



Public Facilities Committee Report

City of Newton In City Council

Wednesday, December 9, 2020

Present: Councilors Leary (Chair), Norton, Kelley, Crossley, Laredo, Gentile, Danberg and Kalis

Also Present: Councilors Downs, Malakie, Wright and Bowman

City Staff Present: Commissioner of the Public Works Department Jim McGonagle, City Engineer Lou Taverna, Assistant City Solicitor Andrew Lee and Co-Directors of Sustainability Bill Ferguson and Ann Berwick

#507-20 National Grid petition for grant of location in Circuit Avenue

NATIONAL GRID petition for a grant of location to install and maintain 50' ± of 6" plastic main at 72-74 Circuit Avenue which will replace 50' ± of 6" cast iron main.

Action: Public Facilities Approved 8-0

Note: Mary Mulrone, National Grid Representative, presented the request for a grant of location to install and maintain 50' ± of 6" plastic main at 72-74 Circuit Avenue which will replace 50' ± of 6" cast iron main. This work is due to an encroachment by the Newton Water Department.

Committee members made the following comment:

The sewer system in this area was cleaned and inspected and during that process there was a crushed portion of sewer pipe found. The Public Works Department had to do a spot repair to replace that section of sewer pipe, but the excavation was large enough and because the location of the gas main the City's work undermined the gas main. National Grid will be paying for this request to offset and replace the gas main.

The public hearing was opened and with no member of the public wishing to speak the public hearing was closed.

Lou Taverna, City Engineer, noted that the reason for the grant of location is because the new gas main can't be located within 2 ft of the existing gas main because the existing gas main needs to remain in service until the new gas main is installed.

Councilor Crossley motioned to approve which passed unanimously.

#385-20(2) Request for easements in Staniford Street

COMMISSIONER OF PUBLIC WORKS requesting taking of four public utilities easements in the private way portions of STANIFORD STREET, as outlined in #385-20. This item was approved by the City Council on October 5, 2020 but requires a revote to comply with the requirements for recording at the Registry of Deeds.

Action: Public Facilities Approved 8-0

Note: Andrew Lee, Assistant City Solicitor explained that City was unable to record the easement with the Registry of Deeds within 30 days which is required by statute. For this reason, the City Council will need to revote this item to re start the 30 day deadline. Atty. Lee explained that the error was due to a miscommunication between the Clerk's Office and the Law Department to have the order drafted for recording and that has been rectified. The draft Council Order is attached.

Committee members asked the following question:

Q: Is the City able to record this with the Registry of Deeds online?

A: Atty. Lee explained that the City does not have an account to be able to record these online. They do need to physically go to the Registry of Deeds to record. Additionally, Atty Lee explained that he can further discuss this at a later time.

Councilor Danberg motioned to approve which passed unanimously.

Chair's Note: *National Grid Representatives updated the Committee on the gas infrastructure in Newton.*

Note: Tammy Saporito, Dave Gendall, Susan Griffin and Gene Au, National Grid Representatives updated the Committee on the gas infrastructure in Newton.

National Grid's presentation is attached to this report.

Committee members asked the following questions:

Q: How are Grade 1,2 and 3 leaks classified?

A: Ms. Saporito explained that a Grade 1 leak is an emergency type leak which is repaired immediately. National Grid will monitor grade 2 and 3 leaks and they have a specific timeline to repair these leaks in. Mr. Gendall explained that one someone reports a gas odor to National Grid a tech goes out to the reported spot and they take measurements throughout the neighborhood. The most important part for them is to check the proximity of the leak to any kind of structure where gas can accumulate. Grade 2 and 3 leaks would be in a location where National Grid could repair in a timelier manner. A Grade 3 Leak usually occurs when another contractor disturbs a cast- iron main and National Grid will replace the whole gas main at one time. Mr. Gendall noted National Grid is constantly moderating the leaks and reporting this information to the

Department of Public Works. Ms. Saporito explained that there is a breakdown on the Massachusetts Department of Public Utilities website which she can submit to the Committee.

Q: Are the lateral lines to resident's homes checked once a gas leak is repaired?

A: Mr. Gendall explained that they will capture all the leaks that are associated with the gas main which includes the lateral lines. National Grid will slip plastic into the lateral lines so that they are completely sealed.

Q: How are leaks classified that are close to trees?

A: Mr. Gendall explained that if there is damage to the tree due to a gas leak than National Grid will work with the local government to mitigate this issue.

Q: What is the standard of repair that is considered acceptable when a grade 1 leak is repaired?

A: Mr. Gendall explained once the repair is made, they take measurements to ensure there are no readings of natural gas at that site. Also, once the leak is repaired there can be problems later with adjacent pipes and those are repaired as needed.

Q: What is vintage plastic?

A: Mr. Gendall explained that the vintage plastic refers to the first generation of plastic pipe that is called adelite. This material is not as good what was thought initially and National Grid has been replacing the pipes in Newton made out of vintage plastic.

Q: With close to 80% of the pipes in Newton prone to leaks, what is the plan to address this?

A: Ms. Saporito explained that National Grid continues to work with the Public Works Department to replace these pipes in Newton.

Q: What does "significant environmental impact" mean?

A: Mr. Gendall explained that this is a new classification of leaks and National Grid prioritizes these leaks. These leaks are measured by square footage and how far the leak has migrated out.

Q: How many total miles of main were replaced last year?

A: Mr. Au explained that he doesn't that number at this time but can provide it at a later date.

Q: Does National Grid notify individuals that are affected by gas leaks or planned gas releases?

A: Ms. Saporito explained that if necessary, they would evacuate the area. Mr. Gendall noted that there isn't a clear procedure of notifying of abutters for a planned gas release because it does not happen that often. If there was a planned release than the local fire department and local officials would be notified.

Q: What percentage of the gas consumed in Newton due to gas leaks?

A: Ms. Saporito explained should could come back to the Committee with this information.

Q: Are the ratepayers charged for the gas leaks?

A: Ms. Saporito explained that this goes into a formula and all ratepayers pay the same rate in Massachusetts. Additionally, Ms. Saporito explained she could investigate this further. Mr. Gendall explained that National Grid is at 1% of gas that is unaccounted for. The gas that is unaccounted for does not just come from gas leaks.

Q: Is there always a requirement for a police detail while work is being constructed if there it is a low use area?

A: Commissioner McGonagle explained that there is some flexibility in low-risk areas. Mr. Gendall explained that National Grid tries to be as safe as possible and most of the time they are working on a main road which would require a police detail.

Q: What is the lifespan of the plastic pipes that are now being installed and how long have they been in use elsewhere? Additionally, what causes the plastic pipes to leak?

A: Mr. Au explained that he can investigate the first two questions further and provide this information to the Committee. He noted that plastic pipes tend to harden which makes them easier to break overtime.

Q: If the police details were not an issue, what is stopping National Grid from replacing more leak prone pipes?

A: Ms. Saporito explained that there is a list of projects that go out to the City that National Grid would like to work on. The City works with National Grid to be able to plan these projects with the City's street maintenance projects.

Committee members made the following comments:

To wait up to 12 months to repair a grade 2 leak and 1 to 2 years for a grade 3 leak is too long.

Ms. Saporito noted that the timeline is based on the Department of Public Utilities regulations and it doesn't mean that National Grid will wait that long to repair the leak. All of the leaks are documented and monitored.

The Committee should get a better definition of what grade 2 and grade 3 leaks are.

The Committee needs to understand what the metrics are that National Grid uses to make their decisions. National Grid has been working with the City's Department of Public Works to repair leaks but there is much more work that needs to be done. 8% of the City's emissions come from gas leaks.

New leaks seem to be happening faster than National Grid can replace the old gas mains. National Grid should have closer to a 10-year plan to replace the mains that are prone to leaks.

If the City does not have control over the scheduling of the repairs then the Committee should look towards State Legislatures to see what their powers are.

Mr. Gendall noted that Newton is an older community so there are still cast-iron pipes in use. National Grid can get as much resources as possible to help accelerate the process of replacing the pipes. Mr. Gendall explained that National Grid can also work DPW on accelerating the replacement.

Commissioner McGonagle explained that the City has a good working relationship with National Grid where they meet monthly to go over projects. Usually, the City has moratorium of no construction from November 15th through April 15th but that moratorium has been lifted for National Grid and Eversource for emergency work. National Grid is allowed to work throughout the winter as long as when there is a snowstorm, they will have steel plates or backfill their trenches as needed. Commissioner McGonagle explained that a road block they have for completing all of the repairs in a timely manner is police details. The department needs to have another way to have more details so more work can be done. There will need to be communication with the police unions.

The Committee should find out what the Council and the administration can do about the police detail issue.

The City Council and National Grid should be working together with State Legislature to reach the City's climate action plans.

Ms. Saporito noted that National Grid is developing a map showing open gas leaks that will be offered on their website once it is completed.

Individuals should be notified if they are exposed to methane gas. When the gas was released at Quinobequin Road Councilors were notified and were told that abutters were notified but that did not happen.

Mr. Gendall noted that he was unaware of that particular project.

There are surrounding communities that are much further along in the process of replacing leak prone pipes and Newton should be further along in their program.

National Grid and DPW should work together to see how they will be able to reach the goals of the City's Climate Action Plan.

The City may need to push harder on the ability of using flaggers instead of police details if that is the issue.

Public Comment:

Scott Sanders, 130 Pine Street explained that he had put together a list of the number of gas leaks in Newton compared to a list of gas leaks in surrounding communities. Newton was at approximately 900 leaks and the next closest town was about a third of that number. Mr. Sanders explained that the rate of leaks per mile were about double the closest town and the rate per capita was approximately triple the next city. Mr. Sanders questioned why Newton is different than other communities?

Ms. Saporito explained that this deals with the gas main which could be different than other communities. There also can be an issue with ledge which would cause a replacement or repair to take longer. Mr. Gendall explained that Newton has a lot of old infrastructure and National Grid will continue to work to replace this infrastructure.

Miranda Barrows, 51 Otis Street explained that National Grid and Eversource have agreed to do a pilot project on geothermal network. She questioned if National Grid would be willing to build a geothermal network parallel to the infrastructure replacement program? Additionally, what can cities like Newton do to encourage and invest into a geothermal network?

Mr. Gendall explained that National Grid has been interested in the geothermal technology. He was unsure where National Grid was with picking sites for the geothermal network. If this provides the service that National Grid is providing now this could be a possibility in the future. Mr. Gendall that they will continue this discussion on a geothermal network.

Ellie Goldberg, Newton Resident explained that there was a study at Boston University that showed 7% of leaks that were identified were leaking 50% of the gas. Methane was also recognized as having a significant environmental impact. One of the goals should be having the resources to address the largest leaks in the City and step away from putting more resources into

gas which may not be used in the next 40 years. New York City was also able to switch systems in 3 years which seems to be sustainable for a city like Newton. Ms. Goldberg noted that there is still a smell of gas in areas where the gas leaks have been repaired by National Grid. There have been streets that have been ripped up multiple times even if they were newly paved. Ms. Goldberg questioned if resources are being used effectively?

Mr. Gendall explained that methane is a major component in natural gas and National Grid has been working to find a way to change the chemical make-up of the gas that is used. There also might be a way to repair the pipes. Mr. Gendall explained that National Grid continues to prioritize the leaks that are of the most concern and will continue to find ways to innovate.

#396-20 Request for updates on HVAC and ventilation at Newton Public Schools

The President of the Council, on behalf of the City Council, requesting an update to the Public Facilities Committee from Commissioner Morse on current work on HVAC and air quality in the Newton Public Schools at each meeting of the Public Facilities Committee this fall until work is complete.

Action: Public Facilities Held 8-0 on 12/09/10

Note: Commissioner Morse provided the Committee with the attached written update on the HVAC and ventilation project at the Newton Public Schools.

Commissioner Morse will be asked to be in attendance at the December 17th Public Facilities meeting.

Councilor Laredo motioned to hold item #396-20 which passed unanimously.

The Committee adjourned at 9:00 p.m.

Respectfully Submitted,

Alison M. Leary, Chair

CITY OF NEWTON
IN CITY COUNCIL
TAKING OF EASMENT
FOR WATER, DRAIN AND SEWER PURPOSES
STANIFORD AVENUE

[DATE]

WHEREAS, in the opinion of the Council public necessity and convenience require that the City of Newton acquire perpetual easements for water, drain and sewer purposes in Staniford Avenue and it is therefore

ORDERED: that a perpetual easement be and is hereby taken for the purpose of installing, placing, constructing, renewing, repairing, relocating, inspecting, maintaining and forever operating water mains, main drains, common sewers, pipes, manholes, conduits and all appurtenances for the operation of water main, public sewer and drain service utilities in, under, and on, including the right of ingress and egress, the land shown as "MAIN DRAIN & COMMON SEWER EXTENSION EASEMENT AREA" on a plan of land titled "Staniford Street, From West of Freeman St. Westerly to the Bend in Staniford St., Main Drain & Common Sewer Easement Taken," dated August 21, 2020 and revised on December 8, 2020 by the City of Newton Engineering Department, and "6" AND 12" WATER MAINS WATER MAIN EASEMENT EASEMENT AREA" on a plan of land titled "Staniford Street, From West of Freeman St. Westerly to the Bend in Staniford St., Water Main Easement Taken," dated August 21, 2020 by the City of Newton Engineering Department, containing approximately 10,693 square feet, both plans being recorded with the Middlesex South District Registry of Deeds herewith.

This order of taking shall include the acquisition of all water mains, storm drains, sanitary sewer mains, manholes, conduits and all appurtenances thereto that are now or hereafter constructed or installed in through or under the above described easement parcel except that this order of taking shall not include any building service pipes or appurtenances for which the property owners shall have the perpetual right and responsibility to maintain.

The following are the names of the owners and mortgagees of parcels over which an easement is taken for the purposes described hereinabove so far as known to the Council.

The references to the parcels are as they appear in the records of the Southern Middlesex Land Court Registry District or the Middlesex South District Registry of Deeds.

REGISTERED LAND

OWNER/PROPERTY ADDRESS

TITLE REFERENCE

James P. Barberio and Dianne M. Barberio,
Trustees
49 Staniford Street
Newton, MA

Book 1538, Page 97
Certificate No. 26944411
Document No. 1803544

Mortgagee: Eastern Bank

Document No. 1728772

Narayan Krishnamurthy and Lakshmi Narayan
55 Staniford Street
Newton, MA

Book 1350, Page 40
Certificate No. 241292
Document No. 1465202

Mortgagees:
Fidelity Bank

Document No. 1607137
Document No. 1770192

Mortgage Electronic Registration
Systems, Inc., nominee of Leader
Mortgage Company, Inc.

Document No. 1465204

Charles L. West, Trustee
65 Staniford Street
Newton, MA

Book 1443, Page 86
Certificate No. 255224
Document No. 1656190

Mortgagees:
Residential Funding Corporation

Document No. 746668
Document No. 766582

New England IBM Employees Federal
Credit Union

Document No. 920303

RECORDED LAND

OWNER/PROPERTY ADDRESS

TITLE REFERENCE

Elizabeth Grieco, Trustee
50 Staniford Street
Newton, MA

Book 65299, Page 315

Alan H. Roth and Holli G. Roth
56 Staniford Street
Newton, MA

Book 28914, Page 383

Mortgagees:
Bank of America, N.A.

Book 68879, Page 504

Belmont Savings Bank

Book 56815, Page 591

Paul D. Wilson and Mary B. Donchez
62 Staniford Street
Newton, MA

Book 21380, Page 115

Katherine Decelles
68 Staniford Street
Newton, MA

Book 61908, Page 221

Mortgagees:	
RBS Citizens, N.A.	Book 61908, Page 223
Citizens Bank, N.A.	Book 76021, Page 194

The monetary damages which are awarded to the owners of the parcels on which an easement has been taken for the purposes described hereinabove are NONE.

There shall be no betterment assessments to the abutters.

The trees upon the land on which an easement has been taken and the structures affixed to said land, other than those described hereinabove, are not taken.

ORDERED: that a perpetual easement be and is hereby taken for the purpose of installing, placing, constructing, renewing, repairing, relocating, inspecting, maintaining and forever operating water mains, main drains, pipes, manholes, conduits and all appurtenances for the operation of water main and drain service utilities in, under, and on, including the right of ingress and egress, the land shown as "MAIN DRAIN EASEMENT & WATER MAIN EASEMENT MAIN DRAIN AND WATER MAIN EASEMENT" on a plan of land titled "Staniford Street, From Bend in Staniford St. Southerly to West Pine Street, Main drain Easement & Water Main Easement Taken," dated August 21, 2020 by the City of Newton Engineering Department, containing approximately 27,992 square feet, and recorded with the Middlesex South District Registry of Deeds herewith.

This order of taking shall include the acquisition of all water mains, storm drains, manholes, conduits and all appurtenances thereto that are now or hereafter constructed or installed in through or under the above described easement parcel except that this order of taking shall not include any building service pipes or appurtenances for which the property owners shall have the perpetual right and responsibility to maintain.

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The references to the parcels are as they appear in the records of the Middlesex South District Registry of Deeds.

OWNER/PROPERTY ADDRESS

TITLE REFERENCE

Katherine Decelles
68 Staniford Street
Newton, MA

Book 61908, Page 221

Mortgagees:	
RBS Citizens, N.A.	Book 61908, Page 223
Citizens Bank, N.A.	Book 76021, Page 194

Nicholas D. Fisher and Alison R. Fisher
70 Staniford Street
Newton, MA
Book 72241, Page 356

Jason C. Andreotes and Stacy E. Andreotes
84 Staniford Street
Newton, MA
Book 71447, Page 459

Mortgagee:
Mortgage Electronic Registration
Systems, Inc., nominee of Leader Bank,
N.A.
Book 73405, Page 153

Jack S. Elder and Judith L. Elder
92 Staniford Street
Newton, MA
Book 64625, Page 88

Mortgagee:
Webster Bank, N.A.
Book 64625, Page 90
Book 72588, Page 193

Robert Lee Cunningham, Colleen McNamara,
Stephen Cunningham, and Kevin Cunningham
99 Staniford Street
Newton, MA
Book 47244, Page 287

Richard J. Carey and Patricia M. Carey
102 Staniford Street
Newton, MA
Book 33154, Page 30

Daniel P. Fagan and Sharon C. Fagan
103 Staniford Street
Newton, MA
Book 31022, Page 68

Mortgagees:
Mortgage Electronic Registration
Systems, Inc., nominee of Advanced
Mortgage Services, LLC
Book 60323, Page 102

Direct Federal Credit Union
Book 66079, Page 425

Peter N. Palamidis, Jr. and Jill B. Palamidis
110 Staniford Street
Newton, MA
Book 53967, Page 325

Mortgagee:
Book 64924, Page 290

Mortgage Electronic Registration
Systems, Inc., nominee of Middlesex
Savings Bank

Michael J. Quinn and Gina Mingace
115 Staniford Street
Newton, MA

Book 47872, Page 456

Mortgagee:
Ocwen Loan Servicing, LLC

Book 47872, Page 458
Book 63077, Page 23

Norman E. Bartlett, II and Maeve Valleyly Bartlett
116 Staniford Street
Newton, MA

Book 45806, Page 271

Mortgagees:
Metro Credit Union

Book 59322, Page 410

Mortgage Electronic Registration
Systems, Inc., nominee of Advanced
Mortgage Services, LLC

Book 62091, Page 86

Jean Weinberg and Mark Dinaburg
124 Staniford Street
Newton, MA

Book 28788, Page 360

Joseph K. Urwitz and Tara S. Wilstein, Trustees
45 West Pine Street
Newton, MA

Book 60271, Page 440

Mortgagee:
CitiMortgage, Inc.

Book 68441, Page 1
Book 70051, Page 343

(The following persons are owners of condominium units in the Riverwood Condominium with an address of 83-85-89-91 Staniford Street. So far as is known to the Council, the easement hereby taken affects only the common area of said condominium)

Yanming Zheng and Jorge Enrique Vidal, Jr.
89 Staniford Street, Unit 1
Newton, MA

Book 69858, Page 252

Allen Whitestone, Trustee
89 Staniford Street, Unit 2
Newton, MA

Book 26835, Page 460

George Zhukovsky 89 Staniford Street, Unit 3 Newton, MA	Book 57826, Page 21
Phyllis Gordon 89 Staniford Street, Unit 4 Newton, MA	Book 35701, Page 250
Peter Katz and Linda Katz 89 Staniford Street, Unit 5 Newton, MA	Book 68816, Page 433
Xiaodan Zhang 89 Staniford Street, Unit 6 Newton, MA	Book 58035, Page 219
David J. Weiss 89 Staniford Street, Unit 7 Newton, MA	Book 31614, Page 422
John Mcissac and Laura Dickey 91 Staniford Street, Unit 1 Newton, MA	Book 71094, Page 454
Michael J. Demeo, Trustee 91 Staniford Street, Unit 2 Newton, MA	Book 18503, Page 545
Tina P. Mishol, Trustee 91 Staniford Street, Unit 3 Newton, MA	Book 75574, Page 590
Degang Wang and Huan Huang 91 Staniford Street, Unit 4 Newton, MA	Book 53926, Page 43
Deirdre Marie Woods, Trustee 91 Staniford Street, Unit 5 Newton, MA	Book 63956, Page 507
Syed Safdar and Naureen Safdar 91 Staniford Street, Unit 6 Newton, MA	Book 76024, Page 200
Judith Finn Lucas and Paul J. Lucas 91 Staniford Street, Unit 7 Newton, MA	Book 60789, Page 226

Sidney D. Pollack, Trustee
91 Staniford Street, Unit 8
Newton, MA

Book 47097, Page 277

Robert D. Rundlett and Vera L. Rundlett
85 Staniford Street, Unit 1
Newton, MA

Book 27337, Page 272

Hartej S. Sandhu and Raina K. Stuart
85 Staniford Street, Unit 2
Newton, MA

Book 71810, Page 439

Xiaoling Mai
85 Staniford Street, Unit 3
Newton, MA

Book 59721, Page 366

Sharon M. Bishop and Mary M.T. Jan
85 Staniford Street, Unit 4
Newton, MA

Book 53908, Page 567

William F. Aikman
83 Staniford Street, Unit 1
Newton, MA

Book 56189, Page 332

Michael M. Goldman and Amy B. Goldman
83 Staniford Street, Unit 2
Newton, MA

Book 43539, Page 240

Heming Xing and Ying Li
83 Staniford Street, Unit 3
Newton, MA

Book 40734, Page 513

Ronald F. Price, Trustee
83 Staniford Street, Unit 4
Newton, MA

Book 72501, Page 134

Laurence Falk
83 Staniford Street, Unit 5
Newton, MA

Book 31699, Page 382

Albert T. Boudreau, Trustee
83 Staniford Street, Unit 6
Newton, MA

Book 19404, Page 491

Tovah P. Gilray and Derek B. Gilray
83 Staniford Street, Unit 7
Newton, MA

Book 70484, Page 25

The monetary damages which are awarded to the owners of the parcels on which an easement has been taken for the purposes described hereinabove are NONE.

There shall be no betterment assessments to the abutters.

The trees upon the land on which an easement has been taken and the structures affixed to said land, other than those described hereinabove, are not taken.

ORDERED: that a perpetual easement be and is hereby taken for the purpose of installing, placing, constructing, renewing, repairing, relocating, inspecting, maintaining and forever operating common sewers, pipes, manholes, conduits and all appurtenances for the operation of common sewer utilities in, under, and on, including the right of ingress and egress, the land shown as "2020 COMMON SEWER EASEMENT COMMON SEWER EASEMENT" on a plan of land titled "Staniford Street, From Bend in Staniford St. Southerly to Previous Common Sewer Taking, Common Sewer Easement Taken," dated August 21, 2020 by the City of Newton Engineering Department, containing approximately 19,460 square feet, and recorded with the Middlesex South District Registry of Deeds herewith.

This order of taking shall include the acquisition of all common sewers, manholes, conduits and all appurtenances thereto that are now or hereafter constructed or installed in through or under the above described easement parcel except that this order of taking shall not include any building service pipes or appurtenances for which the property owners shall have the perpetual right and responsibility to maintain.

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OWNER/PROPERTY ADDRESS

TITLE REFERENCE

Katherine Decelles
68 Staniford Street
Newton, MA

Book 61908, Page 221

Mortgagees:
RBS Citizens, N.A.

Book 61908, Page 223

Citizens Bank, N.A.

Book 76021, Page 194

Nicholas D. Fisher and Alison R. Fisher
70 Staniford Street
Newton, MA

Book 72241, Page 356

Jason C. Andreotes and Stacy E. Andreotes
84 Staniford Street

Book 71447, Page 459

Newton, MA

Mortgagee:
Mortgage Electronic Registration
Systems, Inc., nominee of Leader Bank,
N.A. Book 73405, Page 153

Jack S. Elder and Judith L. Elder Book 64625, Page 88
92 Staniford Street
Newton, MA

Mortgagee:
Webster Bank, N.A. Book 64625, Page 90
Book 72588, Page 193

Robert Lee Cunningham, Colleen McNamara,
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99 Staniford Street
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102 Staniford Street
Newton, MA

Daniel P. Fagan and Sharon C. Fagan Book 31022, Page 68
103 Staniford Street
Newton, MA

Mortgagees:
Mortgage Electronic Registration
Systems, Inc., nominee of Advanced
Mortgage Services, LLC Book 60323, Page 102

Direct Federal Credit Union Book 66079, Page 425

Peter N. Palamidis, Jr. and Jill B. Palamidis Book 53967, Page 325
110 Staniford Street
Newton, MA

Mortgagee: Book 64924, Page 290
Mortgage Electronic Registration
Systems, Inc., nominee of Middlesex
Savings Bank

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89 Staniford Street, Unit 1
Newton, MA

Allen Whitestone, Trustee Book 26835, Page 460
89 Staniford Street, Unit 2
Newton, MA

George Zhukovsky Book 57826, Page 21
89 Staniford Street, Unit 3
Newton, MA

Phyllis Gordon Book 35701, Page 250
89 Staniford Street, Unit 4
Newton, MA

Peter Katz and Linda Katz Book 68816, Page 433
89 Staniford Street, Unit 5
Newton, MA

Xiaodan Zhang Book 58035, Page 219
89 Staniford Street, Unit 6
Newton, MA

David J. Weiss Book 31614, Page 422
89 Staniford Street, Unit 7
Newton, MA

John Mcissac and Laura Dickety Book 71094, Page 454
91 Staniford Street, Unit 1
Newton, MA

Michael J. Demeo, Trustee Book 18503, Page 545
91 Staniford Street, Unit 2
Newton, MA

Tina P. Mishol, Trustee Book 75574, Page 590
91 Staniford Street, Unit 3
Newton, MA

Degang Wang and Huan Huang Book 53926, Page 43
91 Staniford Street, Unit 4
Newton, MA

Deirdre Marie Woods, Trustee 91 Staniford Street, Unit 5 Newton, MA	Book 63956, Page 507
Syed Safdar and Naureen Safdar 91 Staniford Street, Unit 6 Newton, MA	Book 76024, Page 200
Judith Finn Lucas and Paul J. Lucas 91 Staniford Street, Unit 7 Newton, MA	Book 60789, Page 226
Sidney D. Pollack, Trustee 91 Staniford Street, Unit 8 Newton, MA	Book 47097, Page 277
Robert D. Rundlett and Vera L. Rundlett 85 Staniford Street, Unit 1 Newton, MA	Book 27337, Page 272
Hartej S. Sandhu and Raina K. Stuart 85 Staniford Street, Unit 2 Newton, MA	Book 71810, Page 439
Xiaoling Mai 85 Staniford Street, Unit 3 Newton, MA	Book 59721, Page 366
Sharon M. Bishop and Mary M.T. Jan 85 Staniford Street, Unit 4 Newton, MA	Book 53908, Page 567
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Michael M. Goldman and Amy B. Goldman 83 Staniford Street, Unit 2 Newton, MA	Book 43539, Page 240
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Book 19404, Page 491

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83 Staniford Street, Unit 7
Newton, MA

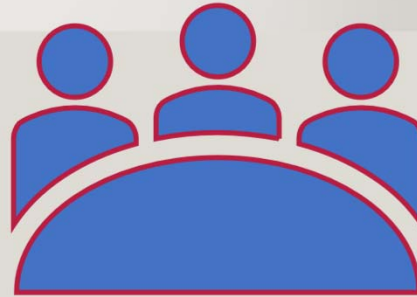
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The monetary damages which are awarded to the owners of the parcels on which an easement has been taken for the purposes described hereinabove are NONE.

There shall be no betterment assessments to the abutters.

The trees upon the land on which an easement has been taken and the structures affixed to said land, other than those described hereinabove, are not taken.

NEWTON CITY COUNCIL MEETING DECEMBER 9, 2020



INTRODUCTION & UPDATES

REVIEW OF QUESTIONS PREVIOUSLY
SUBMITTED BY THE CITY COUNCIL.

ANSWERS PROVIDED FROM NATIONAL
GRID'S TEAM: DAVID GENDALL, SUSAN
GRIFFIN, GENE AU AND TAMMY SAPORITO.

1

CURRENT EVENTS

- In October 2020 an MOU (Memorandum of Understanding) was signed and agreed upon by the City of Newton, National Grid USA Service Company and Eversource Energy.
- A general overview; the City of Newton, National Grid and Eversource have entered into this MOU to set forth their understandings and identify the roles/responsibilities relating to; energy efficiency, greenhouse gas (GHG) emissions, clean energy sources, electric vehicles and other alternative modes of transportation.
- Please note that there are many sections and guidelines within this agreement, so if you would like more details, please contact the City's sustainability group directly.

2

SAFETY UPDATE

- In early March 2020, National Grid's Lead Specialist for Safety & Pipeline Awareness, David Santana and I met with Newton Fire Department's Assistant Chief, Michael Smith Chief of Operations and his Training Captain, Brian M.
- David Santana provided an overview to the Assistant Chief and the Training Captain as to how our First Responder Utility Safety Online Training Resources work.
- The program design reflects individual training needs and preferences, as well as being self-paced and interruptible.
- The modules cover natural gas safety and electrical safety.

3

Q1. HOW MANY CLASS (OR GRADE) I LEAKS HAS NEWTON HAD IN 2018, 2019, 2020?

- 2018 = 193
- 2019 = 209
- 2020 (as of 11/30) = 141

4

Q2. HOW MANY CLASS (GRADE) I LEAKS HAVE PREVIOUSLY BEEN REPORTED AS CLASS 2 OR 3?

Q2A. HOW MANY ARE NEW (PREVIOUSLY UNDOCUMENTED) LEAKS?

- Class 1 leaks have no previous class record. If a class 2 or 3 leak changes it would need to be upgraded, a new leak ticket would be created.
- Any undocumented leaks would be considered all new leaks.

5

Q3. HOW MANY CLASS (GRADE) I LEAKS HAVE BEEN PREVIOUSLY REPAIRED?

- 467 leaks have been repaired.
- 76 leaks have been eliminated.

6

Q4. WHAT IS THE AVERAGE RESPONSE TIME TO A CLASS (GRADE) I LEAK?

- We are required to respond to all odor call reports within 60 minutes.
- Our current performance through the end of October is; 1,072 calls in the City of Newton with an average response time of 22 minutes.

7

Q5. WHAT IS THE BEST WAY TO REPORT A LEAK?

Q5A. WHAT IS THE AVERAGE RESPONSE TIME TO A PREVIOUSLY REPORTED LEAK?

Q5B. OR RESPOND TO A NEW LEAK?

- CALL the gas leak EMERGENCY number at 1-800-233-5325.
- The same, we are required to respond to all odor call reports within 60 minutes.
- The exact same, required response to all odor call reports within 60 minutes.

8

Q6. WHAT IS THE REASON THAT THE NUMBER OF LEAKS IN NEWTON IS INCREASING?

- There are 305 miles of gas main in Newton.
- Cast iron pipe is 181 miles (59%)
- Unprotected steel is 54 miles (18%)
- Vintage plastic is 2 miles (0.7%)
- The leak prone pipe in Newton is approximately 78%.

9

Q7. WHAT PROPORTION OF NEWTON LEAKS THAT HAVE BEEN REPAIRED, CONTINUE TO LEAK? (FOR EXAMPLE 56 CEDAR ST.)

- Repaired leaks do not continue to leak.
- However, new leaks may be found near locations where leaks were previously repaired.
- For example, on cast iron main, leaks occur at the joints, which are located every 12 feet.

10

Q8. HOW MANY PLANNED REPAIRS ARE DELAYED BECAUSE NEWTON POLICE ARE NOT AVAILABLE AS FLAGGERS?

- National Grid does not track that type of information.
- However, all Grade (class) I leaks are repaired as emergencies and are not delayed if a Police detail is not available.

11

Q9. HOW MANY LEAK REPAIRS OR PIPELINE REPLACEMENTS ARE COORDINATED WITH NEWTON'S PW DEPARTMENT'S SCHEDULED ROAD AND/OR INFRASTRUCTURE WORK?

- National Grid requests Newton's planned road/water/sewer/drainage works in late November every year to coordinate gas main replacement prior to the City's work.
- In the past 4 years (2017-present) National Grid had 31 gas main replacement projects associated with Newton's planned work and replaced 6.3 miles of pipe from these projects.

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Q10. WHAT IS THE CRITERIA FOR DECIDING WHETHER TO REPLACE A PIPELINE OR REPAIR IT?

- All leak prone gas main are risk ranked and prioritized for replacement based on material, pipe diameter, and leak history. Main segments in the highest risk categories are prioritized for replacement first. Some segments in these categories may be deferred for replacement to future years if the Company is not able to get a permit from the municipality or the state. In addition, National Grid works with municipalities to identify opportunities to replace leak prone pipe in conjunction with public works projects, such as paving. For leaks, National Grid repairs all Grade 1 leaks immediately, all Grade 2 leaks within 12 months of discovery. National Grid repairs all Grade 3 leaks with Significant environmental impact within 1 or 2 years depending on size, unless the gas main is scheduled for replacement within 3 years.

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Q11. HOW DOES REPLACING A PIPELINE AFFECT THE OLDER PIPELINES IN THE REMAINDER OF THE TRANSMISSION OR DISTRIBUTION SYSTEM CONNECTED TO IT?

- National Grid follows all required operational procedures to ensure that gas mains are replaced safely and in compliance with all rules and regulations.

14

Q12. HOW MANY GAS CUSTOMERS ARE THERE IN NEWTON?

- Including both residential and commercial accounts, there are approximately 27,842 customers.

15

Q13. HOW DOES NATIONAL GRID RESPOND TO CONCERNS ABOUT GAS KILLING TREES AND OTHER VEGETATION?

- Any customer who believes that a gas leak has caused damage to their property or vegetation should file a claim with National Grid. National Grid will investigate the claim and work to determine the origin of the damage. Please note that a variety of environmental factors may cause harm to trees and vegetation including vehicle exhaust, road salt and sand, and other forms of pollution.

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Q14. IS THERE A RELIABLE MAP THAT IDENTIFIES ALL PIPELINES, THEIR AGE, MATERIAL, REPAIR HISTORY, TURN OFF VALVES LOCATION AND PRESSURE?

- National Grid maintains these maps but does not release them to the general public due DHS and safety concerns. National Grid is developing a map showing open gas leaks that will be available on the Company's web site, once it is complete.

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Q15. DO NEWTON'S FIRST RESPONDERS HAVE A MAP OF GAS TURN OFF VALVES AND ARE THEY TRAINED AND EQUIPPED TO TURN OFF THE GAS IN THE EVENT OF A FIRE OR OTHER EMERGENCY?

- National Grid provides training and education to first responders who may arrive before at a gas emergency before Company personnel.
- *Please refer to the "Safety Update" slide, shown before the Q&A portion began.

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Q16. WHAT IS THE EVACUATION PLAN FOR AREAS WHEN AN EXPLOSIVE LEVEL OF GAS IS IDENTIFIED?

- All National Grid personnel who respond to gas leaks are trained on how to properly evacuate an area if a gas leak is found. The procedures will vary based on the specific situation.

19

Q17. HOW MUCH OF THE GAS SUPPLY IS LOST TO UNREPAIRED LEAKS?

Q17A. HOW IS THAT MEASURED?

Q17B. HOW MUCH ARE NEWTON RATEPAYERS CHARGED FOR THE LOST GAS?

- The leakage for Newton is estimated around 310 Metric ton of CO₂e.
- The calculation was done based on Mass DEP 310CMR 7.73.
- Newton ratepayers are charged the same rate as all National Grid customers in MA for lost and unaccounted for gas. This rate includes LAUF regardless of source associated with a variety of factors including acceptable meter error, which is the largest component of LAUF.

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Q18. WHAT IS NATIONAL GRID DOING TO REDUCE THE KNOWN RISKS OF INSIDE METERS AND REGULATORS?

- Whenever a new meter is installed, it is installed outside unless an outside installation cannot be done in accordance with gas safety rules. Whenever practical and in conjunction with other work, National Grid will relocate existing gas meters to the outside of premises. We note with few exceptions, gas service regulators are always installed outside.

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Q19. HOW DOES NATIONAL GRID MONITOR AND PREVENT OVER PRESSURIZATION IN THE GAS TRANSMISSION OR DISTRIBUTION SYSTEM?

- In addition, National Grid's system has System Regulator stations throughout its service territory which monitor and control pressure on its system. These systems are equipped with multiple layers of over pressure protection devices designed to prevent over pressurization of the system and are inspected on a regular basis. National Grid monitors gas pressures at the system regulator stations in our Gas Control Center in Northborough, MA.
- In all areas of elevated pressure, National Grid installs excess flow valves on customer services and house service regulators on the gas riser, which both act to shut the service down in the event of over pressurization. In addition, National Grid has programs to install additional over pressure protection at low pressure regulator stations, and programs to convert low pressure systems to higher pressures, which allow for the installation of over pressure protection devices at customer homes.

22

Q20. WHAT IS THE CONDITION OF THE PIPELINES ON NEEDHAM ST.? PLANS TO UPGRADE THE STREET AFFECT THE PIPELINES? WHAT PIPELINE REPAIRS OR REPLACEMENTS ARE SCHEDULED?

- We just completed Needham Street main replacement between (#60 Needham St. to Oak Street).
- We did internal sealing to the remaining section of Needham Street from #60 to Winchester Street.

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Q21. & Q21A. CONCERNS, DESCRIBED BELOW:

- Last Oct 2019, many residents were extremely concerned about exposures to released gas and possible explosion hazards related to Enbridge's Algonquin Gas Transmission maintenance work at its Valve Site near Walnut Street in Wellesley and Quinobequin Road in Newton near the Washington Street, Route 128 interchange. There also has been ongoing citizen opposition to the health and safety hazards of the Weymouth Compressor Station, especially since there have been two unplanned releases and emergency shutdowns. Concerns have been heightened by delays in getting accurate information and lack of response to many questions.

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Q21. WHAT IS YOUR PRACTICE FOR RESPONDING TO CITIZENS CONCERNS ABOUT OUR EXTREMELY DEGRADED GAS INFRASTRUCTURE, THE POLLUTION AND SAFETY HAZARDS?

- Customers should report any odor of gas or specific gas-related concerns to the Company's gas emergency number at; 1-800-233-5325.
- Gas customer support is available at 1-800-732-3400 for general information.

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Q21A. WHAT IS YOUR PRACTICE FOR IMPROVING COMMUNICATION AND THE ACCURACY OF INFORMATION ABOUT THE HAZARDS OF GAS AND PLANNED AND UNPLANNED INCIDENTS THAT EXPOSE PEOPLE TO METHANE AND OTHER HAZARDOUS GASSES?

- National Grid communicates regularly with various city departments about planned and ongoing gas work.
- National Grid is also required to report any gas emergency, including Grade I leaks to your Fire Department as soon as possible after they occur.

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Q22. GAS PIPES ON DEDHAM ST., MCCARTHY RD., INDIAN RIDGE RD., MARVIN & MYERSON LANES ARE BEING REPLACED AS I WRITE. WHY ARE PIPES BEING REPLACED IN THIS RELATIVELY RECENTLY DEVELOPED SECTION OF THE CITY?

- The 22 psig steel main currently being worked under MRPL wo#1196349 (5-124 MCCARTHY RD, NEW, 5-65 INDIAN RIDGE RD) was installed between 1947 and 1950 and has shown to be in poor condition with a leak history significant enough to result in a risk priority score to drive main replacement approval.
- There is approximately one mile of bare steel pipe being replaced along with 121 services. We estimate that this work will be completed by the end of the year.



Ruthanne Fuller, Mayor
Josh Morse
Building Commissioner

CITY OF NEWTON, MASSACHUSETTS
PUBLIC BUILDINGS DEPARTMENT
52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Telephone (617) 796-1600
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TDD/tty # (617) 796-1608

December 9, 2020

Re: School HVAC Project Update

As previously reported, Newton Public Schools spent the summer making sure the HVAC systems in the school buildings were all operable, clean, and functional. At the request of the superintendent in September, the City of Newton Public Buildings Department was asked to help Newton Public Schools perform a targeted and aggressive service and maintenance initiative of all ventilation equipment throughout the district with a focus on maximizing air flow and fresh air introduction capacity. Our current estimate to complete this project is \$2,500,000. As of this update, invoiced costs are \$2,225,173.

The Following is the status of the overall efforts to date as well as the steps needed to close this project out:

	Service and Maintenance	Engineering	Initial Test and Balancing	Remedial Work	Final Test and Balancing
Angier	Complete	Complete	Complete	Complete	Complete
Bowen	Complete	Complete	Complete	Complete	Tentative 12/16
Burr	Complete	Complete	Complete	Complete	Tentative 12/11
Cabot	Complete	Complete	Complete	N/A	Complete
Horace Mann	Complete	Complete	Complete	Complete	12/11
Countryside	Complete	Complete	Complete	Complete	12/17
Franklin	Complete	Complete	Complete	Complete	Complete
Lincoln-Eliot	Complete	Complete	Complete	Complete	Complete
Newton Early Education	Complete	Complete	In process	Complete	In process
Peirce	Complete	Complete	Complete	Substantially complete	12/18
Memorial Spaulding	Complete	Complete	Complete	12/14	Week of 12/21
Mason Rice	Complete	Complete	Complete	Complete	12/10
Underwood	Complete	Complete	Complete	Complete	12/12
Ward	Complete	Complete	Complete	Complete	Complete
Williams	Complete	Complete	Complete	Complete	In process
Zervas	Complete	Complete	Complete	Complete	Complete
Bigelow	Complete	Complete	Complete	Complete	12/21
Brown	Complete	Complete	Complete	Complete	12/14
Day	Complete	Complete	In process	Complete	In process
Oak Hill	Complete	Complete	Complete	Complete	Week of 12/14
Ed Center	Complete	Complete	In process	Complete	Start 12/7

NNHS	Complete	Complete	12/14	Complete	Start 12/14
NSHS	Complete	Complete	12/11	Complete	Start 12/11

Dashboards for Ward, Lincoln-Eliot, Cabot, and Horace Mann were posted on the [NPS website](#) last week. The balance of the available dashboards will be posted this week. The dashboards identify each of the primary spaces in the school and the status of the code-required fresh air requirements based on 50% and 100% design occupancy. Spaces which meet the requirements are shown in green, and spaces that needed remedial work are shown in yellow. As you can see from the previous chart, the vast majority of the remedial work has already been completed and much of that work was completed within 24 hours of being identified during the initial air flow testing. So far, at the schools which we have completed final testing, our remedial efforts have shown a 100% success rate in achieving the code-required fresh air introduction to support 100% design occupancy. NPS has been utilizing air purifiers in spaces which were identified as “yellow” on the dashboards while awaiting the final testing results. In some cases, the “yellow” spaces are currently unoccupied and as such do not require short-term remedial efforts like air purifiers. In these cases, the dashboard notes indicate if a particular space is unoccupied.

As a reminder, windows are being left cracked open in occupied spaces to the extent practical throughout this initiative to supplement the fresh air introduction. One of the reasons why we are pushing to complete this work as soon as possible is such that opening windows can be complimentary instead of supplementary. At this point we are very confident that we are, or in some cases will quickly be able to, meet the code-required fresh air introduction requirements in all classrooms in the district.

There will be some work to do after final testing, but none of it is expected to rise to the level of a capital expense, and much of it will be a matter of deciding the best solution for each application. For example, in some office spaces, built before the codes we are now retroactively applying, we will need to decide between mechanical ventilation, air purification, or ultraviolet light solutions. Other spaces which are currently unoccupied might need some form of forced mechanical ventilation to help support the future return to full occupancy. However, there are very few locations where this will be needed in the district and they will be identified on the dashboards.

Under the direction of Crowley Engineering the air flow testing and balancing firms will confirm that air flow rates and fresh air introduction are in line with applicable codes, and their reports will be made public as they become available. Contractors have been documenting all work performed in detail, with the aid of a 62-point unit ventilator service and maintenance checklist. All data will also be made available as it comes in. To complete this work, every school in the district has an assigned City and/or School project manager, and we are in direct contact with the principals and custodians. As the existing conditions reports from Crowley Engineering become available, these will also be made public and will be a valuable resource now and in the future.

Due to the size and complexity of both high schools and the F.A. Day middle school, our approach to initial and final testing will be slightly different. We are coordinating efforts at these schools such that all issues are addressed as we test to ensure every space is providing the code-require fresh air introduction prior to leaving that space. In other words, we will have ample contractual support to make any and all adjustments and/or immediately complete any necessary remedial work, such that each space is 100% complete as we go. The ultimate goal of this approach is to take advantage of the current reduced occupancy of these schools to complete both initial and final testing simultaneously to minimize the need for future disruption resulting from return visits.

The above efforts have been a coordinated effort of over a thousand City, School, and contractual employees. In addition to the efforts of Crowley Engineering, the following contractors have been working Sunday – Saturday, 12-16 hours a day in some cases, for the past 12 weeks to complete this initiative:

HVAC Contractors

- Associated Mechanical Services
- Cox Engineering Service Co.
- Fraser Engineering

- General Air Conditioning & Heating, Inc.
- Harold Brothers
- Mighty Duct
- NB Kenney Company
- Boston Mechanical Services
- Patrick J. Kennedy & Sons Inc
- Bay State Air
- Corporate Mechanical
- Enterprise Equipment
- R.P. O'Connell, Inc

Air Flow Testing and Balancing Firms

E.L. Barret
ATAB
Thomas Young
THB Company
JF Coffey
Precision Testing and Air Balancing
Balancing Technologies

Additional information can be found at <https://www.newton.k12.ma.us/Page/3731> where we have posted thousands of pages of service, testing, and maintenance data showing our work to date throughout the district.

Again, we would like to thank the principals, teachers, and custodians as they have all been extremely supportive and accommodating of our efforts.

Sincerely,



Josh Morse
Public Buildings Commissioner