



CAMBRIDGE CITY COUNCIL  
TRANSPORTATION AND PUBLIC UTILITIES COMMITTEE  
VICE MAYOR JAN DEVEREUX, CHAIR

COMMITTEE MEETING  
TRANSCRIPT OF PROCEEDINGS

MAY 22, 2019

2:03 PM, SULLIVAN CHAMBER

**VICE MAYOR JAN DEVEREUX:** I appreciate you being here. As you are doubtless aware, there has been a great deal of public debate about the proposed substation on Fulkerson Street, um, which is adjacent to a city park and a public elementary school, and is in a residential area evolving as it is and was originally planned to be residential. So that has been sort of the expectation of the neighborhood, and this news that it might have another use has caused quite a kerfuffle.

And, uh, simultaneously, um, Eversource has been before our Board of Zoning Appeal for plans to expand an existing, um, much smaller substation on Putnam Avenue, which is again adjacent to some residential buildings. And, um, I was out of town last week, so was unable to attend the most recent BZA hearing, but I gather that there was a lengthy and detailed discussion that raised a lots of questions and it ended up being continued, unfortunately, until September, which I believe is the next available date that the, um, the quorum of the BZA that was at that hearing could reconvene. So that sort of leaves that plan in limbo.

And, um, so you know, it's--but it's, it's all

connected, um, as is our electrical infrastructure. And so I think, um, what we want to do is talk, um, obviously about the Fulkerson Avenue and the needs associated with the Kendall Square in East Cambridge area. But, um, I think we'll also touch upon what Eversource and the city are doing together to plan for the electrical needs of the city going forward because certainly, Kendall Square is developing, but Alewife is also developing, and parts of Cambridgeport are developing, um, around MIT. And so this is not sort of a one-time need. Um, I would expect that over the next several decades, there may be other needs, and I think we need--all need to be better informed about how these decisions are made, um, and planned for.

So, um, without too much further ado, I guess, um, I will toss it over to Bill Zamparelli, who's representing Eversource. He can introduce his team and take us through these slides. Thank you.

**BILL ZAMPARELLI:** Thank you, Vice Mayor Devereux. We appreciate the opportunity to present today. Uh, we do think it's important that--I believe it's on, maybe I'm not speaking directly into the microphone. I did want to introduce our team. With me today, Joe Mayall, who's our

Engineering Project Manager for the Fulkerson Station, as well as Todd Lanham, who is with Siting and Construction Group or Services for Eversource.

We do have a series of, uh, subject matter experts who have also attended with us here in the audience. I don't know if you want me to go through all of those introductions now, or we can wait and address those specific questions as they arise. But I would like to turn it over to probably Todd, who is prepared to walk us through our presentation.

**TODD LANHAM:** Thank you, again. Yes, my name is Todd Lanham, and as Bill mentioned, I do work for Eversource. The Siting and Construction Services arm that I work for is, is the outreach team. So it's my team that does the, the community outreach, discusses potential projects, talks to the community members. It was my team and myself that did a lot of the open houses and the outreach for the Putnam Avenue project that you mentioned earlier. So, so that's kind of my role.

Joe, each one, I'm gonna go through the first couple of slides and then I'll turn it over to Joe. Joe is the manager over the Project Management team. Um, so Joe is

well-versed in not only this project, but a few others, and I think his experience will lend well to the, to the presentation as we make it.

So, if I may, I'll just jump right in. The first graphic here on the first slide really is meant to just kind of be a level setting slide. I just wanted to make sure that everybody had the fundamental understanding about the electric system and how it works. As you can imagine, power is generated from some facility, uh, wind, solar, fossil fuels, natural gas. So the electricity is generated, and then it connects into the grid or the system. And what happens at the transition point between the generation facility and the transmission facility is much like those above ground towers that you see, transmission is either above ground or below ground, and it's in essence the backbone, the infrastructure that, that takes the transmission, the facilities to, to the local community.

There's another stepping point there, it's the substation between the transmission lines and the distribution lines. So what happens again is you're taking the transmission facilities and you're interconnecting to the distribution lines, which much like the transmission

lines could either be above ground or below ground, but those distribution lines that actually take the power to the residents or the businesses. So that's in a nutshell kind of how the energy grid works, very high level, very graphically basic, but just wanted to make sure everybody had it.

So, I don't think it's any, any news to you that Cambridge is growing. You've got a great place to live and work, a lot of people want to be here, and that's driving energy consumption. So what we've noticed is that the demand for the electricity is indeed being driven by a mix of office, residential, and retail development. A lot of development going on in, in Cambridge, so we have to meet the needs for those businesses and the residences that are being built and planned for in Cambridge. At last count, we had about 34 projects that were either permitted or under construction in East Cambridge area, kind of like this is, this is where we see a lot of the growth.

And if you look at the graph off to the right, you'll see that, you know, between 2014 and 2017, a lot of the projects were placed into service, meaning there was a demand for the electricity of about 49 megawatts. Between

'18 and towards the end of '19, we're projecting about an additional 21 megawatts of service being placed into service. And when you look at a little bit further on the horizon, there's more coming online that we expect that we're going to need to meet the energy demand of about 100 megawatts.

So all of this development, all of the great things that are going on here in Cambridge are driving some energy need. So what we're doing to is, um, as we look out over the horizon, we're trying to plan for that increased capacity or increased need for infrastructure.

So what all this means is that the Eversource systems planners, they regularly address, they assess the electric system, and they develop plans to meet that growing demand. Our job as a regulated utility is to continue to provide the safe and the reliable power via the distribution center that would serve all of these needs. And in order for us to do that, we need to do a couple of things on the, on the near horizon. We, we need to provide immediate relief for extra infrastructure in the Cambridge area so that it will avoid system burdens on the system equipment so that it will aid in the--it will enhance the reliability of the

distribution system, and it's gonna accommodate that future growth that you guys know about.

We were asked, um, during some of the meetings and the hearings that what happens if you do nothing. Well, during the summertime months is when we see the highest energy usage. If we do nothing, then we're gonna be in a position where we have to--have to consider alternatives that the existing infrastructure could become overloaded, and so that it doesn't become overloaded, we would have no other recourse but to, to shed customers or disconnect customers. We certainly don't want to do that. The graph over on the left-hand side of the page, what that kind of depicts is that last summer, we saw the peak electric need for one of those hot summer days reached 98% of the all time load. So we're already seeing that we're nearing kind of the, the, the, the, the capacity that we have in the system, so we need to start planning for additional infrastructure to address those needs. This is where I'm gonna turn it over to Joe because I want him to start talking about some of the things that are going on in Cambridge. This is kind of a map of Cambridge and the existing substations. So Joe, I'll let you kind of talk through this.



**JOE MAYALL:** Thank you, Todd. And as been said, my name is Joe--my name is Joe Mayall. I'm the one of the managers for the capital projects transmission in Eastern Massachusetts. Um, and as that, I manage the project management group. The project manager that's doing the Putnam project, um, is in my organization, and as such, we'll be able to talk to that today. And, and having done a lot of these capital projects, I thought it would be best to kind of ground us a little bit as to let's not just jump into Fulkerson, but let's take a step back and say, why do we need Fulkerson? Why can't we just work with what we have in Cambridge already? And that's the intent of this slide. So let's just take a couple of minutes here and look at the four major stations that we have existing in Cambridge already and, and ground ourselves a little bit.

And if we, if we walk through this, if we look at the upper left, we have an existing East North Cambridge substation. Um, it's, it's very far away from the load pocket that we're trying to serve. It has very limited capacity and it will not fulfill the need that we're trying to serve, um, and being too far away from the need that we're trying to serve. So our plan is have discounted that

as a site. At that point, we move to, um, to--I'm gonna skip over Putnam for a minute because we have another slide on that. I move to the right side which is--which is Prospect Street. And we look--if we look at that site is very, very limited. It will not again fulfill the need that we have, it's just too much load that we're trying to build out of--out of the substation. If you see there, there is a little gray area there that looks like you could put something there, but we have, um, buried underground duct banks and infrastructure buried in the ground there that will not allow us to put anything on top of that.

If you move over to the lower right-hand side, which is East Cambridge, um, that picture there, um, which Todd is highlighting in green there, we only own up to the basically, well, that little fence in the middle there. Um, so we've maximized the whole lot. There's, there's hardly any room even to walk around in that substation. Um, so the point here is that of those three stations, we really have maximized everything we can available in, in the City of Cambridge. If we go to the lower left-hand corner, which is Putnam, um, you will see, if you look at Putnam, it looks like there are two big, um, not big but there are two

vacant land masses and a building in, in between. And as was mentioned earlier, um, we are in front of the City of Cambridge for a permit to put a transformer at the site, so we are trying to squeeze every ounce of, of available land mass that we can. And that's what we're trying to do in front of the City of Cambridge right now.

The other side of this--of this land mass, we have existing, it's not us, it's other utilities have used this land mass. There are two easements restricting us from putting anything under this. There are buried, um, other utilities in that land that we can't use. So once again, we're inhibited from further developing that site from other utilities. And I have another slide, if we can flip to that, that will further talk about Putnam. So looking at Putnam, um, right now we are--as I said, we have actively trying to install a fourth transform at Putnam to address the, the city load growth right now. We have to address some of the community needs as we've talked to the community. We have modified our original design based on feedback from the community.

We've, we've shifted the transformer as far as we could basically 44 feet back into the parcel. We've added

additional sound attenuation for the transformer. We've tried to--we, we've tried and we have been able to upgrade additional landscaping plantings. We've added new fencing design and, and gating to make it more appealing to the-- and fit in with the neighborhood. Now, since then, we have gone, as was mentioned by the Vice Mayor, that we have gone to the--to the Board, and that has been continued to September. We are now currently looking at that internally through a construction plan because we need to have, uh, this transform in service for the summer load of 2020. And we are currently right now from a project planning standpoint, construction standpoint looking to see if we're gonna have load at risk for 2020.

In a situation such as this, if we have loaded risk at 2020, we will be putting together what we call a mitigation plan. We don't have that yet, that's--this is a new event now because this just happened, so we will be, in the next two months, developing a load of a possible contingency plan if, if this project does not happen. So moving, moving from Putnam, if you can see in the lower right-hand corner of Slide 6, is an oval shape, and this is the load pocket that we are honing in on with the--moving with the

Fulkerson project site. And this is to address the major load concern, um, for the City of Cambridge as Eversource is. And, and this is where we have focused our, our search for, um, a site that will serve the needs. And we started this, this, this, uh, this site, this search about 2014. But if you can see, um, we try to develop our sites such that they're close to the load pocket, and they meet a certain criteria that obviously we can build on. And you can see the criteria as outlined in the left-hand side, um, predominantly a 40,000 square foot site.

Now, obviously, to have a say, you must have a willing seller. And, and that has been a struggle for us. You have my hat's off to the management of Cambridge, you've developed a nice city, everybody wants to be here, developers like the land, and it's a--it's a profit for them. It drives up land prices and, and unfortunately, developers can build a lot quicker than Eversource can build, you know, a project site or a substation site. So we are--as you can see, we have to go through quite a process to put a substation in the site. Um, but this brings us to the next slide, which talks about why are we at Fulkerson. And as I mentioned, we started our real estate search, um,

at the very late 2013. We started to do an internal search, um, at that point, looking at 40,000 square feet, which is a minimum for us for the electric loads that we, we were looking at.

And at that point, you know, our internal real estate group, and I--and I know, um, Vice Mayor, you asked for real estate to be here and real estate is here if you have some direct questions. Um, and, and basically that turned up nothing, there was nothing on the market at all. We then in turn, um, said, okay, let's, let's bring in some external health colliers international, which is, you know, world, world renowned. And we started looking for land that was not on the market, and anything we could find. And, and we went through a search that limited it to about 15 sites, and from those 15 sites, through our engineers and our electrical plan is on looking at our criteria to what we call a locus of load point, and we've got that down to about eight sites. And then when we looked at that, some of these didn't even meet that criteria. And in the end, we ended up at, at Fulkerson. And, and, and, and that's where we are today.

We purchased the site in 2016, we closed on it in

2017. And, um, and then, um, we started to have community meetings, and, and we know the community, you know, we felt the pain of the community, I will say. So we started to do another real estate search. You know, we were hearing it from the community, we're not closed with what the community is saying, and, um, and again, we're back to where we were in 2014. There is nothing out there. We're repeating again what we did all over again in 2014, and there's nothing. You know, Fulkerson is not an ideal site for us either. It's not our preferred Nevada site. If we could find a better site, we would go to a better site, we just can't find it. And even if we could find it, I'll go back to what I said earlier on the other slide, we have to have a willing seller.

Moving to the next slide, this today, a lot of the communications we've had when we talk about Fulkerson, where we tend to lock ourselves into Fulkerson the site, the building, Fulkerson is a project, um, a piece of which the majority of which is in Cambridge, um, but it does spill over into Boston. Fulkerson, this slide represents, and we have drawn Fulkerson, if you can see in, um, in the bottom, I guess, lower right corner, you can see the

Fulkerson site, and you can see the radially blue arrows which depict graphically the transmission lines, um, the radio out where we have to connect to. They're not meant to show any specific street or any specific route there to graphically illustrate that we have to leave the site and connect to our electric grid. And, um, and as that, you can see the, the, I guess they're purple circles, um, where we have to get to, generally speaking.

So some of this, we have to go under the Charles River or over the Charles River into Brighton. We have an existing transmission line up on Prospect Street that we want to connect to somewhere along up on Prospect Street. We have--we want to get down into the Kendall area, Kendall station area, East Cambridge station area. And, um, and then up on the upper right, we've um, this substation, if you can remember the very first slide where we showed you there's a very high voltage, very high voltage type and then a low voltage type system, you know, we want to get to the distribution system, which is the insert. You know, we have illustrated four magenta colored ovals to represent the, the areas of distribution that we're gonna expand the Fulkerson site into those areas to feed the distribution



load and strengthen the, uh, the distribution system for, you know, for the City of Cambridge. And that's, um, that's the load pockets that we're trying to--we're trying to get to, and that's in those little pocket circuits.

Those, those purples, um, the arrows don't really depict like which way the electricity is flowing. It's just to show you that, that from the Fulkerson site, we have to get to, you know, to our other stations. It doesn't really depict which way the electricity is flowing. So in conclusion, what is Eversource doing? So we are going to continue to investigate viable options for Fulkerson substation. We're still--we are still in the conceptual development stages. We've heard the community, we've heard the community say, we don't want a big building, we don't want this, we don't want that. We're continually looking to look to see if there's other types of equipment that we can make a building smaller. We don't have a size of a building yet, we're still evaluating that. We are performing engineering analysis on, on every aspects of this building. Um, we're looking at different configurations, height with depth, um, we're still--we're still talking to the community to get feedback on the community.

But right now, we have taken feedback from the community and gone back to the engineers and said, what else can we do? We are not ignoring the voice of the community, not by a long shot. Putnam, Putnam, we are now, like I said earlier, um, we're developing, we're going to start to develop a mitigation plan. The Project Manager is sending out internal meeting notices as we speak. And we, we still have--we're still proceeding to continue to develop the Putnam station as its originally planned in the hopes that that permit does go through and is successful because that is the best option at this time for us, and, and that's where we currently stand.

**VICE MAYOR JAN DEVEREUX:** Thank you very much. So that's the answer?

**JOE MAYALL:** Yeah.

**VICE MAYOR JAN DEVEREUX:** Okay. Before we move to a few clarifying questions from my colleagues, I wanted to take a moment to, um, welcome Councillor Toomey, who has joined us, and also to acknowledge Chris Addis, who is here from Representative Mike Connolly's office. So, um, do any of my colleagues have just clarifying questions about the presentation? Councillor--

**COUNCILLOR TIMOTHY J. TOOMEY:** Hello, Chair?

**VICE MAYOR JAN DEVEREUX:** Excuse me? Okay, go ahead, Councillor Toomey.

**COUNCILLOR TIMOTHY J. TOOMEY:** Thank you, Madam Chair. Through you to Bill, on your--I'm sure you've heard my points about my disappointment how this whole transaction took place, but on June of 2016, you say you had a purchase and sale agreement for 135 Fulkerson Street signed with 135 Cambridge LLC. Who's 135 Cambridge LLC?

**TODD LANHAM:** If you don't mind, I'd like to ask Chris Detwiller who is with our real estate to come up and join us. Maybe he can provide a little additional detail for you.

**VICE MAYOR JAN DEVEREUX:** You can sit right next to this microphone. And just push the green. Yeah.

**CHRIS DETWILLER:** Push the button that says, push. My name is Chris Detwiller. I'm a Senior Real Estate Specialist with Eversource Energy. So 135 Cambridge LLC is the entity that had the property under agreement from the current owner, and the entity that was permitting that said at that point which was Cabot, Cabot & Forbes.

**COUNCILLOR TIMOTHY J. TOOMEY:** Just repeat that one

more time, please. Just I want qualifications. I'm just looking at the days of the transaction that--so the Cabot, Cabot & Forbes didn't own it at the time?

**CHRIS DETWILLER:** Right.

**COUNCILLOR TIMOTHY J. TOOMEY:** They had a purchase and sales with Scarborough real estate?

**CHRIS DETWILLER:** Correct.

**COUNCILLOR TIMOTHY J. TOOMEY:** So then I'm not a real estate but I have to check. So even though they didn't own it, they could sign a purchase and sale with another?

**CHRIS DETWILLER:** Right. So they're, they're typically with something like this, they have, you know, a person sale would give them site control, um, you know, contingent on a variety of different things that they would go through, you know, permitting title, um, all that sort of thing. So that, that effectively is what is commonly called, you know, site control. They didn't own it yet, but they--per their agreement, they had the right to, um, purchase it under a certain set of conditions.

**COUNCILLOR TIMOTHY J. TOOMEY:** I mean, I have to look into this further, but I don't know how someone could sign a Purchase Ad Sale Agreement with somebody that doesn't own

that property. And then when you look at the sequence of events afterwards on that day of June 17th, the Scarborough sold over 6 million, and Cabot Forbes, two hours later sold for I think 12 million. So you can understand that this does not look--at least to me, this does not look as something that I think is acceptable. And I just think that this whole thing just has such a foul odor to me and it just questions--so you know, I just will continue. You know, I guess maybe legally, you can--you can do that. I've never heard it that someone can sign a Purchase and Sale Agreement with something that--with someone else and they don't even own the property, but I guess--

**CHRIS DETWILLER:** Yeah. So I can--I can explain kind of how--it is confusing a little--a little bit. It's atypical. So um, when we entered into our Purchase and Sale agreement, that was contingent on the--their activation of the property first. So, so, so CC&F had a P&S with, excuse me, Scarborough, and then our Purchase and Sale Agreement with CC&F, I'll just say CC&F because different LLCs, um, was contingent on their first closing on their acquisition. So our P&S was contingent on their P&S, which is I know it's a little confusing but that's kind of how it--how it

was--how it was structured. So basically, if, if something happened, um, whereby Cabot, Cabot & Forbes didn't end up closing on their agreement with Scarborough, then our, our agreement would be off, basically.

**COUNCILLOR TIMOTHY J. TOOMEY:** I'll just--you know, something I will pursue with but it's certainly sense very bad taste. I mean, I think--well, I'm not gonna speak for Scarborough realty, but obviously to me, they got screwed like \$6 million. And so I just don't know what behind scenes type was going on between Eversource, Cabot, Cabot & Forbes, but it just sends the wrong message to the community how this whole transaction came down, and begs the question, how can we trust Eversource going forward in this process? So to me, it just, just laying that out there, that to me how this just unfolded, it is really, really unfortunate. I just think there was a lot of, um, deviousness, for lack of better word, and that's being polite, but something I will continue to examine with other, you know, with, you know--it's just very unfortunately how this all unfolded as far as I'm concerned. I just don't think--I think people being forthright and forthcoming to the community, and I think it

was an insult to all of us.

**BILL ZAMPARELLI:** And that--and that certainly wasn't our intention. I mean, the, the nature of agreements like this is they're, they're typically, um, confidential. We're not able to disclose any, um, aspects of them. So that certainly wasn't our intention. We don't--during, during that period where we have the property under agreement, we didn't have the ability to share that information, so we're kind of limited in that regard.

**VICE MAYOR JAN DEVEREUX:** Okay, thank you. I think--I mean, I think that's, that's a sort of a separate issue at this point. You own the property and I think I want to see if we can talk about the problem at hand. Councillor Zondervan, do you--

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Madam Chair. On slide number two, first paragraph, you say demand for additional electricity is driven by a mix of office, residential, and retail development. I wonder if you could clarify that a little bit. You know, I've reduced my electricity consumption from the grid by over 50%. I don't think everybody's doing that, but I also don't think that residential use is significantly increasing if at all. And

in terms of retail, we're hearing that retail is shrinking. So can you provide any further clarification? Because to me, it looks like we're building tons of office and lab in Kendall, that's what's driving this demand, and then you're gonna stick a power station in a residential neighborhood to service that demand. That's not right.

**TODD LANHAM:** As I understood, I think it is a mix. I don't think it's all one type of development or the others. And I think those 34 projects had a lot of commercial development in it, so yeah, don't, don't misunderstand that. It's not equally spread, I don't believe. I haven't looked at the projects under construction, but as I understand it, yes, it is a predominant commercial development.

**COUNCILLOR QUINTON Y. ZONDERVAN:** So, so I would like to see the exact breakdown, not right now, but at some point. I really appreciate that information because that's our intuition is that this is massive development, uh, in, in the commercial space that's, that's driving this demand, not, not residential. And then you say future plant projects will increase electric load over the next decade. And again, it's the same story, right? When, when we look



at the future planned development that's coming, it's Volpe, and that's 60% commercial. And I'm sure the load is way bigger than 60%, especially if, if we include labs. And then on Slide 3, you're, you're showing--I guess it's not an exact representation, but it looks exponential growth to me. And it's just--it just blows my mind that we are we're trying to deal with climate change, we're trying to reduce our emissions, and yet your plan is that we're going to just continue to increase the amount of electricity that's being used in the city, and most of that is going to continue to come from fossil fuels, and the only way that you're proposing that we can deal with this is to just add more capacity as opposed to why aren't we reducing our demand? Why aren't we installing batteries? Why aren't you promoting renewable electricity like solar on site generation like I'm doing in my house to bring down this low demand that you're projecting?

**JOE MAYALL:** Let me answer that a little bit. This, this picture here is just a, you know, a graph to kind of get a, you know, a theme to what the slide is doing. Um, what we're trying to really say here is in, in August 2018, you know, we're at 98% of our peak where, you know, we're,

you know, we've exceeded our limit. We got to build some capacity into this. And, um, you know, for your, your comments about batteries and, and conserving, um, you know, Eversource and California have been going back and forth for the last, I think five years over, you know, who's the most efficient utility in the United States. And, and last year, Eversource is number one in the United States. So of all the electric utilities in the continental United States, Eversource is number one. So, you know, we are the leader in, in, in conservation.

You know, the residents of Cambridge, um, in all our customers in the commonwealth of Massachusetts can go to Mass Save and, and, and get, you know, conservation means and methods. And, um, and we are--we are launching battery programs where we have programs with Department of Public Utilities. We are launching them from large scale utility grade battery programs, energy storage programs. Uh, the first one is slated for Martha's Vineyard, um, to reduce diesel emissions, and the second one is slated on Martha's on Provincetown. And those are Department of Public Utility, um, sponsored programs. So we are trying to lead the--lead, lead that initiative.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Well, I appreciate that. And, and certainly you're king of the hill, but, but we've got a mountain to deal with here. And why aren't you bringing these technologies to Cambridge? Why are we not seeing more promotion of solar on site storage micro grids? There are a lot of other ways to deal with this demand growth that you're projecting than to just bring in more supply that's coming from fossil fuels. It is not acceptable. It has to be done differently. If we look on, um, slide number six where you're circle here of where you need this substation, and you said Fulkerson is not your nirvana. I would--I would love to know where your nirvana is. From, from my point of view, the Volpe site square in your circle there or ellipse, uh, MIT's power station right in there. So I don't understand why your solution to this problem is limited to doing complicated real estate transactions that we can't even understand as opposed to working with these big developers, Alexandria, MIT, that are causing all of this demand growth that you need to satisfy. You need to be working with them and, and get this infrastructure on their property, not in our neighborhoods, not across the street from where my kid went to school.

That is not acceptable. Thank you.

**VICE MAYOR JAN DEVEREUX:** Okay. Councillor Carlone, and let me welcome Mayor McGovern who has just joined us. And I believe we have--actually, I haven't introduced all the staff, but we do now have the City Manager back in the background, we have Iram Farooq from CDD, we have Steve Lenkauskas, the City Electrician, we have Commissioner O'Riordan from DPW, and also the City Engineer, Kathy Watkins. And I don't know who I'm missing, but anyway, go ahead, Councillor Carlone.

**COUNCILLOR DENNIS J. CARLONE:** Thank you. So as I understand it, the in-house team at Eversource in 2014 said there's an issue here, we have to begin planning for this increased capacity. So it's a five-year lead approximately, um, but we're at 98% now, and 98% I take it as citywide or is it regional-wide?

**TODD LANHAM:** Citywide.

**COUNCILLOR DENNIS J. CARLONE:** Okay, so it's not Kendall Square or East Cambridge. That might be the bulk of the drain, the drag or the need, but it's citywide. Um, I was gonna bring up Volpe and Kendall Square opportunities. When did the city know about your need or when was this

discussed?

**TODD LANHAM:** One second, please.

**COUNCILLOR DENNIS J. CARLONE:** Yeah, we're here. What Jack--

**VICE MAYOR JAN DEVEREUX:** Thank you. Just introduce yourself so the--

**RICH ZBIKOWSKI:** Yes.

**VICE MAYOR JAN DEVEREUX:** Thank you.

**RICH ZBIKOWSKI:** I'm gonna back off because I have a very strong and forceful voice. I do a lot of singing, so might project my voice very easily. My name is Rich Zbikowski, and, uh, I am the Assistant Planner for Eastern Massachusetts North, specifically in the Cambridge area. And we did start noticing around 2013 the significant low growth pattern that was occurring in this East Cambridge area. We did have some opportunities to start this discussion with the City with various staff members, I don't remember exactly who they were in this October 2014 timeframe, that's saying we're going to need to bring another capability capacity of this area. And the capacity we were thinking, maybe, maybe we could try to do something up at Station 819 because our--

**COUNCILLOR DENNIS J. CARLONE:** Which is?

**RICH ZBIKOWSKI:** Which is, excuse me, Prospect Street Station 819. Our approach in system planning is to try to maximize the use of all your existing infrastructure before you ever try to go for any new substation. First of all, what we try to do is say, can we transfer load between this particular substation and another substation by adding either changing the, the system configuration or adding new lines? Those were determined not to be appropriate for the amount of load that's going to be coming about and also the amount of substation capacity at the respective sites were insufficient to handle those additional, uh, increases. And there's no doubt this increase is related to commercial, no doubt, right at that point because it isn't not necessarily the number of projects, 34 projects, right? It's an mounting demand on each of the projects.

So we had this conversation starting at around 2014 with the City, and we went back and started to look at our options. And as we started to look at our options, it became apparent to us there was no ability for us to serve it out our existing infrastructure, and that's, as Chris mentioned earlier, we started to look at the various real

estate opportunities because we knew we were going to have to construct a brand new substation. And you can try to manage, and as Joe Mayall describe, one of the first things we try to do is mitigate the amount of demand by conservation, and it's not gonna reduce these demands that some of these 35 story office buildings are going to be to zero. You'd be lucky to get down by 10% or 20%. It's lighting load that really drives that conservation. That's really it. If you can try to drive that down, you can, but you're not gonna get it to zero, and that's what happens. We have a substantial amount of load that's coming on that far exceeds the capability of East Cambridge substation. As it said, in 2020, a loss of one transformer at East Cambridge, the other two transformers are gonna overload, and by supervised remote control, we're gonna have to--if it's at summer peak load conditions and they're overloaded, we're gonna have to disconnect the customers. That's intolerable for us, and that's why we propose these other solutions.

**COUNCILLOR DENNIS J. CARLONE:** Well, the reason I asked the question, Madam Chair, is, um, related to what Councillor Zondervan said, he's an engineer, I'm an

architect urban designer, and I know what planning is, and I find it hard to believe that you're in a five-year window and now we're panicking. For good reason, I'm not questioning your calculations. The timing really upsets me because--and I'm trying to explain the point and I won't dwell on it. We just negotiated with MIT two years ago, and we asked for a lot. Now, to be honest with you, the logical location for a new substation if you include Brighton is down the railroad tracks and MIT land. That's the center point. We were in negotiations, never heard of this issue. I heard Central Square was in bad shape. All right, I'll move on. This is questions point.

The needed capacity that you need, you must have a sense of what that means above grid for this site in question. I know there's a big range, you could say there's 50% range depending on the technology, but you've done substations. No one in this room knows more than the group from Eversource. So we've heard rumors, neighborhood people have heard rumors of things as high, I can't believe this, as high as 80 feet. Can you give us some sense of what we're talking about when we talk about this needed substation? I mean, it's been five years. You had to get



40,000 square feet which is \$300 a foot. It's not cheap of purchase. What is it, is my question. What are we talking about so we can translate and understand the impact because that's what we're talking about today.

**TODD LANHAM:** Joe, I want to just answer that. The development is constantly being evolved. We have been asked to look at both the near term and the long term development.

**COUNCILLOR DENNIS J. CARLONE:** We're talking long term.

**TODD LANHAM:** Long term to me is 30, 40 years. That's what I--what I do as a plan.

**COUNCILLOR DENNIS J. CARLONE:** That's what we are looking at today.

**TODD LANHAM:** And depending upon whether we do a more immediate next 10 to 15 years or 30 to 40 years, has a dramatically different approach of that substation development.

**COUNCILLOR DENNIS J. CARLONE:** That's why I ask min and max.

**TODD LANHAM:** So as Joe has said, we have taken--we have heard the community, I was present in most of these

open houses and I heard the community understand where they're coming from, and we're trying to evaluate other approaches that will try to be more appropriately sized for this general area, whether it's in the residential any area. And that is still, as Joe's mentioned, is under investigation, and it has yet to be fully vetted out and fully developed internally to our own executive management. So it's not at that point to say, this is what it's gonna look like, this is how big it is.

**COUNCILLOR DENNIS J. CARLONE:** I didn't ask that. I said, min and max. I know I won't ask anymore--

**TODD LANHAM:** Okay.

**COUNCILLOR DENNIS J. CARLONE:**--but this is critical for our understanding. I mean, there are other issues but I just want to emphasize, we don't know what we're talking about, so we assume the worse, the neighborhood assumes the worst and that's a terrible position to be. And I can tell you that at least some of the councillors don't want this to happen. And if it means we go from a 60% commercial, 40% residential, which we've all quentin at all. Many of us have questioned in future development, this is the kicker, this tells me for sure, that's a crazy way to go. We don't

have the capacity. And if we're talking about good for 10 or 15 years, holy cow, I'll still be alive, I hope. My wife--My chair just said if this job doesn't kill us or we don't kill each other, none but nobody wants that. No even if you have a great voice, we don't want to do that.

**TODD LANHAM:** All right. Thank you.

**COUNCILLOR DENNIS J. CARLONE:** I'm just looking for other questions here. Um, no, I think I've said everything on questions. Thank you. Thank you, Madam Chair.

**VICE MAYOR JAN DEVEREUX:** Thank you. Mayor McGovern, did you want to--you missed, unfortunately, presentation but--

**MAYOR MARC C. MCGOVERN:** Thank you, Madam Chair. Yeah, I'm sorry for being late and missing the presentation, so, um, I'll have to catch up a little bit, and, uh, you know. But I, I do want--I could hear the tail end of Councillor Zondervan and obviously Councillor Carlone's comments, and I concur with both of them. Um, you know, I think, you know, I understand obviously as we continue to grow and develop, the need increases, and this is a reality of the situation that we're in. But, um, you know, I do--if these conversations and maybe this is something for the City, if

these conversations have been happening with the City since 2014, it certainly didn't come across our desks, uh, until, really, until Fulkerson Street, you know, became public. And that, you know, that's not acceptable, um, because at the end of the day, it's the councillors that are the representatives of the City, and we're the ones that get asked the questions, and we're the ones that, um, you know, are on the front lines on, on this and to not, uh, not have that information while we're, as Councillor Carlone said, as we're progressing and making decisions about ongoing developments that are happening in the City, um, you know, that that doesn't put us in a very good position.

And so, um, you know, that happened, um, I will expect that that will never happen again, um, and that we will be much better informed about these conversations so that we-- because, you know, we are, as Councillor Carlone said, you know, we are meeting with and negotiating things with developers, we're doing it right now, right? And you know, if, if Fulkerson Street never sort of came about, we'd be moving forward with these developments, not understanding the full, you know, impact and, and of, of what's going on, and what conversations are happening. And that's just, you

know, that just simply can't happen. Um, you know, I know that, you know, when I look at the presentation and I see really that the, the, the current transformers are, everything is a residential neighborhood in Cambridge to some extent, right? I mean, even if, even our major squares, we have housing, you know, there.

And you know, with 12 elementary schools around the city, you know, you can't throw a tennis ball without hitting a park or a school or something else. So I understand that, um, you know, it's difficult to find places, even Kendall Square now, right? I mean, you know we're talking about Volpe, but Volpe, what, 1000 units of housing, somewhere in that vicinity is is going just on the Volpe site and other projects are putting in housing. So Kendall Square is no longer just a commercial Neighborhood, a commercial area that rolls up its sidewalks at 5:00, it is now becoming a neighborhood. Um, so I get it, it's hard to find a place where you're not impacting people, but, um, you know, putting this next to a school, in a very dense neighborhood, just, you know, doesn't--I don't like it.

I think most of us on the Council have, have real concerns about it, and you know, we have to--we have to

find some other--some other solution, understanding that, you know, there's really--we're densely populated city, there's no place in Cambridge where we're gonna be able to put something like this and not have an impact, somebody, but there are better choices and worse choices and Fulkerson Street is about the worst choice you can--you can get in a lot of ways. So, those are my comments for now. I'm sorry, I came late, and I have to leave because I have another event such as the life. um, but I did want to make sure I popped in and expressed, uh, my views on this, and you know, we have a couple of real experts here that I trust to, um, ask the right questions. So, thank you, Councillors. Thank you.

**VICE MAYOR JAN DEVEREUX:** Thank you. And I want to go to Councillor Mallon who's been waiting patiently.

**COUNCILLOR ALANNA M. MALLON:** Thank you, Madam Chair. Through you, um, I do want to echo my colleague's sentiments, that was a huge missed opportunity if we had known, um, that we would be in this situation, we would have--I'm assuming the previous Council would have negotiated very, very differently. My colleagues and I put in a policy order in February asking about the height

because we know that this is a huge concern for the community, particularly in and around Fulkerson Street. And respectfully, I think we deserve an answer. I understand that you don't have full renderings and full information on what is going there, but I am sure that there has been modeling that has been done extensively, given that you've owned this property for many years, and you have all of this modeling to tell us exactly what is going to be future, future planned projects with the amount of electricity that's going to be needed. So I'm gonna ask again because I think the community has been asking, is this going to be 80 feet or higher? Yes or no?

**JOE MAYALL:** Again, we're not--you know, we're not going to release that information right now because we honestly can't give you an honest answer right now. Uh, it's still in conceptual design mode and we're still basically because of the input from the community, we've torn this whole design apart and we're, we're, we're redoing the design. Um, we have different configurations for that land and everything, those different configurations change, all the different heights, all the different configuration. And one of the things we're

looking at is, is basically trying to look at different types of equipment that change everything. And so it's, it's all over the place right now, and the engineers are putting it all back together. So I don't even have a range to give you, and, and, and it's not fair to you or us to start throwing numbers out right now because--

**COUNCILLOR ALANNA M. MALLON:** Respectfully, I don't think it's fair to the community to be having this conversation without having an idea of how big this building could be, how big this could be. So I'm asking, is it possible that this is going to be over 80 feet? Yes or no?

**JOE MAYALL:** With all due respect, Councillor, right now, I don't have that number for you.

**COUNCILLOR ALANNA M. MALLON:** Well, I don't even know what we're here talking about then, because this is what the community wants to know. They want to know if there's gonna be an Eversource site that is over 80 feet across from an elementary school. And we have been asking for this since February, and respectfully, I thought we would--I thought that's what we were going to be talking about here today. So I'm very disappointed.



**VICE MAYOR JAN DEVEREUX:** Well, um, I'm disappointed too. Um, on that specific question, um, I attended the ECPT meeting, and this is just to, to follow up on Councillor Mallon's question because I know we're actually still talking about the presentation, and I do have a couple of questions about that. But at the ECPT meeting last month, um, someone from the Eversource team said, "It can look like anything you want," which, you know, it could look like anything we want. What--can you talk a little bit about what substations in other communities do look like and how much design control? I mean, can you make it look like a clap bird Victorian house, for instance? I mean, what, you know, what can you make it look like? My second question that is sort of related to that is, do you have substations that are near schools in other communities? Because yes, we're talking about a residential neighborhood but I would point out that we already have substations in residential neighborhoods, Putnam Avenue is a residential neighborhood.

We're about to--we've just permitted, as you well know, 520 units of housing directly abutting your Alewife North Cambridge site, which people did raise questions

about in terms of do we really want people living near these transformers? And those questions were not really fully addressed, except to say, it's not an immediate health risk, it's certainly not a beautiful view. And part of me would like to know what the future plans for that site would be because the Alewife area is the next Kendall Square, but that's not the topic of this hearing. So, you know, how much design within, whether it's 80 feet or 50 feet or whatever, or partially underground, how much design control do you have over such a - such a structure?

**JOE MAYALL:** The, the comment that was made, um, you know, you can--we don't really care what it looks like. Um, I, I believe that comment was made from a--I think that Councillor mentioned there's architect, I believe, or, um, is it--you know, we, we don't really care what, what it looks like from the outside, meaning that, um, when we build these substations, and this one is, is a building, um, we have a building, um, in the Financial District in downtown Boston. The Boston Redevelopment Authority, you know, kind of dictated what the outside of that look like the facade. So if you look at a building, you know the facade of this, um, you know, the City Redevelopment

Authority would, would look at this and say, okay, how do we want this to blend into the neighborhood? Right?

I mean, you know, you mentioned the, you know, the school next door, do you want it to look like the school? Or you look at the buddies that live next door to it, um, development that's going to be going next door, do you want it to blend in with that development? You know? We would work that way so that it blends in with the community. That's what the--that's what the--that statement was. Earlier in this conversation, I mentioned the battery so that we're going out on the vineyard and um, you know, those are kind of being fashioned like CPE cod style type structures. Um, you mentioned, um, you know, do you have, um, you know, a transformer in a residential district?

**VICE MAYOR JAN DEVEREUX:** Excuse me, I asked specifically about schools because I think not only is this a residential district. I think what has got people really worked up is the fact that it is so close to a school and a public park used by the school children.

**BILL ZAMPARELLI:** I don't know if we have one exactly--you know, I exactly can't sit here and tell you that we have one right next to a school, but we can do that

research when we have thousands of substations. So, um, you know, we would have to do that research and get back to you, but we can do that.

**VICE MAYOR JAN DEVEREUX:** I'd appreciate that knowing exactly how close to a school that DPU has allowed a prior significant substation to be. Um, and then, just to go back a little bit to the presentation, um, on Page 8, the one where it shows the incoming power and the outgoing power. Again this came up a little bit at the ECPT meeting. That requires a lot of digging, I'm assuming, to get the power from various places too and, and also to--so this location is not only, you know, not ideal from a siting standpoint from the neighborhood but it also looks like it maybe about as far from the places that you get the power and where you need to deliver the power as any location. And, and if we're talking about the concentration of power being centered in, for lack of a better word, the MIT area, because I would point out that I'm trying to remember exactly when the prior MIT zoning was approved, what we refer to as NoMa and SoMa, which is all of those huge buildings going up on Main Street which preceded the Volpe approval by at least two to three years. It was just before

I joined the council.

You know, those buildings between Volpe and the Main Street buildings are all in one very clustered area, um, and at no point in those negotiations did anyone hear anything about, this is going to start to put a strain on our--on our power grid. So if that's where you need to deliver the power, Fulkerson Street is, you know, it's a long walk and it's a lot of digging. And, you know, the disruption to our community is significant when, you know, when people have to live through streets being dug up, particularly since some of those streets are currently being redesigned and repaved at this very moment. Um, do you have--I mean, going back to where a more practical location would be, where would that be? If you could--if you could just drop a pin on a map and say, I'd like to be there, where would you put this thing? Page 8 was the one I was talking about?

**RICH ZBIKOWSKI:** Yes, but this Page 6 is actually where you're gonna see the search zone that I've recently gave to the real estate department to again re-initiate that search, finding any property approximately one acre in that zone. And of course, the closer you get to the load

pocket, the easier it is to interconnect to that distribution infrastructure which would reduce the amount of digging in the streets. That's why when I try to identify a site, I try to get as close as possible to where that load pocket is. At the same time, if I can also get a chance to get too close to the transmission in the same area, then I try to do a balancing act. So that's essentially where I'm trying to look for a new part, so about one acre in size.

**VICE MAYOR JAN DEVEREUX:** I see that. The load pocket you're referring to is the blue triangle that says, existing Cambridge subsidy?

**RICH ZBIKOWSKI:** No, it's all within that--it's all within that whole area. If you--if you look at it, you get your--you get your MIT developments, you get your Broadway development, you have, you have Alexandria real developers, all of that's the load pocket. I'm trying to serve that because it is the densely commercial development, and that, that is the, the driver.

**VICE MAYOR JAN DEVEREUX:** If you were in the center of that oval, would that be that from a digging standpoint?

**RICH ZBIKOWSKI:** Well, from a digging point

standpoint, you got two perspectives. I'm gonna have to turn it back to Joe because he's the construction guy. I'm the guy that tries to put the electrical infrastructure and how it optimizes it from that viewpoint.

**VICE MAYOR JAN DEVEREUX:** Okay.

**JOE MAYALL:** From a digging standpoint, it's two parts. You've got your--if you think of your distribution load that serves your house, which is what Rich is looking at in this circle, this oval, I will say, right? And then obviously, we have to get the power to serve that load, right? So that is in that oval circle is what we call the low side of the system. The high side of the system is the transmission side where we have to connect--can you illustrate the high side connection? So we have to get over to Brighton, right?

**VICE MAYOR JAN DEVEREUX:** I think if you go to Page 8, you've got that circle.

**JOE MAYALL:** Right. Right. So, so, now we have to get to those others. So it's a balancing act between, um, you know, from a digging standpoint, what you're--what you're digging up. From a--from a load standpoint, though, um, you know, we really do like to get this substation, you know,

closer to the--closer to the load pocket. So if you're asking specifically about digging, that's one question. If you're asking like, where do we want to put the substation? We want to put it closer to the load pocket. And there's electrical reasons why we want to do that.

**VICE MAYOR JAN DEVEREUX:** We've got the Grand Junction Railroad. I mean, I guess this is a longer question, so I'll just let that sit. But I think we all have concerns about the full impact of this project because we've been very focused on, well, what's happening on this one lot on Fulkerson Street? But this is going to have a major impact on a lot of other projects that the City is doing and currently planning. And if we're not trying to coordinate these things, uh, and communicating better, and I don't know what kind of communication goes on among you and the-- and the City staff, I'm sure there's a lot we don't know of and are unaware of and maybe the staff will speak to some of that, but it certainly raises concerns. You know the Austin Brighton thing is exactly where the I90 Project is happening, and there's major disruption already expected with that. We're working on finishing the Grand Junction Railroad path. I mean, it's just an awful lot.



I think I'll leave it at that. We're at a little after 3:00, and I know there are people here who have come to participate in our public comment period, so, um, I'll open it to public comment now. I've got a list here. Um, given the time, I would ask that you try to limit your comments to three minutes. If you have written comments, um, please leave them in for the Clerk is the--is our little basket there. Okay. Um, and the first person who has signed up is Stephen Kaiser.

**PUBLIC COMMENT**

Stephen Kaiser, 191 Hamilton Street, asked who is doing the planning here? He noted that the energy planning numbers have been provided by Eversource but where are the City's numbers on infrastructure and energy? He stated that he looked at the Envision Cambridge Final Report and the only thing that he could find was the statement about what the City can do to create an energy report but no evidence that this was done. He commented that the City had an obligation to do an energy infrastructure study and it was not done. He stated that this indicates that Eversource is not the guilty party here. He noted that the City should have done the planning. He asked who will pay for the

design and construction of new transformers and substations? He stated that the developers should pay for it because they are the parties who have proposed all the new development and caused the added demand on the system. He added that Eversource is responding to the market, and if Eversource does not respond it will have to have black outs or brown outs. He stated that Eversource did not create this problem; development and the additional energy needs created this situation. He stated that the City is looking at 140 megawatts of additional growth in energy. He commented that this is tremendous. He suggested going to Alewife to see if extra capacity can be used there. He stated that Alewife has 30 megawatts of capacity, which could help some today, but he did not believe an energy study was done for Alewife. He did not know what additional load energy use in the Quadrangle development will place on the whole system.

Again, he stated that the City is short on planning. He proposed 3 plans. He stated that Plan A is the best version of the current proposal of what Eversource can do for both Putnam Avenue and Kendall Square sites. These sites are linked. He stated that Plan B is what happens if

a one-acre parcel cannot be found in Kendall Square. Then all the load would fall on Putnam Avenue. He spoke about how much energy conservation it would take to make this work. Plan C is to get one acre of land from MIT. He noted that MIT has not done energy planning either.

Jim Gray, 2 Michael Way, stated that he lives near Fulkerson Street. He stated that he is a trained educator and he sees this as a jigsaw puzzle problem that is solvable. He stated that in his work at the MIT Media Lab, individuals take a step back from a problem and zoom back into the true necessities. He stated that with the right people in the room from different constituencies, the long-term sustainability issues in the City can be addressed, and the City can start planning for 40-50 years from now. He stated that he will get together with the various constituencies from engineering, environmental science, City residents, City administration, business development representatives and students to work on this. He stated that we all need to learn how to do this better for subsequent planning decisions.

Alan Greene, 82 Fifth Street, said the sale of the site in question is viewed as nefarious by the East

Cambridge neighborhood. He stated that he is opposed to an Eversource substation located near a park and an elementary school or located in East Cambridge to serve Kendall Square. He offered two alternative solutions. The first is to remove one acre of projected development from the Volpe site and install the substation in this location. The second would be to identify one acre of MIT property within the city and locate the substation there. He stated that walking by the river he noticed that Killian Court is completely empty and suggested locating the substation at Killian Court. He displayed a picture of Killian Court. He submitted a petition started by Ilan Levy and Abra Berkowitz in opposition to the substation. He submitted a letter from Ilan Levy who could not attend the hearing.

Matthew Connelly, 13 Cornelius way, stated that there is something wrong with this process. He stated that the Community Outreach Department at Eversource waited six years before reaching out to the community. He noted that Eversource stated a specific need for an acre of land for a substation site, but they cannot provide the community with the estimated height of the building. He stated that the reason for this is that Eversource does not want to tell

the community about the height of the building because they do not want the opposition to organize. He commented that Eversource could have reached out to the community at any point over the last six years, but they waited. He further noted that there were opportunities to work together on this matter and Eversource chose not to, seemingly on purpose.

He stated that as a resident that lives near this site he will not accept anything Eversource tells him. He stated that the Feb 4, 2019 Policy Order asked for an independent study and he would like to know where this study stands. He stated that the City needs its own experts to evaluate this. He noted that Eversource says it needs to find a site that can accommodate 40,000 square feet, with 80 feet of height, but he wants to hear this from someone independent who knows that this is true. He spoke about the fact that Eversource cannot find a willing seller or host for the property. He stated that the City needs to find willing hosts. He stated that there are four zoning proposals currently on the table in the City from major developers. He stated that the City Council has the obligation to bring the developers to the table. He

suggested not approving any increase in megawatts until there is a solution to this problem. He stated that the developers caused the problem and they need to fix it.

Heather Hoffman, 213 Hurley Street, said that the real story has not been told about how Eversource acquired ownership of the site. She wanted to know who the real parties of interest in this transaction were. If the City was double-crossed, those parties should never get a permit to do anything in this City ever again, but on the other hand, if people are being accused unfairly, they should not be treated as such. She stated that Robert Winters went to Envision meetings and brought up energy planning and was told that the City was not discussing it. She stated that this is malpractice. She stated that she assumed that these instructions came from those who hired the consultant and determined the scope of work. She stated that residents should know why this planning has not been done. She added that this planning is sorely needed and not doing it is a disservice to all. She stated that at the East Cambridge Planning Team meeting, Eversource, seemingly out of sheer helplessness, stated that it did not occur to them to go discuss energy infrastructure siting with the developers in

the area.

Abra Berkowitz, 632 Massachusetts Avenue, stated that more meetings need to occur, and the public needs the information requested. She stated that she wanted to know what this energy would be used for, as she is speculating that much would be for lab and office uses, and she wanted more specific projections. She wanted to have some idea of the concepts being considered, the models and renderings that have been created, that the public does not have access to. She spoke about whether it's possible the Fulkerson Street substation could be 80 feet tall and noted that the fact that this question cannot be answered indicates that it is a possibility. She stated that substations are not safe and spoke about substation explosions and the contaminants released. She spoke about an explosion in Queens, New York and noted that the public does not hear about the aftermath. She spoke about a "blue glow" and the fact that nearby cars were damaged. She stated that when one car was tested for a particular contaminant it was discovered that the level was above what is acceptable. She asked what if the damaged cars were children on a playing field, classrooms or individuals out

with their dogs. This is about a dense neighborhood where people live. She highlighted other substation explosions that have occurred in other states.

Dirk Herschel, 157 Pleasant Street, is a resident abutting the Putnam Avenue proposed substation enhancement. He spoke about the residents' concerns about health, safety and noise hazards. He stated that residents live close to the distribution line which exposes residents to 16 times the intensity of fields that have been linked to Leukemia. He stated that the noise would move 30 feet closer to his building. He noted that residents are immediately impacted by this. He stated that the overall concept that Cambridge development expanding power stations in residential areas to support commercial development is mind-boggling. He stated that at the BZA, none of the alternative options were mentioned such as the one acre of land from MIT, so there are solutions. He stated that Eversource has been disingenuous with the residents and are threatening brownouts. He acknowledged that there are other alternatives. He urged the City Council to do something about this.

Alysha Hearn, 165 pleasant Street, stated that at



every meeting with Eversource the residents learn more. No one wants children to be at risk. She stated that in her condo there are many families with children. It is unknown what the health risks could be.

Lee Farris, 269 Norfolk Street, stated that she is disappointed with the lack of planning on behalf of the City. The February 2019 Policy Order asked for an independent study to be done and she hopes that the City Council follow up on this. She wanted to know if the City is doing this independent study and when the results are expected. She stated that at the East Cambridge Planning Team meeting there was unanimous resolution that the position of the East Cambridge Planning Team was that there should be no more up-zoning permitted until a good solution to the electrical power problem is established. She supports this position.

Kelly Sherman, 71 Fulkerson Street, stated that the health concerns were her priority when she learned about this proposal. She stated that she is disappointed that the City has reached this place regarding the City's planning efforts. She wanted an independent study done as soon as possible to make up for significantly lost time. She asked

about the criteria of one acre of land and how was this size determined. What are the alternative approaches for energy needs? She asked about the need for one very large site versus smaller multiple sites.

**VICE MAYOR JAN DEVEREUX:** Thank you. Anyone else? Okay, then I'm gonna close public comment and bring it back, um, just to be mindful of the time. We have about 25 more minutes, so, um, I will turn to my colleagues and see if--actually, um, before I do that, we've had members of our staff sitting here all this time. I don't know if there's anything in specific that's been said today that you would like an opportunity to respond to and then we'll--

**IRAM FAROOQ:** Through you, Madam Chair, um, thank you very much. I did want to touch on just the question of related to planning and how we've included or not included thinking about energy needs in the--in our planning. So um, just thinking to the questions around Envision Cambridge, um, that did not include a lot of detail work on energy, simply because the work that we are doing is related to--is under the rubric of the Net Zero Action Plan. So the work that the City is able to do is look at things like, um, the

low carbon energy supply study, for instance, which is to think about what might--what might be ways to green the energy supply system. And now I'm really focusing less on the utilization but more on the supply side, since that's the focus of today. And some of that obviously happens through the grid--I mean, happens through the grid and the bulk of it will have to happen through the grid, but the aspect that the City has some ability to think through and control more so, is the more distributed aspects of that that Councillor Zondervan was talking about in working with developers.

So, so, we've done the Low Carbon Energy Supply Study, and we are looking, um, this fall to--summer and fall to be initiating some engagement with specific areas where there might be opportunities about conversations with potential stakeholders, Alewife but also in the Kendall Square area. Dancer in Kendall Square, a little bit harder, but there is the opportunity of the Veolia power plant. We already have some provisions in our, um, zoning to try to encourage people to utilize those sources in addition to just, just using the, the grid. So, um, so that's the aspect that we've been working on, which is why we didn't want to

replicate those elements. We have re-mentioned many of those studies. I don't--obviously, it's 250 pages, so I don't recall the specific words, but I was--I think there might be some misunderstanding in terms of the, um, the thought that we had said that the City has the capability to do an energy study and, and that we have chosen not to do it, because if you think about the supply side from the grid, um, the most that the City could do, and we, we don't have this capacity in-house, but theoretically, one could go out and get a consultant, somebody who might--who would look at the system the way that, um, that reached us for Eversource, and come up with some sort of forecasting given our build out analysis.

But that would not be, uh--that would not take us too far because ultimately, we would not have all of the information about the network that Eversource does. So ultimately, that role really does have to have--that work has to happen at Eversource, rather than, um, at the City. We have--also, the other reason we didn't focus on build out related--energy use related to the build out numbers is because through Envision, we're not getting to the--we weren't proposing additional commercial development. There

were no recommendations related to that. We were relying on the K2C2 study to talk about commercial development, which is--which was concluded in the 2014, 2015 time horizon, um, that folks from Eversource mentioned. And at that time, we did have a conversation with them, as I think one of the team--one of their team mentioned, about what we were talking about, what the build out projections would be from there.

We were really only at that time looking out to 2030 projections. So it's, it's not--it doesn't get to the time frame question that you're talking about, it doesn't get to the 50-year forecasting, but our build out projections really are reliable only for about 15 or so year horizon, but one could presumably take some sort of trend line and think about energy forecasting because when you're thinking of the network, you may, um, as, as some of you said, it is worthwhile thinking about that long-term time horizon.

So at that time, we did share our build out information with Eversource and we had some conversation related to that. I know there have been some subsequent conversation, so I'm gonna turn it over to Kathy and Owen to maybe talk a little more about the specifics.

**KATHY WATKINS:** Through you, Madam Chair, I think, um, as Iram said, back during the K2C2, we were really pushing Eversource to think more broadly about, you know, the full build out and really looking at when you put all these together, what does that mean? And I think, you know, through these discussions is really the first time we've had this level of detailed information from Eversource about all those projections and what they mean, as opposed to sort of dealing with it on a more individual basis with us. Um, and one of the things we've been working with them on is looking at the distribution. And so, you know, we've really been pushing to have the distribution and the supply side be part of these conversations because it is more than the building, um, as Eversource talked about.

And so, we've definitely been working with them in terms of looking at the five-year plan, looking at what upcoming construction projects there are, looking at, what are the opportunities to provide, you know, connection to and from, um, the Kendall Square East Cambridge area, you know, looking at Grand Junction, looking at River Street, or those alternatives that could really provide an opportunity to have at least some of that infrastructure be

done in the least disruptive way as possible. And so, you know, I think those are some of the conversations we've been having with Eversource over the last year or so.

**VICE MAYOR JAN DEVEREUX:** Thank you.

**OWEN O'RIORDAN:** I mean, the other thing I would say, Madam Chair, is that we've had success working with Eversource in the past around projects, be it on Western Avenue when we completed a major infrastructure projects there, when we did the Harvard Tunnel, again, they were building a significant cooling line too from the west of the City to the east of the City at that time. And so we've had success in terms of coordinating projects with Eversource. But again, I think, you know, as we look into the future, it's important that we stress the need to minimize disruption in the community. And so, in terms of a need to develop long range plans, it's important that we continue to work together so as to make sure that they're done in a way that minimize disruption and maximizes the benefit to the community.

**VICE MAYOR JAN DEVEREUX:** Thank you. And I just--I just want to make a note that several times, we've heard, um, you know, this, that we should be talking directly to

the developers and that Eversource should be talking directly to developers. And we did extend an invitation to every major property owner in Kendall Square, including the MITIMCo, Alexandria, Biomed, who am I forgetting? Boston properties. Um, and I don't believe anyone representing-- I'm sorry, I didn't see you back there, Joe. Okay. Well, you get extra points because you also attended the ECPT meeting, um, so thank you for being here and, and so forth. So you know, um, I guess I'll go around the table again, Councillor Carlone?

**COUNCILLOR DENNIS J. CARLONE:** Thank you, Madam Chair. Um, because of the strategy of using an existing roadway for a connection or the Grand Junction for a connection, that tells me you want to be close to those connections, and I realize Fulkerson is. But if you look at that plan that was up on the screen, you don't have to put it back up, I think we kind of remember, and you just consider for a moment to take out the energy needs that you have around, um, Prospect Street as it meets Somerville. The center point is along the railroad right of way south of Main Street. Now, every developer,, including the one present will be coming to the city for a Special Permit, um, not



just the zoning but a Special Permit. And part of that evaluation will be DPW and the electric company's--Electric Department's evaluation of, does this make sense?

And quite frankly, it won't without this facility, as I understand it, and we accept that as correct. I accept it as correct. Some others might want to modify it but it--but the fact that there's gonna be some moderated need, we're not going to change overnight. I think the long term goal, no question. My point is that's the critical point and that's when--and I'm happy to go to MIT after negotiating with them with Councillor Chung for so long, 18 meetings, by the way, 19 meetings, they reminded me, 19 meetings. We'll go back and say, you're not going anywhere until we find a piece of land that works for everybody. And I'm including Eversource in that. You're not--we're not fighting each other. I mean, sounds like we are, I realize that, but in fact, we're all on the same team. How can we find a way to satisfy all the needs? And I keep coming down as to residents better said than we said, that's where we want to go. Now, my last comment is the City has eminent domain rights. We don't like using it. I would assume a public utility must have the same rights, you don't like

using it. You don't have those rights? Not for a substation that's needed?

**RICH ZBIKOWSKI:** As I was saying, we do have the right frame and domain. We have never used it within the electric utility industry in Eastern Mass. It can only go for transmission orientation. This would possibly cover the substation, not sure how that plays out with all the distribution lines.

**COUNCILLOR DENNIS J. CARLONE:** I understand that, but it's a nice, uh, capability to have in your pocket, pocket when we talk to different landowners. And I'm asking through the Chair that you look into that, and knowing what I know about planning and city government and the rationale why we have those abilities for public benefit, I'd be stunned if you can't do it for a substation. If you can do it for transmission, transmission means nothing without a substation.

**RICH ZBIKOWSKI:** Correct.

**COUNCILLOR DENNIS J. CARLONE:** So, um, please look into that for our next meeting. And so, in a funny way, this discussion, Madam Chair, has been arduous on all sides, but I think it's given us a clear direction of what

we all have to work toward. And I'm, I don't want to use the word excited, but I feel better about finding a place that works better for everyone. Thank you, Madam.

**VICE MAYOR JAN DEVEREUX:** Thank you.

**COUNCILLOR TIMOTHY J. TOOMEY:** Madam Chair?

**VICE MAYOR JAN DEVEREUX:** Well, I have Councillor Zondervan, who's--if you would sit over here, it would be easier for me to see you, Councillor Toomey, but you'll be after Councillor Zondervan.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Madam Chair. And through you, I am genuinely outraged, and, and those of you who know me, know that I tend to be fairly low key. This is really unacceptable. And I'm not mad at any of you personally. I have great affection for Bill. I've known him for over a decade, and, and we've done a lot of great work together. I'm not mad at Eversource. I know you guys are doing the best you can, it's just not good enough. We have received the IPCC report the spring. Yesterday we heard from Community Development that we may need to consider a 45% reduction in emissions over the next 10 years from the 2010 baseline. That's an enormous amount of emissions reductions that we have to contemplate. There is

no way that we can do it without you guys, and there's no way that we can do it by adding fossil fuel-based infrastructure, which is what you're proposing.

So, I completely agree with my colleague. I'm prepared to say no Special Permits until this has been resolved. We need to have zero increase in grid power consumption in Cambridge, zero. There is no reason whatsoever that we should be adding to the consumption of electricity from the grid in Cambridge, no reason. I've done a 50% reduction at my house, imagine what you can do if you're MIT, If you're Harvard, if you're Alexandria. The lights are consuming a lot of power? Well, why are they on all night? These buildings are lit up the whole night for nobody. It needs to stop. You need to make significant investments in demand reduction, renewable energy, battery storage, micro grids, that's where the effort needs to go, not in satisfying additional anticipated demand by building more power stations. It is not okay anymore to go that. We can't do that anymore. That is the past, the future is climate change and it's gonna be horrible. And if we don't start taking some steps right now, it's gonna be even worse than horrible. I do have a couple of specific questions; one, we

talked about digging up the streets, but I'm assuming that we have at least some conduits in place along these routes. Am I mistaken in that?

**RICH ZBIKOWSKI:** All this will be new infrastructure connected to that new substation. There are no new, there are no existing conduits at that location. We try to get to our location--our other points of connection. Once you get to those points in the connection of the distribution infrastructure, yes, there are conduits at that location, but where we are at least this progression site, we have to build out in certain, certain directions as we've indicated. If we move, move that site along the way, a similar assessment has to be reviewed to see whether or not how much of the conduits are needed. There will be so many feeders coming out that they themselves when there are existing additional conduit, but how far do they extend away from the substation that they eventually get into that distribution grid? That's the question, and that's by a point by point location.

**KATHY WATKINS:** Just to add one thing. The thing, like for example, of what he's talking about specifically is like they need to get to Prospect Street. So getting from

the substation wherever it is, they need to get to Putnam map. I mean, it's in Prospect Street, so, you know, the exact route to that may change, but they need to get to and from those stations.

**RICH ZBIKOWSKI:** That's in addition. Those are the transmission lines. I was just trying to reference the slope, the local distribution lines that eventually connect to the customers. That was how I was trying to explain it.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you. I appreciate that answer, and it further underscores the insanity of what we're trying to do here, that we're not just trying to build this one substation, but we have to build these massive tentacles under the ground. I have a sewer, sewer separation project going on in front of my house right now that's been delayed two months because we found more stuff that we didn't even know existed under those streets. It's, it's, it's just--it's just crazy for us to keep doing this. We have to get better at this.

**OWEN O'RIORDAN:** So if I could, Councillor, just interrupt for one second. I mean, I think it's important also to bear in mind the low carbon energy supply study, and the fact that if indeed we want to move from, from

fossil fuels to something other than fossil fuels, that the need to strengthen the grid also exists in that regard. And so, it's a conversation that we have begun to have with Eversource in terms of yes, there needs to be--we need to use renewable energy sources, but we also need to have a supply system that's greater than the one that exists today in order to be able to provide for that into the community and abandon fossil fuel use. And so, I don't know as to whether we're at a point again, given the study that was completed by Ramble at this point in time, where we can say we should abandon or reduce the extent to which the grid provides energy into the community.

**COUNCILLOR QUINTON Y. ZONDERVAN:** To be--to be clear, I'm not suggesting that we abandon anything and I'm not even suggesting that we reduce the amount of electricity that we're using. I'm just saying we can't be increasing it. And I completely understand your point because I've done this at my house and I have reduced the overall consumption of energy 60% in my house, and the grid electrical consumption by 50% at the same time. So we can absolutely do this without increasing the electrical demand by doing local production. I have 14 kW of solar on the

roof. We need to--we need to go in that direction. We cannot say the only way to supply all this development that we want to have is by bringing more electricity into the city. We have to do more local production, we have to do local storage, we have to do micro grids. There is no acceptable future where we just keep adding the stuff that we know is destroying the planet. We can't be doing that. It has to stop.

My last comment, and, and again, based on what you're telling me, it's just glaringly obvious that this substation needs to be in Kendall Square. And on Monday, I mean, you have two incoming transmission lines on the--from the river, uh, near Longfellow bridge. On Monday night, I believe we had a policy order on the Verizon parking lot across the street from, from our police headquarters on, on 5th Street. Sounds like a perfect location to me, get rid of the cars and put your substation over there.

**VICE MAYOR JAN DEVEREUX:** Okay. Councillor, Toomey.

**COUNCILLOR TIMOTHY J. TOOMEY:** Thank you, Madam Chair. First of all, I want to thank you, Madam Chair, for holding this meeting. It's very critical and very informative, so I want to thank you for holding this committee hearing. Um, I



do concur with a lot of the comments from the public and my colleagues and where we go from here. Um, certainly a lot of us can share and how we got to this point, but now is now how we move forward. And I think hopefully, taking from this meeting that everybody hears that, hopefully for the majority of the council, that the proposed location Fulkerson Street is in any similar residential, um, site is just not acceptable, um, for the residents. Um, and I'm sure that everyone shares the concerns of, you know, how and can we move forward if we don't address a lot of these things that were raised here today.

I think the Manager, I think left, but I do want to remind the Manager, there are several policy orders that we've submitted in the last one April 22nd that asked what, um, was amended to also include, what legal authority of the City of Cambridge has in terms of siting, uh, these potential power station. So I think that's critical for the Council and the residents to know what, if any, legal authority we have in this process, um, that's being proposed. So, um, it has raised a lot of issues and a lot of concerns and I think that, you know, there are certainly other sites within, um, the Kendall Square area that should

seriously and must be looked at to address these. But you know, it's time we all move, uh, you know, hopefully, you know, address this together, but you know, I'm not going to repeat what he said at the beginning, but trust is very important in communication and that to me didn't take place at the beginning of this process, so I will always be somewhat skeptical. Thank you, Madam Vice Chair.

**VICE MAYOR JAN DEVEREUX:** Thank you. Councillor Mallon.

**COUNCILLOR ALANNA M. MALLON:** Thank you, Madam Chair. And just, um, to go back to something that my colleague said around the Verizon site, I'm not sure if you're joking or not, but it's, it's just as close to the Kennedy-Longfellow, and it's across the street from the Cambridge Community Charter School. So I, I don't know that that's a better siting location plus as you mentioned, the milkweed factor is, I mean, so I just wanted to throw that out there. Um, I do want to go back to the independent study that we had requested in February as part of a Policy Order. Um, I believe Mr. Connolly who spoke earlier mentioned a number of things that could be studied. I just want to note that that policy order specifically said,

we're asking for an environmental impact study of the health and safety impacts of locating a large substation adjacent to a residential neighborhood and elementary school via an independent outside study. I wanted to ask, um, has that process been started?

**VICE MAYOR JAN DEVEREUX:** Who are you asking?

**COUNCILLOR ALANNA M. MALLON:** The question was Eversource needed to be working on this.

**VICE MAYOR JAN DEVEREUX:** But I guess the question is it was a Policy Order to the City Manager to ask Eversource. Is that correct?

**COUNCILLOR ALANNA M. MALLON:** Correct. It says, "The City Manager being hereby requested to confer with Eversource and the appropriate City departments to ensure that Eversource has undertaken the following analyses and impact reports before moving forward."

**VICE MAYOR JAN DEVEREUX:** So did the City Manager ever task the staff with doing that? I mean, we haven't had a response to this. I'm sorry, I'm not arguing with you. I'm just--

**COUNCILLOR ALANNA M. MALLON:** No, I know, that's why we're all here to try to find out where we are in this

process. So whether it's the staff answering the question, um, or Eversource, if somebody could let me know that where we are in terms of this Policy Order that was submitted in February.

**IRAM FAROOQ:** Through you, Madam Chair, um, our understanding of the Policy Order was that, um, that that information be--I mean, the Order be conveyed to Eversource and for them to be, um, embarking on this study. And so, the City Manager did forward the Order to Eversource, and I believe that Eversource has responded back to, uh, to the council, but that may not have included the study.

**VICE MAYOR JAN DEVEREUX:** I don't--go ahead, Councillor Mallon. Did you get any response?

**COUNCILLOR ALANNA M. MALLON:** We never received any report back.

**VICE MAYOR JAN DEVEREUX:** Okay. Yes, go ahead, Bill.

**BILL ZAMPARELLI:** Vice Mayor, I'm not familiar with this issue, so I would like to take this offline and see if we can look into this and figure out where that is, but we'll be happy to respond to it if, uh, if and when we have it. I'm not sure who would have received it. I did not receive it myself.

**COUNCILLOR ALANNA M. MALLON:** Okay. Thank you, Madam Chair. Through you, I think it would be great if there could be some kind of mechanism where we could have you guys return where you are in the process and where we might be expecting some sort of answers on some of these independent studies and some of the other things that were listed on this Policy Order. So I don't know if that's getting back to the City Manager within a few weeks and just letting us know where we are in the process and the timeline. Is that amenable?

**BILL ZAMPARELLI:** I guess I'd first ask if you could share that, that Policy Order with us so that I would know exactly what we're looking for.

**VICE MAYOR JAN DEVEREUX:** Perhaps maybe we should have a Policy Order as part of this committee report that asks the City Manager to go back over the trail, the breadcrumb trail, and see what happened with that and, and confer with Eversource.

**BILL ZAMPARELLI:** It may be that the City Manager did send that. I just did not aware of it. So until I have a chance to review his--

**VICE MAYOR JAN DEVEREUX:** No, I understand and he's

not here to answer that and, you know, I'm trying to--  
trying to--So, the Clerk is taking notes. Councillor  
Mallon, did you want to ask anything else?

**COUNCILLOR ALANNA M. MALLON:** No, I yield the floor.

**VICE MAYOR JAN DEVEREUX:** Thank you. Yeah, no, I  
definitely think we need to know the status of that. So,  
um, we're past our time, but I did want to just sort of  
type--Sorry? Okay, but we may have other orders as well,  
but remind me. And, and, um, and I should also say we've  
received quite a bit of public comment that has  
communications written form, emails that will be entered  
into the record. I have a packet of them here. So if you've  
written in and you're watching at home, rest assured your  
emails have been received. Okay, so, one, one suggestion  
we've heard is to convene, um, or that a working group  
would be useful. Um, it sounds like one is informally, uh,  
forming um, you know, this was Jim Gray's comment, um, but  
we don't know whether we have any City staff, um, who would  
be participating in that, we don't know if Eversource is  
participating. So one thing we could discuss now is if we  
want to do an order that would formally convene some sort  
of time limited working group, because it's clear that

we've now, you know, spent two hours discussing this, and we really--there are a lot of questions. This is immensely complex.

There are a lot moving pieces and there are a lot of different stakeholders who need to be in the same room, including, including the property owners, because if we are talking about trying to help Eversource identify a more Nirvana like site, then we need to have the people who own those sites at the table. And as Councillor Carlone pointed out, we do have some leverage over them. We may not need to go to the extreme step of eminent domain, but we do have various permits that people are going to be coming to us for, um, and we should--we should be sitting down, uh, and discussing this. So, you know, I would personally would like to convene some sort of working group. I'd like to, uh, invite Jim Gray who has--who has offered to assemble some people who are knowledgeable from his community, MIT. I think it's a great idea to have the school represented.

I don't know if the school children should be in the same meetings with, um, the property owners, but we'll find a way to, you know, to, to include that. And I would like, um, some member of the City staff to be involved in that

because we can't be having--it turns into a game of telephone if we're not all in the same room at the same time talking about the same thing. So, um, yes? And Eversource, obviously. Yeah. So, um, so that's another potential order coming out of this. Um, and you know, I certainly here what both Councillor Zondervan and Councillor Carlone have said about withholding future up-zoning or at least pausing discussions of future up-zonings, and, um, some Special Permits, if there are those in the short term pipeline until this is resolved. Um, we also unmentioned is the CambridgeSide Galleria, which is also asking for significant new capacity on First Street. And I don't know, I mean, assuming that has potentially, I don't know in the graph that shows the sort of future projects without a date at 100 megawatts. That's the right, um, unit in bright blue, future planned projects.

I don't know if that even includes something like the Galleria, which isn't--it doesn't--heads are shaking, so scary. So we're talking about, you know, they've asked us for a building of a--you know, a couple of buildings of 160, 180 feet on First Street with labs. I mean, we, we have--we have a, you know, I'm not gonna soapbox, but we



have a giant train wreck coming at us really fast, unless we--unless we get control of this. And I am not comfortable as I think my colleagues aren't either with saying that we can continue to sit down and discuss up-zoning petitions that are coming at us on an almost monthly basis and talk-- you know, sort of negotiate small community benefits when there are things like this just sort of dangling out there uncertain. And I'm not saying we should have a citywide moratorium, for, you know, a long time, but this is an immediate problem that we need to resolve. Um, so, um, just to go through the potential orders, motions in the order that they were done, we have the one about, um, getting-- well ,the first one was the one about the February Policy Order that asked for the independent. Yeah. Excuse me, the Clerk wasn't using her microphone, but what she's saying is to provide--she doesn't have a microphone. We, we--she's retiring soon, so we're taking away her privileges in a gradual manner.

**CITY CLERK DONNA P. LOPEZ:** Okay, the first order is that, um, the City Manager will provide an update on the February Policy Order. The February, February 4th Policy Order. It's up to you, tell me what you want, put it in

here whatever you want. Okay. Now, what next meeting? The next meeting of the transportation or the next City Council meeting?

**VICE MAYOR JAN DEVEREUX:** City Council meeting.

**CITY CLERK DONNA P. LOPEZ:** Okay. That's after this report is on the agenda. Okay.

**VICE MAYOR JAN DEVEREUX:** There was also an April 22 Order asking for an update.

**CITY CLERK DONNA P. LOPEZ:** Okay, I think he needs a slap in this. Okay. And then we have, um, that a working group be convened that would, would consist of representatives from MIT, the school, property owners, City staff, and a member of Eversource, um, for what? To discuss this too. Okay, discuss this issue.

**VICE MAYOR JAN DEVEREUX:** And actually, tacking onto that first one, since it's something we're asking the City Manager of, um, let's, let's insert a reminder that we wanted, uh, the legal, what, what legal authority we have in this um, to know, you know? Okay.

**CITY CLERK DONNA P. LOPEZ:** Okay. Okay. So we'll just add especially the legal authority that the City Council has, and we have this other one. So we have two Policy

Orders. Well, we've got property owners. You can't read it because it's a shorthand. Okay, we have property owners. Do you want to add property owners in Kendall Square or just-- Okay. All right.

**COUNCILLOR ALANNA M. MALLON:** Madame, Chair? Madam, Chair?

**VICE MAYOR JAN DEVEREUX:** Yeah.

**COUNCILLOR ALANNA M. MALLON:** Did you want to ask for a time for the working group to come back? I think we've had a few working groups where it's taken six months to put the working group together.

**VICE MAYOR JAN DEVEREUX:** Well, it sounds like the working group is going to form spontaneously whether or not we do that. So I think we--I think as soon as possible in coordination with the residents who have indicated that they're essentially already headed in that direction if that's--I'm, I'm looking at you, Jim, and you're nodding your head. So, um, I think that, yeah. I mean, the City-- you know, to be clear, this is--this is a City working group, but I do want to--I want to make sure that--do you want to just to clarify?

**RICH ZBIKOWSKI:** Just to clarify, when will Eversource

need the information?

**VICE MAYOR JAN DEVEREUX:** I mean, I've heard a six-month timeline. I think at the ECPT meeting, you said you sort of have to make this convert to December.

**RICH ZBIKOWSKI:** That is correct. That is absolutely six months from that April timeframe, we must know if we're going to be at a different location because we have to start the, the process to support the, the infrastructure at this site so they will meet the needs. The initial phase of our development at the Putnam Stations, not gonna carry us all the way through, we must proceed with a new 115 to 14 KV substation to meet this load demand.

**VICE MAYOR JAN DEVEREUX:** And six months from April is actually October?

**RICH ZBIKOWSKI:** Yes. If you push it a couple of weeks, don't push it to three months, it's just too far down the road because well, two things are gonna have to happen, we got to find the site, we got to vet the site that can be constructed mainly from the incoming infrastructure. As Joe would say, his, his construction and distribution lines in our substation development is the parcel legitimately ability to make this all the electrical

equipment in the substation reside there, and, and obviously, in an acceptable manner that the community says, okay, that's good, we like how the height is the boundaries of it. So there's a lot of heavy lifting that's gonna have to happen in that six months.

**VICE MAYOR JAN DEVEREUX:** Yeah. Okay. Sorry.

**CITY CLERK DONNA P. LOPEZ:** So what's your date? Do you want a date of October?

**VICE MAYOR JAN DEVEREUX:** I think to report back, uh, no later than, than the end of September. I mean--So it's probably better if you hold that. I'm sorry.

**JOE MAYALL:** So what is--what is--just to be clear here, what is the--I'd like somebody to state the goal of this working group?

**VICE MAYOR JAN DEVEREUX:** The goal of the working group is to find you another site.

**JOE MAYALL:** Correct? No, no, I understand that, but I wanted to publicly hear that, right? So, um, you know, so, so given that, right, um, you know, we would like to make sure that obviously given what we just set up on the, you know, 40,000 square feet and all this. So, I mean, we would have to like--I mean, if we can target the end of the

summer, that would be--you know, that, that should be, I think, the goal.

**VICE MAYOR JAN DEVEREUX:** If we can find you a site by July 4th, I think we can all, you know, set off a lot of firecrackers and--

**JOE MAYALL:** Right. Right. Exactly.

**VICE MAYOR JAN DEVEREUX:**--be really good friends.

**BILL ZAMPARELLI:** I just want again to say, if we find something in fall, I know Joe is the Project Manager, and he says he's worried about construction, that's where he's coming from. No, it's true and permanent obviously and various other things. But if we find a legitimate site that works for everybody electrically in this September timeframe, it will be a great win. The customers will be supported for their requirements, the reliability aspects are gonna go upwards, and we will be able to make sure that we, we fulfill that desire and need to serve those customers. So that's my viewpoint from, from seeing this project from, from the beginning around 2013 when I said we got to get something here, and unfortunately, we have not been able to meet the needs of the communities to date.

**VICE MAYOR JAN DEVEREUX:** Yeah, we want you to get a

win. Yeah, we're, we're on the same team, really.

**BILL ZAMPARELLI:** I understand. Yes.

**VICE MAYOR JAN DEVEREUX:** We want to win. Okay.

**BILL ZAMPARELLI:** Thank you.

**VICE MAYOR JAN DEVEREUX:** Councillor Carlone, you've been waving at me. Oh, gosh. The clerk is suggesting that we have a City Councillor be on this working group. Um, do my colleagues think that's a good idea, or?

**COUNCILLOR DENNIS J. CARLONE:** I think it's a great idea, but with Ordinance coming up, I think we have six hearings, I can't do it.

**VICE MAYOR JAN DEVEREUX:** You can't do it. I can do it as Chair of the Committee, you know.

**COUNCILLOR QUINTON Y. ZONDERVAN:** I'm happy to volunteer. I think we have had challenges in the past if the City--if the City Manager's appointing a task force, um, for Councillors to be on it. But, but this sounds like it's going to be fairly ad hoc, so I'm happy to participate.

**VICE MAYOR JAN DEVEREUX:** Why don't I confer with the City Manager, and we'll, um, we'll, yeah, we'll determine that?

**COUNCILLOR DENNIS J. CARLONE:** Madam Chair.

**VICE MAYOR JAN DEVEREUX:** Yes.

**COUNCILLOR DENNIS J. CARLONE:** I, um, I can see what's going to happen. Developers are going to say, we've talked to Eversource, we can get our building going ahead. We need a statement from you, simple paragraph saying that without this facility, there are going to be issues, and you can't guarantee whatever it is.

Now, in fact, I suspect your calculations are a few years out before panic sets in. I can tell you, panic has set in over here and I sense a little bit on your side, but, but instead of telling them, other than the one developer who's here in Kendall Square, um, they're gonna hear it from us. So having a statement that there's no guarantee until we solve this, I think it's going to be important in our negotiating. And I don't know how that is done, but instead of hearsay, it would be great to have a statement basically stating you--stating what the problem is, what you've done today, and maybe emphasizing it a little more in the short term will help everybody here move forward and, and getting something. So the request is indeed for Eversource or their consultants to prepare that.



**BILL ZAMPARELLI:** Understood.

**VICE MAYOR JAN DEVEREUX:** Okay, thank you. Thank you. Okay, um, shall we--yes, go ahead.

**IRAM FAROOQ:** Thank you so much. Um, just one thing I wanted to say because, um, it has been said this evening--this afternoon that, um, we should not be granting any Special Permits or, uh, rezonings. And I think that is feasible in terms of, because the rezoning is within the Council's purview and that is possible, but the Planning Board cannot grant a Special Permit because unless they have very legitimate and clear rationale for not doing that, otherwise, it is a constructive grant, or if it's a denial, then it could very easily be appealed if it is not based on the criteria.

So I would say that it will be, the way I see it, an extremely challenging for the Planning Board to be in the position of not granting Special Permits during this consideration.

The one other thing I wanted to make sure I address is about the amount of electricity that we are using, and just following up on what Owen had said earlier that as we get buildings to move towards Net Zero, one of the mechanisms

is to switch them off from natural gas and more towards electricity. So I would see that the trend of, you know, more load on the electrical system is, is likely as we get buildings to be greener, um, into that end, the only reason I want to put that on the table is that it's so important for us to not be thinking in the short term horizon, but as we think in the longer multi-decade horizon, um, whatever working group is considering this ought to really be considering that the load may in fact be larger, but that there will be less need for natural gas. And one might imagine that there may be a way to think about those facilities somehow be repurposed or those sites being utilized.

So I think that that it would be good if that were part of the, the conversation and that the time horizon not be from now to 10 years, but that the time, time horizon of consideration be a multi-decade one.

**RICH ZBIKOWSKI:** That's a great point. And I think that's a second follow-up group because the first one, we have this precipice right on top of the panic that we talked about. But beyond that, if we just limited and you're saying, the electric demand is going to have to go

up, then how far does this major substation go? And I know my, my point a lot of times is you're gonna be seeing this major development between 8:30 in the morning and 8:30 at night. If you get to Net Zero, that's great, but it's very difficult to get back to Net Zero.

And so there might--I think there's another work group that's there because you may find a need beyond this first substation, and as you're just saying, maybe there are existing facilities that could be repurposed, but it would be advantageous to expand one group and then another group afterwards.

**VICE MAYOR JAN DEVEREUX:** That's a good point. And I would say to the point about gas, we have gasworks on Third Street in Kendall Square that are being discussed as moving potentially to enable another development, but maybe they won't be quite as needed in 15 or 20 years.

Very quickly, Councillor Zondervan, and then Councillor Carlone, I guess. I'm sorry, do you want to start? Go ahead. He was waving first. Okay, I'm sorry. I'm sorry.

**COUNCILLOR TIMOTHY J. TOOMEY:** Five minutes. It's okay. It's only five. Uh, I agree with the Assistant City

Manager about how the Planning Board operates, but if a project is going to lead to brownouts without a definitive plan, that to me is a no-go.

Special Permit can't be built because DPW has to say, energy-wise, we're there. I see that as a positive, not a negative, or something's really wrong with the Special Permit process if we don't have the electricity capacity for a project and we're gonna let it build, or it won't get an occupancy permit.

That's fine with me, but the point is to put pressure on the big landowners to move on this. And I know there's an energy, long-term energy question here. I'm thinking of how the Planning Board looks at things. And if they're going to prove something that they know a building occupancy is going to be a question, holy cow, that's a big suit in the making.

**VICE MAYOR JAN DEVEREUX:** Okay, go ahead, Councillor.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Thank you, Madam Chair. I would like to move that we do another order that directs the City Manager to not grant any further Special Permits until this has been resolved.

**VICE MAYOR JAN DEVEREUX:** Well, okay, because I was

gonna, um, respond to what Iram said, which is, I understand that legally they can't deny a Special Permit, but they can certainly continue the case. I mean, we, we ask for additional information for traffic. It's often that they have a hearing and we say, well, you know, we're gonna give you some design review and we're gonna need another traffic study, and what about X? And it's delayed, so it's not granted or it's not denied or it's just in limbo. Is that not--

**IRAM FAROOQ:** Yes. Um, they do if there's some legitimate thing that they're asking for that the developer has--

**VICE MAYOR JAN DEVEREUX:** This seems fairly legitimate, right? I mean, sorry to cut you.

**IRAM FAROOQ:** I'm sorry, what would be the question? My, my concern is this, what would they be asking for? I mean, we could tell them that they need to go to Eversource and get a letter that says that they can provide power, that power will be provided to this site.

**VICE MAYOR JAN DEVEREUX:** Under the current capacity, or, or--

**IRAM FAROOQ:** I mean, certainly, we could ask

developers--the Planning Board could, in the interim, ask developers to go get that--such a letter. But beyond that, I don't think that they would be--that there is a legitimate grounds for them to, um, to continue to extend it, they can.

The reason that projects get extended is that the Planning Board essentially asks for a developer to do something, either modify the design or something, and then if it's taking the developer a longer time to do that, um, then, then that's what's needed, they have to grant an extension. But the Planning Board cannot, um, cannot enforce an extension. The extension has to be granted by the applicant, otherwise, it is a constructive grant of the permit.

**COUNCILLOR QUINTON Y. ZONDERVAN:** Madam Chair, I will--I'll be introducing a separate Policy Order, asking for the Planning Board not to issue these permits. They absolutely have the authority to do so; otherwise, why do we have a Special Permit process?

Um, I want to again emphasize that there is absolutely no reason why we need to be increasing grid electrical consumption. I have done this at my house, I understand

what this takes, and it does not require additional consumption of grid electricity. We can generate electricity locally and offset the increased electrical demand that we're producing. We can put storage on site, we can do micro grids, we can do demand management, and we can turn off the lights. It is not acceptable to increase the amount of grid energy that we are consuming when that energy right now is 14% renewable. Not acceptable.

**VICE MAYOR JAN DEVEREUX:** Okay. Um, I respect that, and I respect that you can put in that Policy Order. One thought is I don't know if that there are any actual Special Permits in the pipeline between now and September that would have a--I mean, we have a lot of up-zoning petitions, but those aren't anywhere near having Special Permits.

Um, so in the best of all possible worlds, we will find a new site and we will solve this problem between now and September, and we will not need to go to, uh, extreme measures of, of doing that. So, um, I don't think we've gotten actually voted on these two orders. So we should do that, and I'm sorry that we've run over time.

So on the first order, which is to report back on the

February Policy Orders, and also the City's Legal Authority, and this whole decision, um, who are the voting members? Okay. So all in favor, aye. Okay. Um, and then on the second motion, which is, uh, to form this working group, um, to come up with a solution by September. All in favor, aye. Okay.

Um, thank you for your patience, everyone. Thank you for people in the audience who came during the work day. I appreciate that. And thank you to Eversource for being here. I know this has not been, um, the most harmonious meeting, but I hope it's been productive and I hope that we've had a meeting of the minds, and I most hope that this working group really can work through this problem to a win-win for all of us. So thank you. Meeting's adjourned.

**COUNCILLOR TIMOTHY J. TOOMEY:** Thank you, Vice Mayor.

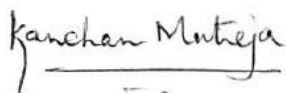
**The Cambridge City Council Transportation and Public Utilities Committee adjourned at approximately 4:27 p.m.**



**C E R T I F I C A T E**

I, **Kanchan Mutreja**, a transcriber for Datagain, do hereby certify: That said proceedings were listened to and transcribed by me and were prepared using standard electronic transcription equipment under my direction and supervision; and I hereby certify that the foregoing transcript of the proceedings is a full, true, and accurate transcript to the best of my ability.

In witness whereof, I have hereunto subscribed my name this 10th day of February 2023.

A handwritten signature in cursive script that reads "Kanchan Mutreja". The signature is written in black ink and is positioned above a horizontal line.

Signature of Transcriber