



Algonquin Gas Transmission, LLC
890 Winter Street
Suite 320
Waltham, Massachusetts 02451

January 22, 2026

Town of Bourne Conservation Commission
24 Perry Avenue
Buzzards Bay, MA 02532-3441

Attention: Stephanie Fitch, Conservation Agent

RE: Algonquin Gas Transmission, LLC – Cape Cod Canal Pipeline Relocation Project
FERC Docket #CP25-552-000
Easements Required on Town of Bourne and Town of Bourne Conservation Commission
Property
Tax Map 10, Block 5, Lot 0
Tax Map 10, Block 6, Lot 0
Tax Map 20, Block 54, Lot 0

Dear Ms. Fitch:

Algonquin Gas Transmission, LLC (“Algonquin”) is an interstate natural gas transmission company that maintains and operates interstate pipelines extending from New Jersey through the states of New York, Connecticut, Rhode Island, and Massachusetts. Algonquin has been delivering natural gas to Massachusetts since the 1950s. Our interstate pipeline network includes four existing pipelines (the G-8C, G-8L, G-11 and G-24 pipelines) located in the Town of Bourne, Barnstable County, Massachusetts. These pipelines deliver natural gas to the local natural gas distribution company and a local power plant.

As you are aware, the Commonwealth of Massachusetts is planning to replace both the Bourne and Sagamore Bridges (collectively the “Bridges”), and for this important bridge replacement project to occur Algonquin and National Grid (our “Customer”) must relocate existing pipeline infrastructure located on and in close proximity to the Bridges. The replacement of the infrastructure located on and in close proximity to the Bridges is known as the “Cape Cod Canal Pipeline Relocation Project” or “Project.” Attached to this letter as Exhibit A is a project overview map that provides a broad overview of the scope of the Project.

The Project will require temporary and permanent easements respecting four parcels of land either owned by the Town of Bourne or the Bourne Conservation Commission. We understand that the granting of these easements on three of the parcels is subject to Article 97 of the Massachusetts Constitution, Massachusetts General Laws Chapter 3, Section 5A (the “Open Space Act”) and the Article 97 Land Disposition Policy of the Massachusetts Executive Office of Environmental Affairs (the fourth parcel of land is not subject to the Article 97 process; however, Algonquin will

pursue the acquisition of a new pipeline easement from the Town of Bourne at the same time as it implements its Article 97 plan).

The purpose of this letter is to provide an overview of the Project and to seek the Conservation Commission's approval to use the properties that are subject to Article 97 for this important Project. In order for Town officials to review our request we are presenting the following information to the Conservation Commission:

Appendix A – Project Impacts on Town or Conservation Commission Owned Article 97 Land

Appendix B – Alternatives Analysis

Appendix C – Appraisals

Appendix D – Plan to Compensate for Impact to Town or Conservation Commission Owned Article 97 Land and to Provide Replacement Land

Appendix E – Legal Requirements AGT is seeking to meet by coming before the Conservation Commission

Project Schedule:

The Project has a scheduled in-service date for the Sagamore M&R stations in January 2028 and a scheduled in-service date in November 2028 for the Bourne M&R stations. This requires construction of the Project to begin by January 2027.

We respectfully request consideration of this matter by the Town of Bourne Conservation Commission once it has had the opportunity to review the materials provided. However, in order to meet the overall Project schedule we would request the opportunity for this application to be heard at the Conservation Commission meeting scheduled for December 18, 2025.

Very truly yours,



Nancy Kist
Senior Advisor, Lands & ROW

Appendix A

Project Impacts on Town or Conservation Commission Owned Article 97 Land

The Project will impact the following Town of Bourne or Town of Bourne Conservation Commission Lands:

Tract Name	Owner	Article 97	Site Address	Tax Parcel Number
G-31-MA-BA-001	Town of Bourne	Yes	0 Bournedale Road Bourne, MA	10.0_5_0
G-31-MA-BA-006	Town of Bourne Conservation Commission	Yes	0 Bournedale Road Bourne, MA	10.0_6_0
G-8-MA-BA-130.001.AR	Town of Bourne - Conservation Commission	Yes	0 Deseret Dr, Bourne, MA (Nightingale Pond Conservation Land)	20.0_54_0

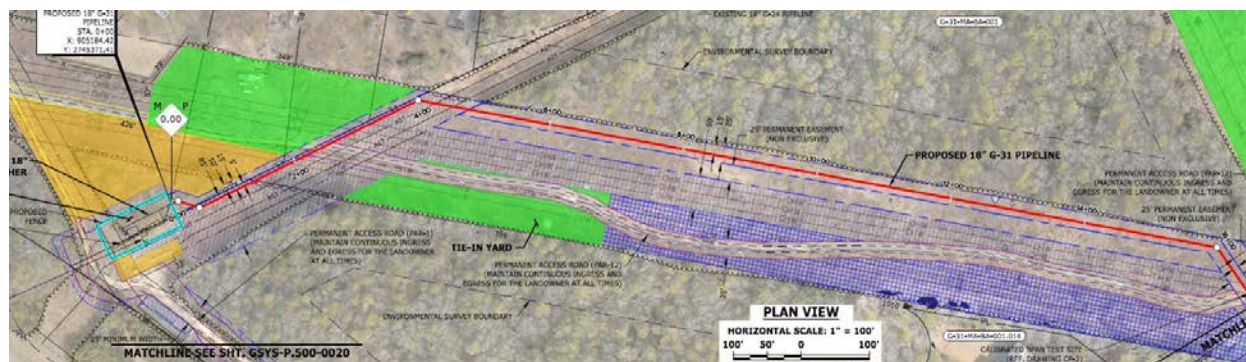
A summary of the areas of the three properties that will be subject to either temporary or permanent easements necessary to implement the Project follows:

Tract Name	Owner	Tax Parcel Number	Permanent Easement needed for pipeline facilities that are <u>not</u> <u>within</u> Eversource ROW	Permanent Easement <u>within</u> Existing Eversource ROW	Temporary Workspace	Permanent Access Non-Exclusive Road Rights Requested <u>within</u> Existing Eversource ROW (Seeking Non-Exclusive Use of Existing gravel/dirt roads)
G-31-MA-BA-001	Town of Bourne	10.0_5_0	0	62,590 SF 1.437 acres	347,995 SF 7.989 acres	50,195 SF 1.152 acres
G-31-MA-BA-006	Town Of Bourne Conservation Commission	10.0_6_0	0	0	81,945 SF 1,881 acres	7,595 SF 0.174 acres
G-8-MA-BA-130.001.AR	Town of Bourne - Conservation Commission	20.0_54_0	0	0	1,950 SF 0.045 acres	0

Tract G-31-MA-BA-001 – Owned by Town of Bourne – 0 Bournedale Road, Bourne, MA, Tax Map 10.0, Parcel 5, Lot 0.

This parcel of land has an area of approximately 81 acres. At the time the property was acquired by the Town of Bourne, the property was already encumbered by existing pipeline easements

granted to Algonquin, existing Eversource electric easements and other encumbrances of record.¹ To implement the Project, Algonquin needs to acquire new permanent pipeline easement rights within the existing Eversource right of way (ROW), temporary workspace within the Eversource ROW and the right to use the existing gravel/dirt roads within the Eversource ROW on a non-exclusive basis to access the pipeline easement after it is constructed for ongoing operations and maintenance activities associated with pipeline operations. The below image is an excerpt from the alignment sheet filed with the FERC depicting these necessary easement areas:



This alignment sheet identifies the location of our existing pipeline easement on the Town of Bourne parcel. The box highlighted in light blue depicts the location of our existing valve site that will be expanded in a northerly direction onto the adjoining lands of the abutting private landowner. The red line is the proposed pipeline which moves northeasterly out of the existing valve site within our existing pipeline easement for our G-11 and G-24 pipelines before turning south into the existing Eversource ROW on the Town's land. The pipeline proceeds across the Eversource ROW until reaching Bournedale Road. A 50-foot-wide permanent easement is necessary, of which 25 feet would be for the exclusive use of Algonquin to construct, install, operate and maintain our pipeline and the adjoining 25 feet would be for non-exclusive use in perpetuity so that Algonquin and Eversource would both have use of this area for maintenance of their respective facilities on an ongoing basis. The above excerpt also depicts the existing limits of the Eversource easement on the land as well as the location of the existing dirt/gravel access road that we are seeking the right to use on a non-exclusive basis in perpetuity (called Permanent Access Road or PAR on the alignment sheet) as well as the areas of temporary workspace (blue single hatching and blue double hatching) that we will only need to use temporarily during the construction of our pipeline.

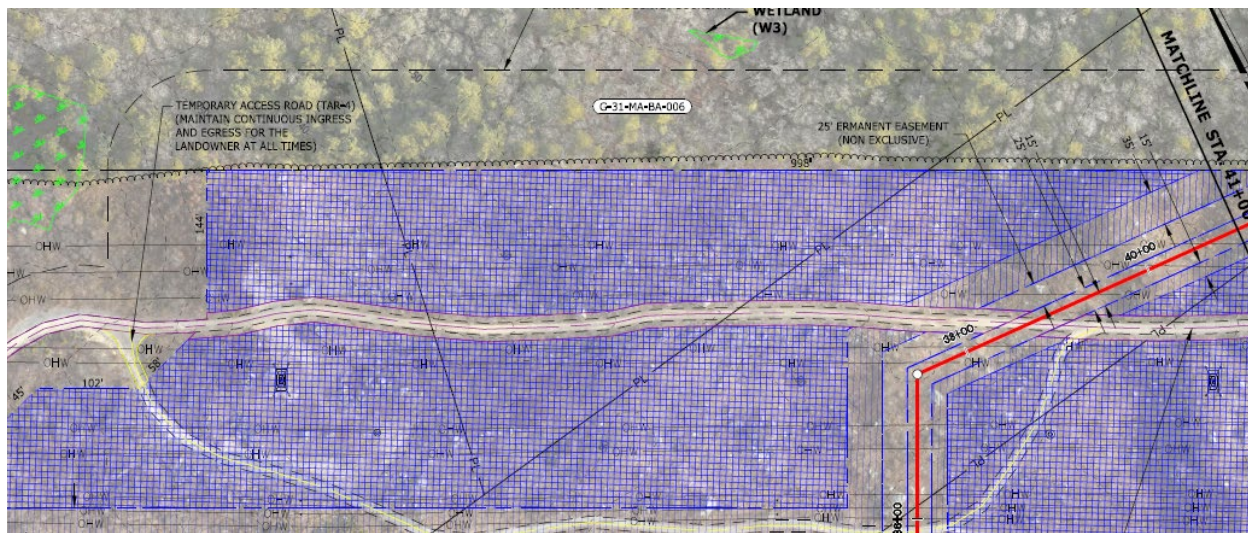
On this 81-acre tract of land Algonquin needs 1.437 acres (or 62,590 SF) of perpetual pipeline easement within existing Eversource ROW. Algonquin also needs temporary workspace of 7.989 acres (or 347,995 SF) of land and 1.152 acres (or 50,195 SF) of non-exclusive use of the existing gravel/dirt roads within the Eversource ROW for access.

No tree removal is planned on this tract of land, as a result, no timber appraisals have been obtained.

¹ The Limited Title Certificates for all three parcels discussed herein were provided to the Town of Bourne by Algonquin.

Tract G-31-MA-BA-006 – Owned by Town of Bourne Conservation Commission – located at 0 Bournedale Road, Bourne, MA, Tax Map 10.0, Parcel 6, Lot 0.

This parcel of land has an area of approximately 10.67 acres. At the time the property was acquired by the Town of Bourne Conservation Commission the property was already encumbered by the existing Eversource electric easements and other encumbrances of record. To implement this Project, Algonquin needs to acquire temporary workspace within the Eversource ROW and the right to use the existing gravel/dirt roads within the Eversource ROW on a non-exclusive basis to access the pipeline easement after it is constructed for ongoing operations and maintenance activities associated with pipeline operations. Excerpted below is the alignment sheet filed with the FERC depicting these necessary easement areas:

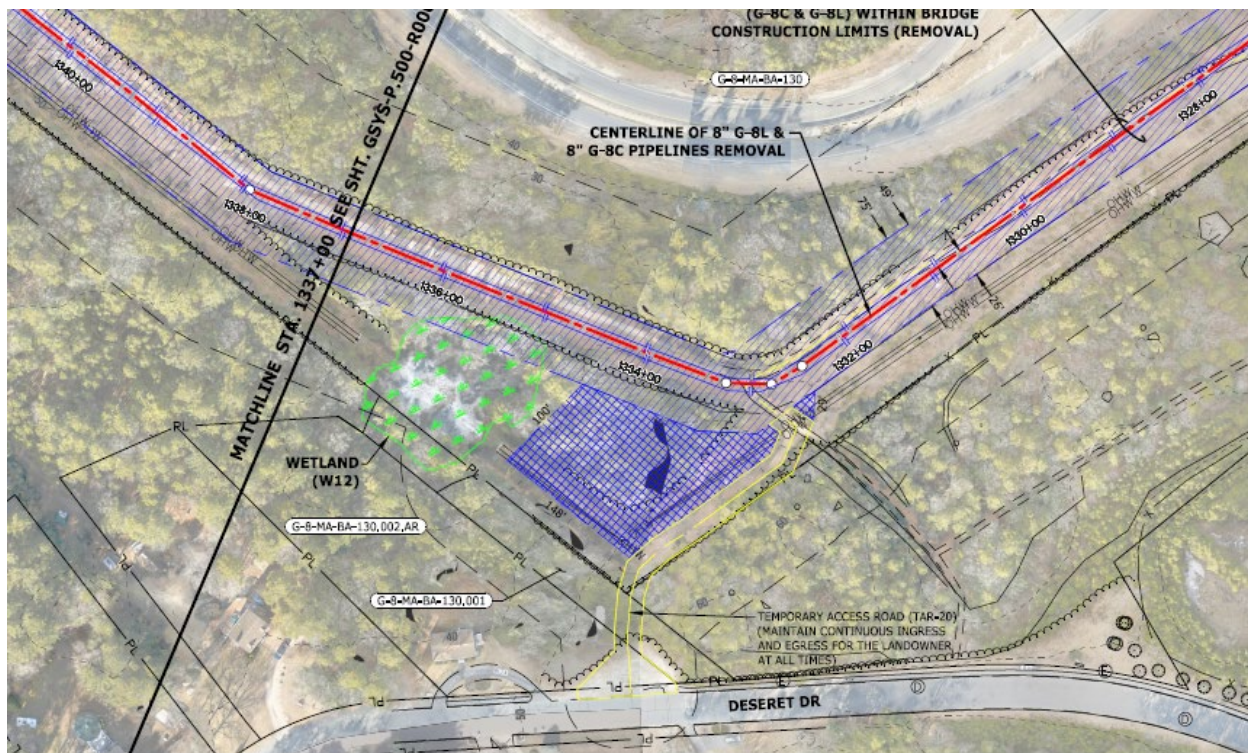


This excerpt depicts the Town of Bourne Conservation Commission parcel as land adjacent to the planned pipeline installation on adjacent properties. The Project needs to use this parcel as temporary workspace as well as an existing dirt/gravel road bisecting the area with the blue hatching on a non-exclusive basis in perpetuity (called Permanent Access Road or PAR on the alignment sheet). The areas of temporary workspace are shown as blue double hatching and would only be used temporarily during the construction of our pipeline.

On this 10.67 acre tract of land Algonquin needs 1.881 acres (or 81,945 SF) of temporary workspace and 0.174 acres (or 7,595 SF) of permanent non-exclusive use of the existing gravel/dirt roads within the Eversource ROW for access.

No tree removal is planned on this tract of land, as a result, no timber appraisals have been obtained.

This parcel of land has an area of approximately 18 acres. At the time the property was acquired by the Town of Bourne Conservation Commission, the property was already encumbered by existing pipeline easements granted to Algonquin and other encumbrances of record. Algonquin needs to acquire a temporary access road to gain access to its existing pipeline adjacent to the existing Massachusetts Department of Transportation (MassDOT) Right of Way for Project activities. Excerpted below is the alignment sheet filed with the FERC depicting these necessary easement areas:



On this 18-acre tract of land Algonquin needs 0.045 acres (or 1,950 SF) of temporary workspace to use as a temporary access road. No tree removal is planned on this tract of land, as a result, no timber appraisals have been obtained. Because all of the permanent impacts of the Project on this parcel will occur on only 0.045 acres of the Project, the impacts to Article 97 interests will be negligible.

Appendix B

Alternatives Analysis

Introduction

This Article 97 Alternatives Analysis provides the following information relative to the use of property owned by the Town of Bourne and the Bourne Conservation Commission subject to Article 97 of the Massachusetts Constitution as specified in Massachusetts General Laws Chapter 3, Section 5, the Open Space Act, and the Massachusetts Executive Office of Energy and Environmental Affairs' Article 97 Policy (hereafter "Article 97 land"):

- Public purpose of the Project;
- Alternatives considered to avoid impacts to Article 97 land and the infeasibility of the alternatives;
- All feasible measures taken to avoid or minimize impacts to Article 97 land; and
- Unavoidable impacts of the Project to Article 97 land.

Public Purpose of the Project

The purpose of the Project is to remove, abandon, and relocate segments of Algonquin's existing infrastructure to accommodate the requirements of the Cape Cod Bridges Program ("CCBP") and to continue providing uninterrupted natural gas service to the Customer by replacing the Customer's two existing pipelines, one located on the Bourne Bridge and one on the Sagamore Bridge, with new natural gas infrastructure designed to meet the same natural gas capacity requirements.

Natural gas supply is currently transported from the Algonquin interstate pipeline system to two existing Customer delivery points in the Town of Bourne located on the "mainland" north of the Cape Cod Canal. One delivery point is an existing metering and regulating ("M&R") station located at the intersection of U.S. Route 6 ("Route 6") and Massachusetts Route 25 ("Route 25") at the Bourne Bridge (Bourne M&R Station), which supplies Customer's Bourne Take Station. The second delivery point is an existing M&R station located south of the Route 6 and Massachusetts Route 3 ("Route 3") interchange at the Sagamore Bridge (Sagamore M&R Station) and supplies Customer's Sagamore Take Station. Customer transports this gas across the Cape Cod Canal to its customers via two high-pressure 10-inch diameter pipelines, one of which is attached to the Bourne Bridge, with the other attached to the Sagamore Bridge. These bridge-attached pipelines, as well as the joint M&R/Take station sites and segments of connecting pipe, cannot remain in their existing locations and must be relocated to accommodate the CCBP requirements. Both of the M&R/Take stations are located within the footprint of the planned CCBP workspace and the footprints of the new bridges. MassDOT and Algonquin entered into an agreement whereby Algonquin will construct two replacement pipelines and associated facilities to provide the same natural gas transportation capacity for Customer's distribution system on the mainland and Cape Cod as currently exists.

Exhibit A depicts: (1) Algonquin's existing facilities that must be removed to accommodate the CCBP workspace and new bridge footprints in green; (2) Algonquin facilities that will be relocated in purple; and (3) the replacement pipeline facilities in red.

Alternatives Considered to Avoid Article 97 Impacts and Why Avoidance is Infeasible

Algonquin examined a number of pipeline routes for this Project, and due to the constraints described below, none of those pipeline routes avoid impacts to the Article 97 land. While a no-action alternative would avoid all impacts to Article 97 land, it would not allow Algonquin to meet the Project's purpose which is to facilitate the MassDOT CCBP and ensure an uninterrupted supply of natural gas to Customer's existing Bourne-Cape and Sagamore-Cape distribution systems. Algonquin considered two potential no-action scenarios:

1. Algonquin does not relocate its existing M&R station facilities and associated pipelines on the Bourne-Mainland to accommodate the CCBP development areas for the Bourne Bridge and Sagamore Bridge; and
2. Algonquin does not construct a new pipeline across the Cape Cod Canal to replace natural gas service lost when Customer's two high-pressure pipelines on the bridges are removed.

No-action Alternative Scenario 1 would require the CCBP to redesign its bridge and road project to avoid Algonquin's existing pipelines and M&R stations. Accordingly, this no-action alternative would not meet the purpose of the Project and it is therefore not a viable alternative.

No-action Alternative Scenario 2 would remove but not replace the two high-pressure pipelines supplying gas to Customer's Cape Cod gas customers. These two pipelines (and their replacements) are essential components of a system providing service for residential and commercial heating. Removing this natural gas supply to Cape Cod would result in no fuel for residential and commercial heating until alternative energy supplies and heating systems could be developed and deployed (while Algonquin has its existing G-24 pipeline that crosses the Cape Cod Canal, due to the diameter, contracted deliver obligations, and delivery location in Sandwich, that pipe cannot handle the increased delivery needs and delivery locations necessary to accommodate Customer's delivery requirements). Therefore, the purpose of the Project would not be achieved under No-action Alternative Scenario 2 and it is therefore not a viable alternative.

Measures taken to avoid and minimize impacts to Article 97 land

Algonquin's initial pipeline route for the replacement portion of the Project was located generally parallel, and adjacent to, the Eversource powerline right of way on both sides of the Cape Cod Canal. That route would have crossed generally the same parcels of land as the current route. This initial proposed route, however, would have required clearing a significant number of trees and other vegetation in order to establish a fifty-foot (50') wide pipeline easement along approximately 4.6 miles of the replacement pipeline route.

The landowners and other stakeholders objected to this clearing that would have been required for this initial pipeline route. In order to minimize impacts to Article 97 land, Algonquin revised its pipeline route so that it is collocated within the existing, cleared Eversource right of way (Algonquin and Eversource will enter into a colocation agreement evidencing Eversource's support of the proposed pipeline location) and this is depicted on as the red line on Exhibit A.

The existing, cleared Eversource transmission line corridor that crosses the canal and the additional corridors on Joint Base Cape Cod provide Algonquin with the best opportunity to collocate its pipeline facilities with existing linear corridors, offering the following advantages relative to potential impacts to Article 97 lands:

- Minimal impact on the public purposes for which the Article 97 lands are owned through the use of existing, maintained ROWs for the project.
- Use of existing access roads within the transmission line corridor to limit or avoid need for new access roads.
- Minimization of areas requiring tree clearing due to overlap with cleared transmission line corridor.

Appendix A provides further detail regarding the substantial colocation of Algonquin's permanent easement within the Eversource ROW.

In addition to the above advantages of collocating the pipeline within the Eversource powerline corridor, Algonquin will further minimize impacts to the Article 97 properties by constructing the pipeline facilities in compliance with applicable federal and state regulations, including the requirements of all permits guidelines including the following:

- The Federal Energy Regulatory Commission's Upland Erosion Control, Revegetation and Maintenance Plan;
- The Federal Energy Regulatory Commission's Wetland and Waterbody Construction and Mitigation Procedures;
- The Massachusetts Wetlands Protection Act, M.G.L. c. 131, section 40, and the regulations promulgated thereunder at 310 CMR 10.00, *et seq.*;
- The Massachusetts Endangered Species Act, M.G.L. c. 131A, and the regulations promulgated thereunder at 321 CMR 10.00, *et seq.*;
- The Massachusetts Public Waterfront Act, M.G.L. c. 91, and the regulations promulgated thereunder at 310 CMR 9.00, *et seq.*;
- Algonquin's Erosion and Sedimentation Control Plan; and
- Algonquin's Spill Prevention, Control, and Countermeasure Plan.

Appendix C Appraisals

Attached to Appendix C are the following documents:

Exhibit C.1 – CBRE Appraisal Report dated November 24, 2025, for Tract G-31-MA-BA-001 – Owned by Town of Bourne – Subject to Article 97, located at 0 Bournedale Road, Bourne, MA, Tax Map 10.0, Parcel 5, Lot 0.

Exhibit C.2 - CBRE Appraisal Report dated November 28, 2025, for Tract G-31-MA-BA-006 – Owned by Town of Bourne Conservation Commission – Subject to Article 97, located at 0 Bournedale Road, Bourne, MA, Tax Map 10.0, Parcel 6, Lot 0.

Exhibit C.3 - CBRE Appraisal Report dated December 1, 2025, Tract G-31-MA-BA-130.001.AR – Owned by Town of Bourne Conservation Commission – Subject to Article 97, located at 0 Bournedale Road, Bourne, MA, Tax Map 20.0, Parcel 54, Lot 0.

A summary of the appraisal findings is as follows:

Tract Name/Owner	Tax Parcel Number	Before Value	After Value	Difference	Net Damages	Permanent Easement	Temporary Easements	Total Estimated Compensation
G-31-MA-BA-001 Town of Bourne	10.0_5_0	\$ 1,458,900	\$1,454,239	\$ 4,661	\$ -	\$ 4,661	\$ 28,760	\$ 33,421
G-31-MA-BA-006 Town of Bourne Conservation Commission	10.0_6_0	\$ 234,750	\$ 234,357	\$ 393	\$ -	\$ 393	\$ 8,276	\$ 8,669
G-8-MA-BA-130.001.AR Town of Bourne - Conservation Commission	20.0_54_0	\$ 324,000	\$ 324,000	\$ -	\$ -	\$ -	\$ 162	\$ 162

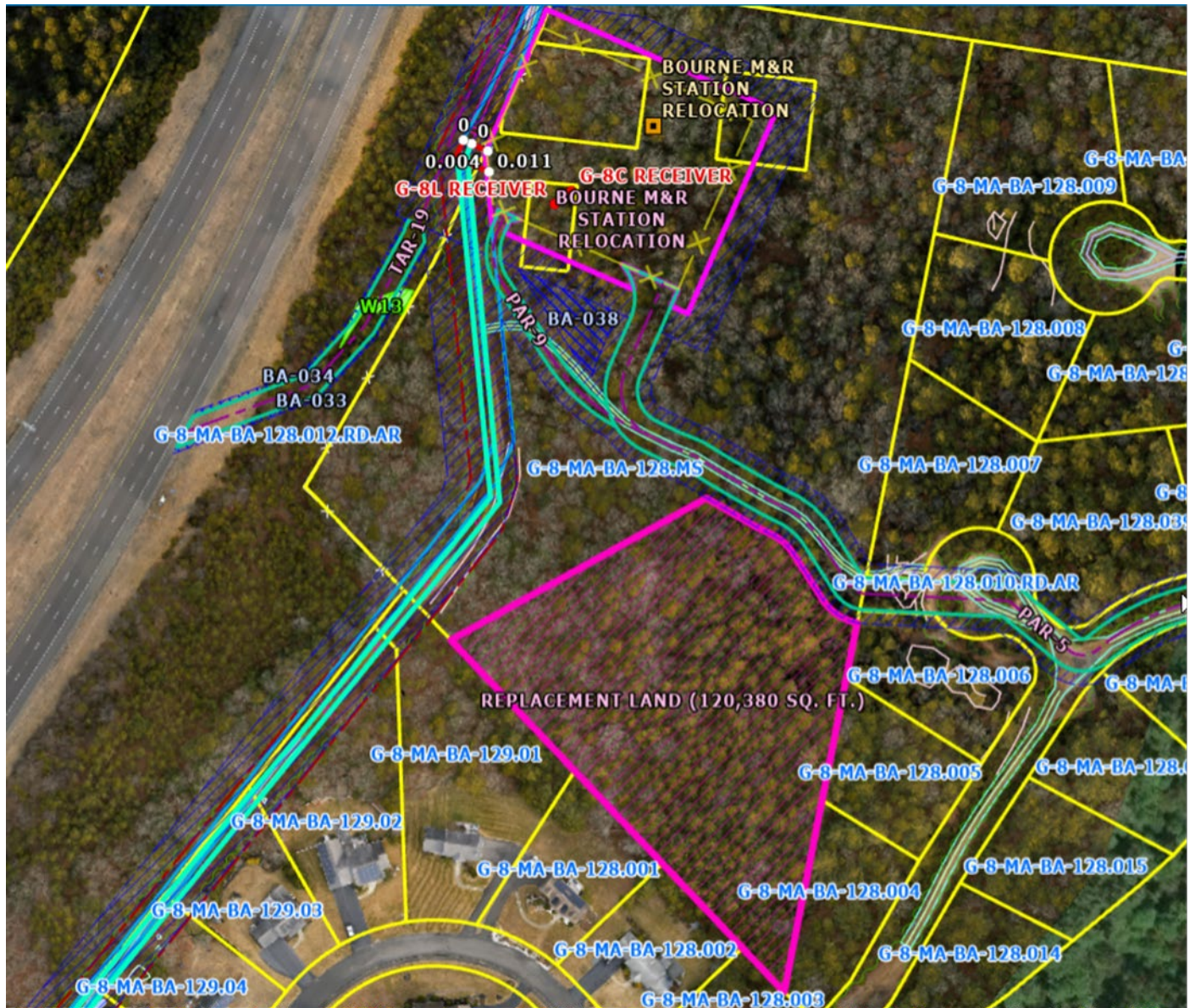
Appendix D
**Plan to Compensate the Town of Bourne or Bourne Conservation for needed Easements
and to Provide Replacement Land**

In accordance with Algonquin's discussion with the Bourne Conservation Commission on January 15, 2026, Algonquin and the Town of Bourne have agreed that Algonquin will provide the following compensation to the Town of Bourne for the acquisition of the necessary permanent and temporary rights on the Town owned land:

- (1) Based upon the appraisal reports attached at Appendix C, Algonquin offers \$34,000 to the Town of Bourne for the rights sought herein for Tract G-31-MA-BA-001.
- (2) Based upon the appraisal reports attached as Appendix C, Algonquin offers the Town of Bourne Conservation Commission \$10,000 for the rights sought herein on the two tracts of land identified as G-31-MA-BA-006 and G-8-MA-BA-130.001.AR.

In addition, as required by Article 97 of the Massachusetts Constitution and the Open Space Act, Algonquin proposes to transfer a fee simple interest in a portion of the properties it will acquire in the first quarter of 2026 located at Tax Map 15, Block 17, 17.1, 20, 21 and 25 consisting of 10.006 acres more or less in the Town of Bourne. The area of land to be transferred to the Town of Bourne will comprise 120,380 SF (2.76 acres) of land, which is the same amount of land that Algonquin has proposed for use as either permanent pipeline easement or permanent access road as part of the Project. The parcel to be transferred to the Town of Bourne is entirely wooded and is located behind homes located between 53 to 59 Mirasol Drive and is generally shown in the image below. Algonquin will acquire the entirety of the parcel from the current landowners for \$400,000 (\$39,976/acre). Therefore, the portion of the land to be transferred to the Town of Bourne has an imputed value of \$110,334 for 2.76 acres. This land value is in excess of the CBRE price per acre of \$4,500 as valued by them on March 28, 2025 in the attached appraisal report.

The land will be delivered to the Town of Bourne in its current wooded state, and Algonquin will not clear this land as part of its Project. No ongoing maintenance is required on this land. Comparing it to the land to be impacted by the Project clearly indicates its superiority to the land to be impacted by the Project which is currently 100% cleared in the areas to be impacted by Algonquin and unable to be vegetated due to its use as an electric utility high voltage line corridor. The replacement land is not subject to clearing requirements.



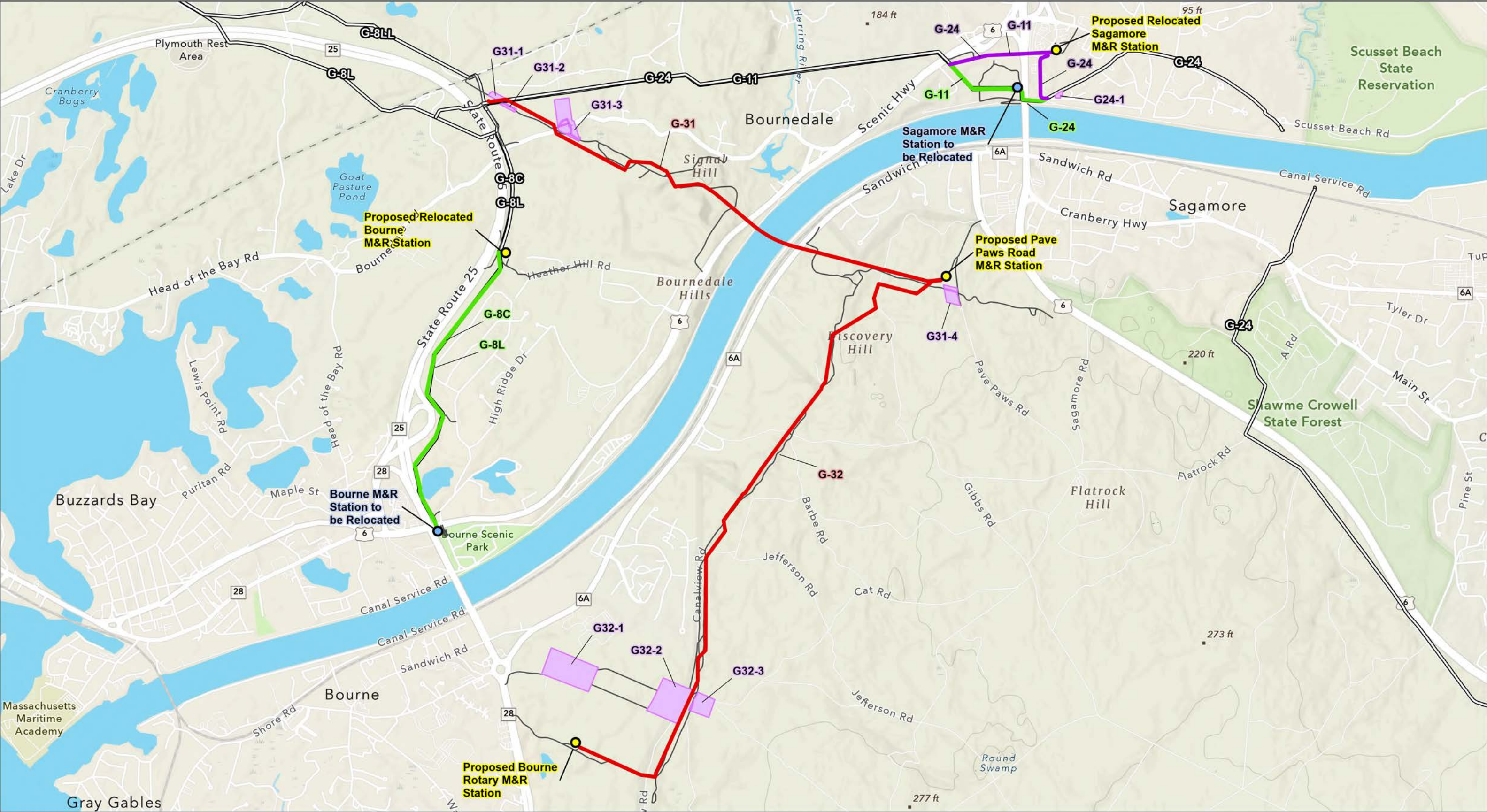
Appendix E
Legal Requirements Algonquin is seeking to meet by coming before the Conservation Commission

Algonquin is coming before the Conservation Commission seeking its approval for easements in the subject Article 97 properties held by the Town of Bourne and the Bourne Conservation Commission as a part of the process required under Article 97 of the Massachusetts Constitution as specified in Massachusetts General Laws Chapter 3, Section 5, the Open Space Act, and the Massachusetts Executive Office of Energy and Environmental Affairs' Article 97 Policy. The Massachusetts Executive Office of Energy and Environmental Affairs' Article 97 Policy states that to comply with the policy:

[M]unicipalities that seek to dispose of any Article 97 land must:

1. obtain a unanimous vote of the municipal Conservation Commission that the Article 97 land is surplus to municipal, conservation and open space needs;
2. obtain a unanimous vote of the municipal Park Commission if the land proposed for disposition is parkland;
3. obtain a two-thirds Town Meeting or City Council vote in support of the disposition;
4. obtain two-thirds vote of the legislature in support of the disposition, as required under the state constitution;
5. comply with all requirements of the Self-Help, Urban Self-Help, Land and Water Conservation Fund, and any other applicable funding sources; and
6. comply with EOEI Article 97 Land Disposition Policy.

Exhibit A
Overview Map



ALGONQUIN GAS TRANSMISSION LLC
CAPE COD CANAL PIPELINE RELOCATION
PROJECT
**Figure 1.3-1. Project
Location Map**

- M&R Station to be Relocated
- Proposed M&R Station
- Existing Algonquin Gas Transmission Pipeline
- Pipeline Replacement
- Pipeline Relocation
- Pipeline Removal/Abandonment
- Proposed Access Road
- Proposed Ware Yard

Bourne, MA
USGS 7.5' Quadrangles:
Sagamore and Pocasset
NAD 1983 StatePlane
Massachusetts Mainland FIPS
2001 Feet
41.759°N 70.5665°W

0 1,000 2,000
0 250 500
Feet
Meters

N

1:24,000

Base Map: Esri ArcGIS Online,
accessed August 2025
Updated: 65956
Layout: Figure 1.3-1
Aprx: 65956_CCRP_RR1

SWCA
ENVIRONMENTAL CONSULTANTS