



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

February 11, 2026

Anne Dastous
Chair of the Board
Buzzards Bay Water District
P.O. Box 243
Buzzards Bay, MA 02532

RE: Algonquin Gas Transmission, LLC – Cape Cod Canal Pipeline Relocation Project
FERC Docket #CP25-552-000
Easements required on Buzzards Bay Water District Property
Tax Map 10, Block 52, Lot 0

Dear Chairwoman Dastous:

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 requires temporary and permanent easements respecting one parcel owned by the Buzzards Bay Water District. We understand that the granting of these easements 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 purpose of this letter is to summarize Algonquin’s proposed use of this parcel for the Project, summarize the temporary and permanent, if any, impacts of the Project on the parcels that are

subject to Article 97, and present a plan to compensate the Buzzards Bay Water District for the easements required in connection with the Project.¹ The proposed use of this parcel of land is discussed in detail below. In order to for Buzzards Bay Water District officials to review our request we are presenting the following information:

Appendix A – Project Impacts on Buzzards Bay Water District Owned Article 97 Land Alternatives Analysis

Appendix B – Alternatives Analysis

Appendix C – Appraisal

Appendix D – Plan to Compensate for Impact to Buzzards Bay Water District Owned Article 97 Land and Funding in Lieu of Replacement Land

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 Buzzards Bay Water District 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 next available Buzzards Bay Water District meeting.

Very truly yours,



Nancy Kist
Senior Advisor, Lands & ROW

cc: Steve Sousa, Buzzards Bay Water District Superintendent

¹ Algonquin will obtain a Conservation and Management Permit respecting “takes” of state-listed species protected by the Massachusetts Endangered Species Act, M.G.L. c. 131A and the regulations promulgated thereunder at 321 CMR 10.00, et seq. This submittal, including the Appendices, are not intended to address the requirements of the Massachusetts Endangered Species Act or its implementing regulations applicable to the Project.

Appendix A
Project Impacts on Buzzards Bay Water District Owned Article 97 Land

The Project will impact the following property owned by the Buzzards Bay Water District:

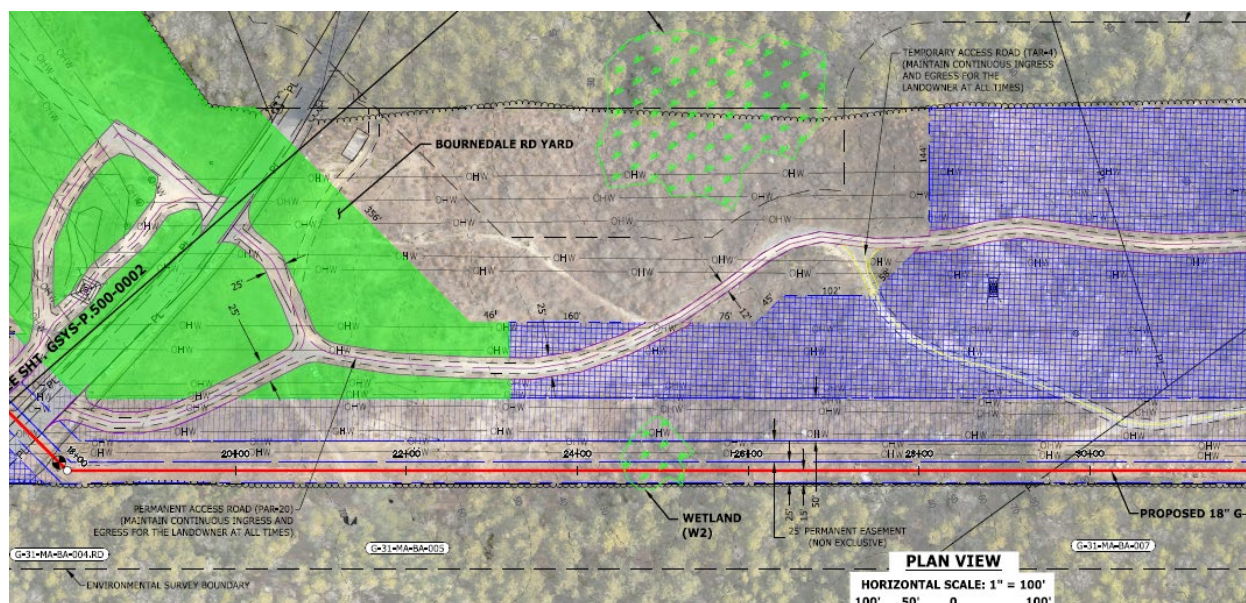
Tract Name	Owner	Article 97	Site Address	Tax Parcel Number
G-31-MA-BA-005	Buzzards Bay Water District	Yes	0 Bournedale Road Bourne, MA	10.0_52_0

A summary of the areas of the property 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 not in Eversource ROW	Permanent Easement within Existing Eversource ROW	Temporary Workspace	Permanent Access Non-Exclusive Road Rights Requested within Existing Eversource ROW (Seeking Non-Exclusive Use of Existing gravel/dirt roads)
G-31-MA-BA-005	Buzzards Bay Water District	10.0_52_0	0	60,480 SF 1.388 acres	243,150 SF 5.582 acres	37,100 SF 0.852 acres

Tract G-31-MA-BA-005 – Owned by Buzzards Bay Water District - 0 Bournedale Road, Bourne, MA, Tax Map 10.0, Parcel 52, Lot 0.

This parcel of land has an area of approximately 40.95 acres. At the time the property was acquired by the Buzzards Bay Water District the property was already encumbered by existing Eversource electric easements. The Limited Title Certificate prepared by Algonquin for this tract can be provided to the Buzzards Bay Water District upon request. 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:



The red line is the Project pipeline and it enters the Buzzards Bay Water District property on the south side of Bournedale Road. The pipeline proceeds across the Buzzards Bay Water District property for approximately 1,205 linear feet and entirely within the westerly edge of the Eversource ROW until entering adjacent land. A 50-foot-wide permanent easement is required, 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 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 are only asking to use temporarily during the construction of our pipeline.

On this 40.95-acre tract of land Algonquin needs 1.388 acres (or 60,480 SF) of perpetual pipeline easement within existing Eversource ROW. Algonquin also needs temporary workspace of 5.582 acres (or 243,150 SF) of land and 0.852 acres (or 37,100 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. Because all of the permanent impacts of the Project on this parcel will occur inside the Eversource ROW and the temporary impacts of the Project outside the Eversource ROW will occur on 5.582 acres of the parcel, 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 Buzzards Bay Water District 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 collocation 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 as Exhibit C.1 – CBRE Appraisal Report dated November 28, 2025, for Tract G-31-MA-BA-005 – Owned by Town of Bourne – Subject to Article 97, located at 0 Bournedale Road, Bourne, MA, Tax Map 10.0, Parcel 52, Lot 0.

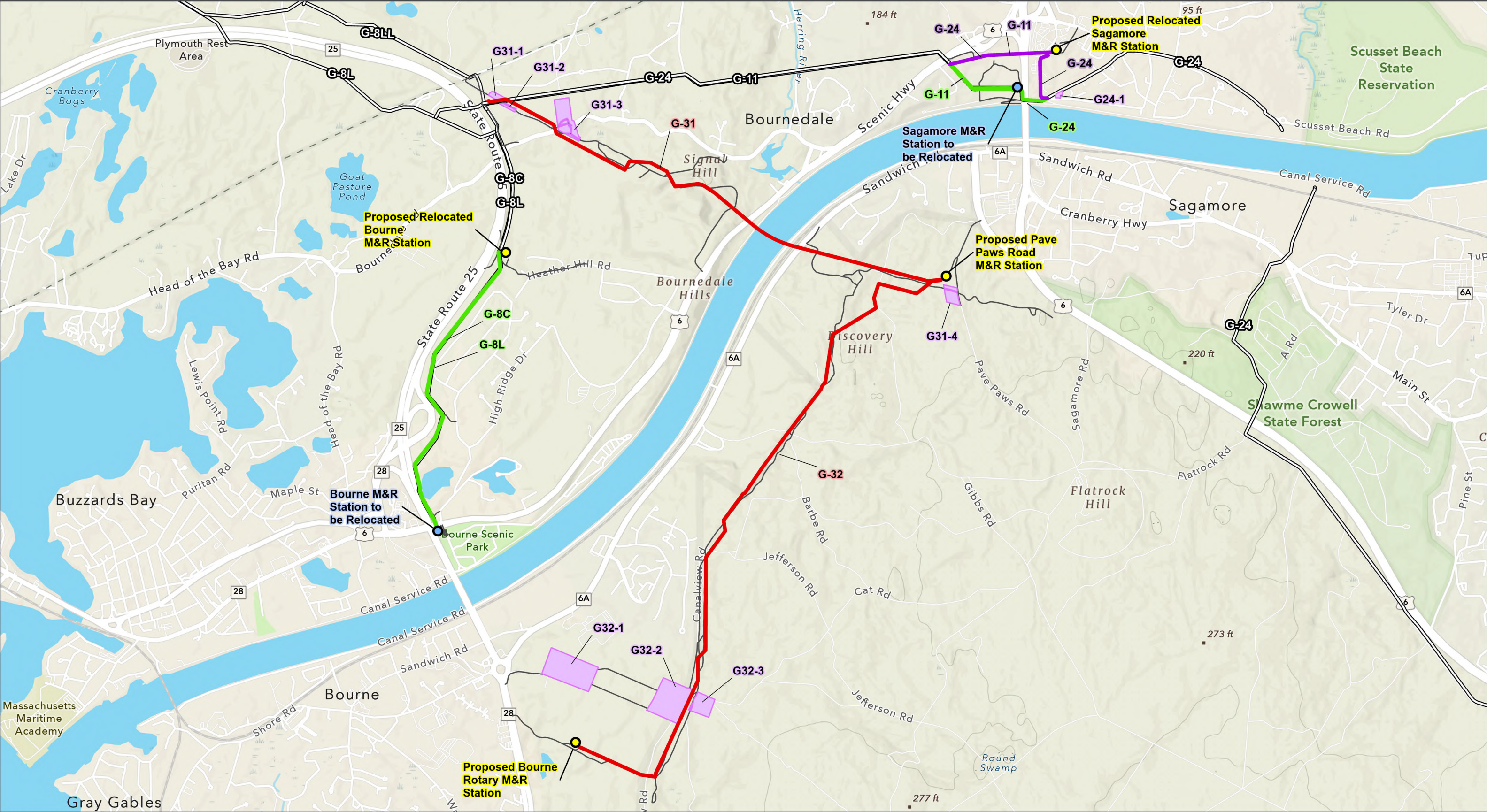
A summary of the appraisal findings is as follows:

Tract Name/Owner	Tax Parcel Number	Before Value	After Value	Difference	Net Damages	Permanent Easement	Temporary Easements	Total Estimated Compensation
G-31-MA-BA-005 Buzzards Bay Water District	10.0_52_0	\$ 812,200	\$ 807,720	\$ 4,480	\$ -	\$ 4,480	\$ 22,328	\$ 26,808

Appendix D
Plan to Compensate Buzzards Bay Water District for Easements and Funding in Lieu of Replacement Land

Based upon the appraisal reports attached at Appendix C and Buzzards Bay Water District's vote on January 13, 2026 to accept funding in lieu of replacement land, Algonquin will make the following payments to Buzzards Bay Water District: (1) \$4480.00 for the acquisition of and use of the permanent easement rights described herein; (2) \$4928.00 as funding in lieu of replacement land (110% of the value of the permanent easement rights), as required by Article 97 of the Massachusetts Constitution and the Open Space Act; and (c) \$50,592.00 for the use of the temporary workspace as described herein.

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: 6/9/25
Layout: Figure 1.3-1
Aprx: 6/9/25_CCRP_RR1

SWCA
ENVIRONMENTAL CONSULTANTS