptual rendering with applied vinyl decal



Mystic Station
Alford Street, Everett, MA
Painted mural

