

Public Lands Preservation Act (PLPA) – Alternatives Analysis

The Greater Cambridge Energy Program (“Project” or “GCEP”) proposed by Eversource Energy d/b/a NSTAR Electric Company (“Eversource” or the “Company”) associated with this Article 97 Action was originally approved on June 28th, 2024, by the Massachusetts Energy Facilities Siting Board (“EFSB”). Documentation for this approval can be located online (www.mass.gov/info-details/greater-cambridge-energy-program) and the content for that approval will be referenced in the following report. Similarly, on March 11, 2022, the Project received its Final MEPA Certificate from the Secretary of Energy and Environmental Affairs (“EEA”) finding that the Project adequately and properly complied with the MEPA regulations and did not require an Environmental Impact Report (EEA File No. 16497).

I. Introduction

A portion of the Project crosses the Magazine Beach property in Cambridge and the Dr. Paul Dudley White Bike Path in Boston. These recreational facilities are under the care and custody of the Massachusetts Department of Conservation and Recreation (“MassDCR”). The installation of the new underground transmission line (Project Route B2A) in these locations will require Article 97 authorization from the Massachusetts Legislature, consistent with the EEA’s Article 97 of the Amendments to the Constitution of the Commonwealth Land Disposition Policy (February 19, 1998). Additionally, guidance from the recently promulgated Public Lands Preservation Act (the “Act”) requires an alternatives analysis to support the disposition of new easement rights. The goal of the Policy and Act is to ensure “no net loss” of Article 97 lands under the ownership and control of the Commonwealth and its political subdivisions. As outlined in the Act, the following report must answer specific prompts to support an Article 97 land disposition. Further, the proposed disposition may not detract from the mission, plans policies and mandates of EEA and its agencies.

II. Public Purpose

The proposed disposition will support GCEP, which was designed to be an integrated, long-term solution to address electric reliability needs in areas surrounding the City of Cambridge that are experiencing rapid economic development and sustained load growth. Eversource must address the current deficiency in East Cambridge Substation firm capacity, mitigate the potential for existing transmission line contingencies to cause outages to the entire Project Area for prolonged periods, and resolve transmission line overloads that would require customer load shedding in the Project Area under certain foreseeable contingencies. Loss of service risks and transmission line overloads were identified as reliability concerns starting in 2022 from certain N-1-1 transmission contingencies. These projected overloads and associated loss of service risks have increased over the ten-year forecast period. At associated distribution stations, given the current load and expected load growth, there is an elevated risk of substation failure during emergency conditions due to transformer overloads starting in 2022 and growing thereafter. These system reliability needs are significant, resulting in the need for near-term interim solutions, therefore requiring immediate resolution to maintain a reliable system.

III. Project Detail

Site Description - Magazine Beach and Project Route B2A

Project Route B2A (the subject of this analysis) is approximately 2.9-miles long, heading east from the new substation being constructed in Kendall Square, Cambridge to the existing Brighton Substation. The route heads east from the new substation onto Broadway before turning south onto Ames Street. The route follows Ames Street through the Main Street intersection, and the MBTA Red Line subway tunnel beneath it, to the intersection with Memorial Drive. At Memorial Drive, the route turns to the west following the east bound lane to MassDCR's Magazine Beach property (Article 97 land). At Magazine Beach, the route crosses beneath the Charles River into Boston via HDD. After crossing beneath the Charles River, the route follows the general alignment of an anticipated new street, referred to as the Lincoln Street Connector, that is proposed to be constructed as part of MassDOT's Allston Multimodal Project. From there, the route goes onto Cambridge Street, following Cambridge Street to Empire Street and Lincoln Street, where it terminates at the Brighton Substation (see Attachment A, Figure 1). Within the Project limits, Magazine Beach is presently comprised of grassed athletic fields, paved bike paths and vegetated areas along the shoreline of the Charles River.

Site Impact - Magazine Beach

The Project proposes to install the new transmission line beneath Magazine Beach and the Dr. Paul Dudley White Bike Path primarily through horizontal directional drilling ("HDD"), with the exception of a short open excavation segment where Route B2A transitions from Memorial Drive onto the Magazine Beach property. This method is intended to minimize surface disruption and avoid altering the current use or character of these recreational areas. Accordingly, alterations at Magazine Beach from construction of Project Route B2A are generally limited to the temporary staging and laydown areas oriented around the HDD entry site. The balance of the HDD installation will be sufficiently deep and will not otherwise affect the surface of the Magazine Beach property. Because Magazine Beach and portions of the bike path already contain extensive underground utilities such as water, drainage, electric, and sewer lines (see Attachment A, Figure 2), the addition of the new transmission line is consistent with existing conditions. Upon completion, the underground installation within Magazine Beach, the Charles River, and the Bike Path will have no permanent impact on the recreational use of these areas. Any final easement area will be limited in scope to what is needed for any necessary maintenance or repair of the installed transmission line. Should any future work be required, any disturbed area would again be restored so that the public's use and enjoyment of the area may continue.

Mitigation of Impacts at Magazine Beach

The HDD method is a common alternative to open-cut trenching to reduce surface disturbance in environmentally sensitive areas (e.g., protected cultural and natural resource areas, waterways, and wetlands), to avoid other existing infrastructure (e.g., roadways, railroads, and utilities), or when deep burial depths are required (for example, under federal navigation channels such as the Charles River). As noted above, alterations at Magazine Beach from construction of Project Route B2A are generally limited to the temporary staging and laydown areas oriented around the HDD entry site. The temporary workspace area is presently flat and comprised of turfgrass. Upon completion of the work, Eversource will restore the altered areas to their pre-existing conditions or better (including the existing athletic fields) in consultation with MassDCR. Where the transmission line duct bank transitions from Memorial Drive onto

Magazine Beach, the adjacent Dr. Paul Dudley White Path (bituminous pavement), sidewalk, lighting, and grassed shoulder areas will be restored to their pre-existing condition in consultation with MassDCR. The final restoration details will be advanced in consultation with MassDCR as part of the Construction Access Permit review process. Construction scheduling and coordination will be closely managed with MassDCR to reduce impacts on public access and recreational users as much as practicable.

In addition to the site restoration activities described above, Eversource will address the “no-net loss” goal of Article 97 through providing MassDCR with compensatory land of equal value. Eversource thoroughly researched and investigated the Project vicinity to identify land for an exchange. Unfortunately, there is no readily available land currently owned or available for purchase by Eversource in the Project vicinity. However, Eversource identified seven parcels of land (see Attachment A, figure 3) that it owns adjacent to MassDCR properties in the western part of Massachusetts that could potentially be exchanged with MassDCR. MassDCR has indicated to Eversource that it is interested in Exchange Parcel #5 described below.

Parcel #5 - 0 Thompson Road, Wendell

This parcel totals approximately 52 acres. The Eversource parcel borders MassDCR’s Wendell State Forest. The State Forest is approximately 7,600 acres and includes hiking trails, cross-country skiing, picnic areas, fishing and boating opportunities and recreational facilities (baseball diamond). The Eversource land is an undeveloped out parcel within the center of the State Forest consisting of wooded uplands.

Alternatives Evaluation

The Project’s MEPA and EFSB filings included extensive analyses on the topics of project alternatives and transmission line routing alternatives. Through its comprehensive review of the Project, the EFSB determined that Eversource examined a reasonable range of practical siting and transmission line routing alternatives and that the proposed facilities (including the segment of Project Route B2A across Magazine Beach) are sited in locations that minimize cost and environmental impacts while ensuring a reliable energy supply.

Based on the route selection process implemented by Eversource, the EFSB found that Eversource: (1) developed and applied a reasonable set of criteria for identifying and evaluating alternative routes in a manner that ensures that it has not overlooked or eliminated any routes that are, on balance, clearly superior to the proposed Project; and (2) identified a range of transmission line routes with a measure of geographic diversity. The route selection methods used by Eversource are consistent with those used for other projects and accepted by the EFSB.

More specifically, Eversource used an “adaptive and iterative” approach to site the new transmission lines, with the goal of balancing environmental protection, constructability, reliability, and cost. Eversource’s methodology emphasized compliance with federal and state regulations, use of existing corridors such as roads and railways, minimization of property acquisitions, and preference for direct routes over circuitous alignments. Routes were scored using weighted factors, with particular attention to residential land use, transportation impacts, utility density, and protected Article 97 lands.

The routing process unfolded in stages. First, the Project Study Area - covering Somerville, Boston and Cambridge - was divided into smaller study zones. Within these areas, a broad “Universe of Routes” was developed by identifying potential alignments, focusing on existing linear corridors, and considering constructability. From this pool, routes deemed unsuitable were eliminated, leaving “Candidate Routes”



for further analysis. These were evaluated through GIS and desktop studies, agency and stakeholder input, site reconnaissance, environmental and traffic assessments, cost estimates, and reliability reviews. Final selections - the Project and Noticed Alternative Routes - reflect those alignments that best met the Project's objectives while minimizing impacts. Additional considerations included the density of existing underground utilities and thermal performance issues related to placing lines near other heat sources, all of which required careful technical and environmental review. At the conclusion of this analysis, it was determined that there was no superior alternative to Project Route B2A across Magazine Beach that satisfied the EFSB regulatory requirements and criteria.

For additional information on the topic of alternatives, please refer to the EFSB Petition and MEPA filings provided here:

- www.mass.gov/info-details/greater-cambridge-energy-program
- <https://eeaonline.eea.state.ma.us/EEA/MEPA-eMonitor/search>

IV. Community Feedback

In early 2019, the Company began engagement with community representatives regarding the proposed project and the transmission cable routing possibilities. Key stakeholders in this process included federal, state, and municipal officials, residents, business owners, and developers, as well as Harvard University and MIT. According to Eversource, community feedback from focus groups played a significant role in the development and content of the routing analysis including the crossing of Magazine Beach with Project Route B2A. Eversource frequently meets with MassDCR, The Magazine Beach Partners, MWRA, and other stakeholders (see Attachment B – Community Feedback). All Abutters within a 300+ foot radius of Project Route B2A were notified and provided with the means to provide feedback to the project team. The most recent notification in September 2025 included an updated project map, flyers, and links to digital updates. All content provided with multilingual language support for Mandarin, Portuguese, Spanish, and Haitian-Creole. Eversource also maintains a central hub for stakeholders to access project information, project updates, reach out via the project hotline, or join the project email list for ongoing communication. See:

- <https://www.eversource.com/residential/about/transmission-distribution/projects/massachusetts-projects/greater-cambridge-energy-project>

V. Attachments

Attachment A - Figures

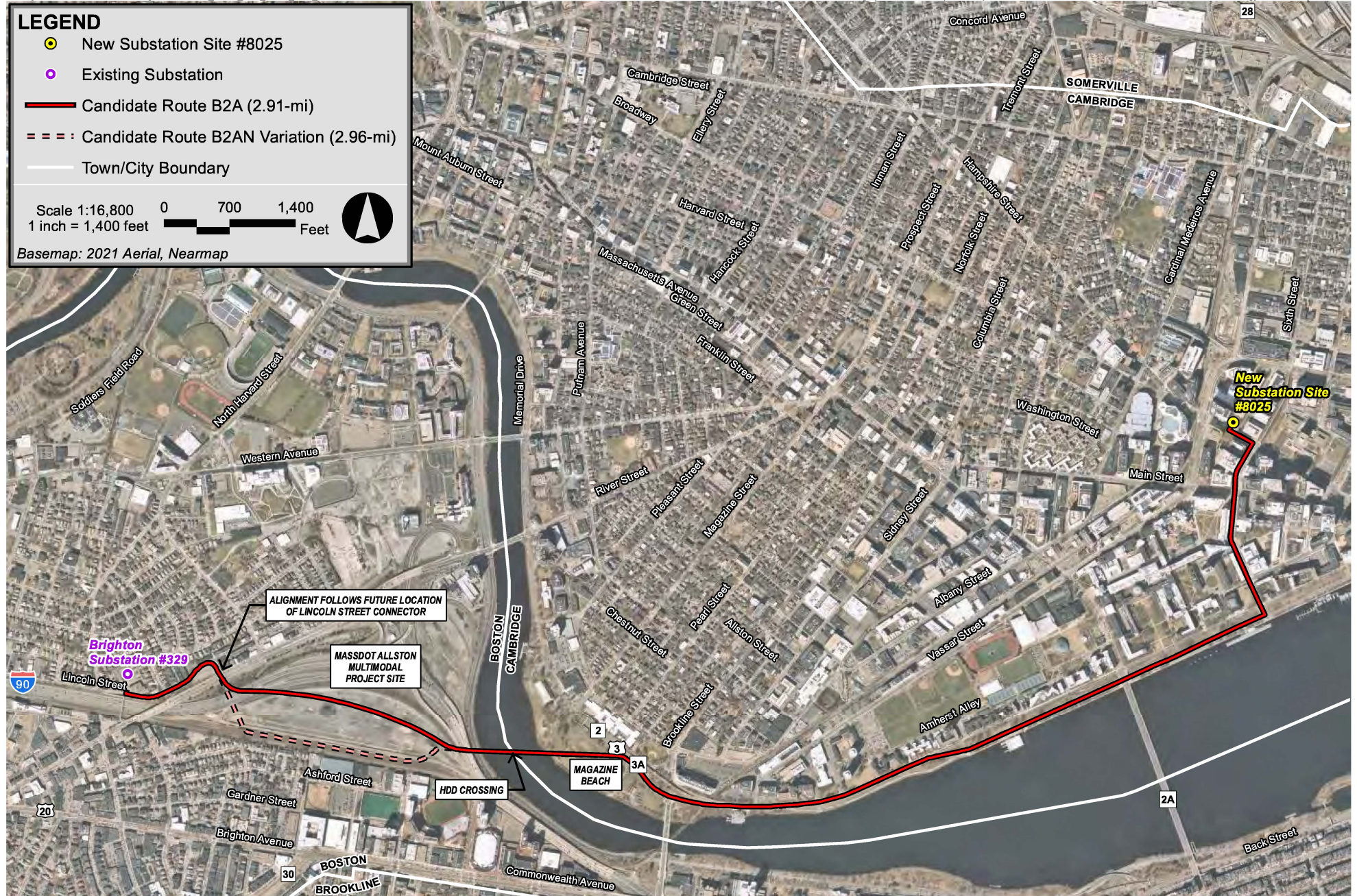
Figure 1 Route B2A East (Magazine Beach HDD)

Figure 2 Existing Utilities Magazine Beach

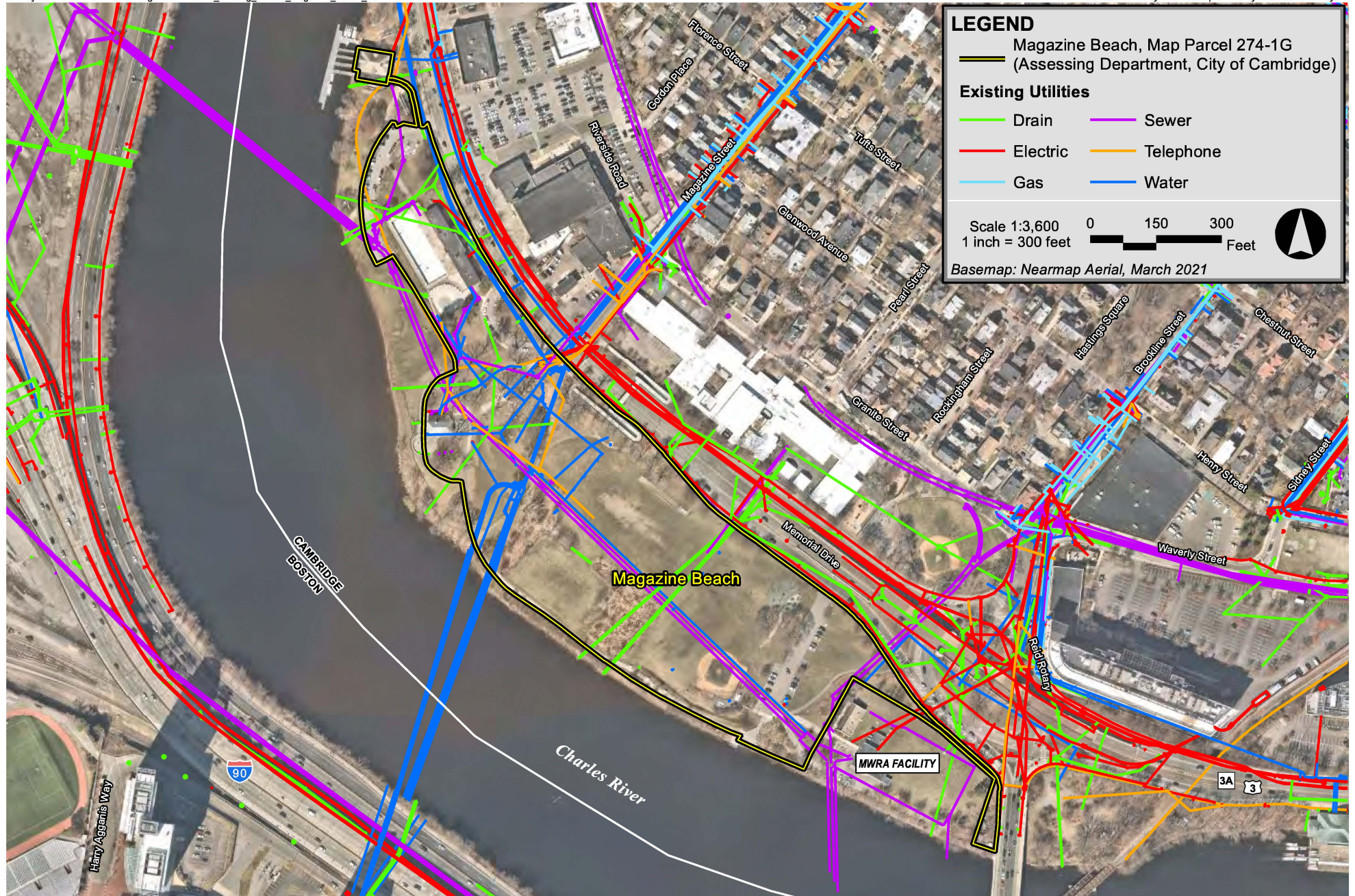
Figure 3 Potential Article 97 Land Swap Parcels

Attachment B – Community Feedback

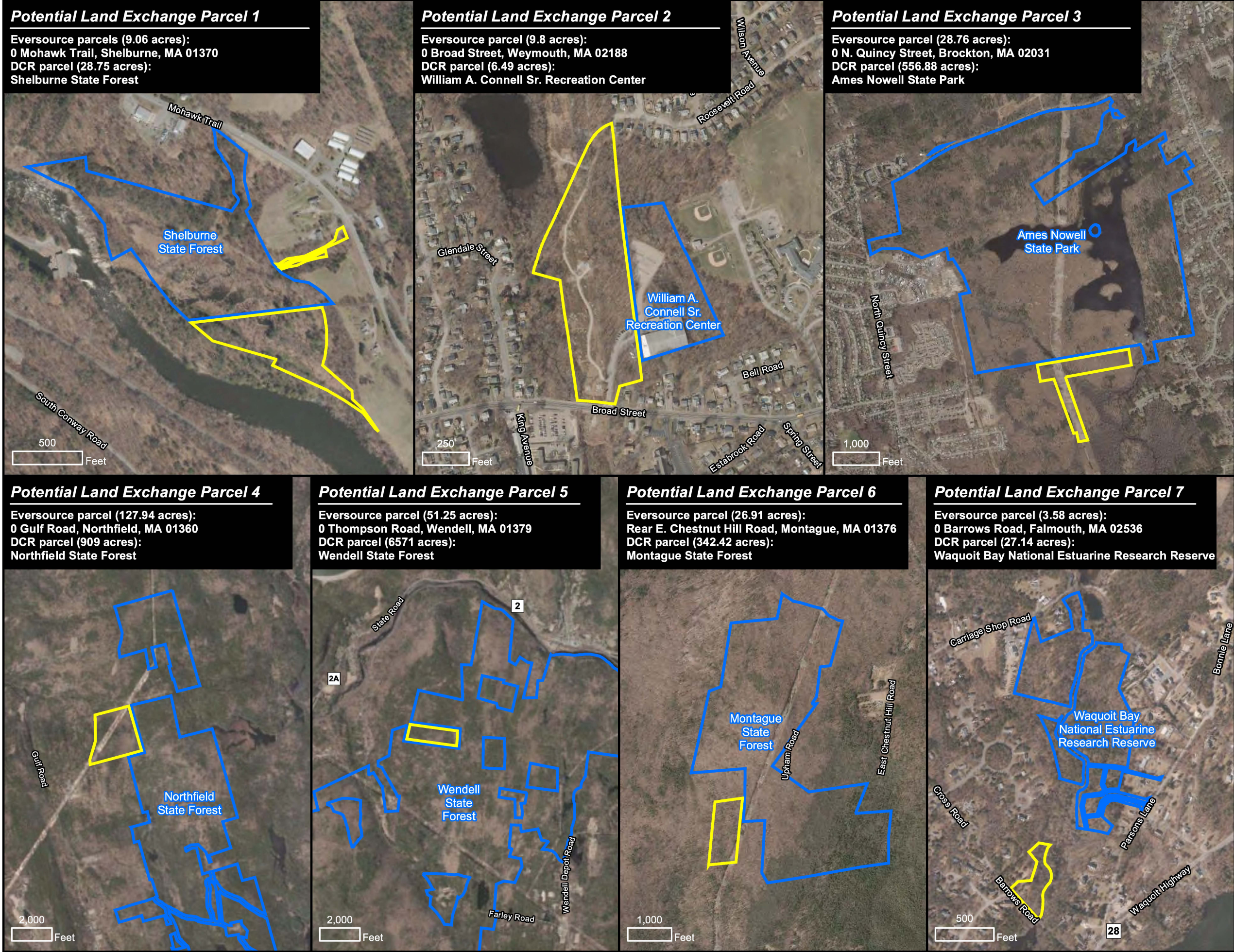
Attachment A - Figures



Greater Cambridge Energy Program



Greater Cambridge Energy Program



Greater Cambridge
Energy Program



LOCUS



LEGEND

- Eversource Parcel
- DCR Parcel

Figure 3
Potential Article 97
Land Swap Parcels

Attachment B - Community Feedback

Date	Stakeholder	Stakeholder Attendee	Notes	Summary	Follow up Notes
3/8/2021	MassDCR	Sean Casey, Jim Comeau, Steve Cyr, William Gode, Ginna Johnson, Jeff Perenti, Jen Norwood, Jason Santos, Tom Valton, Dan Driscoll, Tom Larosa	N/A	Eversource provided MassDCR with an update on the top transmission line routes proposed in the Putnam and Brighton Study Areas relative to crossing MassDCR properties (Memorial Drive, Charles River Reservation including Magazine Beach and Paul Dudley White Bike Path). MassDCR provided feedback on the proposed trestle bridge/self supporting utility bridge crossing concept including a discussion of potential challenges with the existing pile supported bike path that travels beneath the B.U. Bridge and how the Eversource design would potentially transition onto it or over it (expressing concerns about the elevation changes and potential for significant ramps). The MassDCR further indicated that there was no room east of the B.U. Bridge because of the B.U. sailing pavilion. MassDCR noted that the Anderson Bridge was just recently restored and Eversource clarified that there would likely be space within the paved roadway deck to install the transmission line duct bank without materially affecting the facade of the bridge. MassDCR further noted that the Western Avenue and River Street Bridges would be repaired in the future, which Eversource was aware of, and that coordination would need to occur with MassDOT as the owners of the bridge. MassDCR indicated that they are a cooperating agency through the Federal FEIS process for the MassDOT Allston Multimodal Project. Eversource provided additional detail and clarification regarding the work that is contemplated on Magazine Beach and the west side of the Charles River for the proposed HDD crossing. MassDCR indicated that from their perspective the deeper the transmission line infrastructure the better, so as to avoid potential impacts to trees.	A follow up meeting will be scheduled with MassDCR as the routing is refined and the design is advanced.
3/8/2021	MWRA	Kevin McKenna, Becky Weidman, Nitin Choksi, Stephen Cullen, Peter Yarossi	Yes (utility information overlaid with top routes in each study area)	The purpose of this call was to provide the MWRA with an update on the top routes within each Study Area, including a review of MWRA infrastructure that would potentially be crossed by the routes. Regarding the MassDOT Allston Multimodal Project area, the MWRA indicated that it was not presently contemplating any relocated utilities in that location although that could change as MassDOT advances its design, particularly through the so-called "throat" area, and selects a preferred alternative. The MWRA indicated that they could provide more specific feedback after Eversource develops its plan and profile drawings. Generally speaking, the MWRA would ideally want the proposed transmission line duct bank above its facilities to the maximum extent practicable. This is particularly true for sewer infrastructure; less of a concern for water lines.	Eversource will provide more detailed transmission line duct bank alignments to the MWRA. After the MWRA has a chance to review and compare against its facilities, a follow up meeting will be scheduled with Eversource. The MWRA will also provide a list of proposed / future MWRA projects in the Study Area(s).
6/24/2021	MassDCR	Sean Casey, Keenan Brinn, William Gode, Ginna Johnson, Jeff Perenti, Raul Silva, Tom Valton	N/A	The purpose of this meeting was to review the work proposed on Magazine Beach and activities requiring Article 97 approval. Eversource walked MassDCR through a PowerPoint presentation describing the project including why it is needed, a review of top routes and where they cross on MassDCR properties, the routing analysis process, consultation meetings conducted to date with MassDCR, proposed mitigation measures (land exchange (6 parcels identified for evaluation)), and status of trestle bridge routes (B29B no longer proposed as a top route), and HDD methods (noting that splice vault located off Magazine Beach property and HDD entry pit located at extreme edge of Magazine Beach near Memorial Drive). Eversource also discussed routing across the Multimodal Project Site, including the no-build option (B2AN) should the multimodal project not be advanced by MassDOT. DCR noted that Memorial Drive may undertake a road diet in the future, and that work in Memorial Drive should be coordinated closely with staff. Eversource to coordinate with Jennifer Norwood regarding potential outreach. DCR inquired about construction duration and timing, noting goal is to file with EFSB by end of year with permitting completed by end of 2023, to be followed by 3-4 years of construction. DCR also asked if the work was year-round or seasonal; with Eversource noting that preference is to work year-round pending feedback from stakeholders and minimizing impacts to DCR facilities. Regarding work on Memorial Drive west of BU Rotary may be subjected to road diet, and the rotary itself might also be modified. DCR noted that there may be an opportunity to partner with DCR regarding timing of work and restoration plans for Memorial Drive (a possible benefit), and transportation component and conversations with Cambridge regarding final configuration of Memorial Drive.	DCR to coordinate internally and report back on next steps.
7/13/2021	Magazine Beach Partners	Catherine Zusy, Phil Michael, Ken Carson, Rebecca Bowey, Susan Lee	N/A	The purpose of this meeting was to introduce the Project, and specifically work proposed on or near MassDCR's Magazine Beach property to the Magazine Beach Partners stakeholder group (see https://magazinebeach.org/). Eversource described the need for the project, the schedule and steps that have been taken to avoid, minimize and mitigate impacts to the maximum extent practicable including specifically Magazine Beach (Article 97 process, HDD, location of splice vaults and exit pit, avoid trees, avoid athletic and recreational facilities, restoration plans, timing of work to minimize impacts, etc.). In addition to a general discussion about the Project, the Partners posed the following questions to Eversource, which were subsequently discussed during the call: (1) What locations does the new transmission line need to connect, what is its planned voltage (kV), how much capacity (MVA) will it provide immediately, and how much capacity is planned for the future? Will the line bring power into Cambridge, away from Cambridge, or simply provide additional grid resilience? Is this planned as a one-time activity, or should we expect additional transmission lines every few decades? (2) How many underground utility vaults are planned over the distance of the line, and what is the maximum planned distance between these utility vaults? In the event of any problems in the transmission line, how do you locate the problem area and how much digging is required to identify and repair a problem. (3) How will the transmission lines be cooled? And what requirements/restrictions will there be on the land above the lines. (4) Assuming the transmission lines will be cooled with circulating oil, what mitigation plans does Eversource have in the event of a leak or other incident? (5) After this line is established, should we expect follow on activity, or has the lower voltage distribution out of the Putnam substation covered us for the next couple of decades?	Eversource will continue to coordinate closely with the Magazine Beach Partners as the design is advanced for the top Brighton routes. Magazine Beach Partners will also circle back with Eversource as they have follow up questions and comments.
9/28/2021	Cambridge Pop-Up event - Magazine Beach	Members of the general public; Spanish, Portuguese, Haitian-Creole, and Mandarin language interpreters.	N/A	Adverse weather conditions impacted the overall ability to make contact with the general public. A resident was given an overview of the project, including the dual need for an underground substation and new underground transmission lines. The resident as given a project fact sheet and information about upcoming open houses.	

10/2/2021	Cambridge Pop-Up Event - Charles River Farmers Market	Members of the general public; Spanish, Portuguese, Haitian-Creole, and Mandarin language interpreters.	N/A	Two area residents visiting the Farmers' Market with their dogs stopped to receive information about the project. The residents asked about the potential to bury existing above ground electrical poles that are ubiquitous in the area; Project Services explained that such work is extremely cumbersome and expensive. The residents asked if costs related to the GCEP would be passed on to rate payers such as themselves; Project Services explained optimism that any increases associated with any one project would be kept to a minimum and that increased grid capacity also helps keep rates lower. The residents were given project fact sheets and information regarding virtual open houses; A resident in line to purchase groceries from a stall briefly expressed his firm support for the project; A resident in line to purchase groceries from a stall expressed that she wished to be kept informed on the project. She was given a brief overview of the project and was given a project fact sheet and information regarding upcoming virtual open houses; Two area residents stopped to receive information regarding the project. When presented with materials, they expressed initial apprehension at work involving Magazine Beach. Project Services explained that the footprint for work at Magazine Beach would be small and that work could conceivably take place during the winter, as best to not disturb warm-weather recreation at the park. With that in mind, the residents ultimately expressed a preference for the transmission line route that included work in Magazine Beach and noted that they were impressed with the project and Eversource's willingness to solicit public feedback at an event like the Farmers' Market. They were given a project fact sheet and information about virtual open houses; A resident walking his dog near the market stopped to receive information. He asked high-level questions about the project, the potential use of renewables, and the general functionality of the underground substation and transmission lines. When asked to offer an opinion on the potential transmission routes that would impact the abutting area, he expressed a preference for the Magazine Beach route because it could be constructed in the winter. He refused informational materials and was not interested in attending the open houses; A resident of the Putnam Avenue area stopped to receive information on the project. He expressed relief when he found out that the Putnam Avenue area - home to a significant amount of street work in recent times - would not be subjected to additional disruptions in relation to this project. He then noted that he was an employee of Akami, which has an office building that immediately abuts the proposed site of the new underground substation. With that in mind, he wished to be kept informed regarding above-ground developments in the area. He was given a project fact sheet and information regarding virtual open houses; An area dog-walker stopped to receive information regarding the project. As a resident of the Putnam Avenue area, she expressed relief that no additional street work would be required in her neighborhood. She asked if Eversource had a plan to work with the elementary school to ensure that the project would be safe for students and staff; Project Services reassured the resident that the team would work closely with area stakeholders like the school to ensure all information regarding construction was made in a timely fashion.	
10/22/2021	Load Forecasting and Planning Meeting with Interested Stakeholders	Catherine Zusy, Stephen Kaiser, Ed Kotomori, Tony D'Isidoro, Paula Alexander, Phil Michael, Dirk Hentschel	This meeting was convened in response to previously asked questions by stakeholders.	Ed Kotomori began the meeting with a series of questions related to the Allston-Brighton portion of the project, as well as general questions about project infrastructure: "What is the function of a substation?," "why does the new substation need to be connect to the existing station in Allston?," "Will this project provide additional power for the Allston-Brighton area?," "Will this project lead to a rise in consumer energy bills?" Team members were able to provide information about the functionality of substations and the logic behind connecting the new station to the Lincoln St. station and let Ed know that some of his other questions will be answered in the public filing. Ed then asked questions about mitigation - notably, the undergrounding of existing poles in the area - and a question about forecasting. The team emphasized that mitigation conversation were just beginning and that there will be a process for navigating the needs of each neighborhood, but that Eversource wants to keep the dialogue open; a team member explained aspects of Eversource's forecasting method, including how it works with "large customer additions."	Paula Alexander raised concerns about increased electrification and the cost of electric heat. Dan Ludwig explained that new electric heating is very efficient and cost effective.
11/18/2021	Magazine Beach Partners Mitigation Meeting	Catherine Zusy, Ken Carson, Richard Garver	N/A	Stephen Kaiser recalled seeing a slide in a presentation from ~2019 that documented increased electric demand - is forecasting information available in a form that can be shared? Dan Ludwig informed Mr. Kaiser that forecast information will be included in the EFSB petition and that forecasts are not generally otherwise made public. Mr. Kaiser reiterates seeing the slide in a past presentation, which Dan Ludwig acknowledges. Mr. Kaiser thinks that forecasts should include new infrastructure and consumer products, including electric car chargers. Todd Lanham expressed that he thought Mr. Kaiser was asking questions well outside the scope of an individual project and that Mr. Kaiser's questions might be more appropriate for ISO-NE. Mr. Kaiser asks whether forecasts include energy forecasts - they do.	Catherine Zusy asked whether Eversource would need to dig streets up again in, for example, 2035 after finishing the GCEP in 2028. She also wants the purpose of the meeting as being an opportunity to discuss preliminary mitigation concepts as it relates to Magazine Beach Park and prospective work that would occur as part of the Greater Cambridge Energy Project.
11/23/2021	Magazine Beach Partners Ribbon Cutting Event	Magazine Beach Partners, DCR, City of Cambridge, Mass Audubon, Community Members.	N/A	A community gathering and ribbon cutting ceremony at Magazine Beach Park to welcome Mass Audubon as new tenant. Eversource representatives attend for support.	
3/4/2022	Meeting with Magazine Beach Partners and Related Stakeholders	Cathie Zusy, Ken Carson, Phil Michael, Stephen Kaiser, Renata Pomponi, Rachel Chu	N/A	A meeting to discuss questions that Magazine Beach Partners and related organizations had related to the MEPA review process.	

1/23/2023	Charles River Conservancy	Laura Jasinski, Meredith Boericke, Amina Cephas	N/A	A meeting with between Eversource and the Charles River Conservancy in order to cultivate partnership that will be mutually beneficial to both sides with focus on the GCEP project. Laura Jasinski who is the Charles River Executive Director gave an overview of what they do as an organization. She stated that CRC has been around since 2000, 23yrs. They cover the lower 10 mile stretch of the Charles which is the more urban part of the river from the Watertown dam up to the Boston harbor dam. She mentioned that CRC is one of the private partner/ friends groups of the Department of Conservation and Recreation who also owns the park lands around the Charles. CRC as one of their partner groups, works with the Department on a lot of different issues such as maintenance and advocacy. The CRC also works with the Esplanade Association which focuses on 3 miles stretch on the park. The CRC works and coordinates separately from the private partner/friends group of the department. Some of CRC's longest running programs include is the volunteer program which started in 2002 and this is how they get their work done in the parks for things like hulticulture and maintenance and everything from litter pick-ups, fixing benches, watering trees, doing a lot of increasingly invasive species removal particularly around Magazine Beach park and the Cambridge shoreline and do a lot of invasive species removal with DCR in Cambridge and for a lot of that the use volunteer labor. Typically around 2000 volunteers a year. A lot of that is through cooperative partnerships which is a great way for groups to bring their teams out for great day of giving back and also it gets the work done that needs to happen along the river. CRC also works a lot with camp groups particularly in July through early August, school groups. The skate park over in North Point under the Zakim Bridge is a park that the CRC led the the design and construction for many years (15). The park was opened in 2015 and its a well used skate park. CRC did the redesign and handed it over to the state and CRC is now working with the state on a public art initiative. The CRC is also working with some community partners on this initiative. There is a bit of praphitee in the area and so CRC is working at an intermediary between the state and community groups. Some projects of the CRC include the floating wetland, a 700 square foot artificial island that was put on the Charles river. Its a project they did research on in partnership with Northeastern University to better understand how adding this type of adaptation solution can help to continue to clean the water in the Charles and add biodiversity and do run off mitigation that still needs to happen with a lot of development happening in the Kendall area. CRC has wrapped up on this 3 year project which has proved efficacy of this system and other cities are now working on this type of technology as well. The Project Services team also gave an overview of the team's role. Meredith explained that a lot of the work Eversource is doing is temporary in street construction work but Eversource's goal is to ensure that residents, civic associations and organizations are aware and understand the needs of the projects we are doing and also developing meaningful partnerships with organizations like the CRC to understand what the CRC's goals are and how best to support each other to achieve what our public obligations and also to help the CRC and other organizations achieve their goals. On hearing more about the GCEP project, Laura voiced some of the concerns the CRC has on the like 1. Where the laydown go?. 2. In seeing one of the proposed route map, like the street infrastructure on memorial drive, are there other depth or access points that could affect tree planting or tree care? In response, Meredith stated that for trees and tree disturbance for existing trees, one of the elements is that Eversource has to score and prove to the siting board. Eversource desire as it gets close to actual construction is to make sure that it stays constant touch with CRC and Magazine Beach Partners for those little details. If GCEP is approved, Eversource plans to do the work on Magazine Beach in the off	Connect Laura with Eversource CR Jason Wright on Eversource community grant.
2/22/2023	Magazine Beach Partners	Eversource: Amina Cephas / President, Magazine Beach Partners: Cathie Zusy	Copy of Magazine Beach Markout	PS phone call with Cathie Suzy, President, Magazine Beach Partners. Phone call was a follow up to introductory email sent by the Director of CRC Laura Jasinski to PS. PS informed Cathie of the meeting with DCR on 3/3/2023 and stated that it would be happy to update her thereafter- possibly meet on site. Cathie: "Eager to understand where you are with the project now. Is it still in design? PS informed Cathie that the GCEP project has been submitted to the EFSB and Eversource is currently waiting for the procedural schedule, which is basically the timeline. The timeline was pushed back because Eversource was asked by the Board to investigate a 3rd route option (S-15) that would connect the new Kendall Sq. substation with the existing Somerville Substation (Sta. 402). Public comment was heard on that potential route at the beginning of November. Cathie: "When will you be ready for discussions re mitigation? PS informed Cathie that Eversource expects more formal mitigation discussions to start later this year.	
3/3/2023	Department of Conservation and Recreation	Eversource: Meredith Boericke, Jason Wright, Chuck Eck, Christopher Newhall, Amina Cephas, Keenan Brinn. DCR: Sean Casey, Dan Driscoll, Ginna Johnson	Magazine Beach Park Jacking Pit Layout	Project Services met with the representatives of DCR to discuss limits of work and mitigation for Magazine Beach park. Some of the outcome of the meeting include: Eversource to coordinate with the city of Cambridge for sports schedules for the park. DCR's expectation and mitigation request is they want the full field rebuilt and fully germinated (Full athletic field). DCR also requested Eversource to ensure that the proximity/limit of work should be least 3ft outside of the exercise circle(fitness area). Things to note: DCR Sean Casey will be the focal person for communicating with Eversource. DCR Jeff is the new focal person working with Magazine Beach Partners.	
3/8/2023	Magazine Beach Partners	Email correspondence/memo was attached	N/A	Below is a photo suggesting the proposed boundaries for the Eversource staging area at Magazine Beach. Not OK.	
3/10/2023	Magazine Beach Partners	Follow-up email response to memo	N/A	PS replied to Cathie's email on concerns regarding the Greater Cambridge Project. PS informed Cathie that it is prioritizing developing a map that will illustrate the limits of work that it discussed with DCR during its site visit on March 3, 2023. PS informed Cathie that once the map is ready, it will reach out to schedule a meeting with her and MBP. PS stated that it has explored the suggestion that she offered regarding having two separate areas, but let Cathie know that having one access limits the overall disturbance and will make our mitigation efforts more focused on the field area. PS also clarified that it is looking to be in the park for a 4-6-month period during the winter season, per guidance of DCR and the City to minimize the disruption in the park. The map will serve as a good visual aid to further Eversource and MBP discussions and be able to provide more details on fencing, anticipated equipment, etc.	

3/13/2023	City of Cambridge	Letourneau, Jennifer (Meeting Organizer) - senior engineer & Conservation Director, City of Camb. Boericke, Meredith L., Eversource PS Boyce, Duane D, Eversource PM Eck, Charles, , Eversource Bulger, Ted, Cambridge DPW Beuttell, Kevin, Cambridge DPW jwilcox (cambridgema.gov), Cambridge DPW	Review of Magazine Beach HDD area and preliminary mitigation	JEN: what's the schedule for the HDD start? Chuck: applications are with the state; we are anticipating a 2 yr turnaround - so sometime in 2024/mid-2024; If that stays on track, based on the feedback from DCR - preference is for this to be done earlier and we will prioritize this scope of work with the HDD as early as possible: potentially start in Nov./Dec. 2024. That is what we are currently targeting, but will also depend on multi-modal and what they're targeting. Duration 4-6 mos. which would include restoration. We would like to time restoration with early spring and then we minimize impacts by doing bulk of work during winter. There is also a sm. Segment of open cut trench to the street, once the drilling is done. JEN: You have permitting you have to do - the only permit from con.comm. is for an NOI. DCR will permit excavation permits. But there are permits that will be ultimately driving the schedule. Do you want to advance the permitting ahead of the state? CHUXK: we are going to do as much as we can before we get state approval. We want to accelerate things and we are working to advance the design. JEN: Initial coordination with Parks & Rec. and notification to school dept. bc elementary school across the way Overall stakeholders: MBP, Charles River Conservancy, Charles River watershed assoc. Will share the who's who list. I have already received emails from MBP and I think that one might be trickier to navigate. They have misunderstood how long we will be there. **RECO: put together a more realistic schedule for MBP - so it's not that far away; which permits will go when. MBP has broadcast it across a long list; Copy the entire list. JEN: I am going to finalize the list of who's who. DPW/Parks, Rec, CDD, CRC, CRW, MBP, DPW/Engineering, city manager's office (MOU negotiations) Mitigation requests: City - re: Maintenance; DCR - is the owner. Just keep MBP apprised; Mitigation will depend on the final limits of work. JENN: Lines like this on a plan can be scary for people not use to construction. Show what's happening and a conservative estimate on time. Questions: how high is the equipment? What is the scale of the equipment on site and we think MBP will attend Conn. Comm. How high, how deep? In the 3-D Mass DOT is evaluating the bridge that goes over the BU rotary. MassDOT is still fact gathering, but if Eversource can share future utility conditions that would be good.	Meredith to draft a timeline for work at Magazine Beach Jenn to provide list of who's who Chuck to send future utility conditions to MassDOT related to BU rotary/bridge as soon as available.
5/25/2023	DCR	Eversource Email correspondence/HDD Map was attached	N/A	Eversource shared the map it developed to illustrate the limits of work that was discussed with DCR during the walk down of Magazine Beach on March 3, 2023.	
5/25/2023	Magazine Beach Partners	Eversource Email correspondence/HDD Map was attached	N/A	As a follow up on concerns of the GCEP Magazine Beach as a staging area, Eversource developed a map to illustrate and provide clarity to Magazine Beach Partners on the limits of work which was discussed with DCR on March 3, 2023.	
5/25/2023	Cambridge Conservation Commission	Eversource Email correspondence/HDD Map was attached	N/A	Eversource shared the map it developed to illustrate the limits of work that was discussed with DCR during the walk down of Magazine Beach on March 3, 2023.	
5/25/2023	Magazine Beach Partners	Email from Cathie Suzy	N/A	Eversource received an email from Cathie with question regarding the illustrative HDD Map that Eversource developed on its planned use of Magazine Beach.	
5/31/2023	Magazine Beach Partners	Eversource Email response to Cathie Suzy/ Answers to questions included	N/A	Eversource provided a response to the questions from Magazine Beach Partners that was received on 5/25/23. Other supporting documents provided include a copy of HDD illustrative slide/ YouTube video Click on this link for question and the responses provided to Cathie.	
6/8/2023	Magazine Beach Partners	Email from Cathie Suzy	N/A	In a forwarded email to Eversource from Cathie, was correspondence between Cathie and Khalil Mogassabi, Deputy Director & Chief Planner City Of Cambridge. Khalil had some very specific and general questions/comments related to Eversource HDD map shared by Cathie. Cathie was also inquiring about Eversource plans with regards to having a meeting with Magazine Beach Partners and staff from the City of Cambridge to discuss Eversource plans at Magazine Beach. Cathie suggested including some DCR staff in the meeting and provided her availability for a meeting.	
6/16/2023	Magazine Beach Partners/City of Cambridge	Eversource Email correspondence/ Answers to questions included	N/A	Eversource provided an updated HDD Map response to questions from Khalil Mogassabi, Deputy Director & Chief Planner, City of Cambridge that was contain in a forwarded email from Cathie on 6/8/2023	
6/30/2023	DCR	Letourneau, Jennifer (Meeting Organizer) Eck, Charles Klein, Allison S (Accepted in Outlook) McGilligan, Eamon G Boericke, Meredith L (Accepted in Outlook) Estes, Aaron (Accepted in Outlook) Parenti, Jeffrey (DCR) Casey, Sean (DCR) Lowell, Robert (DCR) Coda, William (DCR)	Goal: pin down the mitigation DCR wants for construction mitigation and this will also help advance land exchange (Art. 97), and ultimately the project.	The team discussed the proposed mitigation (MOU) for soccer field rebuild. DCR believed the Soccer field rebuild is not "above and beyond"; it's considered restoration; Eversource is taking away soccer field usage and using part of it; we can't just restore a corner of the soccer field. DCR wants EVS to manage the entire restoration - design, construction, etc. You can expect city to provide the same feedback. There was further discussion about how Eversource will be contributing more to the soccer field than replacing in-kind. This was unresolved at meeting's end. Additional discussion followed around DCR's request for curb to curb paving, crosswalk and signage improvements along Memorial Drive. Aaron relayed that we have two sets of mitigation we are trying to solve for: the park and Memorial Dr. DCR also discussed its desire to have the bike paths reconstructed between Mass Ave and River Street, and the path near the boathouse is particularly deficient and if this could be part of the mitigation that would be important. Meeting concluded without agreement as to appropriate mitigation, but that was in part due to DCR awaiting input from city of Cambridge, who manages the park, and MBP. Site walk one week hence seeks to help resolve these questions	Mitigation not determined. on site meeting scheduled for 7/7/2023 at that time DCR/Eversource will take feedback on mitigation proposals from City of Cambridge and Magazine Beach Partners, but ultimately agreement will be between Eversource and DCR.

7/7/2023	DCR	Aaron Welles, Rights & Survey Eversource Chuck Eck, Project Manager Eversource Chris Newhall, Environmental L&P Eversource Amina Cephas, Project Services Eversource Meredith Boericke, Project Services Eversource Jason Wright, Community Relations Eversource Matt Watkins, Field Outreach Watkins Associates, on behalf of Eversource Mike Howard, Siting Epsilon Assoc, on behalf of Eversource Sean Casey, Director of	Magazine Beach Mitigation Discussion Meeting	The group gathered at the entrance to Magazine Beach Park; Aaron Welles passed out maps that outlined the proposed limits of work; Meredith introduced the goals of the meeting: 1. For all to have "eyes on" the expected limits of work, which had been marked the previous evening by the Eversource Survey Team. The drip lines around the existing trees were also marked out, as discussed during an initial meeting with DCR. 2. To discuss and solicit feedback regarding mitigation for the use of Magazine Beach for the Horizontal Directional Drill (HDD) operation; and to concur on the differences between restoration and mitigation. 3. For questions to be answered and for all parties to hear the same information. The meeting was extremely collaborative, with all parties providing feedback, information and asking questions. All parties emphasized the importance of this project in delivering clean energy to Cambridge and supporting economic development in the city. All parties were urging a speedy decision be handed down so the project could begin, and the benefits be received. Eversource thanked the attendees for their support and agreed on the extreme urgency of the project and explained that Eversource is awaiting the procedural schedule from the Energy Facilities Siting Board (EFSB), which was expected in March 2023, but is delayed	NEXT STEPS Cost estimates and assessment of the proposed mitigation as noted. (Chuck) The renovation of the entire soccer field. • a pedestrian path inside Magazine Beach in the work-zone impacted area. • a new tree planted by the construction access entrance. • pruning of dead limbs on trees along Memorial Drive • improvements to the existing chain link fence within the construction access entrance. Community Impact Grants
9/7/2023	Linden Park Neighborhood Assoc	Jim Grey -President of Assoc. project services, watkins strategy's	Update on the GCEP program, where the regulatory proceedings are, update on the Fulkerson parcel and discuss some public meetings that will be coming up late Sept. - early Oct.	Team discussed the proposed agenda for the City's public meeting scheduled for 9/11/23 - the city will announce to the public the Fulkerson parcel land swap details - EVS to use the property during active construction for laydown, parking, etc. and will remove building on site., expanding on after the substation is complete and transmission lines energized safely, parcel will be available for public use (anticipated Q4 2023)	
2024-2025	Cambridge Department of Public Works and DCR	Eversource	More than a dozen meetings throughout 2024/2025 discussing a memorandum of understanding with the city of Cambridge for the project as well as specific community benefits, including Magazine Beach	Ongoing DCR and DPW meetings confirming the restoration of the Magazine Beach Soccer Field and other various benefits.	
8/14/2025	Magazine Beach Partners	Decia Goodwin, Rick Branca, Matt Watkins, Allison Klein, Eric Sachetti, Zachary Terzini, Chris Newhall, City Councilor Cathy Zusy, Chuck Eck	Matt W. provided an intro to all EVS staff and contractors and spoke to the potential changes in alignment of the HDD. HDD march 2027 and trenching on memorial....restoration and de mobilization		
9/3/2025	Magazine Beach and Cambridgeport Neighborhood	EVS Staff	Door to Door and direct mailing performed ahead of filing date.	Eversource Outreach provided door to door outreach and direct mailers to all affected abutters for the B2A reroute. Notifying stakeholders of the requested reroute.	
9/4/2025	Cambridgeport Neighborhood Association	Eversource, Rebecca Bowie	Follow up emails and phone calls with Cambridgeport Neighborhood Association President	President of the Cambridgeport Neighborhood Group reached out concerning Magazine beach and their neighborhood. Project Engagement fielded traffic concerns and highlighted the EFSB filing date as well as our ongoing communication with Magazine Beach and the planned community benefits we will be providing. Cambridge City Councilor Zusy also provided supportive context on our Magazine Beach outreach to Rebecca Bowie.	
9/20/2025	Cambridgeport Neighborhood Association	Eversource and residence	Tabling event at Bookdrive	Eversource has been invited by Cambridgeport to their book drive in Hasting Square to field project related questions and concerns about Magazine beach and the reroute near their neighborhood. EVS Project Engagement is planning to attend.	