

Sean E. Powers
President
At Large

Shannon L. Hume
At Large

CHARLES C. Kokoros
District 1

John C. Mullaney
District 2

Thomas M. Bowes
District 3



Charles B. Ryan
Vice President
At Large

Stephen C. O'Brien
District 4

Michael J. Owens
District 5

PAUL "DAN" CLIFFORD
District 6

OFFICE OF THE TOWN COUNCIL

- AGENDA -

August 16, 2016 • Horace T. Cahill Auditorium, Town Hall • Starting Time: **7:00**PM

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

ANNOUNCEMENTS

- 091 16 Council President: RECOGNITION: Junior Police Academy Officers
- 092 16 Council President: RECOGNITION: Pizza Palooza
- 097 16 Council President: Braintree Flag for Veteran's – Jean Healey update

APPROVAL OF MINUTES

- June 7
- June 28

CORRESPONDENCE

- 095 16 Town Clerk: Approval – Mass Town Clerk Association Conference, September 28-30, 2016

CITIZEN CONCERNS/COUNCIL RESPONSE

- None

COMMUNICATIONS AND REPORTS FROM THE MAYOR AND TOWN BOARDS

- 090 16 Mayor: Electric Vehicles Presentation
- 027 16 Councilor Clifford: An Obligation to Lead – Opioid Epidemic (Update)

OLD BUSINESS

- 16 031: N.T. Development Inc: Street Acceptance Petition - Buker Corner Lane or take up any action relative thereto (Public Hearing)
- 16 036 Mayor: Acceptance of Herbert Road or take up any action relative thereto (Public Hearing)

NEW BUSINESS

- 094 16 Council President: BELD - New Generation Plant & Quarterly Update
- 096 16 Council President: Clerk of the Council – Step Increase

Refer to the Committee on the Department of Public Works

- 16 039 National Grid Petition: Woodedge Lane or take up any action relative thereto (SAME NIGHT ACTION)
- 16 040 Mayor: Termination Of Sewer Easement and Grant of Utility Easement 2001 Washington Street or take up any action relative thereto

Topics the Chair does not reasonably anticipate will be discussed

UPCOMING MEETINGS:

Next Council Meeting is to be held on - **TUESDAY, September 6, 2016@ 7:30pm**

ADJOURNMENT

Sean E. Powers
President
At Large

Shannon L. Hume
At Large

CHARLES C. Kokoros
District 1

John C. Mullaney
District 2

Thomas M. Bowes
District 3



Charles B. Ryan
Vice President
At Large

Stephen C. O'Brien
District 4

Michael J. Owens
District 5

PAUL "DAN" CLIFFORD
District 6

OFFICE OF THE TOWN COUNCIL

JUNE 28, 2016

MINUTES

A meeting of the Town Council, was held in the Horace T. Cahill Auditorium, Braintree Town Hall, on June 28, 2016 beginning at 7:30p.m.

Council President Powers was in the chair.

Present: Sean Powers, President
Charles Ryan, Vice President
Thomas Bowes
Paul Dan Clifford
Shannon Hume
Charles Kokoros
John Mullaney
Stephen C. O'Brien
Michael Owens

Also Present: Edward Spellman, Finance Director

APPROVAL OF MINUTES

- May 3
- May 31

CORRESPONDENCE

- None

COMMUNICATIONS AND REPORTS FROM THE MAYOR AND TOWN BOARDS

- 027 16 Councilor Clifford: An Obligation to Lead – Opioid Epidemic (Update)
Councilor Clifford gave an update stating meetings have been taking place since April 10. We are making progress. A Drug Coordinator will be hired to help make more progress.

OLD BUSINESS

- 16 033 Mayor: FY16 Supplemental Appropriations #6 or take up any action relative thereto (Public Hearing)

Motion: by Councilor Ryan to Open Public Hearing on Order 16 033

Second: by Councilor Bowes

Vote: For (9), Against (0), Absent (0)

Council President Powers asked if any member of the Council or anyone from the public would like to speak on Order 16 033.

Council President Powers referred to Councilor O'Brien (Committee Chair) for Committee on Ways & Means recommendation.

Chairman O'Brien stated this was discussed at the Committee of Ways & Means and recommended for favorable action.

Motion: by Councilor Ryan to Close Public Hearing on Order 16 033

Second: by Councilor Bowes

Vote: For (9), Against (0), Absent (0)

Councilor Ryan read Motions/Vote (1) thru (6):

1) Town Council

MOTION: That the sum of \$20,000 be transferred from the Town Council Department / Program 01 Administration / Consultant account to the Town Council Light Contract Consultant Article.

Motion: by Councilor Ryan

Second: by Councilor Bowes

Vote: For (9), Against (0), Absent (0), Abstain (0)

2) Mayor's Office

MOTION: That the sum of \$25,000 be transferred from the Mayors Department/ Program-01 Administration / Opioid education and prevention account to the Mayors Department / Opioid Education and Prevention Article.

Motion: by Councilor Ryan

Second: by Councilor Bowes

Vote: For (9), Against (0), Absent (0), Abstain (0)

3) Mayor's Office

MOTION: That the sum of \$19,333 be transferred from the Town Council Department / Program 01 Administration / Consultant account to the Mayors Department/ Opioid Education and Prevention Article.

Motion: by Councilor Ryan

Second: by Councilor Bowes

Vote: For (9), Against (0), Absent (0), Abstain (0)

4) Mayor's Office

MOTION: That the sum of \$40,000 be transferred from the Town Council Department / Program 02 Reserve fund / reserve fund account to the Mayors Department / Opioid Education and Prevention Article.

Motion: by Councilor Ryan

Second: by Councilor Bowes

Vote: For (9), Against (0), Absent (0), Abstain (0)

5) Police Department

MOTION: That the sum of \$4,500 be transferred from the Town's waterways account to the Police Department / Harbormaster program I salary and expense Article.

Motion: by Councilor Ryan

Second: by Councilor Bowes

Vote: For (9), Against (0), Absent (0), Abstain (0)

6) Department of Public Works

MOTION: That the sum of \$12,000 be transferred from the Town Council Department / Program 01 Administration I Consultant account to the Department of Public Works / Town Forest Maintenance and support Article.

Motion: by Councilor Ryan

Second: by Councilor Bowes

Vote: For (9), Against (0), Absent (0), Abstain (0)

- 16 031: N.T. Development Inc: Street Acceptance Petition - Buker Corner Lane or take up any action relative thereto

(Public Hearing June 28 to be TABLED awaiting revised documentation per Town Engineer)

Council President Powers asked IS THERE A MOTION TO OPEN PUBLIC HEARING

Motion: by Councilor Ryan to OPEN public hearing

Second: by Councilor Bowes

Vote: For (9), Against (0), Absent (0), Abstain (0)

Councilor Ryan made a MOTION to TABLE the Public Hearing to July 12, 2016

Motion: by Councilor Ryan to TABLE Public Hearing to July 12, 2016

Second: by Councilor Bowes

Vote: For (9), Against (0), Absent (0), Abstain (0)

NEW BUSINESS

Refer to Committee on Ways & Means

- 16 035 Mayor: Appointment-Town Solicitor – Lisa Skehill Maki or take up any action relative thereto

Motion: by Councilor Ryan to Refer to Committee on Ways & Means Order 16 035

Second: by Councilor Bowes

Vote: For (9), Against (0), Absent (0), Abstain (0)

Topics the Chair does not reasonably anticipate will be discussed

UPCOMING MEETINGS:

Next Council Meeting is - **TUESDAY, July 12, 2016@ 7:30pm**

ADJOURNMENT

It was unanimously voted to adjourn the meeting at 7:57p.m.

Respectfully submitted,

Susan M. Cimino
Clerk of the Council

Documents provided for Meeting

- 16 033 Mayor: FY16 Supplemental Appropriations #6 or take up any action relative thereto
- 16 031: N.T. Development Inc: Street Acceptance Petition - Buker Corner Lane or take up any action relative thereto
- 16 035 Mayor: Appointment-Town Solicitor – Lisa Skehill Maki or take up any action relative thereto

Sean E. Powers
President
At Large

Shannon L. Hume
At Large

CHARLES C. Kokoros
District 1

John C. Mullaney
District 2

Thomas M. Bowes
District 3



Charles B. Ryan
Vice President
At Large

Stephen C. O'Brien
District 4

Michael J. Owens
District 5

PAUL "DAN" CLIFFORD
District 6

OFFICE OF THE TOWN COUNCIL

JUNE 7, 2016

MINUTES

A meeting of the Town Council, was held in the Horace T. Cahill Auditorium, Braintree Town Hall, on June 7, 2016 beginning at 7:30p.m.

Council President Powers was in the chair.

Present: Sean Powers, President
Charles Ryan, Vice President
Thomas Bowes
Paul Dan Clifford
Shannon Hume
Charles Kokoros
John Mullaney
Stephen C. O'Brien
Michael Owens

Also Present: Thomas Caldwell, Assistant Attorney General
Marybeth McGrath, Municipal Licenses and Inspections Director
Paul McSoley, Police Department Finance Director
Marta Googins, resident
Roy Googins, resident
John Hafferty, President Chamber of Commerce
Jean Healey, resident
Robert Kearns, resident

APPROVAL OF MINUTES

- None

CORRESPONDENCE

- None

COMMUNICATIONS AND REPORTS FROM THE MAYOR AND TOWN BOARDS

- 083 16 Marybeth McGrath: DISCUSSION – Ticks/Lyme Disease

Marybeth McGrath, Municipal Licenses and Inspections Director discussed Ticks and Lyme disease. In 2015 there were 28 confirmed cases in Braintree. Symptoms can include: fever, headache, fatigue, rash, swollen lymph nodes and also possibly Bell's palsy. Symptoms can show up 1-8 weeks after bite. Lyme disease can affect the joints, heart and nervous system. Ticks hatch in July and August. You need to remove the tick with tweezers at the point of contact and wash thoroughly. People need to take personal preventative measures. Stay away from moist, shady, wooded areas with brush. Ticks don't like bright sun. People should use spray with deet. Deet helps deter ticks.

Councilor Mullaney left the meeting at 8:15pm and did not return.

CITIZEN CONCERNS/COUNCIL RESPONSE

- 073 16 Council President: Thomas Caldwell, Assistant Attorney General, the Good Samaritan Law
Thomas Caldwell, Assistant Attorney General attended the meeting and gave a PowerPoint presentation on the Good Samaritan Law. Who is Exempt from Prosecution under Good Samaritan Law? The Caller to 9-1-1, Overdose Patient (Exempt from prosecution for possession of drugs (Class A,B,C,D, or E) under 94C, section 34, Exempt from prosecution for knowingly being present where heroin is kept under 94C, section 35, No exemption for prosecution of PWID, Distribution, Trafficking or Warrant Arrests.
Thomas Caldwell, Assistant Attorney General gave treatment & support resources:
MA Substance Abuse Referrals www.Helpline-Online.com 800-327-5050
Family and peer support www.Learn2Cope.org 508-738-5148
- 080 16 Council President: RESOLUTION - Union Street Rotary
The following Resolution was read by Councilor Kokoros:

WHEREAS: it is well known to Mayor Joseph C. Sullivan, the Braintree Town Council and the Massachusetts State Department of Transportation that the Union Street Rotary is a major intersection of entrance and exit ramps from Route 3, as well as a main business artery and thoroughfare in the Town of Braintree, and;

WHEREAS: Union Street, in addition to serving motor vehicles, provides a main pedestrian access-way to the Braintree MBTA Station, the Town Hall, the Thayer Public Library and the two primary business districts in coming from East Braintree, and;

WHEREAS: the Council and the Mayor's Office support walking as a safe mode of transportation which contributes to a healthy lifestyle, and;

WHEREAS: according to Massachusetts DOT statistics, twenty three accidents have occurred at the Union Street Rotary crosswalk intersections and more than 200 accidents in the area of the rotary in the past three years, and;

WHEREAS: according to the Town of Braintree Police Department statistics, more than 350 accidents in the area of the Union Street Rotary have occurred in the past three years;

WHEREAS: the Union Street Rotary crosswalks require critical improvements and significantly more pedestrian visibility, and;

WHEREAS: pedestrian flashing beacons have been installed in similar situations such as at Grossman Drive, at John Mahar Highway and at Liberty Street to better alert drivers and improve pedestrians' safety in seeking to cross the roads;

BE IT THEREFORE RESOLVED: that we the undersigned, call on the Massachusetts Department of Transportation to install pedestrian flashing beacons on the two crosswalks of the Union Street Rotary in Braintree.

Motion: by Councilor Kokoros to Approve the Resolution

Second: by Councilor Bowes

Vote: For (7), Against (0), Absent (Mullaney, Ryan), Abstain (0)

Councilor Owens stated this Union Street Rotary is a dangerous area especially for pedestrians.

- 082 16 Councilor O'Brien: Compressor Station update
Councilor O'Brien stated he has attended the meetings on the proposed Compressor Station. It is an on-going situation. Councilor O'Brien mentioned that at one of the meetings Congressman Stephen Lynch passionately stated FERC will be taken to court if this happens.

OLD BUSINESS

- 027 16 Councilor Clifford: An Obligation to Lead – Opioid Epidemic (Update)
- 025 16 Councilor Clifford: Proposed Town flag created for those serving in the military or take up any action relative thereto (Jean Healey - Update)
Mrs. Jean Healey stated she is still working to get flags to military personnel who are serving. The person or family has to contact the Veteran's department. Each family would receive 2 town flags and certificates of appreciation. We have a Braintree Co-op Account set up for donations. Anyone wishing to donate to this cause please make check payable to: Friends of Braintree Military, c/o Braintree Cooperative Bank, 865 Washington Street, Braintree, MA 02184

NEW BUSINESS

- None

Refer to the Committee on Ways & Means

- 16 034 Councilor Clifford: Review Braintree's PILOT Program or take up any action relative thereto
Motion: by Councilor Kokoros to refer 16 034 to the Committee on Ways & Means
Second: by Councilor Bowes
Vote: For (7), Against (0), Absent (Mullaney, Ryan), Abstain (0)

Topics the Chair does not reasonably anticipate will be discussed

UPCOMING MEETINGS:

Next Council Meeting is - **TUESDAY, June 28, 2016@ 7:30pm**

ADJOURNMENT

It was unanimously voted to adjourn the meeting at 9:30p.m.

Respectfully submitted,

Susan M. Cimino
Clerk of the Council

Documents provided for Meeting

- 073 16 Council President: Thomas Caldwell, Assistant Attorney General, the Good Samaritan Law
- 080 16 Council President: RESOLUTION - Union Street Rotary

Braintree Drives Electric Program Overview

I. Program Summary

Electric vehicles (EVs) provide an incredible opportunity to reduce the carbon emissions of the transportation industry, grow margins of utility companies, and help municipalities and states achieve climate targets. EVs provide a growth opportunity to utilities by helping them capture more of the existing energy market in their community through fuel-switching from gasoline to electricity for transportation. In addition to incremental kWh hour sales to charge vehicles, when managed properly, the new demand can come almost entirely during off-peak hours, adding more revenue while increasing the utility load factor and without taxing existing infrastructure. Further, electric vehicles improve local air quality by eliminating gasoline combustion, and a significant benefit to our global climate by cutting carbon emissions by over 50% compared to a gasoline vehicle.

Sagewell is providing a turnkey marketing and outreach program to drive adoption of electric vehicles. In the Town of Braintree, nearly 80% of the 13, 600 solo commuters drive less than 45 minutes to get to work and 81% of those commuters have two or more cars in their household. This represents a target population of over 8,600 residents. We will employ a community-based social marketing approach to connect with the eligible population through various channels and offer education while encouraging action.

I. Benefits and Economics

1. For the municipality
 - a. Increase local air quality from less frequent use of internal combustion engine
 - b. Lower electricity rates dues to controlled usage peak
 - c. Opportunity to support an educational campaign to help residents save money and the protect the climate
2. For Utilities
 - a. Grow revenue through kilowatt sales from EV charging
 - b. Add electric vehicles connected to Smart Charging Program and load control technology provided by Sagewell.
 - c. Build goodwill in communities; residents demanding clean energy solutions
3. For Residents
 - a. Access to rebates and pre-negotiated electric vehicle deals at local dealerships
 - b. Streamline education and buying process via on-demand test drives
 - c. Create financial savings on lease, operation cost, and maintenance
 - d. Lower utility rates due to utility smaller load factor
4. For the environment
 - a. Reduce carbon emissions than a gasoline vehicle; >50% over the lifetime of an EV compared to gasoline vehicle
 - b. Benefit local air quality via decreased emissions
5. For Participating Car Dealerships
 - a. Sagewell will provide marketing and outreach services for electric cars with local dealerships
 - b. Recognition of car dealership in Sagewell media and social media channels

II. Program Incentives

1. Residential- Up to \$2500 off electric vehicle 36 month lease for qualified vehicles
2. Workplace Charging- 50% off equipment purchase and install for workplace charger
3. Residential- 30% federal tax incentive
4. Municipal fleets- discounts for charger and EVs based on purchase of EVs

IV. Program Design

1. Turnkey marketing and community outreach plan: community based approach utilizing principles of ethical influence to drive program awareness and EV adoption
2. Local Dealer Network: accessibility for residents and pre-negotiated deals
3. Incentives: management of utility incentives and assistance with accessing the Massachusetts Offers Rebates for Electric Vehicles (Mor-EV) program and Massachusetts Electric Vehicle Incentive Program (MassEVIP)
4. Public and workplace charging stations: outreach to local employers to build up existing infrastructure simultaneously with growth of EV market and capture charging from out of town EV drivers
5. Test Drives: on-demand pick up at door test drives with partner dealerships and workplace test drive events; capability to schedule online



These are the officers who participated in the Junior Police Academy.

Chief Russell Jenkins

Officer Edwin Woo - Coordinated program

Lieutenant Michael Moschella

Lieutenant Michael Want

Lieutenant Timothy Cohoon

Officer Michael Arki

Officer Zachary Clark

Officer William Cushing, JR

Officer Donald Delaney

Officer William Donnellan

Officer Lisa Fahey

Officer Thomas Flannery

Officer Peter Gillis

Officer Brian Kelley

Officer Brianna Mahoney

Officer Brendan McLaughlin

Officer John McNamara

Officer Richard Seibert

Officer Evan Sorgi

Officer Brandon Sullivan

Officer Stephen Wallace

Officer Paul Zaniboni

Detective Thomas Molloy

Detective Charles Paris

Intern Kristina Dias

PIZZA PALOOZA:

Michael Wilcox
John Hafferty

Angelina's Pizzeria
California Pizza Kitchen
Papa Gino's
Montilio's
Southside Tavern
Braintree Brewhouse
Richard's Original Submarine
Pizzeria Uno's
Wamps Pizza
Easy Pie
The Chateau
Rosie's Pizzeria



Braintree Town Council
Update
August 16, 2016

AGENDA

- Community Solar
- Sagewell Electric Vehicle program
- LED Streetlights
- Utility Pole Replacement
- Station 4 Substation Upgrade
- Netwatch Security
- Repowering Potter II Generating Plant

■ Community Solar

- Capacity for 200 customers
- As of August 1st 7 customer have signed up



- **Sagewell Electric Vehicle Program**
 - Goal is to have 200 customer switch to EVs over 2 years – 3 EVs as of August 1st
 - Aggressive pricing / incentive to charge off hours



■ LED Street Lights

- Braintree has approximately 4100 streetlights
- As of August 1st 1842 have been converted to LED
- Use $< \frac{1}{2}$ the energy of HP Sodium



- Pole Replacement Program
 - Pole inspection after Verizon transaction complete identified 660 poles to replace
 - As of August 1st 202 new poles have been installed
 - Goal is to replace all poles by end of 2017

- **Netwatch Security**

- Cameras installed to monitor remote substations 7/24



Station 4

Existing Switchgear



Station 4 New Switchgear



ISO-NE Markets/ Power Plant Project

AGENDA

- ISO – NE Capacity market / potential effect on Braintree Electric

- How BELD manages their capacity

- Potter II repowering project
 - Detailed inspection with recommendations
 - Options for Potter II's future

ISO-NE Markets

- Electrical utilities in New England have a capacity supply obligation = previous years peak + 15%
 - Investor owned utilities can not own generation and must buy capacity off open market
 - Municipal utilities have the option to own generation or buy capacity off open market

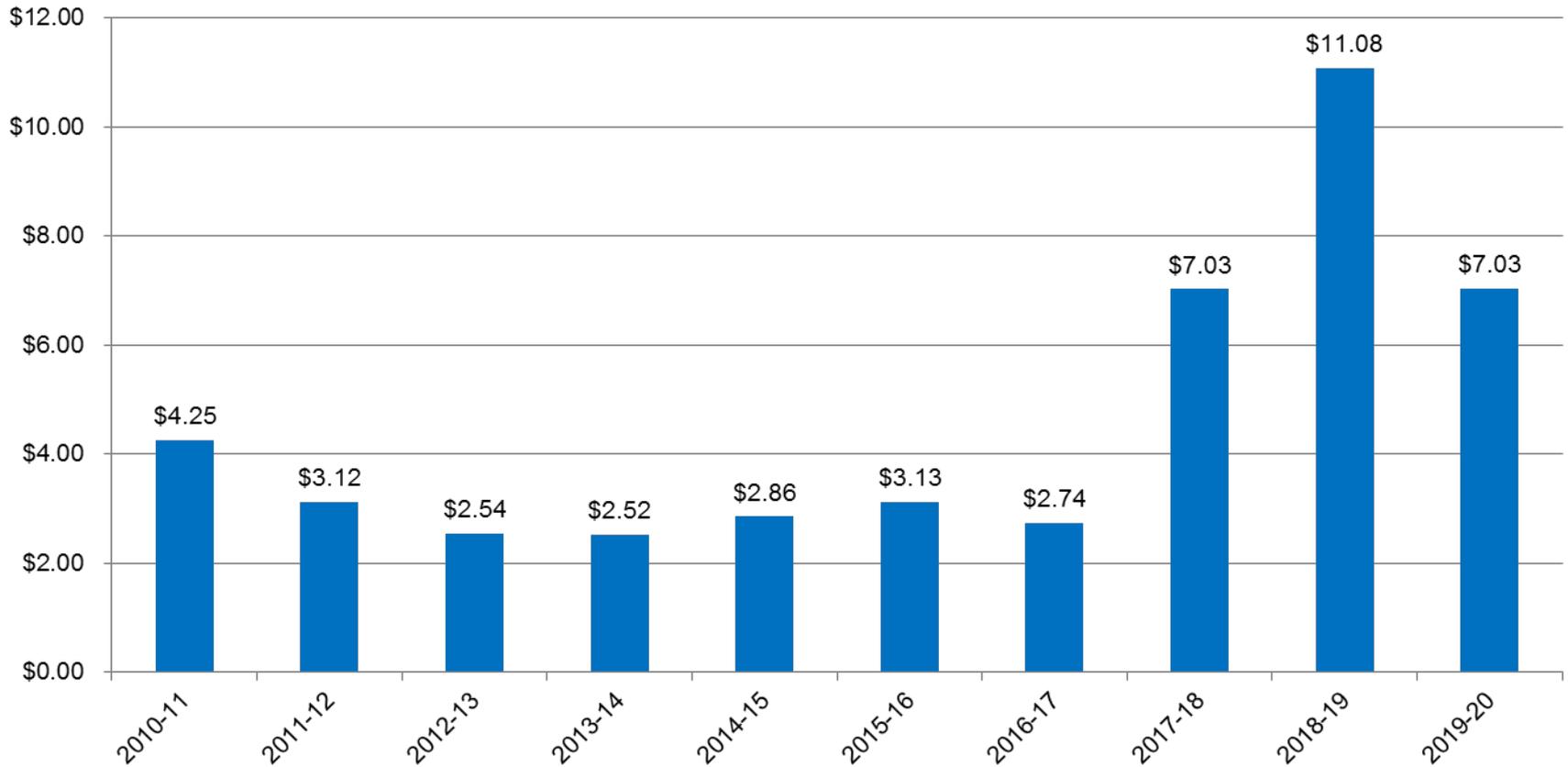
ISO-NE Markets

(Continued)

- Annually in February an auction is held to set the price of capacity
 - Feb 2017 auction will set price for June 2020
 - New generation gets price guarantee for 7 years
 - Minimum offer price rule (MOPR) in auction sets low limit on new generation clearing price
 - Has created uncertainty for future capacity prices

New England Capacity Costs

Forward Capacity Market Costs in \$/kW-month



BELD's Current Capacity Supply

- BELD has a diverse capacity supply provided by their assets and contracts. BELD's total obligation is 112 MWs.
 - Potter II – 68.6 MWs
 - Watson 1 & 2 – 31.6 MWs
 - Seabrook Station – 7.6 MWs
 - NYPA – 2.0 MWs
 - Contracted – 15.3 MWs
 - Total – 125.1*

* BELD has surplus capacity and is paid for it by ISO-NE

Potter II Status

- Commercial Operation since 1977
- Will be 43 years old 2020
- Detailed inspection*
 - Completed in February 2016
 - Identified major maintenance to extend life through 2025
 - Boiler (Completed Q2 2016)
 - Control valves (Completed Q2 2016)
 - Steam turbine (Scheduled Spring 2017)

*see attached Bluewater Report

Potter II's Future

- Reliability becoming an issue
 - Transformer rebuilt and back in service
 - Thousands of parts, wire, piping 40 years old
- Potter II has high emissions
 - Nitrous Oxide 42 PPM v 2.5 PPM
 - Carbon Monoxide 50 PPM v 5 PPM
- Doesn't fit ISO-NE Markets
 - Subject to performance penalties

Potter II's Future (Continued)

- ISO-NE Performance Incentive Market
 - Starting June 2018
 - Generation will be penalized during shortage events
 - Shortage events are unpredictable
 - \$2,000/MW-Hour increasing to \$5,455/MW-Hour in June 2024

Repower Potter II Options

- Four options have been evaluated
 - Retire Potter II
 - Enhanced Maintenance on Potter II
 - Convert Potter II to Simple Cycle
 - Replace Potter II with new generation

Summary Construction Estimate

Description	Cost
Material & Equipment	
Combustion Turbine Generator and Accessories	\$40,125,813
Electrical Switthgear & Transformers	\$4,243,589
Controls, Instrumentation, and Automated Valves	\$1,304,607
Gas Compressors	\$1,415,564
Balance of Equipment	\$285,992
Operational Equipment and Spares	\$1,499,222
Subtotal Material and Equipment	\$48,874,788
Construction	
General Conditions	\$5,015,268
Civil/Structiral	\$8,004,721
Gas Interconnect & Compressor Building	\$2,945,637
Piping & Mechanical Subcontractor	\$11,313,427
Electrical / I&C Contractor	\$10,273,821
Third Party Testing and Commissioning	\$1,251,591
Subtotal Construction	\$38,804,465
Engineering and Design	\$4,870,313
Other (Permits, Fees, Builders Risk, Finance Bond)	\$1,102,464
Subtotal EPC Cost	\$93,652,030
Owner's Cost and Contingency	\$3,788,513
Interest During Construction	\$6,219,609
Initial Capital Cost	\$103,660,152

Repower Potter II Options Summary Proforma

10 Year Analysis	Retire Potter II	Enhanced Maintenance Potter II	Simple Cycle Potter II	Watson 3 New Unit
Capital Investment	\$0	\$3,567,045	\$26,863,947	\$103,660,152
Revenue	\$0	\$68,394,341	\$73,491,865	\$150,721,047
Cost (excluding debt)	\$61,070,042	\$84,113,540	\$66,591,806	\$77,051,673
Net Present Value (10-years)	-\$49,533,274	-\$15,069,896	-\$21,870,060	-\$1,360,664

20 Year Analysis	Retire Potter II	Enhanced Maintenance Potter II	Simple Cycle Potter II	Watson 3 New Unit
Capital Investment	\$0	\$3,567,045	\$26,863,947	\$103,660,152
Revenue	\$0	\$68,394,341	\$73,491,865	\$296,825,368
Cost (excluding debt)	\$122,140,083	\$145,183,582	\$127,661,847	\$166,655,347
Net Present Value (20-years)	-\$82,996,180	-\$48,532,802	-\$55,332,966	-\$12,162,294

Assumptions:

Forward capacity market will pay \$/kw-month new generation for first 7 years

\$11.00

Forward capacity market will pay \$/kw-month existing generation

\$7.03

There will be x hours per year of shortage events

20

Potter II enhance maintenance will incur all shortage hours

Potter II simple cycle will incur 1/2 of all shortage hours

New Watson 3 unit will not incur shortage events

New Watson 3 will receive \$x per year in forward reserve revenue

\$1,000,000

Both Potter II as is and Potter II simple cycle will retire in 2030

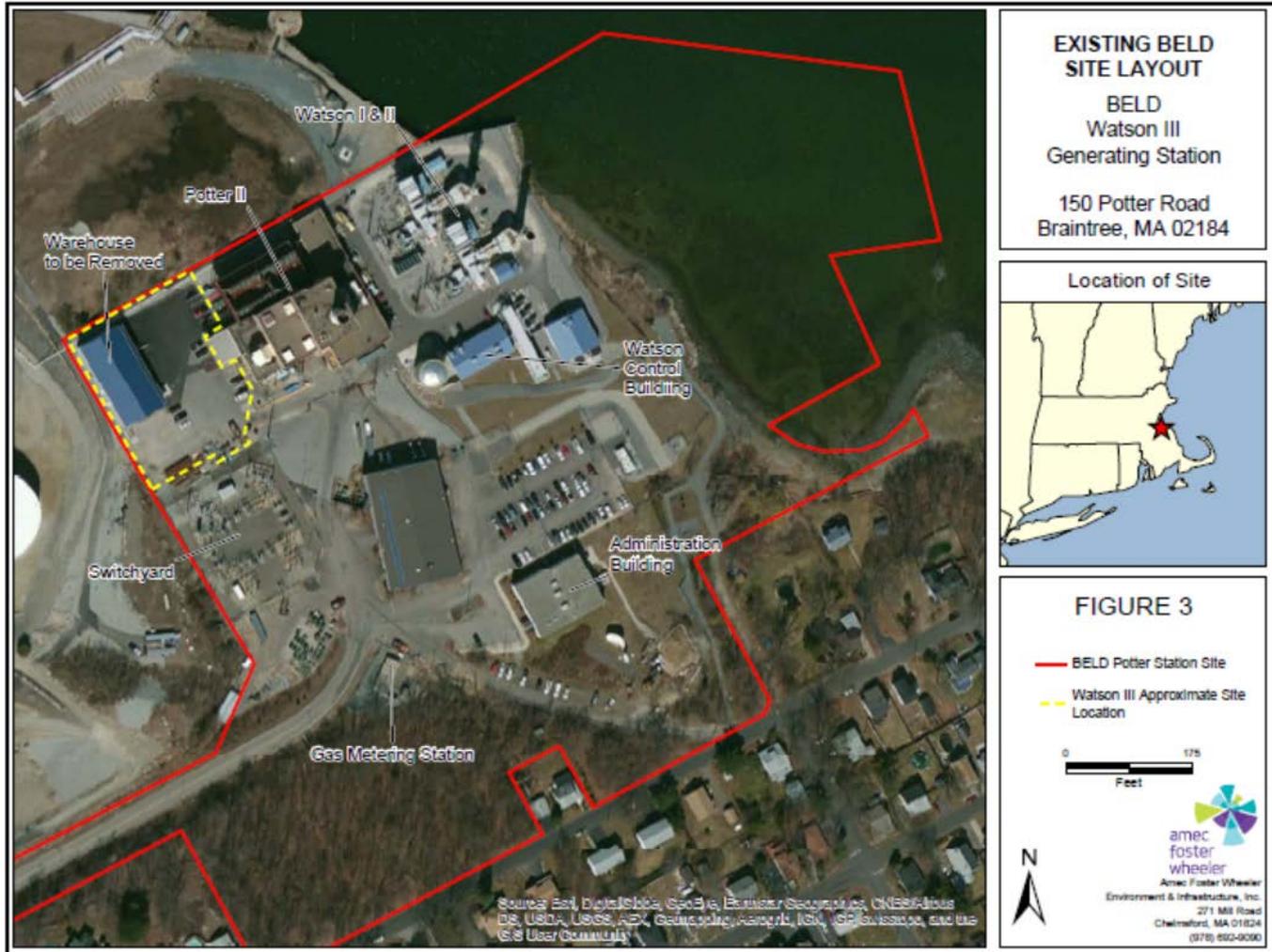
Potter II will run 100 hours per year

New Watson 3 unit will run 800 hours per year

NEW POWER PLANT SCHEDULE/MILESTONES

- Permitting Ongoing Fall 2017
- Forward Capacity Auction Feb 2017
- RFP for gas turbine 2017
- RFP for EPC contractor 2017
- Engineering 2018
- Site prep 2018
- Construction 2019 – June 2020
- Commercial Operation June 2020

Location of New Power Plant



H:\Braidwood\ElectricLight\Department\Braintree_MA\Task\1000\Figure 3 - BELD - Existing BELD Site Layout Map.mxd April 08, 2015 DWN: andrew.nelson CHWD: AKN

Source: ESRI, 2012. Parcel data, MassGIS, 2013.

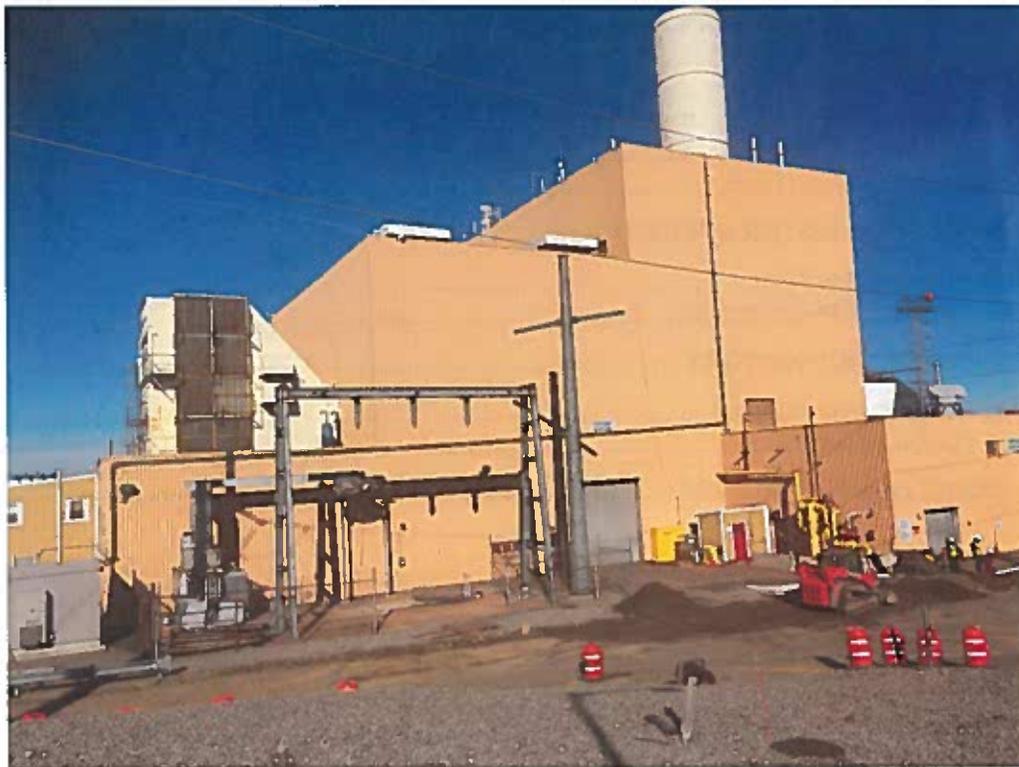


QUESTIONS ??



Enhanced Maintenance Assessment
Potter II Generating Station
Braintree, MA

For
AMERESCO Renewable Energy



Submitted to

AMERESCO Renewable Energy

No. 20-15510 Rev-6
February 16, 2016

Confidential & Proprietary

Table of Contents

1.0	EXECUTIVE SUMMARY	2
2.0	SYSTEM ASSESSMENT	3
2.1	GAS TURBINE	3
2.2	BOILER	4
2.3	STEAM TURBINE GENERATOR	5
2.4	AIR COOLED CONDENSER	6
2.5	DEAERATOR HEATER & STORAGE TANK	7
2.6	BOILER FEED PUMPS	8
2.7	FIRE SYSTEM	9
2.8	WATER TREATMENT & DEMINERALIZED WATER SYSTEM(S)	9
2.9	AIR SYSTEM	9
2.10	TRI-SEN DCS	9
2.11	CONTROL VALVES & INSTRUMENTATION	10
2.12	ELECTRICAL DISTRIBUTION	10
2.13	MISCELLANEOUS ITEMS	11
3.0	OPERATION HISTORY/PERSONNEL	11
3.1	STAFFING/TRAINING	11
3.2	OPERATING PROCEDURES	12
4.0	MAINTENANCE HISTORY	12
4.1	ROUTINE MAINTENANCE	12
4.2	MAJOR MAINTENANCE	12
5.0	CONCLUSIONS/FINDINGS	13

APPENDIX Separate cover

Includes all supporting documents

1.0 Executive Summary

The purpose of this report is to summarize the most important issues and items found during the Site Inspection & Record Review of the Braintree Electric Light Department (BELD) Potter II Combined Cycle Power Plant in Braintree, MA.

BELD Potter II Station is a 96 MW Combined Cycle Power Plant that consists of a single ABB 11D2 76 MW Gas Turbine, one Combustion Engineering Waste Heat Controlled Circulation Boiler, and one 20 MW TURBODYNE Condensing Steam Turbine. The plant is used for peaking and is dispatched by ISO New England. It runs a limited number of hours per year.

On January 4, 2016 Kris Larouche, Bluewater Energy Solutions (BES), arrived on site at the Braintree, MA Potter II Station. The scope of work to be performed was an assessment of the Potter II Station in order to help identify the condition of the facility, and to determine what steps need to be taken to increase the longevity and reliability of the facility as described in proposal # 20-15510 between Bluewater Energy Solutions and AMERESCO Renewable Energy.

The BES assessment engineer worked with John Sciaba with AMERESCO Renewable Energy and a team of equipment vendors to assess the overall condition of the plant equipment. The assessment included several hands on inspections, a review of plant O&M records and documentation, and interviews with a majority of BELD Potter II staff. Details of the assessment findings can be found in the subsequent sections.

The plant's general equipment integrity appears to be good, but in need of a fairly extensive amount of deferred and other Maintenance outage type of work. In addition to the necessary Maintenance, there is also an equivalent amount of work needed to further develop the existing Computerized Maintenance Management System (CMMS), as well as creating various plant policies and procedures. Once complete the Potter II Plant definitely appears to be capable of operating as designed until at least 2025. The following equipment assessment portion of the report is broken down by systems in Section 2. Section 3 is a brief operation history while section 4 is a brief maintenance history.

2.0 System Assessment

The Plant was organized and inspected under the following system by system breakdown. The systems and their associated equipment were evaluated by BES, and in some cases inspected by vendors. We also depended heavily on historical vendors inspections.

2.1 Gas Turbine

The Alstom 11D2 Gas Turbine unit appears to be in good condition. Alstom conducted the last A inspection of the turbine (not the Generator) in 2014. The last Major C Inspection was conducted in 2006. Since the last Major C Inspection in 2006 the unit has run approximately 2000 hours.

The A inspection findings from 2014 appear to be somewhat minor but must be addressed. Unfortunately there is no system in place that accurately details the maintenance history of the Gas Turbine (aside from the Alstom reports), no inventory of on hand parts including critical spares, and no established procedure in place to ensure the safe and reliable operation of the Gas Turbine. The plant is essentially relying on an experienced O&M Team to address problems as they come up in a reactive mode versus a proactive preventative mode.

The following recommendations are in my opinion standard across the power generation industry and should be addressed going forward to ensure that the Gas Turbine runs both safely and reliably for the next 5-10 years.

BES has the following recommendations:

- ***Complete a full system walkdown and develop and track deficiencies on a punchlist- BES***
- ***Resolve all "A" inspection findings including the replacement of stage 2 fine filters, repairing some weather stripping in the area of the stage 2 fitters, repair the protection tube located in the exhaust gas ducting to the Boiler, replace bent inner swirlers on the burner, and the replacement of all swagelock fittings located as part of the Fuel Oil supply to the nozzles- GE/Alstom A Inspection Report (cost quoted by BELD @ approximately \$75K)***
- ***Establish operating procedures for the Gas Turbine- BES (Tri-Tech cost estimated for all plant procedures @ \$25K)***
- ***Enter all of the Gas Turbine equipment and recommended maintenance into the BELD CMMS system- BES (BES cost estimated for all plant equipment & tasks \$25.6K)***
- ***Calibrate all Gas Turbine instrumentation and verify functionality- BES***
- ***Mobilize an Alstom Field Engineer to support the checkout of the Gas Turbine and to support a restart (including a Generator Inspection/Checkout)- BES (cost TBD)***



Gas Turbine



Gas Turbine Starting Motor

2.2 Boiler

The Boiler is a Combustion Engineering (CE) Waste Heat Controlled Triple Pressure Circulation Boiler with a rated capacity of 189 KPPH HP, 54.7 KPPH IP, & 27 KPPH LP. A full inspection including some NDE spot checks throughout the various sections of the Boiler was performed by Tetra Engineering as part of this assessment. As with other plant equipment the scope of the inspection is to determine whether or not the Boiler can run reliably for the next 5-10 years.

Based on a combination of operating factors including a relatively low turbine exhaust temperature (925 Deg. F), an operating steam temperature and pressure of 825 Deg. F and 600 PSIG respectively, all of which compared to the "over design" of the tube thicknesses in each of the 3 sections (LP/IP/HP) should allow this Boiler to run reliably for the next 5-10 years and beyond. That being said, the equipment does appear to be capable but there are several significant recommendations that will need to be addressed necessary to achieve the highest level of reliability possible.

Again as with the Gas Turbine there are several industry standard recommendations that in my opinion have already and will continue to impact reliability if they are not properly addressed. These items include both Maintenance and Administrative and are listed below.

BES has the following recommendations (including recommendations from Tetra Engineering):

- ***Complete a full system walkdown and develop a punchlist of issues- BES***
- ***Establish operating procedures for the Boiler- BES***
- ***Enter all of the Boiler equipment and recommended maintenance into the BELD CMMS system- BES***
- ***Correct various safety related items including missing insulation/lagging, calibrate instrumentation (see pictures below)- BES, Tetra Engineering (total cost estimated of insulation/lagging- \$45K)***

- **A comprehensive Boiler waterside chemistry program needs to be established- BES, Tetra Engineering (see ChemTreat recommendation in Water Treatment Section 2.8)**
- **Take a tube sample from the HP Evaporator section for metallurgical analysis to determine whether or not a chemical clean is necessary- Tetra Engineering (total estimated cost of Tetra recommended repairs \$8K for analysis, \$100K-200K for Chemical Clean of the Evaporator Sections)**
- **Clean the fireside of the boiler tube sections to help with both back pressure and heat transfer- Tetra Engineering (total estimated cost of Tetra recommended cleaning is \$25K)**
- **Develop Boiler Operating Procedures including layup- BES**
- **Install a rain damper on the Boiler stack to prevent rain and snow from falling into the boiler- Tetra Engineering (total estimated cost of Tetra recommended rain damper project is \$75K)**
- **Inspect the condition of the desuperheater spray nozzle- Tetra Engineering (total estimated cost of Tetra recommended inspection is \$5K)**
- **Total Estimated Tetra Recommended Repairs- \$273K**



Fall Hazard 1



Fall Hazard 2

2.3 Steam Turbine Generator

The Steam Turbine is a 20 MW Turbodyne Condensing Steam Turbine. An inspection of the Steam Turbine was performed by Energy Resource Group (ERG). As with other plant equipment the scope of the inspection was to determine whether or not the Steam Turbine can run reliably for the next 5-10 years.

Both BES and ERG are in agreement that based on the lack of historical documentation it is very difficult to determine the condition of the Steam Turbine. Furthermore, I have listed several concerning items below that I feel warrant that the cover of the Steam Turbine be lifted, and a thorough inspection completed. At that time the contractor should be prepared to make numerous repairs and to further evaluate the operability of the Steam Turbine to decide if the unit is capable of operating for the next 5-10 years.

We did receive a November 21, 2014 boroscope type of inspection which was performed by Advanced Turbine Support, LLC that listed several items including some classified as "Urgent" which should be further evaluated (see below).

As with other plant equipment there is a need to establish operating procedures for the Steam Turbine, as well as a need to get all of the Steam Turbine equipment and recommended maintenance entered into the BELD CMMS system (plant wide recommendation).

BES & ERG have the following recommendations:

- **Complete a full system walkdown and develop a punchlist of issues- BES**
- **Establish operating procedures for the Steam Turbine- BES**
- **Enter all of the Steam Turbine equipment and recommended maintenance into the BELD CMMS system- BES**
- **T1 & Thrust Bearing Disassembly/Reassembly & Inspection, bump rotor to verify thrust and set axial position- ERG (estimated cost \$10.5K)**
- **Turbine LO System (sample), test trips, cascade test- ERG (estimated cost \$2.5K)**
- **Steam Turbine Controls- Engineering Review- ERG (estimated cost \$2.5K)**
- **Verification of Main Steam Lead Alignment- ERG (estimated cost \$2.5K)**
- **Fire Protection System- Engineering Review- ERG (estimated cost \$1.0K)**
- **Generator Electrical Testing- ERG (estimated cost \$10K)**
- **Commissioning- valve tightness testing, monitor and record vibration & temperature levels, verify steam seal ops- ERG (estimated cost \$5K)**
- **Steam Turbine Major Overhaul- repair known issues including Nozzle Diaphragm Cracks , Casing Steam Cuts (steam leak), First Stage Bucket Impact Damage (all found in the Advanced Turbine Support Boroscope Report), T1 & Thrust Bearing Disassembly/Reassembly & Inspection, bump rotor to verify thrust and set axial position- see full overhaul scope within the ERG proposal (estimated cost \$568K)**



Steam Turbine Picture #1



Steam Turbine Picture # 2

2.4 Air Cooled Condenser

The ACC appears to be capable of operating per design although some efficiency has been lost with the loss of tubes and the build-up of debris from years of operation (cleaning recommended). There appears to be numerous instruments out of service and a lack of overall control logic based on advances in ACC technology.

Overall the structural assessment completed Colby Company Engineering lists some urgent & necessary repairs in addition to some life extension recommendations specific to the ACC structure (specific recommendations listed are below).

BES & Colby Company Engineering has the following recommendations:

- ***Complete a full system walkdown and develop a punchlist of issues- BES***
- ***Continue to work with GEA on identifying and eventually purchasing critical spares- BES (GEA cost estimated for a spare fan, motor, & gear box is \$23K)***
- ***Bring GEA in on the restart to fully inspect and assist with the restart of the ACC- BES (GEA cost estimated to be \$25K-30K, sample GEA Inspection Report can be found within the Appendix)***
- ***Treat and recoat the main support structure to extend the life, replace walkways and flooring within 1 year, replace metal grating walkways within 1-2 years, clean and recoat the curtain wall system (no more than 5 years of life left), connection of the curtain wall to roof structure must be repaired within 1-2 years, roof structure ok for 5-10 years, and the fan housing and steel casing is good for 5-10 years- Colby Company Engineering (total estimated cost \$265K - \$410K)***
- ***Clean the ACC- GEA (GEA \$34.8K)***

2.5 Deaerator Heater & Storage Tank

The most recent inspection was a visual examination, fluorescent magnetic particle, and ultrasonic wall thickness type of inspection which was performed by Thielsch Engineering, Inc. in September of 2015.

Based on the inspection the only immediate repair required was cracking along the full circumference of the manway interior weld. Otherwise several operational & maintenance recommendations were made which are consistent with the plant wide need for both a fully functioning CMMS system, as well as Operating Procedures.



Deaerator Picture # 1



Deaerator Picture # 2

BES has the following recommendations:

- ***Complete a full system walkdown and develop a punchlist of issues- BES***
- ***Repair of manway interior weld- completed by BELD***
- ***Establish operating procedures for the Deaerator- BES***
- ***Enter all of the Deaerator equipment and recommended maintenance into the BELD CMMS system- BES***

2.6 Boiler Feed Pumps

The boiler feed pumps were visually inspected by both BES & ERG. It is difficult to fully evaluate the condition of the pumps based on the lack of maintenance documentation. That being said, we were able to confirm with the BELD Operations group that the pumps only have minor issues and are fully operational. Our recommendation is to verify all feed pump instrumentation is functioning, each lubrication system is in working order (which appears to be the case), and all safety apparatus is in place at which time we can run the pumps and monitor for vibration, motor amperage, and pump output.



BES has the following recommendations:

- **Complete a full system walkdown and develop a punchlist of issues- BES**
- **Run Feed Pumps- monitor & record vibration, bearing temps, & motor current- ERG (estimated cost \$4.5K)**

2.7 Fire System

BES has the following recommendations:

- **Bring in a local service vendor for service & checkout**

2.8 Water Treatment & Demineralized Water System(s)

The demineralized water system appears to be capable of operating and could potentially be used to supply water to both Watson and Potter II (significant cost savings potential). A full cost analysis is currently being prepared by Mark Ramsey with Chemtreat Inc.

If the decision is made to refurbish the demin system a full operating program needs to be put in place including the development of operating procedures, periodic operator training, and oversight from to ensure continued operation per design.

The water treatment program also needs an overhaul including the implementation of a full program including the addition of liquid chemical tanks, controllers, labware and training for the operators.

BES has the following recommendations:

- **Bring in a local service vendor for service & checkout- BES, ChemTreat**
- **Develop a water treatment program including operating procedures, program oversight, & training- ChemTreat (estimated cost \$30K-\$40K)**
- **Complete Resin Replacement- ChemTreat (estimated cost \$15K-\$20K)**
- **Upgrade to Allen Bradley Controls (estimated cost \$20K-\$30K)**
- **Once program is established train employees- ChemTreat (estimated cost \$15K-\$25K)**
- **Install an on-line Silica Analyzer- ChemTreat (estimated cost \$15K)**

2.9 Air System

BES has the following recommendations:

- **Excessive oil carryover reported from the Control Valve Vendor- need to bring in a local service vendor for service & checkout- (cost TBD)**

2.10 Tri-Sen DCS

The Tri-Sen DCS is a Tri-conics T-3000 control system that is the single control system for all plant equipment. The system was upgraded from a T-1000 system to a T-3000 system in 2009. The current Plant Engineer maintains this system and is responsible for the overall operations and maintenance of the system.

During this evaluation process we engaged the OEM of the equipment Schneider Electric to help assess the condition of the equipment and evaluate whether or not spares are available for the system and support is still offered. The feedback we received was very positive regarding both the availability of spares and service. The biggest risk to BELD regarding the Tri-Sen system would be losing the plant engineer who has essentially become the in-house system expert. The following include several recommendations regarding the control system.

BES & Schneider have the following recommendations:

- ***To ensure a timely response to both the availability of spares and service it would be beneficial for BELD to enter into a Service Agreement with Schneider- BES, Schneider (Cost \$10-15K)***
- ***Basic outstanding system maintenance should be addressed including software upgrades- BES, Schneider***
- ***Utilize the Tri-sen Historian to collect and analyze data necessary for plant optimization (software upgrade necessary)- BES, Schneider***
- ***Work with Schneider on the development of an OPS Manual- Schneider (Estimated cost \$7,500)***

2.11 Control Valves & Instrumentation

A complete list of Control Valves was provided by BELD and used by New England Controls to assess the overall condition of the valves. Additionally, a proposal was provided with a couple options regarding the calibration of all Potter II instrumentation and database management services (CMMS), see below. Overall the evaluations, calibration, and repairs of all plant instrumentation needs to continue.

BES has the following recommendations:

- ***Continue with the inspection being done by New England Controls- verify that the valves are properly communicating with the DCS- BES***
- ***Repair Control Valves per New England Controls Recommendation- (cost \$62K)***
- ***Complete Instrument Calibrations w/ NE Controls- Alternate #1 (cost \$8K)***
- ***Instrumentation AMS Device Manager Guardian II- need to discuss if this service is necessary based on getting the CMMS on line?- NE Controls (Cost- \$3,406)***
- ***Address the Compressed Air quality issue (oil carryover)***

2.12 Electrical Distribution

The electrical distribution system includes all of the associated circuit breakers, transformers, and equipment to get the power from the generators to the utility grid as well as to supply power for the plant. The electrical distribution system appears to be in good condition although further evaluation is needed as outlined below.

Additionally, BELD (based on feedback from Weijun Li) has the following list of both completed and ongoing work at the Potter II Station:

- Main Transformer Replacement- scheduled to be complete and in service by the end of February 2016
- 480 V MCC Rebuild- ongoing
- Protective Relay Calibration (UPG)- complete & in compliance
- 480 V Substation- to be completed once the main transformer is back in service
- 5 kV Switchgear- to be completed once the main transformer is back in service
- 13.8 kV Switchgear- last testing completed in Jan 2014
- UPS/Battery- capacity test ongoing (failed cells will need to be replaced)
- Secondary Transformers- 13.8 kV / 4.16 kV- testing completed in Jan 2104
- Secondary Transformers- 4.16 kV / 480 V- to be completed once the main transformer is back in service
- Protection Systems Associated w/ GSU, CTG, & STG- last testing completed in Jan 2014 (CT's, VT's Circuits, Breakers, etc.)
- CTG & STG Testing- last testing completed in Jan 2015 (stator winding PF, stator winding insulation resistance, winding resistance, CTG bushing hot collar, neutral resistor & transformer tests)
- Non-segregated Bus Duct Connecting GSU's 13.8 kV Secondary's- last testing completed in Mar 2015

BES has the following recommendations:

- **Complete a full system walkdown and develop a punchlist of issues- BES**
- **Mobilize a BES Lead Electrical Commissioning Specialist to evaluate the current condition of all electrical equipment (including the review of documentation from previously completed work), and to verify operability per BES standards- BES**

2.13 Miscellaneous Items

1. Gas Turbine Inspection- Alstom (**Field Service Recommissioning Cost TBD**)
2. Pipe Support Evaluation- Carpenter And Patterson Inspection Feb 4th (**Spring hangers appear to be in good condition, Rigid Hangers in need of repair- Cost TBD**)
3. Surface Cooling Water Tower- bring in a service vendor for checkout (**SPX Visit TBD**)
4. Control Room Location- foot traffic through the Potter II control room is an obvious issue that needs to be addressed. Look at options to re-route foot traffic
5. CTG Bentley Nevada System- NE Controls (estimated cost \$105K)
6. Main Roof- US Roofing- Leak Repair (estimated cost \$243K)

3.0 Operation History/Personnel

3.1 Staffing/Training

In general the plant staff was found to be very knowledgeable and committed to re-establishing the Potter II Station. A majority of the 2nd class Engineers have 25 plus years of service at the

Potter II station which is of significant value to BELD. There were however two significant findings relative to the staffing including the number of employees due to retire within the next 2-5 years, as well as the need to establish a full training program necessary to train the less experienced BELD Operators regarding Potter II plant operations. A plant staffing schedule can be seen within Exhibit A.

Plant Management has a very good handle on the overall staffing needs which will be important as some of the less qualified staff members are trained to advance within the organization.

BES has the following recommendations:

- ***Establish a training program- BES (estimated Tri-Tech cost \$25K)***
- ***Bring on additional 2nd Class Engineers to train and eventually replace those that retire (crucial to long term reliability)- BELD***

3.2 Operating Procedures

During the onsite visit we were told by plant staff that Operating procedures have not been developed. This translates directly to a less overall reliable plant which will soon be magnified by the loss of experienced 2nd Class Engineers.

Fortunately the OEM manuals were made available and can be used to generate a customized set of O&M procedures for the Potter II facility. There are a couple of options to produce the procedures including in house development, or contracting the work out to a 3rd Party.

BES has the following recommendations:

- ***Engage a 3rd party vendor to develop Operating Procedures- BES (estimated Tri-Tech cost \$25K)***

4.0 Maintenance History

4.1 Routine Maintenance

There is a significant need to catch up on routine equipment maintenance for the entire plant including inspections, calibrations, greasing, etc. There is an equivalent need to both track and plan all day to day Routine Maintenance. A solid Routine Maintenance program will improve the plants reliability.

BES has the following recommendations:

- ***Utilize the existing Plant Computerized Maintenance Management System***
- ***Prior to restarting the Plant- Identify and complete Routine Maintenance on all plant equipment***

4.2 Major Maintenance

The BELD Management Team was helpful in pulling together a majority of the Major Maintenance Reports. Based on our review it is obvious that the BELD staff has been diligent over the years in following OEM recommendations regarding Major Maintenance. I have attached a Gas Turbine hours tracking sheet within Exhibit B which is used by plant staff for

planning purposes. The following Major Equipment Reports from past work were reviewed during the assessment:

- 1998- Complete CTG Major Overhaul
- 2004 STG- ???
- 2006- CTG “C” Overhaul
- 2014- STG Boroscope Inspection
- 2014- CTG “A” Inspection

At this time as mentioned previously in the report the only required Major Maintenance would be lifting the cover and both inspecting & repairing several known issues with the STG. Based on what we found for records the STG is beyond the 5-8 year period in which most STG manufactures recommend performing an overhaul.

BES has the following recommendations:

- ***Mobilize a 3rd party start-up and commissioning team to assist with the recommissioning of Potter II- BES (estimated cost \$126K)***
- ***Utilize the existing Plant Computerized Maintenance Management System- BES (CMMS – estimated cost \$\$25.6K)***
- ***Complete the Steam Turbine Major Maintenance- BES (cost outlined in section 2.3)***

5.0 Conclusions/Findings

Overall the Potter II Combined Cycle Power Plant was found to be in good condition but will require a significant amount of work to get the unit back on line and capable of Operating reliably for the next 5-10 years. The recommendations have been broken down into three different categories including Plant Recommissioning, Major Maintenance, & Administrative.

The thought process behind Plant Recommissioning is to approach the Potter II project as if you were commissioning a new facility. We feel as though this is necessary for a number of reasons including the overall lack of Preventative Maintenance documentation, concerns over protective trips not functioning properly, the need to thoroughly inspect equipment that has been idled for a majority of the time over the past several years, and lastly to establish some baseline information that can be used to asses Potter II plant equipment going forward.

A collection of Major Equipment work has been identified and we are recommending that this work take place during the Plant Recommissioning process. The work can be handled in an outage type manner and will need to be planned ahead of time and supported by OEM's, Vendors, and the BELD Plant Operations & Maintenance staff. Some of the more significant work includes lifting the cover on the Steam Turbine to address various issues previously outlined, bringing a GE/Alstom Field Service Engineer in to complete a Gas Turbine A inspection, ACC inspection upon a restart, and several other smaller BOP equipment jobs.

The last category is more of an Administrative policy and program recommendation around the establishment of plant Operating policies and procedures, as well as getting the already purchased Computerized Maintenance Management System (CMMS) up and running.

There are several contributing factors as to why the plant has fallen behind on maintenance of the facility; the most important in my opinion is not having an established CMMS. The lack of Operating Procedures is also negatively impacting Potter II Station and will get worse as the experienced engineers retire in the near future.

In summary, it is obvious that the facility needs a boost in the above mentioned areas. Potter II is an aged plant that is very labor intensive in comparison to the newer more automated plants. In order to achieve the highest level of reliability possible the equipment must be checked out and functionally tested and brought back to an established baseline. Once the equipment has been functionally checked out and tested, it can then be brought on line for testing and to prove to ISO that it is capable of operating at its rated load. Once made available to ISO it will then be up to the BELD Staff to further develop and operate according to the established operating procedures, maintain the equipment in accordance with the tasks set up within the CMMS system, and to stay ahead of an aging plant regarding each deficiency that is identified.

This concludes my assessment/inspection report.

AA BELD Potter 2 - Summary of Costs 16 FEB 16 jjs

Equipment	examination by	low	high	notes
Hea Recovery Steam Generator (HRSG)				
rain damper top of stack	Tetra	\$ 75,000	\$ 75,000	
clean fireside tubes		\$ 25,000	\$ 25,000	
take tube sample		\$ 8,000	\$ 8,000	
chem clean evap		\$ 100,000	\$ 120,000	
implement water treatment		see Chemtreat	see Chemtreat	
repairs to external lagging		\$ 45,000	\$ 45,000	
stock replacement tubes		beld	beld	
inspect desuper. Spray nozzles		\$ 5,000	\$ 5,000	
develop run dry procedure		beld	beld	
		<u>\$ 258,000</u>	<u>\$ 278,000</u>	
Annual Tube Repairs TETRA / BELD				
		\$ 150,000	\$ 300,000	Annual estimated tube repair \$#
Steam Turbine / Generator				
	ERG - NH			
Steam Turbine / Generator		\$ 10,500	\$ 10,500	
Steam Turbine / Generator	axial position repair	\$ 75,000	\$ 75,000	remove cover
	steam leak	\$ 2,500	\$ 2,500	
	check	\$ 2,500	\$ 2,500	
main steam lead alignment		\$ 379,050	\$ 568,000	Includes spares \$50k + repairs \$50k
Major overhaul		\$ 2,500	\$ 2,500	
control panel		\$ 1,000	\$ 1,000	
fire protect sys		\$ 10,000	\$ 10,000	
Generator testing		\$ 5,000	\$ 5,000	
commissioning assist		\$ 488,050	\$ 677,000	
		<u>\$ 488,050</u>	<u>\$ 677,000</u>	
	Replating, if required	\$ 250,000	\$ 250,000	allowance
	Alt - Dresser Rand Overhaul	\$ 30,000	\$ 1,500,000	do not include- use ERG NH costs
New England Controls				
		\$ 50,000	\$ 75,000	
Control Valves review	NE Controls	\$ 5,240	\$ 8,000	
Instrumentation	NE Controls	\$ 80,000	\$ 105,000	estimate
TG Bentley System	NE Controls	\$ 135,240	\$ 188,000	
		<u>\$ 135,240</u>	<u>\$ 188,000</u>	
		\$ 10,000	\$ 15,000	estimate
Instrument Air System				
		\$ 30,000	\$ 40,000	estimate
Bergen Paterson				
	Pipe Support Evaluation			
Pipe support walkdown completed	facility site visit 25 Jan			
GEA - Note: Field Inspection by GEA Planned*				
	Air Cooled Condenser (ACC)			
HP Water Wash Cleaning	JS Industries	\$ 34,800	\$ 34,800	would improve T/G output
Inspection	GEA	\$ 25,000	\$ 25,000	inspect while on line
critical spare parts	GEA	\$ 23,000	\$ 50,000	low includes parts, High Incl. install
New replacement tubes	GEA	\$ 75,000	\$ 125,000	estimate (all new tubes \$2,000,000)
	* Plant must be running	\$ 157,800	\$ 234,800	
		<u>\$ 157,800</u>	<u>\$ 234,800</u>	
SPX / Marley				
	Station Service Cooling Tower			

AA BELD Potter 2 - Summary of Costs 16 FEB 16 Jjs

Misc	\$ 15,000	\$ 20,000	estimated
Triconex Training Schneider	\$ 8,000	\$ 8,000	training Yr #1
Triconex annual Serv. Schneider	\$ 8,000	\$ 10,000	annual service agreement / yrly cost
	\$ 16,000	\$ 18,000	

Requires annual expenditure for agreement \$10K

Chemtreat

Water Treatment Sys

Sample Resin
 Replace Resin if Req'd.
 upgrade controls
 training for operators (Water Treatment & Demin)
 silica analyzer
 water treatment equipment (labware, tanks, pumps, etc)

\$ 1,000	\$ 1,000
\$ 15,000	\$ 20,000
\$ 20,000	\$ 30,000
\$ 20,000	\$ 25,000
\$ 15,000	\$ 15,000
\$ 20,000	\$ 15,000
Range \$	91,000 \$ 106,000

Cooling Systems Structs

Colby Engineering

Walkways & Flooring remove / replace
 Curtain Wall Roof Struct repair assembly
 Fan Housing & Casing patch holes
 Cooling Twr Support Struct repair / recoat

\$ 130,000	\$ 150,000	should be done soon
\$ 20,000	\$ 40,000	
\$ 15,000	\$ 20,000	
\$ 50,000	\$ 200,000	
\$ 215,000	\$ 410,000	

New Roof

US Roofing

\$ 243,321	\$ 243,321	major leaks
------------	------------	-------------

GE ALSTOM

Gas Turbine Generator

Replace inlet air filters
 Miscel

\$ 55,000	\$ 60,000	
\$ 25,000	\$ 50,000	estimate
\$ 80,000	\$ 110,000	

Plant electrical

see Weijun email

BELD	BELD	Jan 21, 2016
------	------	--------------

TOTAL COST ** \$ 1,873,411 \$ 2,622,121 *not including 'ait' Dresser Rand estimate for T/G - used ERG NH*

Bluewater Energy Sys (BES)

BES - Start Up Services Plant start up, commissioning
 BES - Support Services CMMS Support
 Bluewater Energy Sys Tri Tech, Inc. Training

\$ 126,466	6 Weeks
\$ 25,600	240 Manhours
\$ 50,000	
\$ 202,066	

** Allowance for strategic spares not included
 # Based on email from J. Bracken

ADDENDUM A
REQUEST FOR TRAVEL EXPENSE APPROVAL

095 16

REQUESTOR: James M. Casey

DEPARTMENT: Town Clerk

DATE OF MEETING OR CONFERENCE: September 28 - 30, 2016

- 1) Name and Description of Conference Massachusetts Town Clerks' Association Conference
Springfield, MA
- 2) Agenda or course description November 8, 2016 State General Election and Early Voting
- 3) Number of days for conference 3
- 4) Relativity to job function Election Preparation
- 5) Expected value to Council member or employee including continuing education credits Build stronger organizational and implementation skills relating to running elections; with emphasis on Early Voting for the November 8th General Election. Network with other Town Clerks and foster relationships to provide guidance in various areas of the position. Speak with vendors and evaluate new products.
- 6) Expected value to the Individual and Town expressed both quantitatively and qualitatively Obtain guidance and insight election law changes and implementation.
- 7) Number of days out of the office due to conference and meeting travel 3
 - a) Meeting Cost \$ 50.00 (Conference Registration)
 - b) Travel Cost \$100.00 (estimated)
 - c) Lodging/Meal Plan \$425.00
 - d) Total Cost \$575.00 (+/-)
 - e) Comparable costs showing the most economical choice is presented for pre-approval n/a



Authorized Signature (Requestor)

Town Council President certifying favorable vote

Approval date _____

Braintree Military Flag Update – Jean Healey

From: Jean Healey [healeybjean@gmail.com]

Sent: Tuesday, August 02, 2016 6:23 PM

To: Powers, Sean E.

Subject: Braintree military flag

Hi Sean, this is an update on our progress. We have six applicants for a flag. Fund raising started and we have \$625 to date from the "little people" including All Varrasso's group and the EBCA.

Since the Council was so enthusiastic about the project, I would ask you to propose they give a donation to the fund to indicate practical support. I know summer meetings are few, but using your prudent judgment as to a good time would ensure attention.

I welcome your suggestions for effective fundraising; I am working on businesses and social groups.

Presently, we have \$670 in the Braintree Cooperative Bank. I would like to order 50 flags to get a good price...approximately \$40 each. That was an estimate a year ago. I have not yet approached the business community for help, but am hopeful they will come through when I do. Summer is not the best time, so am waiting until Fall. If you have any suggestions, tell me. Most of the solicitations have been one on one with me. I am encouraged. I welcome your thoughts. Jean

Cordially,

Jean B. Healey

TOWN OF BRAINTREE STREET ACCEPTANCE

BUKER CORNER LANE

MOTION: That the Town Council vote to accept as a Town way the layout of Buker Corner Lane, a certain parcel of land situated on the easterly side of Liberty Street in the Town of Braintree, Norfolk County, Massachusetts, said parcel being shown as BUKER CORNER LANE on a plan entitled "ROADWAY ACCEPTANCE PLAN", dated 3-16-2016, prepared by Hoyt Land Surveying, to be recorded herewith at the Norfolk County Registry of Deeds further bounded described according to said plan as follows:

Beginning at a railroad spike at the most northwesterly corner of Buker Comer Lane at its intersection with the easterly sideline of Liberty Street, a public way – 1931 Town layout, said spike being S 24°-34'-18" W a distance of fifty-nine and 66/100 (59.66') feet from a point of curvature on the easterly sideline of Liberty Street; thence

Southeasterly By a curve to the left having a radius of twenty and 00/100 (20.00') feet, a central angle of 60°-39'-18", and an arc length of twenty-one and 17/100 (21.17') feet by land now or formerly of Bonfiglioli to a stone bound with a drill hole marking a point of tangency, thence;

S 36°-05'-00" E A distance of one hundred ninety-three and 01/100 (193.01 ') feet, again by land now or formerly of Bonfiglioli and land now or formerly of Cummins to a stone bound with a drill hole marking a point of curvature, thence;

Northeasterly By a curve to the left having a radius of one hundred twenty-five and 00/100 (125.00') feet, a central angle of 20°–00'-00", and an arc length of forty-three and 63/100 (43.63') feet by land now or formerly of Cummins to a stone bound with a drill hole marking a point of tangency, thence;

S 56°-05'-00" E A distance of eighty-five and 70/100 (85.70') feet, again by land now or formerly of Cummins and land now or formerly of McGlowan to a stone bound with a drill hole marking a point of curvature, thence;

Northeasterly By a curve to the left having a radius of thirty and 00/100 (30.00') feet, a central angle of 52°-19'-49", and an arc length of twenty-seven and 40/100 (27.40') feet by land now or formerly of Boulos to a stone bound with a drill

hole marking a point of reverse curvature, thence;

Northeasterly,
Southeasterly, and
Southwesterly

By a curve to the right having a radius of sixty and 00/100 (60.00') feet, a central angle of $284^{\circ}-39'-37''$, and an arc length of two hundred ninety-eight and 10/100 (298.10') feet again by land now or formerly of Boulos, land now or formerly of N.T. Development and land now or formerly of Benjamin to a stone bound with a drill hole marking a point of reverse curvature, thence;

Northwesterly

By a curve to the left having a radius of thirty and 00/100 (30.00') feet, a central angle of $52^{\circ}-19'-49''$, and an arc length of twenty-seven and 40/100 (27.40') feet again by land now or formerly of Benjamin and land now or formerly of Gustin to a stone bound with a drill hole marking a point of tangency, thence;

N $56^{\circ}-05'-00''$ W

A distance of eighty-five and 70/100 (85.70') feet, again by land now or formerly of Gustin and land now or formerly of Neelkanth Realty Trust to a stone bound with a drill hole marking a point of curvature, thence;

Southwesterly

By a curve to the right having a radius of one hundred seventy-five and 00/100 (175.00') feet, a central angle of $20^{\circ}-00'-00''$, and an arc length of sixty-one and 09/100 (61.09') feet again by land now or formerly of Neelkanth Realty Trust to a stone bound with a drill hole marking a point of tangency, thence;

N $36^{\circ}-05'-00''$ W

A distance of one hundred sixty-six and 70/100 (166.70') feet, again by land now or formerly of Neelkanth Realty Trust and land now or formerly of Liberty Street Realty Trust to a stone bound with a drill hole marking a point of curvature, thence;

Southwesterly

By a curve to the left having a radius of seven and 16/100 (7.16') feet, a central angle of $113^{\circ}-25'-00''$, and an arc length of fourteen and 17/100 (14.17') feet again by land now or formerly of Liberty Street Realty Trust to a stone bound with a drill hole marking a point of compound curvature on the easterly sideline of Liberty Street, thence;

Northwesterly

By a curve to the left having a radius of three hundred seventy-five and 09/100 (375.09') feet, a central angle of $5^{\circ}-56'-10''$, and an arc length of thirty-eight and 86/100

(38.86') feet along the easterly sideline of Liberty Street to an angle point, thence;

N 24°-33'-50" E

A distance of forty and 62/100 (40.62') feet by the easterly sideline of Liberty Street to the point of beginning.



Department of Planning and Community Development

Melissa M. SantucciRozzi, Principal Planner
1 JFK Memorial Drive – Braintree, Massachusetts 02184
Phone: 781-794-8234 Fax: 781-794-8089

Joseph C. Sullivan
Mayor

PLANNING BOARD

Robert Harnais, Chair
Joseph Reynolds, Vice Chair
James Eng, Clerk
Darryl Mikami, Member
Erin V. Joyce, Member

TO: Braintree Town Council President Sean Powers
FROM: Braintree Planning Board, Chairman Robert Harnais
DATE: May 11, 2016
RE: Planning Board Recommendation - Town Council Order # 16-031
Street Acceptance – Buker Corner Lane

RECEIVED TOWN CLERK
BRAintree, MA
2016 MAY 16 AM 10:31

The Braintree Planning Board held a discussion at their May 10, 2016 Meeting. It was noted at the Meeting that this Roadway was created pursuant to the Subdivision Control Law as shown on a Definitive Subdivision Plan Approved by the Planning Board in 2000, Recorded at the Norfolk County Registry of Deeds as Plan No. 87 of 2001 in Plan Book 483 and in addition the Planning Board granted As-Built Approval for this Definitive Subdivision on April 12, 2016, which was recorded at the Norfolk County Registry of Deeds on May 11, 2016 in Book 34073 on Page 3..

The Planning Board voted on May 10, 2016 to recommend **favorable action** to the Town Council on the Petition for Street Acceptance;

The vote is recorded as follows:

	<u>Favorable</u>	<u>Unfavorable</u>
Robert Harnais, Chair	X	
Joseph Reynolds, Vice-Chair	X	
James Eng, Member	X	
Darryl Mikami, Member	X	
Erin V. Joyce, Member		NOT PRESENT

Buker Corner Lane

RECEIVED TOWN CLERK
BRAINTREE, MA

2016 JUL 20 PM 12: 20

A certain parcel of land situated on the easterly side of Liberty Street in the Town of Braintree, Norfolk County, Massachusetts, said parcel being shown as BUKER CORNER LANE on a plan entitled "ROADWAY ACCEPTANCE PLAN", dated 3-16-2016, prepared by Hoyt Land Surveying, to be recorded herewith at the Norfolk County Registry of Deeds further bounded described according to said plan as follows:

Beginning at a railroad spike at the most northwesterly corner of Buker Corner Lane at its intersection with the easterly sideline of Liberty Street, a public way – 1931 Town layout, said spike being S 24°-34'-18" W a distance of fifty-nine and 66/100 (59.66') feet from a point of curvature on the easterly sideline of Liberty Street; thence

- | | |
|---|---|
| Southeasterly | By a curve to the left having a radius of twenty and 00/100 (20.00') feet, a central angle of 60°-39'-18", and an arc length of twenty-one and 17/100 (21.17') feet by land now or formerly of Bonfiglioli to a stone bound with a drill hole marking a point of tangency, thence; |
| S 36°-05'-00" E | A distance of one hundred ninety-three and 01/100 (193.01') feet, again by land now or formerly of Bonfiglioli and land now or formerly of Cummins to a stone bound with a drill hole marking a point of curvature, thence; |
| Northeasterly | By a curve to the left having a radius of one hundred twenty-five and 00/100 (125.00') feet, a central angle of 20°-00'-00", and an arc length of forty-three and 63/100 (43.63') feet by land now or formerly of Cummins to a stone bound with a drill hole marking a point of tangency, thence; |
| S 56°-05'-00" E | A distance of eighty-five and 70/100 (85.70') feet, again by land now or formerly of Cummins and land now or formerly of McGlowan to a stone bound with a drill hole marking a point of curvature, thence; |
| Northeasterly | By a curve to the left having a radius of thirty and 00/100 (30.00') feet, a central angle of 52°-19'-49", and an arc length of twenty-seven and 40/100 (27.40') feet by land now or formerly of Boulos to a stone bound with a drill hole marking a point of reverse curvature, thence; |
| Northeasterly,
Southeasterly, and
Southwesterly | By a curve to the right having a radius of sixty and 00/100 (60.00') feet, a central angle of 284°-39'-37", and an arc length of two hundred ninety-eight and 10/100 (298.10') feet again by land now or formerly of Boulos, land now or formerly of N.T. Development and land now or formerly of |

RECEIVED TOWN CLERK
BRAintree, MA

2016 JUL 20 PM 12: 20

Benjamin to a stone bound with a drill hole marking a point of reverse curvature, thence;

Northwesterly

By a curve to the left having a radius of thirty and 00/100 (30.00') feet, a central angle of $52^{\circ}-19'-49''$, and an arc length of twenty-seven and 40/100 (27.40') feet again by land now or formerly of Benjamin and land now or formerly of Gustin to a stone bound with a drill hole marking a point of tangency, thence;

N $56^{\circ}-05'-00''$ W

A distance of eighty-five and 70/100 (85.70') feet, again by land now or formerly of Gustin and land now or formerly of Neelkanth Realty Trust to a stone bound with a drill hole marking a point of curvature, thence;

Southwesterly

By a curve to the right having a radius of one hundred seventy-five and 00/100 (175.00') feet, a central angle of $20^{\circ}-00'-00''$, and an arc length of sixty-one and 09/100 (61.09') feet again by land now or formerly of Neelkanth Realty Trust to a stone bound with a drill hole marking a point of tangency, thence;

N $36^{\circ}-05'-00''$ W

A distance of one hundred sixty-six and 70/100 (166.70') feet, again by land now or formerly of Neelkanth Realty Trust and land now or formerly of Liberty Street Realty Trust to a stone bound with a drill hole marking a point of curvature, thence;

Southwesterly

By a curve to the left having a radius of seven and 16/100 (7.16') feet, a central angle of $113^{\circ}-25'-00''$, and an arc length of fourteen and 17/100 (14.17') feet again by land now or formerly of Liberty Street Realty Trust to a stone bound with a drill hole marking a point of compound curvature on the easterly sideline of Liberty Street, thence;

Northwesterly

By a curve to the left having a radius of three hundred seventy-five and 09/100 (375.09') feet, a central angle of $5^{\circ}-56'-10''$, and an arc length of thirty-eight and 86/100 (38.86') feet along the easterly sideline of Liberty Street to an angle point, thence;

N $24^{\circ}-33'-50''$ E

A distance of forty and 62/100 (40.62') feet by the easterly sideline of Liberty Street to the point of beginning.



Joseph C. Sullivan
Mayor

Office of the Board of Assessors

One JFK Memorial Drive
Braintree, Massachusetts 02184

Telephone: (781) 794-8050 • Fax: (781) 794-8068

Robert Brinkmann
Deputy Assessor

Board of Assessors

Robert Cusack
Chair

Susan O'Brien
Vice Chair

Robert Connolly

DATE: August 2, 2016

APPLICANT: Joseph C Sullivan, Mayor
Town of Braintree

This is to certify that at the time of submission of this form to the Board of Assessors, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown and described are as written and are the parties according to the records of the Assessors.

Office of the Board of Assessors

ES

Robert M Cusack
Chairman

RECEIVED TOWN CLERK
BRAINTREE, MA
2016 AUG - 2 PM 2: 16

**Braintree
Abutters List**

2016 AUG -2 PM 2:16
CITY OF TOWN CLERK
BRAintree, MA

Subject Parcel ID:

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
1017 0 10G	48 TALBOT RD	VALENCIA HAROLD	VALENCIA JEANNE M	48 TALBOT ROAD	BRAINTREE	MA	02184
1017 0 3	22 NORTON ST	MINCHELLO DONALD R	MINCHELLO LYNNE M TBY	22 NORTON STREET	BRAINTREE	MA	02184
1017 0 33	64 OAKHILL RD	KESARIS EVANGE A TRS	KESARIS VIVIAN J TRS	64 OAKHILL RD	BRAINTREE	MA	02184
1017 0 34	61 OAKHILL RD	RICHARDS JOHN R	RICHARDS SONIA A TBYE	61 OAKHILL RD	BRAINTREE	MA	02184
1017 0 9G	47 TALBOT RD	ELLIS DAVID C	ELLIS PATRICIA E	47 TALBOT ROAD	BRAINTREE	MA	02184
2044 0 10	17 HERBERT RD	FINN SUSAN C		17 HERBERT ROAD	BRAINTREE	MA	02184
2044 0 11	29 HERBERT RD	MCCONNELL MARK	MCCONNELL NANCY TBY	29 HERBERT RD	BRAINTREE	MA	02184
2044 0 13	41 HERBERT RD	BAUSEMER MAUREEN S	BAUSEMER HAROLD J TBY	41 HERBERT RD	BRAINTREE	MA	02184
2044 0 14	42 HERBERT RD	KROHA ROBERT F	HOYE KIMBERLEY K JTS	42 HERBERT ROAD	BRAINTREE	MA	02184
2044 0 15	34 HERBERT RD	ROLLO JUSTIN	ROLLO COURTNEY TBYE	34 HERBERT RD	BRAINTREE	MA	02184
2044 0 16	26 HERBERT RD	DELUCCA LOUIS F	DELUCCA DEBRA M TBYE	26 HERBERT RD	BRAINTREE	MA	02184
2044 0 17	18 HERBERT RD	RANDELL HAROLD R	RANDELL LUCILLE	18 HERBERT RD	BRAINTREE	MA	02184
2044 0 18	10 HERBERT RD	HAUGH JAMES J	HAUGH LINDA TBYE	10 HERBERT ROAD	BRAINTREE	MA	02184
2044 0 19A	51 HERBERT RD	WOOD GERALD J	WOOD SANDRA	51 HERBERT RD	BRAINTREE	MA	02184
2044 0 19B	57 HERBERT RD	BARNES PATRICK JR	BARNES ROBERT/BARNES I	59 HERBERT ROAD	BRAINTREE	MA	02184
2044 0 19C	63 HERBERT RD	SALVUCCI WILLIAM L/ROBERT A	SALVUCCI R O/SONGDAHL .	63 HERBERT ROAD	BRAINTREE	MA	02184
2044 0 19D	71 HERBERT RD	KATHLEEN FARLEY CASEY 1997	REVOCABLE TRUST	71 HERBERT RD	BRAINTREE	MA	02184
2044 0 19E	58 HERBERT RD	PARKER GILES B III	PARKER MICHELLE L TBYE	58 HERBERT ROAD	BRAINTREE	MA	02184
2044 0 19F	50 HERBERT RD	REARDON THERESA J	FITZGERALD JOHN J	50 HERBERT ROAD	BRAINTREE	MA	02184
2044 0 19G	77 HERBERT RD	BOUSALEH MICHAEL	BOUSALEH KATERI MACDO	77 HERBERT RD	BRAINTREE	MA	02184
2044 0 19H	HERBERT RD	KESARIS ANGELO A	KESARIS VIVIAN J	64 OAKHILL RD	BRAINTREE	MA	02184
2044 0 5	99 COLBY RD	MOSESJOSEPH F	MOSESJOSEPH CATHERINE M T	99 COLBY RD	BRAINTREE	MA	02184
2044 0 6	107 COLBY RD	PORTER ARDIS LE	MACBRIDE WESTON T TR	107 COLBY RD	BRAINTREE	MA	02184
2044 0 7	6 ELLSMORE TR	COSTELLO BRETT E	COSTELLO ELIZABETH TB	6 ELLSMORE TERRACE	BRAINTREE	MA	02184
2044 0 8A	210 WEST ST	CARR PAUL	CARR PATRICIA F	210 WEST STREET	BRAINTREE	MA	02184
2044 0 9	232 WEST ST	MCKIFF KEVIN F	MCKIFF ELIZABETH R	232 WEST ST	BRAINTREE	MA	02184
2045 0 11	45 HOLLINGSWORTH AV	SHUSTER JOHN D JR & S A TRS	SHUSTER REALTY TRUST	45 HOLLINGSWORTH AVE	BRAINTREE	MA	02184
2045 0 18	176 WEST ST	JACKSON GEORGE/ELIZABETH T	JACKSON FAM REALTY TR	176 WEST ST	BRAINTREE	MA	02184
2045 0 19A	192 WEST ST	MESSINA RESIDENTIAL PROPERTY		PO BOX 859059	BRAINTREE	MA	02185
2045 0 19B	200 WEST ST	DIANTE RICHARD F	DIANTE MARGARET A	469 QUINCY AVE	BRAINTREE	MA	02184
2045 0 19H	83 HERBERT ROAD EX	MACMILLAN MARCIA	MACMILLAN HOLLY JTS	83 HERBERT RD	BRAINTREE	MA	02184
2045 0 19I	95 HERBERT RD	AVITABLE JOSEPH C/FRANO FRA	MESSINA DOMENIC TRUST	400 FRANKLIN ST PO N	BRAINTREE	MA	02184
2045 0 19J	89 HERBERT ROAD EX	MULLANEY JOHN C	MULLANEY DONNA M	89 HERBERT ROAD	BRAINTREE	MA	02184
2045 0 19L	101 HERBERT RD	AVITABLE JOSEPH C/FRANO FRA	MESSINA DOMENIC TRUST	PO BOX 859059	BRAINTREE	MA	02185
2045 0 19M	107 HERBERT RD	AVITABLE JOSEPH C/FRANO FRA	MESSINA DOMENIC TRS J	PO BOX 859059	BRAINTREE	MA	02185
2045 0 19N	113 HERBERT RD	AVITABLE JOSEPH C/FRANO FRA	MESSINA DOMENIC TRUST	PO BOX 859059	BRAINTREE	MA	02185
2045 0 19O	119 HERBERT RD	AVITABLE JOSEPH C/FRANO FRA	MESSINA DOMENIC TRS J	PO BOX 859059	BRAINTREE	MA	02185
2045 0 19P	125 HERBERT RD	AVITABLE JOSEPH C/FRANO FRA	MESSINA DOMENIC TRS J	PO BOX 859059	BRAINTREE	MA	02185
2045 0 19Q	126 HERBERT ROAD EX	MATTINA JR CHARLES	MESSINA DOMENIC TRS J	126 HERBERT ROAD EX	BRAINTREE	MA	02184
2045 0 19R	118 HERBERT RD	PELLEGRINO CHRISTOPHER M		118 HERBERT ROAD	BRAINTREE	MA	02184

**Braintree
Abutters List**

RECEIVED TOWN CLERK
BRAintree, MA

2016 AUG -2 PH 2:16

Subject Parcel ID:

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
2045 0 19S	110 HERBERT RD	EVERS WILLIAM T	EVERS PATRICIA M	110 HERBERT RD.	BRAINTREE	MA	02184
2045 0 19T	102 HERBERT RD	KILMER CARLETON F TRS	KILMER MARYELLEN TRS	8 YARROW ROAD	THORNTON	NH	03223
2045 0 19U	94 HERBERT ROAD EX	MCCARTHY CATHERINE W TRS	MCCARTHY REVOCABLE T	94 HERBERT RD EXT	BRAINTREE	MA	02184
2045 0 19V	80 HERBERT ROAD EX	MOROZ EDNA M	MOROZ ALLISON JTS	80 HERBERT ROAD	BRAINTREE	MA	02184
2045 0 20	160 OFF WEST ST	AVITABILE JOS C FRANO FRANCI	MESSINA DOM TRSTS JBC	PO BOX 859059	BRAINTREE	MA	02185
2045 0 23	173 WESTON AV	MESSINA RESIDENTIAL PROPERT		PO BOX 859059	BRAINTREE	MA	02185
2045 0 30	26 NORTON ST	NEDELMAN DOROTHY O	NEDELMAN PHILIP B TBYE	26 NORTON STREET	BRAINTREE	MA	02184
2045 0 31	34 NORTON ST	MCNALLY JAMES BRENDAN JR	LEONARD SONIA TBYE	34 NORTON STREET	BRAINTREE	MA	02184
2045 0 32	40 NORTON ST	YOUNGWORTH JOSEPH P	YOUNGWORTH LOIS A	40 NORTON ST.	BRAINTREE	MA	02184
2045 0 33	44 NORTON ST	BREEN JOHN F	BREEN ROBIN A	44 NORTON ST	BRAINTREE	MA	02184
2047 0 29	83 COLBY RD	WANG LEI	KETTERMAN JOSHUA K TB	83 COLBY RD	BRAINTREE	MA	02184
2047 0 30	73 COLBY RD	ONEILL EUGENE	ONEILL FRANCES TBYE	73 COLBY RD	BRAINTREE	MA	02184
2047 0 31	65 COLBY RD	CAMPANELLI RONALD A	CAMPANELLI MARY M	65 COLBY ROAD	BRAINTREE	MA	02184

Parcel Count: 53

End of Report

To: Council President

From: Joseph C. Sullivan, Mayor

Re: Acceptance of Herbert Road

Date: July 1, 2016

Cc: Town Council

Town Clerk

Clerk of the Council

Robert Campbell, Interim DPW Director

It has come to our attention that a large portion of Herbert Road, which is a roadway that has undergone reconstruction this year has never been accepted by the town as a public way. As a way of background Herbert Road was developed between the years of 1974 and 1977. For reasons unknown to us, the process of roadway acceptance was never completed at that time by the developer and/or the town. This nearly four decade old oversight is easily correctible.

I therefore submit the following motion for your approval:

MOTION: The below described extension of Herbert Road is hereby accepted as a Public Way in the Town of Braintree, County of Norfolk, Commonwealth of Massachusetts together with all benefits and responsibilities currently appurtenant to the status of "Public Way" within the Commonwealth. Ownership and maintenance of overhead and underground electric, telephone, gas, and cable utilities is specifically excluded from this acceptance. This acceptance shall not be considered a fee taking. No damages are awarded.

Beginning at a point on the westerly side line of Herbert Road at the end closest to Walnut Street at its intersection with the south side line of West Street, said point being a point of compound curvature;

Thence along said side line of Herbert Road easterly to southerly along the arc of a 26.72 foot radius curve to the right 44.59 feet to a point of tangency;

thence $S1^{\circ}06'20''W$ 189.99 feet to a point of curvature;

thence southwesterly along the arc of a 1450.23 foot radius curve to the right 98.60 feet to a point of tangency;

thence $S5^{\circ}00'04''W$ 676.00 feet to a point of curvature;

thence southwesterly along the arc of a 440.00 foot radius curve to the right 59.91 feet to a point of compound curvature;

thence southwesterly along the arc of a 140.00 foot radius curve to the right 98.18 feet to a point of compound curvature;

thence northwesterly along the arc of an 80.00 foot radius curve to the right 78.75 feet to a point of tangency;

thence $N70^{\circ}36'51''W$ 48.59 feet to a point of curvature;

thence northwesterly along the arc of a 140.00 foot radius curve to the right 168.53 feet to a point of tangency;

thence $N1^{\circ}38'34''W$ 290.95 feet to a point, said point also being the most southeasterly corner of the previously accepted portion of Herbert Road;

thence $S88^{\circ}21'26''W$ 40.00 feet along the end line of said previously accepted portion of Herbert Road to a point, said point being the most southwesterly corner of that previously accepted portion;

thence $S1^{\circ}38'34''E$ **290.95** feet along the side line of Herbert Road to a point of curvature;

thence southeasterly along the arc of a 180.00 foot radius curve to the left 216.68 feet to a point of tangency;

thence $S70^{\circ}36'51''E$ 48.59 feet to a point of curvature;

thence easterly along the arc of a 120.00 foot radius curve to the left 118.13 feet to a point of compound curvature;

thence northeasterly along the arc of a 180.00 foot radius curve to the left 126.23 feet to a point of compound curvature;

thence northeasterly along the arc of a 480.00 foot radius curve to the left 65.36 feet to a point of tangency;

thence $N5^{\circ}00'04''E$ 676.00 feet to a point of curvature;

thence northwesterly along the arc of a 1490.23 foot radius curve to the left 101.32 feet to a point of tangency;

thence N1°06'20"E 194.66 feet to a point of curvature;

thence northeasterly along the arc of a 25.00 foot radius curve to the right 39.77 feet to a point of tangency on the southerly side line of West Street;

thence turning and running N87°44'40"W 9.96 feet to a point of curvature in said southerly sideline of West Street;

thence westerly along the arc of a 720.00 foot radius curve to the left 85.00 feet to the point of beginning.

All as shown on the "Acceptance Plan, Herbert Road", prepared by the Town of Braintree DPW Engineering Division, dated 8/1/2016 and recorded herewith.

(updated 8-1-2016 per Town Engineer)

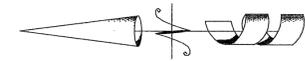
FOR USE BY REGISTRY OF DEEDS ONLY



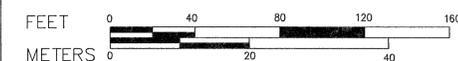
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE MASSACHUSETTS REGISTRIES OF DEEDS.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
(CHAP. 41 SEC. 81X MASS. G.L.)

Robert P. Campbell
ROBERT P. CAMPBELL
TOWN ENGINEER
8/1/16
DATE



PLAN NO. 38 OF 1976





150 Potter Road
Braintree, MA 02184
www.beld.com
781.348.BELD
781.348.1003 fax



August 8, 2016

Ms. Susan M. Cimino
Clerk of the Council
One JFK Memorial Drive
Braintree, MA 02184

Dear Ms. Cimino:

Please see the below comments for the National Grid Gas Petitions.

NGRID GAS Petition # 16-039 #21 & #27 Woodedge Lane

BELD Engineering has reviewed this permit and has no underground electric utility conflicts within the proposed scope of work.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sean Murphy".

Sean Murphy
Electric Operations Supervisor/Field Engineer
Office: 781.348.1071
Cell: 617.212.4786

Your hometown electric and broadband department



Joseph C. Sullivan, Mayor

BRAINTREE DEPARTMENT OF PUBLIC WORKS

Engineering Division

Robert P. Campbell, PE, PTOE, Town Engineer

rcampbell@braintreema.gov

John J. Morse, Assistant Town Engineer

jmorse@braintreema.gov

Memo

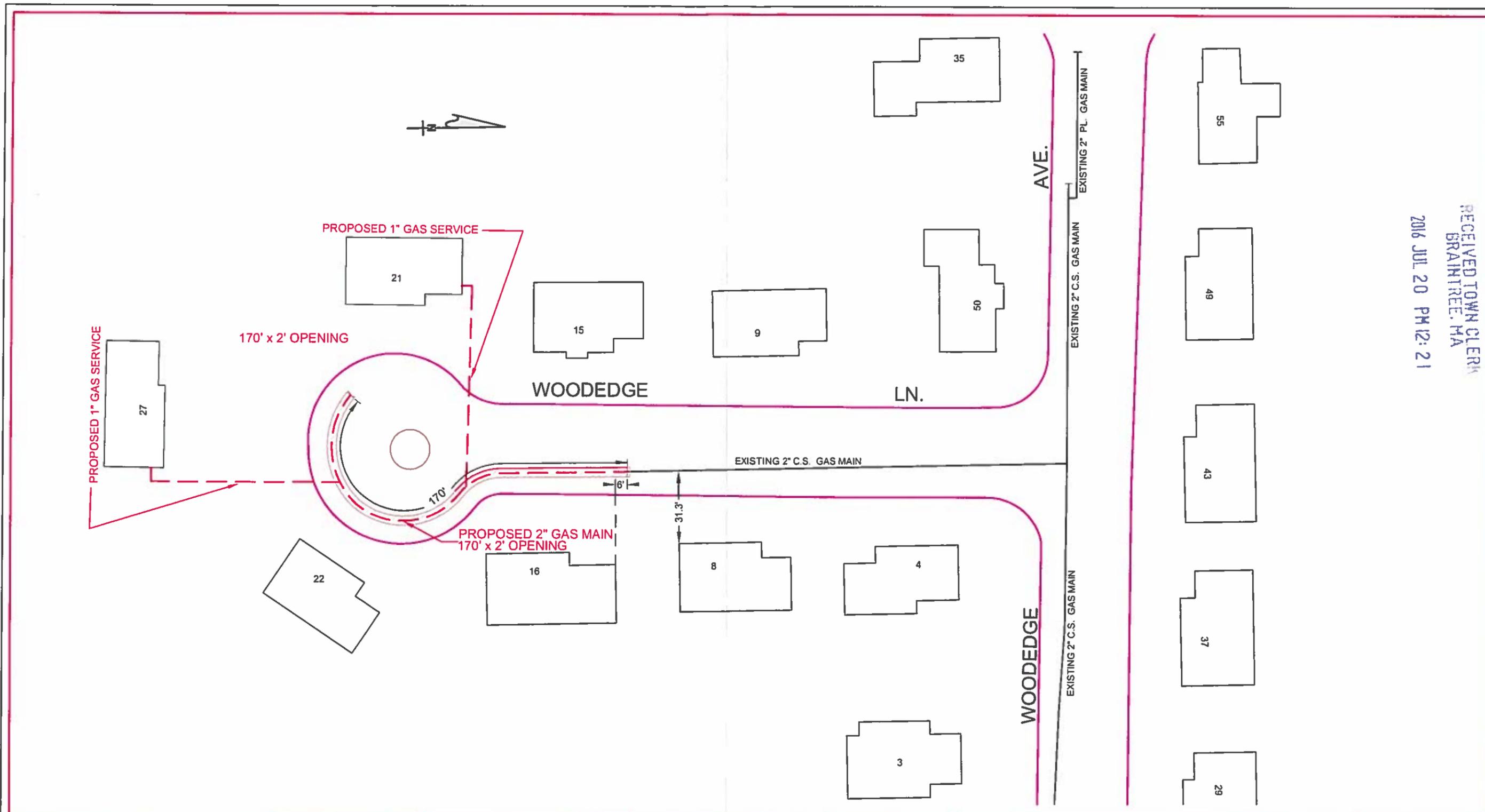
Date: August 1, 2016
To: Susan M. Cimino, Clerk of the Council
From: John Morse
CC: Bob Campbell, Steve O'Brien
RE: National Grid Gas Main Petition, 16-039

The DPW has reviewed the subject petition and the accompanying sketch for the new gas main location and have the following recommendations:

16-039 Woodedge Lane, install and maintain approximately 170 feet of 2 inch gas main in Woodedge Lane from the existing main at house #16 southerly to house #27 to serve house #21 and house #27. This section of Woodedge Lane is not under moratorium. We'd recommend that the petition be granted under the normal conditions, with emphasis on the requirements that the gas main be laid outside of the trench of the water mains in service and that the trench pavement not be left low for any length of time; We also recommend that the following requirement be added to the permit, if it is to be granted:

"Neither National Grid nor any of its contractors is authorized to close any street or to close a direction of travel to facilitate their work without authorization from the Director of the Department of Public Works or the Highway Superintendent. The Chief of Police can also authorize a closure for a police or fire emergency. Construction zone traffic safety issues are to be addressed by using appropriate traffic control signs and devices and the use of police officers for traffic control to safely guide traffic through the work zone. If a closure is authorized by the DPW, it shall not be implemented until signs and police officers (where needed) are properly in place in conformity with the written plan prepared by the contractor's engineer and approved by the DPW and Police Department."

John Morse
Assistant Town Engineer



RECEIVED TOWN CLERK
BRAINTREE, MA
2016 JUL 20 PM 12: 21

LEGEND

- EXISTING GAS
- PROPERTY LINE
- PROPOSED OPENING

NOTE:
THE LOCATION OF SURFACE AND UNDERGROUND OBJECTS SHOWN ARE NOT WARRANTED TO BE CORRECT.
CALL 811 BEFORE YOU DIG
UTILITIES AND STREET LINES COMPILED FROM AVAILABLE DATA SOURCES NO FIELD VERIFICATION PERFORMED

REVISIONS				
NO.	DESCRIPTION	DATE	DR. BY	APP. BY

nationalgrid
48 SYLVAN ROAD
WALTHAM MA 02451

GRANT OF LOCATION
PROPOSED LOCATION OF 2" GAS MAIN
21 & 27 WOODEDGE LN., BRAINTREE, MA 02184

ENGR / DRFTM	DATE	SIZE	PRESSURE	MATERIAL	LENGTH	WORK ORDER NO.
J.P.T. / N.C.	07/19/2016	2"	60 PSIG	PLASTIC	170±	1118135

SCALE: N.T.S.
SHEET 1 OF 1
DRAWING NO.
GP-BRA
1118135-16-137



Office of the Board of Assessors

One JFK Memorial Drive
Braintree, Massachusetts 02184

Telephone: (781) 794-8050 • Fax: (781) 794-8068

Joseph C. Sullivan
Mayor

Robert Brinkmann
Deputy Assessor

Board of Assessors

Robert Cusack
Chair
Susan O'Brien
Vice Chair
Robert Connolly

DATE: July 20, 2016
APPLICANT: National Grid

RECEIVED TOWN CLERK
BRAINTREE, MA
2016 JUL 20 PM 12: 20

This is to certify that at the time of submission of this form to the Board of Assessors, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown and described are as written and are the parties according to the records of the Assessors.

Office of the Board of Assessors (E.S.)

Robert M Cusack
Chairman

**Braintree
Abutters List**

Subject Parcel ID:

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
1056 0 13	4 WOODEDGE LN	FITZGERALD MICHAEL A	FITZGERALD GREGORY M	4 WOODEDGE LN	Braintree	MA	02184
1056 0 14	8 WOODEDGE LN	MANLEY THOMAS E	MANLEY PATRICIA A	8 WOODEDGE LANE	BRAINTREE	MA	02184
1056 0 15	16 WOODEDGE LN	CURRY RICHARD C JR	CURRY JUDITH A	16 WOODEDGE LANE	BRAINTREE	MA	02184
1056 0 16	22 WOODEDGE LN	CROWE WILLIAM	CROWE ELLEN	22 WOODEDGE LANE	BRAINTREE	MA	02184
1056 0 17	27 WOODEDGE LN	JACKLE TODD R	JACKLE MARYANN TBYE	27 WOODEDGE LANE	BRAINTREE	MA	02184
1056 0 18	21 WOODEDGE LN	RINALDI DOMINIC	RINALDI DANA TBYE	21 WOODEDGE LANE	BRAINTREE	MA	02184
1056 0 19	15 WOODEDGE LN	WHITTALL CAROL M LE	WHITTALL CHARLES S JR/	15 WOODEDGE LANE	BRAINTREE	MA	02184
1056 0 20	9 WOODEDGE LN	MCGAFFIGAN CLAIRE M		9 WOODEDGE LANE	BRAINTREE	MA	02184
1056 0 21	50 WOODEDGE AV	LEVIE STERLING	LEVIE IRMELIN TBYE	34 WILDHEDGE LANE	HOLMDEL	NJ	07733
1056 0 45	55 WOODEDGE AV	MORRIS MARY M	MORRIS JOHN T TBYE	55 WOODEDGE AVENUE	BRAINTREE	MA	02184
1056 0 46	49 WOODEDGE AV	ZOPATTI FRANK M	ZOPATTI MARY E	49 WOODEDGE AVENUE	BRAINTREE	MA	02184
1056 0 47	43 WOODEDGE AV	PERKINS BONNIE JEAN		43 WOODEDGE AVENUE	BRAINTREE	MA	02184
1056 0 48	37 WOODEDGE AV	LANE JOHN H JR		37 WOODEDGE AVENUE	BRAINTREE	MA	02184

Parcel Count: 13

End of Report

#16-039

2016 JUL 20 PM 12:20

RECEIVED TOWN CLERK
BRAINTREE, MA

ABUTTERS LIST

WOODEDGE AV

37 WOODEDGE AV Lane John H Jr	37 Woodedge Avenue Braintree MA 02184	1056 0 48
43 WOODEDGE AV Perkins Bonnie Jean	43 Woodedge Avenue Braintree MA 02184	47
49 WOODEDGE AV Zopatti Frank M	49 Woodedge Avenue Braintree MA 02184	44
50 WOODEDGE AV Shaw Flennard	50 Woodedge Avenue Braintree MA 02184	21
55 WOODEDGE AV Morris Mary M	55 Woodedge Avenue Braintree MA 02184	45

WOODEDGE LN

4 WOODEDGE LN Albrecht Alice	4 Woodedge Lane Braintree MA 02184	1056 0 13
8 WOODEDGE LN Manley Thomas E	8 Woodedge Lane Braintree MA 02184	14
9 WOODEDGE LN Mcaffigan Claire M	9 Woodedge Lane Braintree MA 02184	20
15 WOODEDGE LN Whittall Carol M Le	15 Woodedge Lane Braintree MA 02184	19
16 WOODEDGE LN Curry Richard C Jr	16 Woodedge Lane Braintree MA 02184	15
21 WOODEDGE LN Rinaldi Dominic	21 Woodedge Lane Braintree MA 02184	18
22 WOODEDGE LN Crowe William	22 Woodedge Lane Braintree MA 02184	16
27 WOODEDGE LN Mahoney Paul J	27 Woodedge Lane Braintree MA 02184	17

RECEIVED TOWN CLERK
 BRAINTREE, MA
 2016 JUL 20 PM 12: 20

PETITION OF NATIONAL GRID FOR GAS MAIN LOCATIONS

1 6 - 0 3 9

Town of Braintree / 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 **Town of Braintree** 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 install and maintain approximately 170 feet more or less of 2 inch gas main in Woodedge Ln., Braintree. From the existing 2 inch gas man at house #16, southerly to house #27 to serve house # 21 and house # 27.

Date: July 20, 2016

By: 
Dennis K Regan
Permit Representative

Town of Braintree / Town 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 **Town of Braintree** substantially as described in the petition date July 20, 2016 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 **Town of Braintree** 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 City of _____, MA on the _____ day of _____, 20__.

By: _____

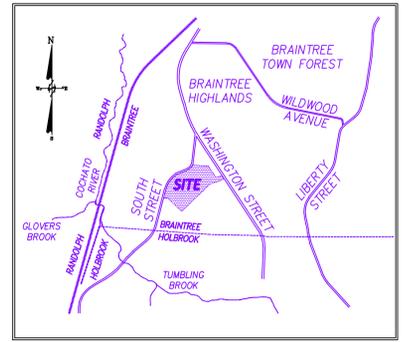
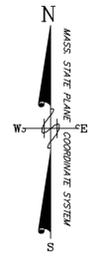
_____ Title

RECEIVED TOWN CLERK
BRAINTREE, MA
2016 JUL 20 PM 12: 21

MN # 144-8502-1118135

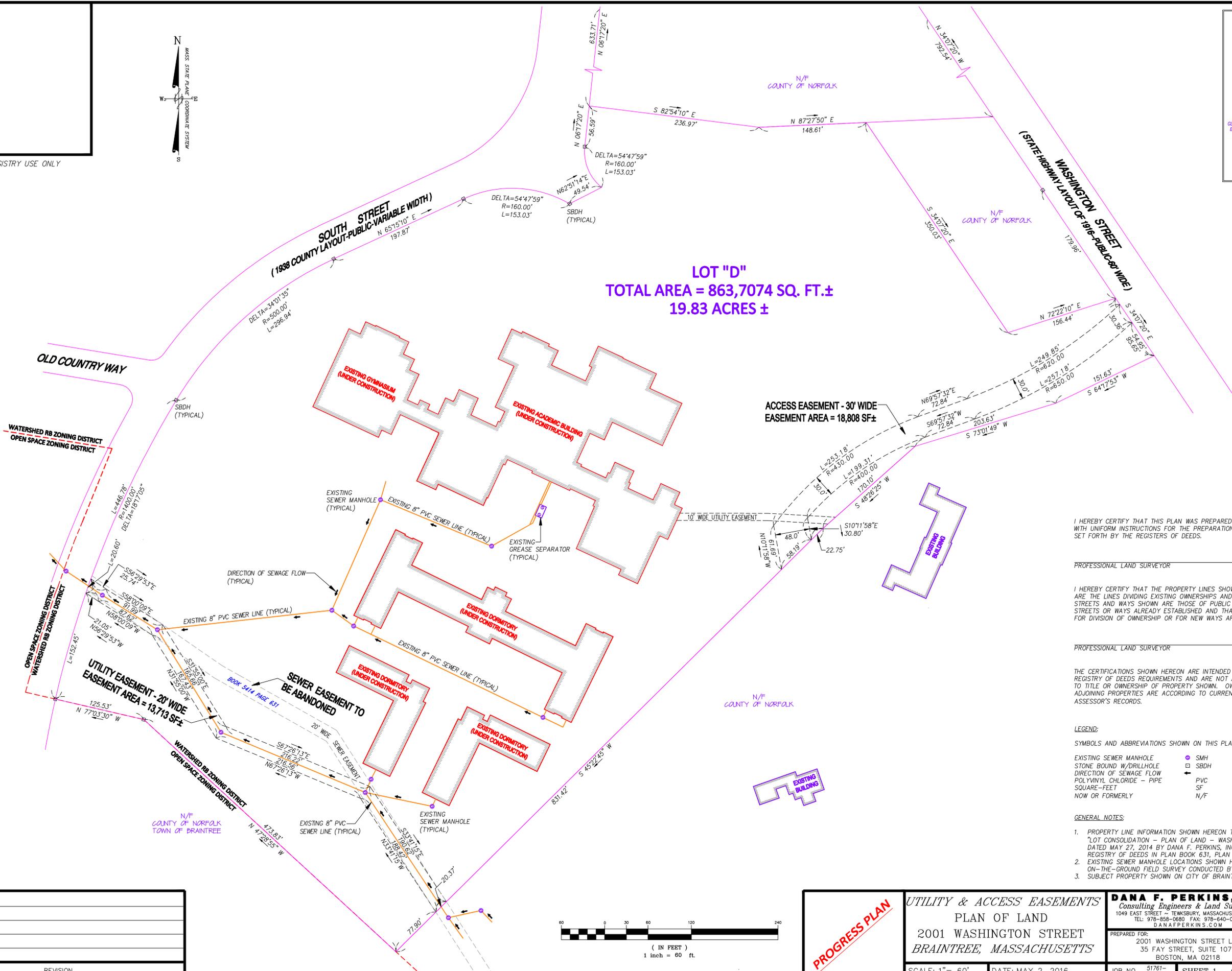
**RETURN ORIGINAL TO THE PERMIT SECTION
NATIONAL GRID
40 SYLVAN RD, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS**

FOR REGISTRY USE ONLY



LOCUS MAP
SCALE: 1" = 2,000'

LOT "D"
TOTAL AREA = 863,7074 SQ. FT. ±
19.83 ACRES ±



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH UNIFORM INSTRUCTIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.

PROFESSIONAL LAND SURVEYOR _____ DATE _____

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

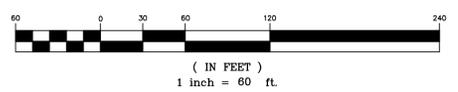
PROFESSIONAL LAND SURVEYOR _____ DATE _____

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSOR'S RECORDS.

LEGEND:
SYMBOLS AND ABBREVIATIONS SHOWN ON THIS PLAN
EXISTING SEWER MANHOLE SMH
STONE BOUND W/DRILLHOLE SBDH
DIRECTION OF SEWAGE FLOW →
POLYVINYL CHLORIDE - PIPE PVC
SQUARE-FOOT SF
NOW OR FORMERLY N/F

GENERAL NOTES:
1. PROPERTY LINE INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "LOT CONSOLIDATION - PLAN OF LAND - WASHINGTON/SOUTH STREET, BRAINTREE, MA - DATED MAY 27, 2014 BY DANA F. PERKINS, INC., RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 631, PLAN PAGE 76.
2. EXISTING SEWER MANHOLE LOCATIONS SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND FIELD SURVEY CONDUCTED BY DANA F. PERKINS, INC. IN APRIL OF 2016.
3. SUBJECT PROPERTY SHOWN ON CITY OF BRAINTREE ASSESSOR MAP 1058 AS LOT 1-F.

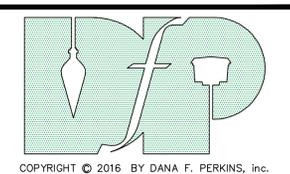
DATE	BY	REVISION



PROGRESS PLAN

UTILITY & ACCESS EASEMENTS
PLAN OF LAND
2001 WASHINGTON STREET
BRAINTREE, MASSACHUSETTS
SCALE: 1" = 60' DATE: MAY 2, 2016

DANA F. PERKINS, Inc.
Consulting Engineers & Land Surveyors
1049 EAST STREET ~ TEWKSBURY, MASSACHUSETTS 01876
TEL: 978-858-0680 FAX: 978-640-0237
DANA.F.PERKINS.COM
PREPARED FOR:
2001 WASHINGTON STREET LLC
35 FAY STREET, SUITE 107B
BOSTON, MA 02118
JOB NO. 51761-SEWER-EASE SHEET 1 OF 1



**TERMINATION OF
SEWER EASEMENT AND GRANT OF
UTILITY EASEMENT**

2001 Washington Street, Braintree Massachusetts

Reference is hereby made to certain parcels of land located at 2001 Washington Street, Braintree, Massachusetts owned by 2001 Washington Street LLC, a Massachusetts limited liability company with a business address of 35 Fay Street, Unit E-107B, Boston, MA 02118, as evidenced by a certain deed dated November 15, 2013, and recorded with Norfolk County Registry of Deeds in Book 31906, Page 415 (hereinafter referred to as the "Premises"). Further reference is hereby made to that certain easement granted by the County of Norfolk to the Town of Braintree, dated December 7, 1977, and recorded with the Norfolk County Registry of Deeds in Book 5414, Page 631, and shown on a certain plan of land dated November 17, 1977, recorded with Norfolk County Registry of Deeds as Plan No. 1046 of 1977, which easement was granted to the Town of Braintree for constructing, maintaining and operating a sewer system servicing property located on Division Street in Braintree, Massachusetts (hereinafter referred as the "Sewer Easement").

WHEREAS, 2001 Washington Street LLC has performed certain improvements located at the Premises; and

WHEREAS, in order to accommodate such improvements, the Town of Braintree has agreed to terminate all right, title and interest in the Sewer Easement; and

WHEREAS, the parties have agreed to enter into this Agreement for the purpose of terminating all interests of and to the Sewer Easement, and to establish a new grant of easement to the Town of Braintree within said Premises, as described below;

NOW THEREFORE, for good and valuable consideration of ten dollars \$10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows.

1. The Town of Braintree, on behalf of itself, and all successors and assigns, (the “Town of Braintree,” does hereby permanently terminate all of its right, title and interests to and from the Sewer Easement, intending to, and hereby extinguishing and abandoning, all rights to such Sewer Easement. The location of the Sewer Easement being abandoned is shown on that certain plan recorded herewith, entitled “Utility and Access Easements Plan of Land, 2001 Washington Street, Braintree, Massachusetts, dated May 2, 2016, prepared by Dana F. Perkins, Inc., Consulting Engineers and Land Surveyors, 1049 East Street, Tewksbury, Massachusetts, 01876”, (the “Plan”) and is labelled on such Plan as the “SEWER EASEMENT TO BE ABANDONED”.

2. The 2001 Washington Street LLC, in consideration of the abandonment of the Utility Easement, as stated above in Section 1 of this agreement, does hereby grant a perpetual, non-exclusive, twenty (20’) foot wide utility easement to the Town of Braintree, the location of such easement is shown on said Plan and labeled thereon as “Utility Easement – 20’ Wide Easement Area = 13,713 sf +/-”. Such easement shall be used solely for constructing, maintaining, repairing, replacing and removing the existing and future underground utility lines, pipes, wires, ducts, conduits, and connections and facilities, and all appurtenances thereto, of every kind and nature, for the purpose of providing water, drainage, gas, electrical and/or other utility services and/or sanitary sewer services to properties located on or near Division Street in Braintree Massachusetts, (hereinafter referred to as the “Utility Easement”).

3. The Town of Braintree hereby acknowledges and agrees that it is perpetually obligated to maintain, repair and replace the Utility and/or utility connections, piping, conduit and/or equipment and apparatus installed within the Utility Easement area and/or pursuant to this grant, and shall at all times maintain such connections in good working order and repair. The above Utility Easement is also expressly granted with the obligation on the part of the Town of Braintree to: (a) repair, at its own cost, any damage to the Premises or improvements thereon, arising from such exercise of any and all rights granted in this agreement; (b) if such right or exercise requires excavation of any portion of any area within the Utility Easement, the Town of Braintree must: i) provide reasonable advance written notice to the then owner of the Premises prior to commencing such excavation, and ii) to restore, at its own cost, the surface of the Premises to the same condition thereof as immediately prior to such excavation, only at such times and in such manner, as to avoid unreasonable interruption in the then owner’s use and enjoyment of the Premises, as the case may be; and (c) to comply with all applicable laws, statutes, regulations and ordinances now or hereafter in effect pertaining to the Premises.

4. All notices and other communications hereunder shall be in writing and shall be deemed duly given: (a) when deposited with the U.S. Postal Service and mailed by registered or certified mail, return receipt requested, postage and registration or certification charges prepaid addressed as follows:

If to the Town Of Braintree:

Director of Department of Public Works
Town of Braintree
1 JFK Memorial Drive
Braintree, MA 02184

If to 2001 Washington Street LLC, while said entity owns said Premises (otherwise to the then owner of said Premises):

Douglas A. Troyer, Esq.
Marcus, Errico, Emmer & Brooks, P.C.
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184
dtroyer@meeb.com
Telephone: (781) 843-5000
Fax: (781) 843-1529

or (b) upon actual delivery when delivered by hand during usual business hours addressed to the same parties specified in subparagraph (a) above, except that either party may by written notice to the other designate another address which shall thereupon become the effective address of such party for the purposes of this paragraph.

5. To the extent necessary to effectuate the extinguishment of the Sewer Easement, and effectuate the grant of the Utility Easement, each of the parties hereto shall execute such other documents as may reasonably be required by the other party hereto, for the purpose of further implementing, evidencing and confirming the rights, easements and agreements which are the subject hereof.

6. This agreement, including all rights, benefits, easements, covenants, agreements and obligations hereunder, shall inure to the benefit of and shall be binding upon the parties and their respective successors and assigns.

7. This agreement shall not be modified, amended or otherwise changed without the express written consent of the each of the parties.

8. The laws of the Commonwealth of Massachusetts shall govern the validity, interpretation, construction and performance of this Agreement.

Executed under seal this _____ day of _____, 2016.

2001 Washington Street LLC,

By: _____
_____, its _____

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this ____ day of _____, 201__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed voluntarily for its stated purpose, as _____, and as the free act and deed of 2001 Washington Street LLC.

_____, Notary Public
My Commission Expires: _____

Charles B. Ryan, Council Vice President
Town Council, Town of Braintree

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this ____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was/were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as _____ for the Town of Braintree, a Municipal Corporation.

Notary Public

My commission expires: _____

Shannon Hume, Councilor
Town Council, Town of Braintree

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this ____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was/were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as _____ for the Town of Braintree, a Municipal Corporation.

Notary Public

My commission expires: _____

Charles C. Kokoros, Councilor
Town Council, Town of Braintree

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this ____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was/were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as _____ for the Town of Braintree, a Municipal Corporation.

Notary Public

My commission expires: _____

John C. Mullaney, Councilor
Town Council, Town of Braintree

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this ____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was/were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as _____ for the Town of Braintree, a Municipal Corporation.

Notary Public

My commission expires:_____

Thomas M. Bowes, Councilor
Town Council, Town of Braintree

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this ____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was/were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as _____ for the Town of Braintree, a Municipal Corporation.

Notary Public

My commission expires: _____

Stephen C. O'Brien, Councilor
Town Council, Town of Braintree

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this ____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was/were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as _____ for the Town of Braintree, a Municipal Corporation.

Notary Public

My commission expires: _____

Michael J. Owens, Councilor
Town Council, Town of Braintree

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this ____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was/were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as _____ for the Town of Braintree, a Municipal Corporation.

Notary Public

My commission expires: _____

Paul Dan Clifford, Councilor
Town Council, Town of Braintree

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this ____ day of _____, 20 ____, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was/were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as _____ for the Town of Braintree, a Municipal Corporation.

Notary Public

My commission expires: _____