

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

APRIL 20, 2021

A meeting of the Planning and Economic Development Committee was held Tuesday, April 20, 2021, at 7:00 p.m. via teleconference.

Chairman Tencza

As Chairman of the Planning and Economic Development Committee, I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, I am confirming that we are:

Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means:

To access Zoom, please refer to the agenda or the City's website for the meeting link.

To join by phone: 1-929-205-6099 - Meeting ID: 896 2948 3264 Passcode: 999999

We previously gave notice to the public of the necessary information for accessing the meeting, through public postings. Instructions have also been provided on the City of Nashua's website at www.nashuanh.gov and publicly noticed at City Hall and the Nashua Public Library.

If anyone has a problem accessing the meeting via phone or Channel 16, please call 603-821-2049 and they will help you connect.

In the event the public is unable to access the meeting via the methods mentioned above, the meeting will be adjourned and rescheduled. Please note that all votes that are taken during this meeting shall be done by roll call vote.

Let's start the meeting by taking a roll call attendance. When each member states their presence, please also state whether there is anyone in the room with you during this meeting, which is required under the Right-To-Know Law.

Alderman Laws called the roll and asked them to state the reason he or she could not attend, confirmed that they could hear the proceedings, and stated who was present with him or her.

The roll call was taken with 3 members of the Planning and Economic Development Committee present:

Alderman-at-Large David C. Tencza
Alderman Jan Schmidt
Alderman-at-Large Brandon Laws

Members not in Attendance: Alderman Thomas Lopez
Alderman-at-Large Ben Clemons

Also in Attendance:

Alderwoman Elizabeth Lu
Elizabeth LaRocca, Community Relations Specialist
Sarah Hoodlet, Project Services (Outreach) Specialist
Walter Quinn, Project Manager
Erik Newman, Senior Counsel
David Still, Senior Engineer
Elizabeth Bradshaw, Senior Engineer
Jeremy Belanger, P.E. Senior Project Engineer TF Moran, Inc.
David Lamothe, P.E., Asst. Principal with GZA GeoEnvironmental

ROLL CALL

Chairman Tencza

I am present, I am by myself and I can hear everyone.

Alderman Schmidt

I am present, I am at home because of the virus and I am alone except for this.

Alderman Laws

Alderman-at-Large Brandon Laws, I am here, I am at home because City Hall is closed and I am alone. So we have 3 members present, Chairman.

Chairman Tencza

Thank you. So we do have a quorum for tonight's meeting. I'll also note that Alderwoman Elizabeth Lu is here in attendance with us as well. So the first item on our Agenda is Public Comment. I notice we have a number of folks who are here. If you could just state your name and your address and please give us comments about anything related to the Committee and what is on our Agenda for the evening.

PUBLIC COMMENT

Elizabeth LaRocca Mr. Chairman, I'll start. My name is Elizabeth LaRocca, I am a Durham, New Hampshire resident but I am an employee of Eversource Energy and I am here with 7 colleagues tonight to talk about the Mill Yard Substation and answer any questions you might have.

Chairman Tencza

Thank you very much.

Ms. LaRocca You're welcome.

Chairman Tencza

Any other public comments? Ok seeing and hearing none, we will move on to the next item on the agenda.

DISCUSSION – None

COMMUNICATIONS

From: Matthew Sullivan, Planning Manager

Re: Referral from the Board of Aldermen on proposed R-21-124, approving a Fifth Amendment to Purchase and Sale of City land at 21 Pine Street (Map 77, Lot 17) and land of Public Service Company of New Hampshire d/b/a Eversource Energy at 3 Pine Street Extension (Map 77, Lot 2A)

There being no objection, Chairman Tencza accepted the communication and placed it on file.

Chairman Tencza

For the record, that was a communication from the Planning Manager regarding the Planning Board's favorable recommendation of this piece of Legislation.

UNFINISHED BUSINESS – None

NEW BUSINESS – RESOLUTIONS

R-21-124

Endorsers: Mayor Jim Donchess
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Linda Harriott-Gathright
Alderman Patricia Klee

APPROVING A FIFTH AMENDMENT TO PURCHASE AND SALE AGREEMENT OF CITY LAND AT 21 PINE STREET (MAP 77, LOT 17) AND LAND OF PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE D/B/A EVERSOURCE ENERGY AT 3 PINE STREET EXTENSION (MAP 77, LOT 2A)

Also referred to Board of Public Works – meeting on April 29; and Mine Falls Advisory Committee meeting on May 3

MOTION BY ALDERMAN LAWS TO RECOMMEND FINAL PASSAGE, BY ROLL CALL

Chairman Tencza

Thank you, the motion is for final passage. I did hear from Director Cummings who was hoping to be here tonight to talk to us about this Resolution. But if the Committee Members are OK with it and Ms. LaRocca would like to speak to it on behalf of Eversource, I am happy to allow her to do so.

Ms. LaRocca Thank you. Thank you Mr. Chairman and members of the Committee. Would it be alright if I just introduced to you who is here from the Eversource team?

Chairman Tencza

Please and even if you wanted to give a little bit of background what this is about because I know this is the 5th amendment; we have a number of people in the meeting who may not fully understand what this about.

Ms. LaRocca Very good, well thank you Mr. Chairman. We have a one pager document that Sarah Hoodlet, make I sure I get Sarah's – Project Services Specialist. Sarah has put together this one page document, you might not have seen it but we also have a PowerPoint Presentation that Sarah put together. We can run through it quickly, I don't want to bore anyone. But we were thinking that maybe people weren't as familiar because this project has been in play for at least four years.

In addition to Sarah Hoodlet on the project, we have Walter Quinn. Walter can you get on video? Walter is our Project Manager. We've got Dave Still, he's our Senior Engineer of Substations at Eversource; Elizabeth Bradshaw, Senior Electrical Engineer, Field Engineering; she's overseeing the electrical grid in the Greater Nashua area for decades. Erik Newman, he's senior counsel. He's been working with Celia on the Purchase & Sale Agreement and probably other things that I don't know about. And we've got a couple of consultants here with us, Jeremy Belanger. Jeremy is the Senior Project Engineer/Manager from TF Moran. He has been helping us with the Civil Engineering aspects to this project. And then finally we have got Dave Lamothe. Dave Lamothe is a principal from GZA Geo-Environmental Scientist out of Bedford. Dave is overseeing the environmental remediation.

So there are eight of us here; we don't want to take too much of your time. But this is a big deal. We are happy to help this City redevelop this Riverfront land. We actually got approached by Donnalee Lozeau; Elizabeth Bradshaw and I in 2013 and she asked us if we would be willing to swap land or move out of the way in the Mill Yard. We have two substations and we said, that's a really hard thing to do, if you can find us land maybe. And so anyways we waited for Mayor Donchess to come into office and we asked him if he had the same desire and interest. Here we are today and tonight. And so without further talking by me, I will kick it over to Sarah Hoodlet, Mr. Chairman and we can fly through the PowerPoint if that would be helpful to folks. It will give you just an overview of what we are talking about here when we talk about the land swap and the Purchase & Sale Agreement and our land and the City's land.

Chairman Tencza

Thank you very much. Ms. Hoodlet, I noticed that you shared the PowerPoint it looks like.

Sarah Hoodlet I shared the one pager yes. That was the one pager that Elizabeth mentioned earlier that if you go and look at the PowerPoint, this is a really good, friendly it just shows you kind of where we are talking about and general project information. But the PowerPoint but does give a little bit more information. So if you would like me to, I am happy to share my screen and we can run through that.

Chairman Tencza

Please do, please feel free to share your screen.

Ms. Hoodlet Great thank you so much Mr. Chairman. Alright let me take this one step at a time. OK can everyone see my screen OK? I'll take that as a yes, perfect. So as Elizabeth said, my role on the project is to do Project Outreach, so I work with property owners and other stakeholders that occasionally want or need updates on the project on a regular basis. So this is general, really high level update on the project it is kind of where we are. You have probably heard about it through conversations with the City but I just wanted to give you a quick update.

So as you probably know, the substation that we are talking about is located off of Technology Way which is sort of between the Nashua River and a handful of business parks in the downtown area. You can see the substation there, sort of right in the middle of this picture here. So this distribution substation was built in 1954 and it was originally served to supply power to new businesses and industries moving into the Nashua's Mill Yard area. Today, nearly 70 years later, the substation feeds more than 2,000 customers using infrastructure that is now outdated and obsolete. The substation has served the area well but it reached the end of its life and it needs to be entirely rebuilt.

In summary, the new substation will be built on property adjacent to this new substation as you can see in the image on the slide. Eversource has been working with the City as Elizabeth mentioned to finalize a land swap with the intent to provide the City with a larger piece of land for future development. And in addition to the substation work, environmental remediation efforts are necessary on both parcels. That remediation will take place later this spring and will be performed and paid for by Eversource. Once complete, the new substation will meet current standards and have entirely new infrastructure including foundations, fencing, transformers and all the gadgets that come with the substation.

For some of the benefits of the project; the idea of a land swap was first discussed as Elizabeth said in 2013 with the intent to provide the City with a new, larger parcel of land for future development along the Nashua River. Since then, Eversource has acquired new or additional easements from several adjacent property owners to relocate the line as well as well enter and exit substation locations. Additionally, environmental remediation has been identified for both properties and through discussions with the City, Eversource will cover the cost of that on both parcels.

Once the new substation is constructed, the old substation will be deconstructed. Land will be restored and the property will be transferred ownership from Eversource to the City. The new substation will be better able to support residents and businesses in their growing need for reliable power and, of course, the electric system will be made more reliable by the \$10 million dollar investment in new equipment which will provide greater capacity for the City's future economic development goals.

So when will this work take place, right? So as I have mentioned we have been working on this project for some time acquiring new additional easements from abutting property owners including the City. Over the last 6 months or so we have been finalizing the scope in engineering while simultaneously performing those (inaudible) activities. We anticipate starting remediation efforts later this spring with site preparation for the new substation happening shortly thereafter. Construction of the new substation will begin later this year and continue through the first half of 2022. Once that is complete, we would then deconstruct the old substation and restore the site before transferring ownership to the City. Of course this is subject to weather and any other unforeseen circumstances and also, of course, ensuring that we have the necessary permits in place to do the work.

So this is a quick (inaudible) about outreach here in an effort to keep property owners, businesses, the town updated. We do have a variety of different methods that we use to perform outreach. That can be anything from information letters that are sent to property owners, residents that live nearby. We will have field outreach representatives on site during construction to answer any questions and kind of be the point of contact between the public and the project. We will have a project website which will be made before we actually start. It will have general construction updates as well as mapping and other contact information for the public. And, of course, we have our project information hotline and email address that anyone can contact at any time for more information.

And, as I mentioned earlier, my role is Project Outreach for the project. I can be reached at any time at this email address here. Elizabeth LaRocca is the City's contact, she's a great resource, you can definitely use her. And for your own information, Walter Quinn is the project manager so his information is there if you would like it. But any public information that is needed or if anyone from the public has questions for Walter they can come through me and I can filter those to him or the right person. And then our contact information is at the bottom of the slide in case anyone had any questions, they could call, email. And then the website will be eventually be posted on the Eversource.com website; you can filter through to find that website. And that pretty much is it. Do you have any questions for me? I know Elizabeth mentioned that we have a couple of other folks on the call as well so that might be, they might better answer those questions. But we are definitely here to answer any questions you might have.

Chairman Tencza

Questions from members of the Committee? Alderman Laws?

Alderman Laws

Thank you Chairman Tencza. This is more, I don't want to take credit for this question, because it is certainly you that brought it to my attention, but there is a proposed public dog park that is supposed to be going in in that area, do you know if they overlap or is that just a different parcel of land?

Ms. Hoodlet I am not familiar with that; Elizabeth or Jeremy, do you happen to know if there is any overlap?

Ms. LaRocca I am not familiar, Alderman Laws, with that. We will have to ask Sarah Marchant about that. We know where you've got an easement on Mine Falls Park but that's the only park that we are aware of that we are near.

Alderman Laws

Alright, thank you. I am fairly confident it is a different parcel of land but I am not a cartographer so looking at the aerial view map I am not 100% sure. I had one more question, Mr. Chairman, if that's alright.

Chairman Tencza

Please, go ahead.

Alderman Laws

These, and forgive me for saying so, these installations tend to not be very aesthetically pleasing. Is there, not trying to insult what you are going to construct, but is there some thought into making it more acceptable for the neighboring businesses? Is there going to be a fence at least to block the view from the street or anything like that?

Ms. Hoodlet So I will hand that over to Jeremy for further information but my understanding is that we will be putting in some screening. I am not sure exactly where it is on the site. Jeremy, do you have an idea of that where you can explain that to Alderman Laws or anyone else who would like to for that matter.

Jeremy Belanger Good evening, I am Jeremy Belanger, I am with TF Moran, I am a Senior Project Engineer as Sarah mentioned. We are working on the engineering as well as the surveys of record on this project. So in regards to the aesthetics to the line, there has been extensive coordination with the property to the north which is owned by Indian Head Realty and as part of that, as part of what is being presented to you tonight with the revised easements there has been some revisions to the easement through Indian Head's property. There is some proposed landscaping that is going on. We have worked with them to adjust the pole locations to minimize their views. I believe their concern was from their cafeteria. So over the past, almost a year at this point, the team that has worked extensively with the abutters had tried to make everyone as happy as possible regarding the aesthetics.

Alderman Laws

OK I would just submit for your consideration, if you just put up the most basic of walls, I guarantee you that Positive Street Art would jump for the opportunity to put a mural on it or something like that.

Mr. Belanger Well unfortunately due to safety concerns and electrical standards, we can't have walls around the substation, but there is an 8 foot tall fence with a one foot barbed wire on top of it just for safety concerns. We can't be too close, but noted that any opportunity to work with the City in making this an aesthetically pleasing site, we will certainly continue that coordination.

Alderman Laws

Well thank you. I appreciate it.

Chairman Tencza

Further questions, Alderman Laws? Alderman Schmidt?

Alderman Schmidt

Thank you. I understand that the Dog Park is actually in the flood plain and I am almost positive that the substation will not be placed in the flood plain; am I correct in that? Yeah.

Mr. Belanger That is a correct assumption.

Ms. Hoodlet That is correct.

Mr. Belanger And you will note some, it looks a meeting of January 21st of last year, Director Cummings did mention a Dog Park as part of their redevelopment of this piece of property in the general vicinity. So it is a part of the land swap, what would be retained by the City is a portion that is substantially higher than the Mine Falls Park down by the River. And while I wasn't at the meeting last January, well January of 2020, it does look like the coordination would be for the Dog Park to be somewhere in the vicinity of this but it does appear to be on the lower portion.

Alderman Schmidt

Thanks very much. One more question?

Chairman Tencza

Please go ahead.

Alderman Schmidt

Most of the substations that I see, smaller ones anyway, usually have screening of some kind of conifer, some tree, just to give it a little green space in front of it. I am assuming that would be something that could be done as well rather than a wall because I agree walls aren't conducive. But would you be interested in maintaining the trees in front of it, would that cause a problem with anything – with the space there?

Mr. Belanger There is the proposed landscaping that was proposed as part of the site plan process and getting the approval through the Planning Board. As for the maintenance, I am not sure how that agreement would be written. There are a number of easements that are being placed on the City property for access and utilities. That is something that we can certainly discuss as we work through finalizing these easements and if there are plantings in the vicinity, who would be responsible for maintaining those.

To answer your question regarding just the applicability of locating landscaping, we are limited based on the required clearance height from the overhead lines to vegetation that grows underneath it. Eversource has a comprehensive vegetative maintenance protocol that they have to follow in order to make sure that everything is safe. But we will certainly, like I said, work with the City to make sure that it is as aesthetically pleasing as possible. And as the City progresses into developing this area and expanding the Riverfront, we will continue to coordinate through them.

Alderman Schmidt

Excellent. It's time to do this and I think it's a wonderful thing for Eversource and for the City. Thank you very much.

Ms. LaRocca

Mr. Chairman, can I mention one thing?

Chairman Tencza

Please.

Ms. LaRocca

What we'd like to point out, Alderman Schmidt and Alderman Laws and any other folks, is that Eversource is going to be footing the bill for all the environmental remediation. And Dave Lamothe, on our lot is what about 130,000 and on the City's it is maybe 320,000.

David Lamothe Our lot is about 150 and I think we are looking at close to 400 on the City's lot.

Ms. LaRocca

We are limited on what we can do with the walls and we know about Positive Street Art. I know the people that started it; they are wonderful people and Celia at the Chamber and what not. And it hard to maintain the arborvitaes or whatever we put around these substations Alderman Schmidt, but we did try to beautify the Front Street substation along those lines for folks. It was like whoop de doo, you know, we can only do so much. And we also have people that are looking over our shoulders called the Public Utilities Commission. We are going to put this asset into rate base and earn on it so we are trying to be balanced in our approach. We are doing this to help the City redevelop. If you succeed, we clearly succeed with you so there's that mutual gain clearly. But what we have done, I have to say, is rather extraordinary. We have had a couple cable failures we have had to make temporary emergency repairs. We have had to reconfigure stuff because you have important buildings that are being fed by this. So we just want you to know that we are picking up those remediation costs, we hope that makes you feel a little bit better about what we are doing above and beyond building a new piece of equipment and you know, to the extent our budget allows and safety allows, we will certainly consider doing something to make it look better. Hopefully by moving out of the way, that's a really big move and we look forward to seeing what the City does with that parcel. So that's I think all we've got, Mr. Chairman, thank you for your time and the patience tonight. And please let us know if you have any questions as we move forward.

Chairman Tencza

Sure and if I could just say, I think PSNH has been a great partner with the City not only on this project but obviously with the work that's being done around Main Street with the Performing Arts Center. I know that that you folks are working with Director Cummings to move the telephone poles and the electric poles to make sure that project goes according to plan. Also, too the last time I was down by the Riverfront, there's a small substation there, I'm not sure if that was what you were referring to as the Franklin Street substation, but it was a real eyesore before and I am not even sure I noticed it the last time I was down at the Riverfront. So I think we appreciate the work that you are doing. I have actually got a couple questions from Alderman Jette if I may and they somewhat relate to the last topics that were raised, just if I could quickly ask.

The new Purchase & Sale, the amendment to the Purchase & Sale, just reference mildly contaminated soils as well as some asbestos shingles, asphalt shingles that contain asbestos, excuse me. Alderman Jette had asked where exactly these were, why they were on-site. Were these just the building materials that were used to construct the substation and what you would expect from the soils there at the site when they are moved?

Mr. Lamothe Yeah the mildly contaminated soils are actually on the City's parcel as well as the shingles. There are like a few, like a handful of shingles on the Eversource parcel. As part of the remediation all of the shingles that are on both parcels will be cleaned up. Most of the mildly contaminated soils are just typical urban fill. There is some old mill building foundations out there that are going to be removed as well. But nothing on the City parcel was anything that was due to Eversource; it predated Eversource. What is going to happen on the Eversource parcel is the shingles will be cleaned up from the site and then everything inside the fence will be removed and remediated to background levels.

Ms. LaRocca And Dave, those shingles were blown in weren't they, the asphalt?

Mr. Lamothe On the City's parcel there's a number of areas where it appears as though material was dumped historically. So there's a number of mounds out there and in-between those mounds there's a small, probably pick up sized load of shingles that got deposited at one point.

Chairman Tencza

OK so this isn't like other parts of the City where asbestos was buried in the ground?

Mr. Lamothe No there's no indication of buried asbestos or either site being an asbestos disposal site like you would see in a lot of areas in Nashua or Hudson.

Chairman Tencza

Thank you. So Alderman Jette's other question was about the dumping costs that are being waived. Can you give us a sense of how much those are from the City's portion of the project? And Ms. LaRocca if you could just explain why that was important for Eversource to have those as part of the plan?

Ms. LaRocca Sure. We were asked by the City to do the land swap and we agreed to do that. As we got rolling with the negotiations we learned that the City had not budgeted any money for this project. But we had to move, as we said to you, we were losing cables and it was just the substation needed to be replaced. So we went ahead and we paid Dave Lamothe's company to do the environmental remediation studies and they did our studies on our lot. And then we were calculating the cost to remediate and we are going to be asked by people, like the Public Utilities Commission, you guys are pretty magnanimous with the City of Nashua, why didn't you look to do cost sharing or something. And it is, we have carrying costs, we got permission to build this thing in 2017 from our senior managers.

So this has been really dragging on and a lot of the dragging on is because the easements have taken so long. It is very difficult to get easements and we understand why from the land owners that have been working with us. It is a complicated process. But in any event, we went to the City and we asked them, can you share in the cost to remediate your property by allowing us to deposit, I think we were saying the top soil or something along that line, I am going to let Dave Lamothe take it. But we asked the City if they could allow us to take material from their property and put it at the landfill. We had a meeting with a number of people, including the Mayor and the Public Works Director and they just felt that the best they could do was give us 50% off, no C&D debris, but on a couple of the other things. Dave Lamothe can clarify, but Walter can tell us where that is. That might not be something that we do. I don't know Walter or Dave if you would like to expound on that and maybe clarify something that I said that isn't necessarily accurate any more.

Mr. Lamothe Just for perspective, we have approximately 5,400 tons of urban fill that is going to come from the City parcel. We need to basically remove that material, it is unsuitable to build on; it is basically mixed brick and debris and like we talked about, a lot of piles that were dumped out there historically. From the Eversource yard that is there now, we have about 60 to 100 tons of PCB concrete, just where the transformer sat that is going to be removed. And then there is some soil that needs to be removed due to some past pesticide use, that's about 1,500 tons. So the bulk of the soil excavation is really coming from the City parcel that we will be moving to.

Chairman Tencza

Thank you for that explanation. Anything further from anyone from the Committee or the Board or members...

Alderwoman Lu

Yes I had a couple of questions, please, Elizabeth Lu.

Chairman Tencza

Yes, Alderwoman Lu, go ahead.

Alderwoman Lu

Thank you. One of my questions was I noticed that we are exchanging a half acre lot for a 1 ½ acre lot and I wondered if that was correct. The lot number 77-17 that the utility company that is going to end up with, that's not being subdivided in any way is it? It is going to remain an acre and a half.

Mr. Belanger So the proposed 77-17 which is the deed for Eversource we will be hanging on to is just over half an acre and that consists of the proposed substation and then lot 77-2A is what the City will keep and that is about 1.4 acres. And then there's a number of easements in favor of 77-17 so there is a utility easement for grating and drainage easements. And then an access easement so that Eversource can reach the property that is being subdivided.

Alderwoman Lu

OK. I am sorry I am just finding in the City GIS that the 77-17 is an acre and 1/3rd.

Mr. Belanger The existing 77-17 is 1.3624 acres so essentially there's a lot line adjustment that has gone before the Planning Board as part of this. There's a reconfiguration of the lot lines. So what Eversource will end up owning will be the smaller portion which will be a new, proposed lot 77-17 with a total of just over a half an acre.

Alderwoman Lu

OK thank you that was my question. And just a couple of follow-ups please? Where's the construction and demolition waste coming from, both lots?

Mr. Lamothe It's actually the bulk of it is coming from the City's lot. The only construction and demolition waste that's coming from the Eversource parcel is the concrete from the pads.

Alderwoman Lu

OK and just another follow up? I haven't seen the original contract. I know it was signed four years ago. But why did you agree, I am curious why Eversource agreed to do the clean up on both lots? Can anyone give me any background on that?

Ms. LaRocca It was just a negotiation, Alderwoman Lu. We were told by the City that they had not budgeted any money for this project. And we were too far along to say, OK then the deal is off. But the City had not budgeted anything for this. So we just said, we've got to roll. We had a couple of cables that have failed and we need this thing rebuilt. And so we have just said look at the numbers, we looked at the budget, we swallowed. We went to the City and said can you guys help us with taking some of this stuff off your property. They gave us a concession. We are going to be talking to the Public Works Board on Thursday about that. We might not take the City up on that offer, but I think it just came down to the City had not budgeted anything and we had been talking and talking and we had to move. We've just got to go.

Alderwoman Lu

I see, alright. Thank you. And just one last question. Is this a straight swap or is there also a sales price. As I mentioned, I haven't seen the agreement?

Ms. LaRocca Erik Newman can you talk to that, or Walter?

Walter Quinn I prefer that Erik would weigh in on that but as best I know there is no remuneration other than the swap of land, moving from one parcel to the new parcel.

Alderwoman Lu

Thank you, that's all.

Erik Newman That is correct. The Purchase & Sale Agreement stipulates that given the respective sizes and the considerations involved on both parts in this transaction that the total consideration is less than the 4,000 which is the threshold for transfer taxes. So both parties are in agreement that this is essentially a swap.

Alderwoman Lu

Thank you. I'm all set Mr. Chairman.

Chairman Tencza

Thank you, Alderwoman Lu. Anything further from members of the Committee? Ok hearing and seeing none, the Motion is for final passage. Alderman Laws, would you please call the roll?

Alderman Laws

Thank you Chairman Tencza.

A viva voce roll call was taken which resulted as follows:

Yea: Alderman Schmidt, Alderman Laws, Alderman Tencza	3
Nay:	0

MOTION CARRIED

Chairman Tencza

Thank you. That motion passes. That will also be in front of the Board of Public Works on April 29th and the Mine Falls Advisory Committee on May 3rd.

NEW BUSINESS – ORDINANCES - None

TABLED IN COMMITTEE - None

PUBLIC COMMENT - None

GENERAL DISCUSSION - None

REMARKS BY THE ALDERMEN

Alderman Laws

I just wanted to thank everyone from Eversource. I notice you have gotten it across loud and clear that you guys have made a lot of concessions to get this project moving and we appreciate it, especially in the financial times that we are facing as a City. So it doesn't go unnoticed, we appreciate it. Thank you very

much.

Chairman Tencza

Anyone else? OK Alderman Laws, then, I will ask you for a motion to adjourn.

POSSIBLE NON-PUBLIC SESSION - None

ADJOURNMENT

MOTION BY ALDERMAN LAWS TO ADJOURN, BY ROLL CALL

A viva voce roll call was taken which resulted as follows:

Yea:	Alderman Schmidt, Alderman Laws, Alderman Tencza	3
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Nay:		0
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MOTION CARRIED

The meeting was declared closed at 7:44 p.m.

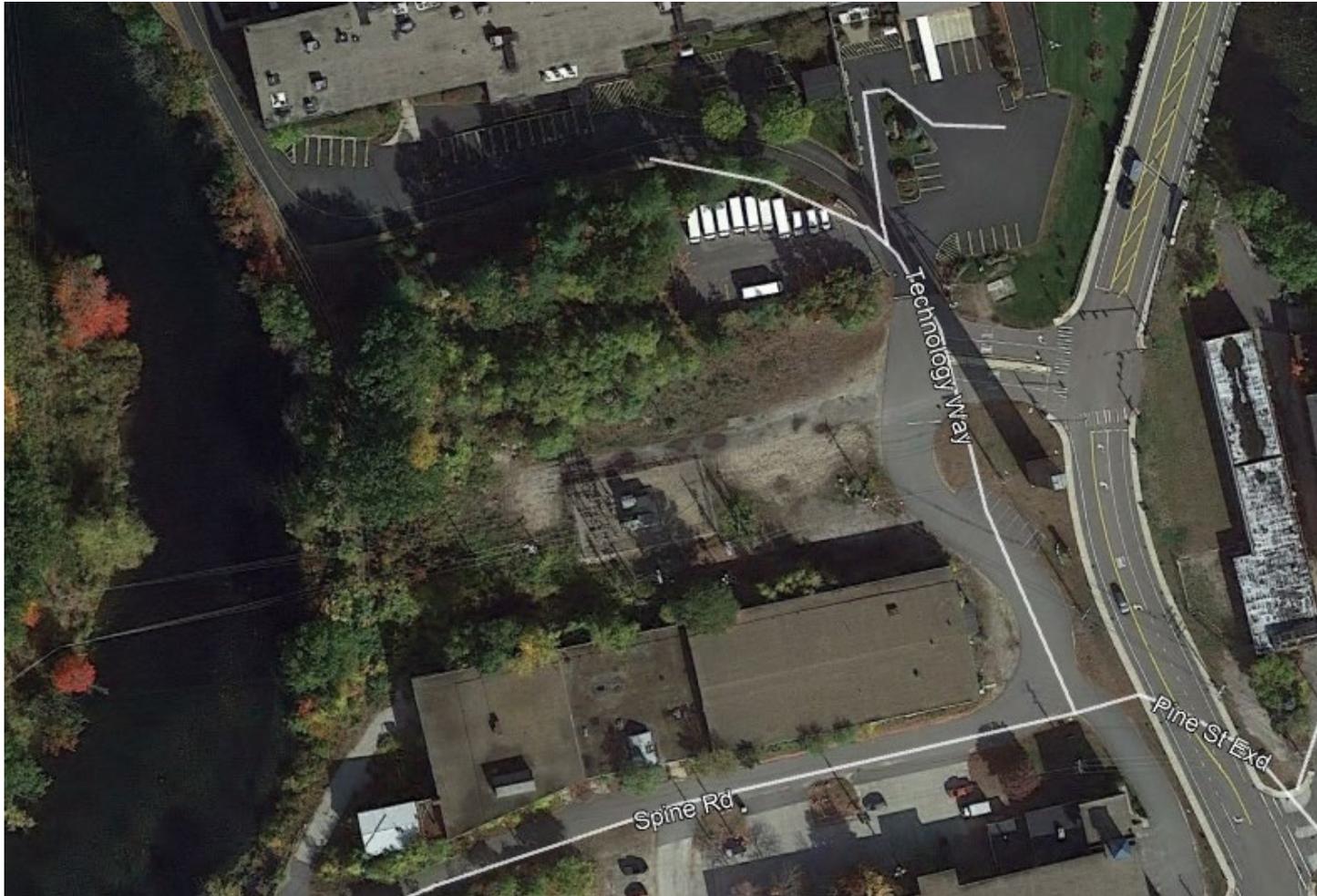
Alderman-at-Large Brandon Michael Laws
Committee Clerk

Nashua Millyard Substation Rebuild Project

Committee Briefings

April 2021

Nashua Millyard Substation Location



Project Need

- Nashua Millyard Substation is a 34.5kV-4.16kV substation located in the millyard area of Nashua, NH.
- It was originally built in April of 1954 to supply electric power to new industries moving into Nashua's millyard area.
- Today, the substation feeds more than 2,000 customers in the millyard area, using 70-year-old infrastructure that is outdated and obsolete.
- Overall, the existing substation has reached the end of its life and needs to be entirely rebuilt.



Project Scope



- The substation will be entirely rebuilt on property adjacent to the existing location, on land recently acquired from the City of Nashua.
- Eversource has worked with the City to relocate the substation to the adjacent parcel, with the intent of providing the City with a larger piece of land for future development.
- Environmental remediation, necessary on both parcels, will take place in the spring of 2021, to be performed and paid for by Eversource.
- All equipment will be new and meet current standards, including the foundations, exterior fencing, transformers, breakers, switches, and other associated equipment.

Project Benefits

- The City first came to Eversource in 2014 to inquire about moving the substation from its current location to the adjacent empty parcel (owned by the City), to provide the City with a larger parcel for future development.
- Since then, both parties have worked to make this a reality.
 - Eversource has acquired additional easements from several adjacent property owners to relocate the 34.5kV circuit (power lines) feeding the substation as well as the six 4.16kV circuits fed by the substation.
 - Environmental remediation (clean up) is necessary on both properties, and Eversource will cover the costs of both.
- Once the substation is rebuilt, the existing substation will be deconstructed, the land will be restored, and the property will transfer ownership from Eversource to the City of Nashua.
- The newly rebuilt substation will better support local residents and businesses in meeting the growing need for reliable electricity in the Nashua area.
- This \$10 million project will make the electric system more reliable by installing new equipment with greater capacity to further the City's economic development goals.

Project Schedule

Anticipated Schedule*	Late 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022
Permitting/Siting/Engineering	Yellow	Yellow	Yellow	Yellow	White	White	White	White
Stakeholder Outreach	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange
Site Prep/Civil Construction	White	White	Teal	Teal	White	White	White	White
Construction of New Substation	White	White	White	Blue	Blue	Blue	Blue	White
Deconstruction of Old Substation	White	White	White	White	White	White	Blue	Blue
Restoration	White	White	White	White	White	White	Green	Green

Key	Permitting	Outreach	Civil/Site Prep	Construction	Restoration
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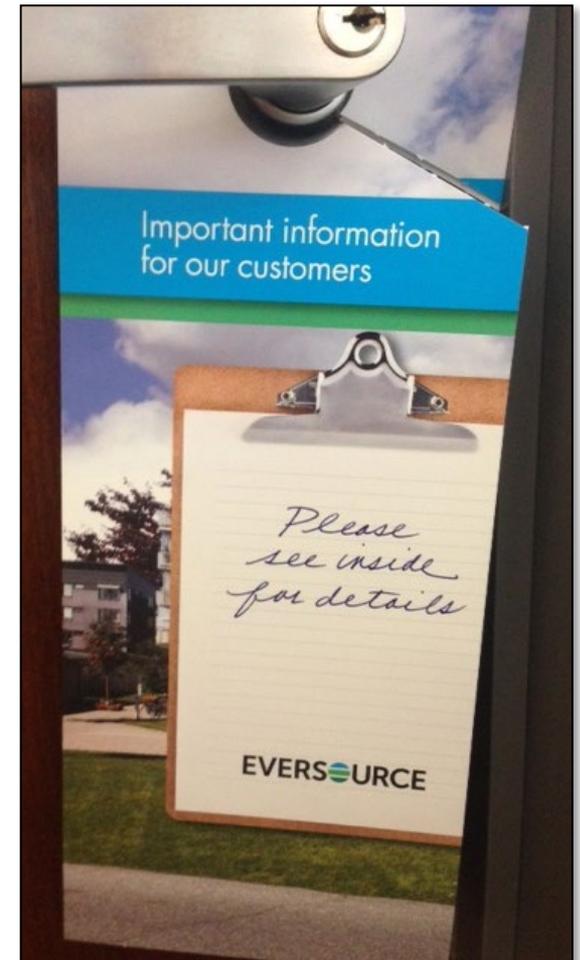
**Schedule is weather dependent and subject to change.*

Outreach Efforts

Eversource is committed to updating and proactively communicating with neighbors, businesses and all community members about project activities and will continue this outreach throughout the construction process.

Outreach methods:

- **Project Information Letters:** Letters mailed to property owners within the Project area (adjacent to the substation), sharing project updates.
- **Field Outreach Representatives:** Eversource representatives who are on-site prior to, and during, construction. They communicate with stakeholders in-person about the project and respond to any questions or concerns, following CDC guidelines for COVID-19 safety precautions.
- **Project Webpage:** Project maps, project schedule, regular construction updates and contact information.
- **Project Hotline & Email:** Provides prompt response to stakeholder inquiries.



sample door hanger

Stay Informed / Contact Information

Project Services (Project Outreach)

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Project Manager

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Questions

