



October 23, 2019

To whom it may concern,

The following outlines the events which delayed our completion of the building permit application process, and therefore delayed our ability to execute the conditions of the special permit, which had been granted for 103 Washington St. Due to these events, we are looking to apply for an extension with the City of Somerville.

Electrical Pad Transformer:

- The building permit plans called for new electrical service from a pad mounted transformer, upon submittal we received comments back from Somerville ISD stating that Eversource had denied the transformer location on the ZBA approved plans.
- We began discussions with Eversource and Zade engineering about this, they proposed a pole mounted transformer on the property, the City denied this request. We then requested a pole mounted transformer on the street which Eversource denied.
- At this juncture we began working with the Design Team along with the City in an attempt to find a solution. Below are the options considered:
 - a pad mounted transformer at a different location but the site was too tight and did not allow for required clearances etc.
 - subgrade transformer located in a man hole; this was cost prohibitive and required a hoist beam as well as relocation of culvert chambers.
- At this point we began exploring the option of an easement from the proposed electrical transformer at the proposed construction site at 105 Washington St (at this time owned by another developer). The Owner of 105 was open to the easement and attorney began to draw something up.
- This developed into the owner of 103 Washington purchasing the project at 105 Washington, therefore making the easement agreement easier to accomplish.
- Eversource was not willing to do anything related to this until the easement agreement was executed, but due to the sale and closing process, of the purchase of 105 Washington, the easement was delayed.
- Upon completion of the sale of 105 Washington we began working with Eversource again to complete the transformer design and plans, which would feed both buildings.
- We struggled throughout the process to facilitate the flow of information to Eversource. They regularly passed the project between different employees and did not respond to inquiries etc. Furthermore, Eversource requested new Civil drawings showing the combined sites, etc. They were sent this information multiple times but failed to properly record and pass through their chain of command.
- The above issues with Eversource have been resolved. They have all necessary documents and are currently in the process of reviewing this plan. We are awaiting their approved plan for submittal to the City.

