

SELECT BOARD
6:00 p.m. January 12, 2021
Needham Town Hall
Agenda

Under Governor Baker's emergency "Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20", issued March 12, 2020 and in effect until termination of the emergency, meetings of public bodies may be conducted virtually provided that adequate access is provided to the public.

To listen and view this virtual meeting on a phone, computer, laptop, or tablet, download the "Zoom Cloud Meeting" app in any app store or at www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the meeting 83012497485 or click the link below to join the webinar: <https://us02web.zoom.us/j/83012497485>.

	5:45	Informal Meeting with Citizens <i>One or more members of the Select Board will be available between 5:45 and 6:00 p.m. for informal discussion with citizens. Because of planning constraints during the COVID emergency, residents wishing to speak during that time should call the Select Board Office at (781)-455-7500, extension 204, not later than 3PM on the business day before the meeting to request an appointment. This enables the Board to better assure opportunities for participation and respond to citizen concerns.</i>
1.	6:00	Trader Joe's Certificate of Appreciation
2.	6:00	Public Hearing: Change of Control of RCN TELECOM SERVICES OF MA, LLC
3.	6:15	COVID-19 Update • Tim McDonald, Director of Health & Human Services • Tiffany Zike, Assistant Director of Public Health
4.	6:35	Ridge Hill Demolition Presentation • Steve Popper, Director of Design & Construction • Mike Retzky, Project Manager • Dave Mentzer, Dore & Whittier Architects
5.	7:05	Town Manager • Open 2021 Annual Town Meeting Warrant • Town Manager's Report
6.	7:15	Board Discussion • Committee Reports – Needham Unite Against Racism • Committee Reports - Other

CONSENT AGENDA *=Backup attached

1.	Accept the following donations made to the Needham Community Revitalization Trust Fund: \$3500 from JMS Family Foundation, Inc., \$50 from Adam Raff, and \$25 from Isaac Hughes.
2.	Accept the following donation made to the Vietnam Veterans Memorial Maintenance Donation Fund: \$2000 from William Jones, Jr. and \$40 from Jo-Ann & Rich Rosen.
3.	Approve technical change from approval of 12/22/2020 agenda – Executive Session minutes of 11/1/2020 should be 11/24/2020.
4.*	Approve and sign application for recertification as Tree City USA for 2020.
5.*	Upon the recommendation of the Assistant Town Manager/Director of Finance, change the mileage reimbursement rate from 57.5 cents to 56 cents per mile consistent with the rate determined by the IRS.
6.	Authorize to extend Free Parking Meter Parking for Two Hours through June 30, 2021.
7.	Accept a \$5,000 donation made to Needham Youth & Family Services from the Highrock Metro West Church. These funds were raised by the Jog For Joy 5K held back in December 2020 in support of mental health awareness programs.
8.*	Water and Sewer Abatement Order #1302.
9.*	Approve Open Session minutes of 12/22/2020, and minutes from 11/18/2020.
10.	Accept the following gifts received by the Needham Public Library for the period of September 1, 2020 to December 31, 2020: John Comando gave the library a copy of his book, <i>Walk by My Side</i> (\$7.99); Debra Doxer donated two copies of her book, <i>Where Butterflies Go</i> (\$13.00 each); Elinor Brady donated a copy of Isabel Wilkerson's book <i>Caste: The Origins of Our Discontents</i> (\$32.00); Emily Richmond Wheeler donated \$55.00 that will be used to purchase a new book-on-CD; and Ellen Knizeski made a \$200.00 donation for the purchase of new mystery books in memory of her parents Bernie and Eileen Ford.

**Certificate Of
Appreciation**

**From The
Town of Needham, Massachusetts
Select Board**

Awarded to:

TRADER JOE'S - NEEDHAM

**In recognition of your efforts to help keep
Needham's seniors safe during the COVID-19
pandemic by providing and packing over 1,500
bags of groceries that we were able to deliver to
this at-risk population. We thank you for your
commitment to serving this community.**

Signed this 12th day of January, 2021



**Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 01/12/2021

Agenda Item	PUBLIC HEARING: CHANGE OF CONTROL OF RCN TELECOM SERVICES OF MA, LLC
Presenter(s)	Select Board

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED
The purpose of this public hearing will be to consider the FCC Form 394 transfer request received by the Town on December 2, 2020. Form 394 seeks the Select Board's approval for a change of control of the Cable Television Franchisee, RCN Telecom Services of MA, LLC, from Radiate Holdings, LP to Stonepeak Associates, IV LLC. This public hearing has been advertised in a local newspaper, Needham Times, on December 24, 2020 and December 31, 2020. A copy of the FCC Form 394 has been available in the Needham Town Clerk's Office for review by interested parties during regular business hours by appointment only. The Board will meet again on February 23, 2021 to render a decision on the request.	
2.	VOTE REQUIRED BY SELECT BOARD
Not at this time.	
3.	BACK UP INFORMATION ATTACHED
- a.) Public hearing notice published in Needham Times - b.) Cover letter for Form 394 - c.) Form 394 (confidential Attachments A & B on file in Town Manager's Office) - d.) Hearing Agenda & Script will be sent under separate cover on Monday, January 11	



COMMUNITY
NEWSPAPER
COMPANY

GateHouse Media New England

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Advertising Proof**

15 Pacella Park Drive, Randolph, MA 02368

1800-624-7355 phone | 781-961-3045 fax

Order Number: CN13931940

Salesperson: Deborah Dillon

Sandy Cincotta
Needham Town Manager Office
1471 Highland Ave
Needham, MA 02492

Title: Needham Times
Start date: 12/24/2020
Insertions: 2
Price: \$61.68

Class:
Stop date: 12/31/2020
#Lines: 32 ag

RCN TELECOM SERVICES OF MA, LLC

**LEGAL NOTICE
TOWN OF NEEDHAM**

**CHANGE OF CONTROL OF RCN
TELECOM SERVICES OF MA, LLC**

PUBLIC HEARING

The Select Board of the Town of Needham, as Issuing Authority, has scheduled a change of control public hearing to be held virtually on January 12, 2020, at 6:00 PM via Zoom: <https://us02web.zoom.us/j/83012497485>. The purpose of the hearing will be to consider the FCC Form 394 transfer request received by the Town on December 2, 2020. The Form 394 seeks the Select Board's approval for a change of control of the Cable Television Franchisee, RCN Telecom Services of MA, LLC, from Radiate Holdings, LP to Stonepeak Associates, IV LLC. A copy of the FCC Form 394 is in the Needham Town Clerk's Office and may be viewed during regular business hours by appointment only (as Town Hall is currently open by appointment only). Interested parties can call the Select Board's Office at (781) 455-7500 for more information. Written comments may be submitted up to

3:00 p.m. on January 12th at
selectboard@needhamma.gov.

AD#13931940

Needham Times 12/24, 12/31/20



Michael R. Dover

Kelley Drye & Warren LLP
333 West Wacker Drive
Suite 2600
Chicago, IL 60606
Tel: 312-857-7087
Fax: 312-857-7095

November 30, 2020

By FedEx

Town of Needham
Sandy Cincotta, Officer of the Town Manager
Town Hall
1471 Highland Avenue
Needham, MA 02492

Re: Notice of Transfer of Control of a Parent Company of RCN Telecom Services of Massachusetts, LLC

To Sandy Cincotta, Officer of the Town Manager:

As you may have heard, equity ownership in a parent company of RCN Telecom Services of Massachusetts, LLC will be transferred to a different private equity firm from the one that now controls it. **This transaction will not change the operations of RCN Telecom Services of Massachusetts, LLC, nor will it change RCN Telecom Services of Massachusetts, LLC's obligations to comply with its franchise agreement. It is, however, expected to make additional resources available to Needham with which it can enhance its network and improve its services in the Town of Needham.**

Specifically, funds associated with Stonepeak Infrastructure Partners ("Stonepeak"), a private equity firm, entered into an agreement to acquire Radiate Holdings, L.P. ("Radiate"), a subsidiary of the TPG Capital group. Radiate operates leading regional providers, including RCN Telecom Services of Massachusetts, LLC ("the Company"), originally issued to RCN-BecoCom, LLC. The Company currently holds a franchise to offer service in your community. When the transaction under the agreement is consummated, the indirect control of your community's franchisee will have changed. Your community's franchise will continue to be held by the same legal entity that holds your franchise today, it will continue to provide service pursuant to that franchise and the same company that manages the system today will continue to do so. However, it will operate under the ultimate ownership and indirect control of Stonepeak.

Again, as part of this transaction, Stonepeak has no current plans to change the local operations or structure of the operations or the services offered. Upon completion, Stonepeak will combine its resources and expertise with RCN Telecom Services of Massachusetts, LLC's knowledge of the local cable marketplace to build upon the successes of RCN Telecom Services of Massachusetts, LLC and further enhance the customer experience in your community. Stonepeak and Patriot Media Consulting LLC will partner to investigate opportunities to invest in the network and in technology, enabling the Company

Town of Needham
November 30, 2020

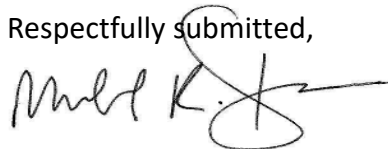
to expand and grow its infrastructure, enhance its high-speed data services, and otherwise improve its offerings.

We have enclosed for you two (2) additional copies of the FCC Form 394. The Form 394 is designed to provide you with the information necessary to assess the financial, legal, and technical qualifications of Stonepeak with regard to the franchise. This filing includes a copy of the agreement, and financial, legal, and technical information about Stonepeak, as well as all other required information. Certain of this information, as designated therein, is confidential and not routinely made available to the public, and its dissemination would be harmful to Stonepeak's business interests. Pursuant to FCC Form 394, these materials must be maintained as confidential by you and any or all of your agents. Also enclosed in the FCC Form 394 is a copy of the Public Interest Statement that was included in our filing with the FCC for approval of this transaction.

Under the Communications Act, 47 U.S.C. § 537, you have 120 days upon completion to consider the application. No action on your part is required; should you choose not to take any action within this 120-day period, under federal law the application will be deemed granted. In the event that you choose to act upon the application, we have enclosed for your convenience a draft resolution for your use. Please let us know if you place the matter on your agenda for consideration. If you have any questions or inquiries regarding this matter, please contact Tom Steel, Vice President and Regulatory Counsel, at 617-787-7788 or tom.steel@rcn.net, or contact the undersigned.

We look forward to continue working with you.

Respectfully submitted,



Michael R. Dover
Kelley Drye & Warren LLP
(773) 272-2382
MDover@kelleydrye.com
Counsel to Radiate Holdings, L.P.

Michael Nilsson
Harris, Wiltshire & Grannis LLP
(202) 730-1301
MNilsson@hwglaw.com
Counsel to Stonepeak Infrastructure
Partners

Enclosures

RESOLUTION NO. ____

**RESOLUTION APPROVING THE CHANGE OF INDIRECT CONTROL OF THE
FRANCHISEE UNDER THE CABLE TELEVISION FRANCHISE**

WHEREAS, RCN Telecom Services of Massachusetts, LLC (“Franchisee”) owns, operates and maintains a cable television system (the “System”) in the Town of Needham pursuant to a cable television franchise (“Franchise”) granted by the governing body of the Town of Needham (the “Franchise Authority”), and Franchisee is the current duly authorized holder of the Franchise; and

WHEREAS, pursuant to an Agreement and Plan of Merger (“Agreement”), funds associated with Stonepeak Infrastructure Partners (“Acquiror”), a Delaware limited liability company, will purchase 100% of the membership interests of Radiate Holdings, L.P., a Delaware limited partnership, (which owns 100% of the indirect ownership interests in Franchisee), and, as a result, the indirect control of Franchisee will change (the “Change of Control”);

WHEREAS, Franchisee and Acquiror have requested the consent of the Franchise Authority to the Change of Control in accordance with the requirements of the Franchise, have filed an FCC Form 394 with the Franchise Authority, and have provided the Franchise Authority with all information necessary to facilitate a decision by the Franchise Authority (the “Application”); and

WHEREAS, the Franchise Authority has reviewed the Application, examined the legal, financial and technical qualifications of Acquiror, followed all required procedures in order to consider and act upon the Application, considered the comments of all interested parties, and finds Acquiror to be suitable to indirectly control Franchisee.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The Franchise Authority hereby accepts the Application and consents to the Change of Control, all in accordance with the terms of the Franchise and applicable law.

SECTION 2. The Franchise Authority confirms that the Franchise is valid and outstanding and in full force and effect and there are no defaults under the Franchise. Subject to compliance with the terms of this Resolution, any action necessary with respect to the Change of Control has been duly and validly taken.

SECTION 3. This Resolution shall be deemed effective as of the date of its passage.

This Resolution shall have the force of a continuing agreement with Franchisee and Acquiror, and Franchise Authority shall not amend or otherwise alter this Resolution without the consent of Franchisee and Acquiror.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2020.

_____ **of** _____,

By: _____

Title: _____

ATTEST:

Title:

FCC 394

**APPLICATION FOR FRANCHISE AUTHORITY
CONSENT TO ASSIGNMENT OR TRANSFER OF CONTROL
OF CABLE TELEVISION FRANCHISE**

SECTION I. GENERAL INFORMATION

FOR FRANCHISE AUTHORITY USE ONLY

DATE November 30, 2020	1. Community Unit Identification Number: MA0365
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2. Application for: ☐ Assignment of Franchise ☒ Transfer of Control

3. Franchising Authority: Town of Needham	
4. Identify community where the system/franchise that is the subject of the assignment or transfer of control is located: Needham	
5. Date system was acquired or (for system's constructed by the transferor/assignor) the date on which service was provided to the first subscriber in the franchise area:	8/26/2010
6. Proposed effective date of closing of the transaction assigning or transferring ownership of the system to transferee/assignee:	As soon as possible and ideally prior to June 30, 2021

7. Attach as an Exhibit a schedule of any and all additional information or material filed with this application that is identified in the franchise as required to be provided to the franchising authority when requesting its approval of the type of transaction that is the subject of this application.

Exhibit No.
N/A

PART I - TRANSFEROR/ASSIGNOR

1. Indicate the name, mailing address, and telephone number of the transferor/assignor.

Legal name of Transferor/Assignor (if individual, list last name first) Radiate Holdings, L.P.			
Assumed name used for doing business (if any)			
Mailing street address or P.O. Box 650 College Road East, Suite 3100			
City Princeton	State NJ	ZIP Code 08540	Telephone No. (include area code) (609) 452-8197

2. (a) Attach as an Exhibit a copy of the contract or agreement that provides for the assignment or transfer of control (including any exhibits or schedules thereto necessary in order to understand the terms thereof). If there is only an oral agreement, reduce the terms to writing and attach. (Confidential trade, business, pricing or marketing information, or other information not otherwise publicly available, may be redacted).

Exhibit No.
I.I.2

(b) Does the contract submitted in response to (a) above embody the full and complete agreement between the transferor/assignor and the transferee/assignee?

☐ Yes ☒ No

If No, explain in an Exhibit.

Exhibit No.
I.I.2

PART II - TRANSFEREE/ASSIGNEE

1.(a) Indicate the name, mailing address, and telephone number of the transferee/assignee.

Legal name of Transferee/Assignee (if individual, list last name first)			
Stonepeak Associates IV, LLC			
Assumed name used for doing business (if any)			
Mailing street address or P.O. Box			
c/o Stonepeak infrastructure Partners, 55 Hudson Yards 550 W 34th Street, 48th Floor			
City	State	ZIP Code	Telephone No. (include area code)
New York	NY	10001	(212) 907-5125

(b) Indicate the name, mailing address, and telephone number of person to contact, if other than transferee/assignee.

Name of contact person (list last name first)			
See Exhibit I.II.1(c)			
Firm or company name (if any)			
Mailing street address or P.O. Box			
City	State	ZIP Code	Telephone No. (include area code)

(c) Attach as an Exhibit the name, mailing address, and telephone number of each additional person who should be contacted, if any.

Exhibit No.

I.II.1(c)

(d) Indicate the address where the system's records will be maintained.

Street address			
650 College Road East, Suite 3100			
City	State	ZIP Code	Telephone No. (include area code)
Princeton	NJ	08540	(609) 452-8197

2. Indicate on an attached exhibit any plans to change the current terms and conditions of service and operations of the system as a consequence of the transaction for which approval is sought.

Exhibit No.

I.II.2

SECTION II. TRANSFEREE'S/ASSIGNEE'S LEGAL QUALIFICATIONS

1. Transferee/Assignee is:

☐

Corporation

a. Jurisdiction of incorporation	d. Name and address of registered agent in jurisdiction:
b. Date of incorporation:	
c. for profit or not for profit:	

☐

Limited Partnership:

a. Jurisdiction in which formed:	c. name and address of registered agent in jurisdiction:
b. Date of formation:	

☐

General Partnership

a. Jurisdiction whose laws govern formation:	b. Date of formation:
--	-----------------------

☐

Individual

☒

Other. Describe in an Exhibit

Exhibit No.

II.I

2. List the transferee/assignee, and, if the transferee/assignee is not a natural person, each of its officers, directors, stockholders beneficially holding more than 5% of the outstanding voting shares, general partners, and limited partners holding an equity interest of more than 5%. Use only one COLUMN for each individual or entity. Attach additional pages if necessary. (Read carefully- the lettered items below refer to corresponding lines in the following table.)

(a) Name, residence, occupation or principal business, and principal place of business. (If other than an individual, also show name, address and citizenship of natural person authorized to vote the voting securities of the applicant that it holds.) List the applicant first, officers, next, then directors and, thereafter, remaining stockholders and/or partners.

(b) Citizenship.

(c) Relationship to the transferee/assignee (e.g., officer, director, etc.).

(d) Number of shares or nature of partnership interest.

(e) Number of votes.

(f) Percentage of votes.

(a)		
Please see Exhibit II.2		
(b)		
(c)		
(d)		
(e)		
(f)		

3. If the applicant is a corporation or a limited partnership, is the transferee/assignee formed under the laws of, or duly qualified to transact business in, the State or other jurisdiction in which the system operates?

☐ Yes ☒ No

If the answer is No, explain in an Exhibit.

Exhibit No.
II.3

4. Has the transferee/assignee had any interest in or in connection with an applicant which has been dismissed or denied by any franchise authority?

☐ Yes ☒ No

If the answer is Yes, describe circumstances in an Exhibit.

Exhibit No.

5. Has an adverse finding been made or an adverse final action been taken by any court or administrative body with respect to the transferee/assignee in a civil, criminal or administrative proceeding, brought under the provisions of any law or regulation related to the following: any felony; revocation, suspension or involuntary transfer of any authorization (including cable franchises) to provide video programming services; mass media related antitrust or unfair competition; fraudulent statements to another government unit; or employment discrimination?

☐ Yes ☒ No

If the answer is Yes, attach as an Exhibit a full description of the persons and matter(s) involved, including an identification of any court or administrative body and any proceeding (by dates and file numbers, if applicable), and the disposition of such proceeding.

Exhibit No.

6. Are there any documents, instruments, contracts or understandings relating to ownership or future ownership rights with respect to any attributable interest as described in Question 2 (including, but not limited to, non-voting stock interests, beneficial stock ownership interests, options, warrants, debentures)?

☐ Yes ☒ No

If Yes, provide particulars in an Exhibit.

7. Do documents, instruments, agreements or understandings for the pledge of stock of the transferee/assignee, as security for loans or contractual performance, provide that: (a) voting rights will remain with the applicant, even in the event of default on the obligation; (b) in the event of default, there will be either a private or public sale of the stock; and (c) prior to the exercise of any ownership rights by a purchaser at a sale described in (b), any prior consent of the FCC and/or of the franchising authority, if required pursuant to federal, state or local law or pursuant to the terms of the franchise agreement will be obtained?

☒ Yes ☐ No

If No, attach as an Exhibit a full explanation.

Exhibit No.
II.7

SECTION III. TRANSFEREE'S/ASSIGNEE'S FINANCIAL QUALIFICATIONS

1. The transferee/assignee certifies that it has sufficient net liquid assets on hand or available from committed resources to consummate the transaction and operate the facilities for three months.
2. Attach as an Exhibit the most recent financial statements, prepared in accordance with generally accepted accounting principles, including a balance sheet and income statement for at least one full year, for the transferee/assignee or parent entity that has been prepared in the ordinary course of business, if any such financial statements are routinely prepared. Such statements, if not otherwise publicly available, may be marked CONFIDENTIAL and will be maintained as confidential by the franchise authority and its agents to the extent permissible under local law.

☒ Yes ☐ No

Exhibit No.
III

SECTION IV. TRANSFEREE'S/ASSIGNEE'S TECHNICAL QUALIFICATIONS

Set forth in an Exhibit a narrative account of the transferee's/assignee's technical qualifications, experience and expertise regarding cable television systems, including, but not limited to, summary information about appropriate management personnel that will be involved in the system's management and operations. The transferee/assignee may, but need not, list a representative sample of cable systems currently or formerly owned or operated.

Exhibit No.
IV

SECTION V - CERTIFICATIONS

Part I - Transferor/Assignor

All the statements made in the application and attached exhibits are considered material representations, and all the Exhibits are a material part hereof and are incorporated herein as if set out in full in the application.

I CERTIFY that the statements in this application are true, complete and correct to the best of my knowledge and belief and are made in good faith.	Signature 
	Date
WILLFUL FALSE STATEMENTS MADE ON THIS FORM ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT. U.S. CODE, TITLE 18, SECTION 1001.	Print full name Jeffrey B. Kramp, Executive Vice President, Secretary and General Counsel
Check appropriate classification: ☐ Individual ☐ General Partner ☒ Corporate Officer (Indicate Title) ☐ Other. Explain:	

Part II - Transferee/Assignee

All the statements made in the application and attached Exhibits are considered material representations, and all the Exhibits are a material part hereof and are incorporated herein as if set out in full in the application.

The transferee/assignee certifies that he/she:

- (a) Has a current copy of the FCC's Rules governing cable television systems.
- (b) Has a current copy of the franchise that is the subject of this application, and of any applicable state laws or local ordinances and related regulations.
- (c) Will use its best efforts to comply with the terms of the franchise and applicable state laws or local ordinances and related regulations, and to effect changes, as promptly as practicable, in the operation system, if any changes are necessary to cure any violations thereof or defaults thereunder presently in effect or ongoing.

I CERTIFY that the statements in this application are true, complete and correct to the best of my knowledge and belief and are made in good faith.	Signature
	Date
WILLFUL FALSE STATEMENTS MADE ON THIS FORM ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT. U.S. CODE, TITLE 18, SECTION 1001.	Print full name
Check appropriate classification: ☐ Individual ☐ General Partner ☐ Corporate Officer (Indicate Title) ☐ Other. Explain:	

SECTION V - CERTIFICATIONS

Part I - Transferor/Assignor

All the statements made in the application and attached exhibits are considered material representations, and all the Exhibits are a material part hereof and are incorporated herein as if set out in full in the application.

I CERTIFY that the statements in this application are true, complete and correct to the best of my knowledge and belief and are made in good faith.	Signature
WILLFUL FALSE STATEMENTS MADE ON THIS FORM ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT. U.S. CODE, TITLE 18, SECTION 1001.	Date
	Print full name
Check appropriate classification: ☐ Individual ☐ General Partner ☐ Corporate Officer (Indicate Title) ☐ Other. Explain: Authorized Person	

Part II - Transferee/Assignee

All the statements made in the application and attached Exhibits are considered material representations, and all the Exhibits are a material part hereof and are incorporated herein as if set out in full in the application.

The transferee/assignee certifies that he/she:

- (a) Has a current copy of the FCC's Rules governing cable television systems.
- (b) Has a current copy of the franchise that is the subject of this application, and of any applicable state laws or local ordinances and related regulations.
- (c) Will use its best efforts to comply with the terms of the franchise and applicable state laws or local ordinances and related regulations, and to effect changes, as promptly as practicable, in the operation system, if any changes are necessary to cure any violations thereof or defaults thereunder presently in effect or ongoing.

I CERTIFY that the statements in this application are true, complete and correct to the best of my knowledge and belief and are made in good faith.	Signature 
WILLFUL FALSE STATEMENTS MADE ON THIS FORM ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT. U.S. CODE, TITLE 18, SECTION 1001.	Date 11/30/20
	Print full name Brian McMullen
Check appropriate classification: ☐ Individual ☐ General Partner ☒ Senior Managing Director ☐ Corporate Officer (Indicate Title) ☐ Other. Explain:	

EXHIBIT LIST

Exhibit I.I.2:	Redacted Copy of Securities Purchase Agreement
Exhibit I.II.1.(c):	Additional Contact Persons
Exhibit I.II.2:	Planned Changes to Terms and Conditions
Exhibit II.1:	Form of Business Organization of Transferee
Exhibit II.2:	Ownership Information of Transferee
Exhibit II.3:	Statement Regarding Qualification to Transact Business
Exhibit II.7:	Statement Regarding Pledge of Stock
Exhibit III:	Transferee's Financial Qualifications
Exhibit IV:	Transferee's Technical Qualifications

CONFIDENTIAL ATTACHMENT A	Agreement
CONFIDENTIAL ATTACHMENT B	Financial Statements of Radiate Holdings
ATTACHMENT C	Current and Post-Transaction Corporate Ownership Structures

**Please note that the contents of Attachments A and B
(produced on pastel-colored paper)
are confidential and proprietary materials and not for public disclosure.**

Exhibit I.I.2: Redacted Copy of Securities Purchase Agreement

Confidential Attachment A hereto, which is provided under seal, contains a copy of the Agreement and Plan of Merger, dated as of October 31, 2020 (the “Agreement”). The Exhibits and Schedules referenced in the Agreement have not been included with this Application due to their voluminous and highly confidential nature. Further, the Exhibits and Schedules are non-material contract attachments in the context of the City’s review of the Proposed Transaction and the qualifications of the Transferee and Franchisee. Therefore, in accordance with the decision of the Federal Communications Commission in *LUJ, Inc. and Long Nine, Inc.*, Memorandum Opinion and Order, 17 FCC Rcd. 16980 (2002), Section I, Part I, Question 2(b) of this application has been answered “No.”

Pursuant to the Agreement, post-closing, the Transferee will be the sole member of, and have the ability to appoint a majority of the directors of, Radiate Holdings GP, LLC, the general partner of Radiate Holdings, LP, and accordingly will indirectly control Radiate Holdings, L.P. and its subsidiaries, including Franchisee (the “Proposed Transaction”). Upon completion of the Proposed Transaction, Radiate Holdings, L.P. will be an indirect subsidiary of certain funds affiliated with Transferee (namely Stonepeak Tiger Holdings I LLC and Stonepeak Tiger Holdings II LP). Franchisee will remain an indirect, wholly owned subsidiary of Radiate Holdings, L.P. Diagrams depicting the current and post-transaction corporate ownership structures of Franchisee are appended hereto as Attachment C.

It is contemplated that, immediately following the consummation of the Proposed Transaction, Franchisee will continue to provide service to existing customers at the same rates, terms and conditions, as currently provided. In addition, as set forth in Exhibit IV hereto, it is contemplated that Franchisee will continue to be operated by highly experienced, well-qualified management, operational and technical personnel.

Exhibit I.II.1.(c): Additional Contact Persons

The following persons also are authorized to act on behalf of Franchisee and copies of correspondence regarding this Application should be sent to them:

Thomas K. Steel
Vice President & Regulatory Counsel
237 Carlton Lane
North Andover, MA 01845
(617) 797-7788
tom.steel@rcn.net

Additional contact information for the Transferee and Transferor:

For Transferor:

Michael R. Dover
Kelley Drye & Warren, LLP
333 West Wacker Drive, Suite 2600
Chicago, IL 60606
(312) 857-7087
mdover@kelleydrye.com

For Transferee:

William Wiltshire
Michael Nilsson
Harris, Wiltshire & Grannis LLP
1919 M Street NW, 8th Floor
Washington, DC 20036
(202) 730-1334
wwiltshire@hwglaw.com
mnilsson@hwglaw.com

Exhibit I.II.2: Planned Changes to Terms and Conditions

There are currently no changes planned to the current terms and conditions of service or operations of the system by Franchisee.

Exhibit II.1: Form of Business Organization of Transferee

Transferee Stonepeak Associates IV LLC is a Delaware limited liability company.

The contact information for Transferee's registered agent in Delaware is

The Corporation Trust Company
Corporation Trust Center 1209 Orange Street
Wilmington, DE 19801

Exhibit II.2: Ownership Information of Transferee

Upon completion of the Transaction, funds affiliated with Stonepeak Associates IV LLC (“Transferee”) will indirectly own Franchisee through multiple intervening entities. Transferee will be wholly owned by Stonepeak GP Investors IV LLC, a Delaware limited liability company, which in turn will be indirectly controlled by entities ultimately controlled by an entity ultimately controlled by Michael Dorrell, the founder, chairman, and CEO of Stonepeak Infrastructure Partners.

As a limited liability company, Transferee does not have directors but is managed by its sole member, Stonepeak GP Investors LLC. Transferee’s officers are:

Michael Dorrell.....	Chairman, Chief Executive Officer & Co-Founder
Trent Vichie.....	Executive Vice-Chairman & Co-Founder
Luke Taylor	Senior Managing Director
Jack Howell	Senior Managing Director
Brian McMullen	Senior Managing Director
Hajir Naghdy	Senior Managing Director
Michael Allison	Senior Managing Director
James Wyper	Senior Managing Director
Peter Bruce	Senior Managing Director & Chief Operating Officer / Chief Financial Officer
Adrienne Saunders.....	Senior Managing Director & General Counsel / Chief Compliance Officer
Saira Khan	Deputy General Counsel
Caroline Conway	Deputy General Counsel

The following entities and individuals will hold a direct five percent (5%) or greater interest in Transferee:

a. Name:	Stonepeak GP Investors IV LLC
Nature of business:	General partner entity
Principal place of business:	55 Hudson Yards 550 W 34th Street, 48th Floor New York, NY 10001
b. Citizenship:	United States (Delaware)
c. Relationship to Transferee:	Sole member
d. Number of shares/Nature of interest:	As the sole member, Stonepeak GP Investors IV LLC owns the entirety of the interest in Transferee
e. Number of votes	As its manager, Stonepeak GP Investors IV LLC controls Transferee
f. Percentage of votes:	100%

Appended is a copy of Applicants’ Federal Communications Commission (FCC) Section 214 Application, which lists each of Transferee’s anticipated 10% indirect interest holders.

**Before the
FEDERAL COMMUNICATIONS COMMISSION
Washington, D.C. 20554**

Application of

RADIATE HOLDINGS, L.P.
Transferor,

STONEPEAK ASSOCIATES IV LLC
Transferee,

RCN TELECOM SERVICES (LEHIGH) LLC
RCN TELECOM SERVICES OF PHILADELPHIA, LLC
RCN TELECOM SERVICES OF NEW YORK, LP
RCN TELECOM SERVICES OF MASSACHUSETTS, LLC
RCN TELECOM SERVICES OF ILLINOIS, LLC
STARPOWER COMMUNICATIONS, LLC
GRANDE COMMUNICATIONS NETWORKS, LLC
ASTOUND BROADBAND LLC
ASTOUND PHONE SERVICE, LLC
ETS TELEPHONE COMPANY, INC., AND
ETS CABLEVISION, INC.
Authority Holders

For Consent to Transfer Indirect Control of
Companies Holding Domestic and International
Authority Pursuant to Section 214 of the
Communications Act of 1934, as Amended

WC Docket No. 20-_____
ITC-T/C-_____

**CONSOLIDATED APPLICATION FOR CONSENT TO TRANSFER CONTROL
OF SECTION 214 AUTHORITY HOLDERS—STREAMLINED PROCESSING
REQUESTED**

Pursuant to Section 214 of the Communications Act of 1934, as amended (the “Act”),¹ and Sections 63.04, 63.18, and 63.24 of the Commission’s rules,² Radiate Holdings, L.P. (“Radiate Holdings” or “Transferor”), Stonepeak Associates IV LLC (“Transferee”), and the Authority

¹ 47 U.S.C. § 214.

² 47 C.F.R. §§ 63.04, 63.18, and 63.24.

Holders (as identified below) respectfully request Commission approval to transfer indirect control of the Authority Holders from Transferor to Transferee (the “Proposed Transaction”). The Authority Holders are: RCN Telecom Services (Lehigh) LLC (“RCN Lehigh”); RCN Telecom Services of Philadelphia, LLC (“RCN Philadelphia”); RCN Telecom Services of New York, LP (“RCN New York”); RCN Telecom Services of Massachusetts, LLC (“RCN Massachusetts”); RCN Telecom Services of Illinois, LLC (“RCN Illinois”); Starpower Communications, LLC (“Starpower” and, together with RCN Lehigh, RCN Philadelphia, RCN New York, RCN Massachusetts, and RCN Illinois, “RCN”); Grande Communications Networks, LLC (“Grande”); Astound Broadband LLC; Astound Phone Service, LLC (together with Astound Broadband LLC, “Astound”); ETS Telephone Company, Inc.; and ETS Cablevision, Inc. (together with ETS Telephone Company, Inc., “En-Touch”).³ Transferor, Transferee, and the Authority Holders are collectively referred to as “Applicants”.

Together, the Authority Holders form the sixth largest cable operator in the United States while also operating as telecommunications service providers in ten states and the District of Columbia. The Authority Holders offer intrastate, interstate, and international telecommunications and other services to over one million customers, which services include industry-leading high-speed

³ Radiate Holdings recently filed applications with the Commission seeking approval for the acquisition of Digital West Holdings, Inc. and its wholly-owned operating subsidiaries: Digital West Networks, Inc., Norcast Communications Corporation, and Blue Rooster Telecom, Inc., each of which holds Section 214 authority (collectively, “Digital West”). The Commission granted the international Section 214 application, effective October 23, 2020, and granted the domestic Section 214 application, effective November 7, 2020. *See* Public Notices: *International Authorizations Granted; Section 214 Applications* (47 C.F.R. §§ 63.18, 63.24); *Section 310(b) Petitions* (47 C.F.R. § 1.5000), DA No. 20-1276 (rel. Oct. 29, 2020); *Notice of Domestic Section 214 Authorization Granted*, WC Dkt. No. 20-325 (rel. Nov. 9, 2020). Radiate has not yet consummated the Digital West acquisition, but expects to do so in the near future and, certainly, well before closing of the Proposed Transaction described in this Application. For this reason, Applicants respectfully request that the Commission also approve a transfer of indirect control of the Digital West Section 214 licensees to Transferee.

internet, cable services, broadband products, digital TV, phone services, and fiber optic solutions. As discussed in more detail below, certain affiliates of the Applicants have entered into an agreement whereby Transferee will acquire indirect control of the Authority Holders by acquiring control of Radiate Holdings, the parent entity of the Authority Holders. The Authority Holders will continue to hold their current Section 214 authorizations, satellite earth station licenses and registrations, CARS license, and wireless licenses following consummation of the Proposed Transaction.

The Proposed Transaction will serve the public interest, convenience, and necessity by providing access to the financial resources and management expertise of Transferee and its affiliates, which will enable expansion and diversification of services and serve to strengthen the Authority Holders' ability to compete and provide customer service, to the benefit of American consumers. It will not result in any loss or impairment of service for any of the Authority Holders' customers and will have no adverse effects upon competition in any areas where the Authority Holders provide telecommunications or video services. Accordingly, the Proposed Transaction raises no public-interest concerns that warrant an extended review or transaction-specific conditions for consent. Indeed, this application qualifies for presumptive streamlined processing under 47 C.F.R. §§ 63.03(b)(2)(ii), as Transferee is not a telecommunications service provider. This application also qualifies for streamlined processing under 47 C.F.R. § 63.12(c)(1)(ii), because the consummation of the Proposed Transaction will not result in any affiliations with foreign carriers with market power under 47 C.F.R. § 63.10(a)(3). Nor will consummation of the Proposed Transaction create new combinations that will adversely affect competition on any U.S.-international route.

Pursuant to Section 63.04(b) of the Commission's rules,⁴ Applicants are filing a combined application for the proposed transfer of control of the Authority Holders covering their domestic interstate and international authorizations. Applicants provide below the information required by Sections 63.04(a) (see part III) and 63.24(e)(2) (see part IV) of the Commission's rules.⁵ The Applicants seek to consummate the Proposed Transaction as soon as possible upon receipt of the required regulatory consents.

I. BACKGROUND

Parties to the Proposed Transaction

1. Radiate Holdings

Radiate Holdings is a Delaware limited partnership and serves as the common parent entity for the Authority Holders. The general partner of Radiate Holdings is Radiate Holdings GP, LLC, ("Radiate GP") and the sole member of Radiate GP is TPG Advisors VII, Inc. ("TPG Advisors"), a Delaware investment fund holding company that is directly owned and controlled jointly by the principals of TPG Global, LLC ("TPG") – David Bonderman and James G. Coulter. Radiate GP is managed by its board of directors (the "GP Board"), a majority of which directors are appointed by TPG Advisors. Accordingly, TPG Advisors, through its appointees on the GP Board, controls Radiate GP and in turn the Authority Holders. (The majority of the limited partnership (equity) interests in Radiate Holdings are directly or indirectly held by certain investment funds or managed vehicles that are also ultimately controlled by David Bonderman and James G. Coulter.)

⁴ 47 C.F.R. § 63.04(b).

⁵ 47 C.F.R. §§ 63.24(e)(2), 63.04(a)(6)-(12).

2. Authority Holders

As noted, the Authority Holders provide cable, telecommunications, and broadband services in ten states and the District of Columbia. Specifically: RCN Lehigh and RCN Philadelphia provide services in Pennsylvania; RCN New York provides services in New York and New Jersey; RCN Massachusetts, LLC provides services in Massachusetts; RCN Illinois provides services in Illinois; Starpower, which operates under the RCN name, provides services in the District of Columbia, Maryland, and Virginia; Grande and En-Touch provide services in Texas; and Astound Broadband, LLC provides services in California, Oregon, and Washington.⁶ Each of the Authority Holders holds blanket domestic interstate telecommunications services authority pursuant to operation of law.⁷ All of the Authority Holders except ETS Cablevision, Inc. hold international Section 214 authority as identified below in part IV(C).

3. Stonepeak Associates IV LLC

Transferee is a Delaware limited liability company affiliated with private equity funds managed by Stonepeak Infrastructure Partners (“Stonepeak”), a specialized private equity firm that invests in strategically important infrastructure assets within the communications, energy, power, water, renewables, and transportation sectors. Founded in 2011 and headquartered in New York, Stonepeak manages over \$29.2 billion of capital for its investors.⁸ Stonepeak has considerable

⁶ Astound Phone Service, LLC holds an international Section 214 authorization, but does not provide services at this time.

⁷ 47 C.F.R. § 63.01.

⁸ Stonepeak’s assets under management (“AUM”) calculation provided herein is determined by taking into account (i) unfunded capital commitments of Stonepeak Infrastructure Fund LP, Stonepeak Infrastructure Fund II LP, Stonepeak Infrastructure Fund III LP, Stonepeak Global Renewables Fund LP, and Stonepeak Infrastructure Credit Fund I LP and any co-invest vehicles managed by Stonepeak as of September 30, 2020, (ii) the gross asset value of such funds and co-invest vehicles, plus any feeder fund level cash with respect to such funds and co-invest vehicles as of September 30, 2020, and (iii) accepted capital commitments of

experience in the digital infrastructure sector with select investments across residential broadband, data centers, enterprise fiber, towers, and small cells that give it visibility and expertise across the broader communications sector. This experience positions Stonepeak as an ideal partner to the Authority Holders as they continue to grow and strengthen their service offerings.

Stonepeak itself is ultimately controlled by Michael Dorrell, who is a citizen of, and who resides in, the United States.⁹ Mr. Dorrell has been involved in all phases of Stonepeak's development since 2011, and has 20 years of experience investing in infrastructure.

Upon consummation of the Proposed Transaction, Transferee will be the sole member of Radiate GP and, through its appointment of a majority of the directors of the GP Board, will control Radiate GP and in turn the Authority Holders. Transferee and the Stonepeak funds and managed vehicles that will indirectly own a majority of the limited partnership interests in Radiate Holdings are controlled by Mr. Dorrell.

Stonepeak's communications portfolio companies include the following providers of domestic telecommunications services:

- **ExteNet Systems, Inc. ("ESI") and its subsidiaries:** Founded in 2002, ESI designs, builds, owns and operates distributed networks for use by national and regional wireless service providers in key strategic markets in North America. ESI and its subsidiaries ("ExteNet") deploy distributed networks to enhance coverage and capacity and enable superior wireless service in both outdoor and indoor environments. Primary markets addressed by ExteNet include outdoor distributed

Stonepeak Infrastructure Fund IV LP as of September 16, 2020. The AUM figure differs from the amount of assets under management reported for regulatory purposes and is based on gross asset values that are estimated and unaudited.

⁹ Mr. Dorrell also holds Australian citizenship.

networks in a variety of densely occupied or heavily traveled settings, and venues used for sports and entertainment events, the hospitality industry, commercial buildings, and healthcare facilities. Collectively, ExteNet holds authorizations to provide intrastate telecommunications services in the District of Columbia and every state except Alaska, Maine, North Dakota, Vermont, West Virginia and Wyoming. ESI subsidiaries that are authorized to provide intrastate telecommunications services in one or more states are ExteNet Systems (California) LLC, ExteNet Systems (Virginia) LLC, ESI Advanced Wireless Networks, LLC, ExteNet Systems (New York), Inc., Telecommunication Properties, Inc., and Hudson Fiber Networks, Inc. (“Hudson Fiber”).

To the best of Transferee’s knowledge, Transferee is not affiliated with any other United States domestic telecommunications service provider.

Description of the Transaction

Pursuant to the terms of the Agreement and Plan of Merger (the “Agreement”) dated October 31, 2020, by and among Transferor, certain affiliates of Transferor, and certain affiliates of Transferee,¹⁰ the Proposed Transaction will be effected through a set of substantially simultaneous mergers, as a result of which:

¹⁰ The Transferee-affiliated parties to the Agreement are: Stonepeak Tiger Holdings I LLC, Stonepeak Tiger Holdings II Sub LLC, Stonepeak Tiger Blocker I LLC, Stonepeak Tiger Blocker II LLC, Stonepeak Tiger Blocker III LLC, Stonepeak Tiger Blocker IV LLC, Stonepeak Tiger GP Merger Sub LLC, and Stonepeak Tiger Partnership Merger Sub LP.

The Transferor-affiliated parties are: Radiate Holdings GP, LLC, TPG VII Radiate BL, LLC; TPG Wakeboard BL, LLC; Radiate GF II Blocker, LLC; Radiate OF II Blocker, LLC, and TPG VII Radiate Holdings I, L.P.

- Control of the Authority Holders will continue to be exercised indirectly through Radiate GP, the general partner of Radiate Holdings. However, upon consummation of the Proposed Transaction (x) the sole member of Radiate GP will change from TPG Advisors to Transferee, and (y) Transferee and not TPG Advisors will have the right to appoint a majority of the directors of the GP Board and, accordingly, will control Radiate GP and, in turn, the Authority Holders.
- The current direct and indirect equity holders of Radiate Holdings will transfer their indirect interests in the Authority Holders – namely, their limited partnership interests in Radiate Holdings – to two Stonepeak-affiliated entities: Stonepeak Tiger Holdings I LLC, a Delaware limited liability company (“Tiger Holdings I”), and Stonepeak Tiger Holdings II Sub LLC, a Delaware limited liability company (“Tiger Holdings II”), which, together with Transferee, will be under the common indirect control of Mr. Dorrell.

Transferee advises the Commission that Stonepeak is exploring syndicating a portion of its equity interest in Radiate Holdings.¹¹

¹¹ The co-investors may be granted customary minority protections commensurate with their indirect interests in Radiate Holdings, e.g., consent/veto rights over the following matters: (i) amendment or repeal of organizational documents that would disproportionately affect the investor’s rights in a material and adverse manner; (ii) variation of class rights that would disproportionately affect the investor’s rights in a material and adverse manner; (iii) issuance of securities other than in accordance with the pre-emptive regime and other customary exceptions; (iv) changes to the capital structure that would disproportionately affect the investor’s rights in a material and adverse manner; (v) declaration of any dividends/distributions other than on a pro-rata basis; (vi) liquidation, insolvency or winding up; (vii) cessation or material alteration to the nature of the business; (viii) entry into material affiliate transactions, other than on arm’s length terms; and (ix) change in any tax classification that would disproportionately affect the investor in a material and adverse manner.

- For a period of up to 75 days after the signing of the Agreement, TPG has the right (the “TPG Investment Right”) under a letter agreement by and among TPG, Tiger Holdings I and Stonepeak Tiger Holdings II LP (the parent entity of Tiger Holdings II) to elect to make, at the consummation of the Proposed Transaction, an investment in Tiger Holdings I and Stonepeak Tiger Holdings II LP of up to \$750 million through one or more investment funds controlled by TPG (collectively, the “TPG Fund”). As of the date of this application, TPG has not exercised the TPG Investment Right. Even if TPG exercises the TPG Investment Right and an investment is made through the TPG Fund up to the limit, *the controlling entity of Radiate GP and the ownership structure of Transferee as each is described herein will not change*. However, the ownership percentages of the reportable interest holders provided in this application may be reduced or otherwise change as a result of such investment by the TPG Fund. The TPG Fund will be ultimately controlled by the principals of TPG. The principals of TPG are David Bonderman and James G. Coulter, each of whom is a United States citizen. It is not currently expected that TPG’s exercise of the TPG Investment Right and the investment in Tiger Holdings I and Stonepeak Tiger Holdings II LP by the TPG Fund will result in any entity (other than the TPG Fund) holding a 10-percent-or-greater equity interest in Radiate Holdings. Applicants will, in a timely fashion, notify the Commission if, as a result of the exercise of the TPG Investment Right, (x) there will be changes in the ownership percentages for reportable interest holders provided in this application or (y) any new entity (other than the TPG Fund) will hold a 10-percent-or-greater equity interest in Radiate Holdings.

- Stonepeak is also exploring further syndicating a portion of its equity interest in Radiate Holdings to other co-investors. The structure of any such co-investment, and identity of the co-investors, is yet to be finalized. Excluding the potential investment of the TPG Fund described immediately above, the organizational charts provided in Attachment 1 and listed in Attachment 2 reflect the co-invest vehicles that could potentially hold a 10-percent-or-greater equity interest in Radiate Holdings (although it is also possible that no such vehicle would hold such an interest). While Transferee is unable to currently specify with sufficient accuracy the equity interest to be held by any such co-invest vehicle, the Transferee advises that each such co-invest vehicle will be under the common indirect control of Mr. Dorrell. In addition, and most importantly, *no such co-investment will change the proposed controlling entity of Radiate GP or affect the ownership structure of Transferee as each is described herein.* However, the ownership percentages of the reportable interest holders provided in this application may be reduced or otherwise change as a result of such co-investment, potentially materially so. Applicants will, in a timely fashion, notify the Commission if, as a result of such co-investment, (x) there will be changes in the ownership percentages for reportable interest holders provided in this application or (y) any new vehicles (other than those reflected in the organizational charts provided in Attachment 1 and listed in Attachment 2) will hold a 10-percent-or-greater equity interest in Radiate Holdings and the percentage interest held by them.

II. THE PROPOSED TRANSACTION WILL SERVE THE PUBLIC INTEREST AND WILL NOT HARM COMPETITION

A. Standard of Review

Under 47 U.S.C. §§ 214(a) and 310(d), the Commission must determine whether a proposed assignment or transfer of control of a provider of interstate or international telecommunications services or a holder of a wireless license is consistent with the public interest, convenience, and necessity.¹² In making such a determination, the Commission first assesses “whether the proposed transaction complies with the specific provisions of the Act, other applicable statutes, and the Commission’s rules.”¹³ Second, if a proposed transaction would not violate the Act, any other applicable statute, or any of the Commission’s rules, the Commission then considers whether a proposed transaction “could result in public interest harms by substantially frustrating or impairing the objectives or implementation of the [Communications] Act or related statutes.”¹⁴ Third, where a transaction raises no public interest harms or where any

¹² See, e.g., *Applications of Level 3 Communications, Inc. and CenturyLink, Inc. for Consent to Transfer Control of Licenses and Authorizations*, Memorandum Opinion and Order, 32 FCC Rcd 9581, 9585 ¶ 8 (2017) (“*Level 3-CenturyLink Order*”); *Applications of AT&T Inc. and DIRECTV For Consent to Assign or Transfer Control of Licenses and Authorizations*, Memorandum Opinion and Order, 30 FCC Rcd 9131, 9139-40 ¶ 18 (2015) (“*AT&T-DIRECTV Order*”); *Applications of XO Holdings and Verizon Communications Inc. For Consent to Transfer Control of Licenses and Authorizations*, Memorandum Opinion and Order, 31 FCC Rcd 12,501, 12,504-05 ¶ 7 (Wireline Comp., Int’l, and Wireless Tel. Burs. 2016) (“*Verizon-XO Order*”).

¹³ See *Level 3-CenturyLink Order*, 32 FCC Rcd at 9585 ¶ 8; *AT&T-DIRECTV Order*, 30 FCC Rcd at 9139-40 ¶ 18 (citations omitted); *Verizon-XO Order*, 31 FCC Rcd at 12,504-05 ¶ 7 (citations omitted); *Applications of SoftBank Corp., Starburst II, Inc., Sprint Nextel Corp., and Clearwire Corp.*, Memorandum Opinion and Order, Declaratory Ruling, and Order on Reconsideration, 28 FCC Rcd 9642, 9650 ¶ 23 (citations omitted) (“*Softbank-Sprint-Clearwire Order*”); *Applications Filed by Qwest Communications International Inc. and CenturyTel, Inc. d/b/a CenturyLink For Consent to Transfer Control*, Memorandum Opinion and Order, 26 FCC Rcd 4194, 4198-99 ¶ 7 (citation omitted) (“*Qwest-CenturyLink Order*”).

¹⁴ See *Level 3-CenturyLink Order*, 32 FCC Rcd at 9585 ¶ 9; *AT&T-DIRECTV Order*, 30 FCC Rcd at 9140 ¶ 18 (citation omitted); *Verizon-XO Order*, 31 FCC Rcd at 12,504-05 ¶ 7 (citation

such harms can be ameliorated by narrowly-tailored conditions, the Commission considers the transaction's public interest benefits, with the applicants bearing the burden of proving those benefits by a preponderance of the evidence.¹⁵ Finally, if the Commission finds that narrowly-tailored, transaction-specific conditions would ameliorate any public interest harms for a transaction that is otherwise in the public interest, it may approve the transaction as so conditioned.¹⁶

The Proposed Transaction will not violate any provision of the Act, any other applicable statute, or any Commission rule, nor will it substantially frustrate or impair the Commission's implementation or enforcement of the Act or interfere with the objectives of the Act or other statutes. To the contrary, as detailed below, the Proposed Transaction is expected to offer substantial public interest benefits without any material countervailing harms. In the absence of any such harms, transaction-specific conditions are unnecessary.

B. The Proposed Transaction Will Serve the Public Interest

Stonepeak's goal in the Proposed Transaction is simple: to make more resources available to an already excellent group of cable, broadband, and telephone providers. Stonepeak believes that it can create value by investing incremental capital after closing of the Proposed Transaction and has a history of partnering with leading management teams to provide a financial partner with available growth capital to scale their platforms. A majority of Stonepeak's investments have

omitted); *SoftBank-Sprint-Clearwire Order*, 28 FCC Rcd at 9651 ¶ 23 (citation omitted); *Qwest-CenturyLink Order*, 26 FCC Rcd at 4199 ¶ 7.

¹⁵ See *Level 3-CenturyLink Order*, 32 FCC Rcd at 9586 ¶ 10. In earlier transactions, the Commission weighed any potential public interest harms of the proposed transaction against any potential public interest benefits. See *AT&T-DIRECTV Order*, 30 FCC Rcd at 9140 ¶ 18 (citation omitted); *Verizon-XO Order*, 31 FCC Rcd at 12,504-05 ¶ 7 (citation omitted); *SoftBank-Sprint-Clearwire Order*, 28 FCC Rcd at 9650-51 ¶ 23 (citation omitted).

¹⁶ See *Level 3-CenturyLink Order*, 32 FCC Rcd at 9586 ¶ 11.

substantial follow-on growth capital commitments. For example, since its acquisition by Stonepeak in 2015, ExteNet has expanded its indoor and outdoor “neutral host” distributed network (“DNS”) systems to help meet the intense demand for improved mobile and wireless broadband coverage and capacity in key strategic markets across the United States, and is the largest independent DNS provider in the United States.

Stonepeak has chosen this investment among other ones potentially available to it, in part, because of the excellent management and operations teams leading the Authority Holders. Stonepeak currently intends to retain the current management team and does not currently intend to materially change the operations of the Authority Holders—other than to devote additional resources to help the Authority Holders invest in their networks and services.

“[T]he Commission has long recognized the clear public interest benefits in a license or authorization holder being able to assign or transfer control of its license or authorization freely.”¹⁷ The Proposed Transaction will have no adverse impact on the customers or operations of the Authority Holders. Upon consummation of the Proposed Transaction, the Authority Holders intend to continue to provide service at the same rates, terms, and conditions as contained in existing customer contracts. It is contemplated that existing customers will continue to be served by the Authority Holders under their existing authorizations, as well as under existing tariffs and contracts. The Proposed Transaction is not anticipated to result in service disruption, contract termination, or customer confusion. And, as discussed above, it is contemplated that the Authority Holders will continue to operate under the direction of their current experienced and knowledgeable management team. It is anticipated that the only material change resulting from

¹⁷ *Applications of T-Mobile US, Inc., & Sprint Corp., for Consent to Transfer Control of Licenses & Authorizations*, 34 FCC Rcd 10578, ¶ 41 (2019).

the Proposed Transaction will be that the Authority Holders will be controlled by Transferee rather than TPG Advisors. Transferee and the Stonepeak funds and managed vehicles acquiring the passive equity interests in Radiate Holdings are well-qualified to become the new controller and owners, respectively, of the Authority Holders, which, following consummation of the Proposed Transaction, will enjoy access to the resources and management expertise of Transferee and its affiliates and the Stonepeak funds and managed vehicles.

The Proposed Transaction will create no new combinations that will adversely affect competition in any domestic or U.S. international market. None of Transferee's owners control, or are affiliated with, any dominant domestic or international telecommunications providers in the United States.

III. INFORMATION REQUIRED BY 47 C.F.R. § 63.04

The Applicants submit the following information pursuant to 47 C.F.R. § 63.04(a):

A. Applicant Identification Information¹⁸

In Table 1 below, the Applicants provide their names, addresses, telephone numbers, places of organization, and FCC Registration Numbers.

TABLE 1: Applicant Identification Information

Name, Address, and Telephone #	Place of Organization	FRN	Transaction Role
Radiate Holdings, L.P. 650 College Road East, Suite 3100 Princeton, NJ 08540 Tel: (609) 452-8197	Delaware	0025854779	Transferor

¹⁸ See 47 C.F.R. §§ 63.04(a)(1), (2).

Name, Address, and Telephone #	Place of Organization	FRN	Transaction Role
Stonepeak Associates IV LLC c/o Stonepeak Infrastructure Partners 55 Hudson Yards 550 W 34th Street, 48 th Floor New York, NY 10001 Tel: (212) 907-5100	Delaware	0030233035	Transferee
RCN Telecom Services (Lehigh) LLC 650 College Road East, Suite 3100 Princeton, NJ 08540 (609) 681-2184	Delaware	0019653450	Authority Holder
RCN Telecom Services of Philadelphia, LLC 650 College Road East, Suite 3100 Princeton, NJ 08540 (609) 681-2184	Delaware	0019653443	Authority Holder
RCN Telecom Services of New York, LP 650 College Road East, Suite 3100 Princeton, NJ 08540 (609) 681-2184	Delaware	0019653401	Authority Holder
RCN Telecom Services of Massachusetts, LLC 650 College Road East, Suite 3100 Princeton, NJ 08540 (609) 681-2184	Delaware	0019653476	Authority Holder
RCN Telecom Services of Illinois, LLC 650 College Road East, Suite 3100 Princeton, NJ 08540 (609) 681-2184	Delaware	0008314908	Authority Holder
Starpower Communications, LLC 650 College Road East, Suite 3100 Princeton, NJ 08540 (609) 681-2184	Delaware	0003735016	Authority Holder
Grande Communications Networks, LLC 650 College Road East, Suite 3100 Princeton, NJ 08540 (609) 681-2184	Delaware	0006178198	Authority Holder
Astound Broadband, LLC 650 College Road East, Suite 3100 Princeton, NJ 08540 (609) 681-2184	Washington	0013907894	Authority Holder

Name, Address, and Telephone #	Place of Organization	FRN	Transaction Role
Astound Phone Services, LLC 650 College Road East, Suite 3100 Princeton, NJ 08540 (609) 681-2184	Delaware	0026914994	Authority Holder
ETS Telephone Company, LLC 650 College Road East, Suite 3100 Princeton, NJ 08540 (609) 681-2184	Delaware	0004322814	Authority Holder
ETS Cablevision, Inc. 650 College Road East, Suite 3100 Princeton, NJ 08540 (609) 681-2184	Delaware	0003749678	Authority Holder

Contact Information¹⁹

The Commission should address correspondence regarding this application to the persons identified in Table 2 below.

TABLE 2: Applicant Contact Information

Applicant	Company Contact	Counsel Contact
Transferor and Authority Holders	Jeffrey B. Kramp General Counsel Radiate Holdings, L.P. 650 College Road East, Suite 3100 Princeton, NJ 08540 Email: jkramp@patmedia.us Joe Kahl Vice President, Regulatory & Public Affairs RCN / Grande / Wave 650 College Road East, Suite 3100 Princeton, NJ 08540 Email: joe.kahl@rcn.net	Edward A. Yorkgitis, Jr. Winafred R. Brantl KELLEY DRYE & WARREN, LLP 3050 K St., NW Suite 400 Washington, D.C. 20007 Telephone: (202) 342-8400 Email: cyorkgitis@kelleydrye.com wbrantl@kelleydrye.com Michael R. Dover KELLEY DRYE & WARREN, LLP 333 West Wacker Drive, Suite 2600 Chicago, IL 60606 Telephone: (312) 857-7087 Email: mdover@kelleydrye.com

¹⁹ See *id.* § 63.04(a)(3).

Applicant	Company Contact	Counsel Contact
Transferee	Brian McMullen Senior Managing Director Stonepeak Associates IV LLC c/o Stonepeak Infrastructure Partners 55 Hudson Yards 550 W 34th Street, 48th Floor New York, NY 10001 Email: mcmullen@stonepeakpartners.com Adrienne Saunders General Counsel Stonepeak Associates IV LLC c/o Stonepeak Infrastructure Partners 55 Hudson Yards 550 W 34th Street, 48th Floor New York, NY 10001 Email: saunders@stonepeakpartners.com	William M. Wiltshire Michael D. Nilsson H. Henry Shi HARRIS, WILTSHIRE & GRANNIS LLP 1919 M Street, NW, Suite 800 Washington, DC 20036 Telephone: (202) 730-1300 Email: wwiltshire@hwglaw.com mnilsson@hwglaw.com hshi@hwglaw.com

Proposed Direct and Indirect Ownership of Authority Holders²⁰

Upon consummation of the Proposed Transaction, certain entities and/or individuals are expected to hold, directly or indirectly, a 10-percent-or-greater equity or voting interest in the Authority Holders as calculated pursuant to the Commission's ownership attribution rules for wireline and international telecommunications carriers. These interests are reflected in the organizational charts provided in Attachment 1 and the related information required by the Commission is provided in the table provided in Attachment 2.

²⁰ See *id.* § 63.04(a)(4).

Certification Regarding the Anti-Drug Abuse Act of 1988²¹

The Applicants certify that no party to this application is subject to denial of federal benefits under Section 5301 of the Anti-Drug Abuse Act of 1988, as amended.²²

Transaction Description

The Applicants describe the Proposed Transaction in part I.B above.

Services Provided and Geographic Areas Services²³

The Applicants describe the Authority Holders' services and operating territories in part I.A(2) above.

Streamlining²⁴

This application qualifies for streamlined processing pursuant to 47 C.F.R. § 63.03(b)(1)(ii), because the Proposed Transaction does not transfer control of the authorizations held by the Authority Holders to another telecommunications provider, and pursuant to 47 C.F.R. § 63.03(b)(2), because no Applicant (nor any Applicant affiliate) is dominant with respect to any service.

²¹ See 47 C.F.R. §§ 63.04(a)(5).

²² 21 U.S.C. § 862(a); Anti-Drug Abuse Act of 1988, Pub. L. No. 100-690, § 5301, 102 Stat. 4181, 4310-12 (1988), which related to denial of Federal benefits to drug traffickers and possessors—previously codified at 21 U.S.C. § 853(a)—was renumbered section 421 of the Controlled Substances Act of 1990, Pub. L. No. 101-647, § 1002(d)(1), 104 Stat. 4789, 4827 (1990), and has been recodified as 21 U.S.C. § 862(a). 47 C.F.R. § 63.18(o) does not reflect this recodification.

²³ 47 C.F.R. § 63.04(a)(7).

²⁴ 47 C.F.R. § 63.04(a)(8).

Other Applications Filed with the Commission²⁵

In connection with the Proposed Transaction, applications are concurrently being filed with the International Bureau for authority to transfer of control of an earth station license, with the Wireless Telecommunications Bureau for authority to transfer of control of numerous wireless licenses, and with the Media Bureau for authority to transfer of control of a CARS license.

Business Necessity²⁶

The Applicants request expedited consideration of this application to allow for consummation of the Proposed Transaction in the second calendar quarter of 2021.

Waiver Requests²⁷

The Applicants have not requested any waivers relating to this Application.

Public Interest Benefits²⁸

Please see part II above for a discussion of the public interest benefits of the Proposed Transaction.

IV. INFORMATION REQUIRED BY 47 C.F.R. § 63.24

The Applicants provide the following information pursuant to 47 C.F.R. § 63.24(e).

A. Applicant Identification Information²⁹

See response to part III.A above for the Applicants' names, addresses, telephone numbers, place of organization, and FCC Registration Numbers.

²⁵ 47 C.F.R. § 63.04(a)(9).

²⁶ 47 C.F.R. § 63.04(a)(10).

²⁷ 47 C.F.R. § 63.04(a)(11).

²⁸ 47 C.F.R. § 63.04(a)(12).

²⁹ 47 C.F.R. § 63.18(a), (b).

Contact Information³⁰

See response to part III.B above for the contact details of the persons to whom correspondence relating to this application should be addressed.

Prior Section 214 Authority³¹

The Authority Holders hold global or limited global facilities-based and resale authority, granted under the file numbers identified in Table 3:

Table 3: International Section 214 Authorizations

Authority Holder	International 214 File Nos.
RCN Telecom Services (Lehigh) LLC	ITC-214-19961004-00490 ITC-214-19970717-00411 ITC-214-19970723-00430 ITC-214-19981002-00679
RCN Telecom Services of Philadelphia, LLC	ITC-214-19970707-00379
RCN Telecom Services of New York, LP	ITC-214-19970707-00384
RCN Telecom Services of Massachusetts, LLC	ITC-214-19971027-00661
RCN Telecom Services of Illinois, LLC	ITC-214-19980731-00532
Starpower Communications, LLC	ITC-214-19980116-00024
Grande Communications Networks, LLC	ITC-214-20001108-00651
Astound Broadband, LLC	ITC-214-20050701-00565
Astound Phone Service, LLC	ITC-214-20171016-00172
ETS Telephone Company, Inc.	ITC-214-19960311-00007

³⁰ 47 C.F.R. § 63.18(c).

³¹ 47 C.F.R. § 63.18(d).

Certification Regarding Ownership, Place of Organization, Principal Business, and Interlocking Directorates.³²

See response to part III.C above, specifically Attachment 2 and the organizational charts in Attachment 1, for a list of entities and persons that will, upon consummation of the Transaction, hold directly or indirectly a 10-percent-or-greater equity or voting interest in the Authority Holders, and the percentage expected to be held by each of those entities and persons. Transferee does not have any interlocking directorates with a foreign carrier.

Certification Regarding Foreign Carrier Status and Foreign Affiliations³³

Applicants certify that upon consummation of the Proposed Transaction: (1) none of Transferee or the Authority Holders will be a foreign carrier in any foreign country; and (2) Transferee and the Authority Holders will be affiliated with the foreign carriers identified in Table 4 (the “Foreign Affiliates”), which are ultimately controlled by Mr. Dorrell:

Table 4: Stonepeak Foreign Affiliates

Affiliate	Countries
ExteNet Systems (Canada) Inc.	Canada
Xplornet Communications Inc.	Canada
DAScom Inc.	Canada
Hudson Fiber Network	Canada
euNetworks GmbH	Austria, Czech Republic, Germany
euNetworks BVBA	Belgium
euNetworks Fiber UK Ltd	Denmark, Finland, Ireland, Norway, Sweden, United Kingdom
euNetworks SAS	France
euNetworks Managed Services GmbH	Germany

³² 47 C.F.R. § 63.18(h).

³³ 47 C.F.R. § 63.18(i).

euNetworks S.r.l	Italy
euNetworks BV	Netherlands
euNetworks 1 Pte Ltd	Singapore
euNetworks AG	Switzerland

Certification Regarding Destination Countries³⁴

The Applicants certify that, upon consummation of the Proposed Transaction, (1) none of Transferee or the Authority Holders will be a foreign carrier in any of the countries that the Authority Holders service; (2) none of Transferee or the Authority Holders will control foreign carriers in the destination countries on the routes served by the Authority Holders; (3) Stonepeak is presently expected to continue to control the Foreign Affiliates (although as a private equity firm, Stonepeak may investigate opportunities to divest its interest in the Foreign Affiliates from time to time); and (4) no grouping of two or more foreign carriers (or parties that control foreign carriers in the countries served by the Authority Holders) will own, in aggregate, more than 25 percent of Transferee or the Authority Holders and are parties to, or beneficiaries of, a contractual relationship affecting the provision or marketing of arrangements for the terms of acquisition, sale, lease, transfer, and use of capacity on the routes served by the Authority Holders.

Certifications Regarding WTO Status³⁵

No response is required, as the Applicants did not identify any non-WTO markets in response to 47 C.F.R. § 63.18(j).

³⁴ See *id.* § 63.18(j).

³⁵ See *id.* § 63.18(k).

Non-Dominant Status³⁶

The Foreign Affiliates identified in part IV.E above each satisfy the requirement of 47 C.F.R. § 63.10(a)(3), as each holds significantly less than a 50-percent market share in the international transport and local access markets in its respective country. Moreover, none of the Foreign Affiliates has any ability to discriminate against unaffiliated U.S. international carriers through the control of bottleneck services or facilities in its respective international market or appears on the Commission's list of foreign telecommunications carriers presumed to possess market power in foreign telecommunications markets.³⁷ Accordingly, these foreign-carrier affiliates are each presumed to lack sufficient market power on the international end of the route to affect competition adversely in the U.S. market.

Special Concessions³⁸

The Applicants certify that they have not agreed to accept special concessions directly or indirectly from any foreign carrier with respect to any U.S. international route where the foreign carrier possesses market power on the foreign end of the route and will not enter into such agreements in the future.

Certification Regarding the Anti-Drug Abuse Act of 1988.³⁹

See part III.D above for the Applicants' Anti-Drug Abuse Act certification.

³⁶ See *id.* § 63.18(m).

³⁷ See *International Bureau Revises and Reissues the Commission's List of Foreign Telecommunications Carriers That Are Presumed to Possess Market Power in Foreign Telecommunications Markets*, Public Notice, 22 FCC Rcd 945 (Int'l Bur. 2007).

³⁸ 47 C.F.R. § 63.18(n).

³⁹ See *id.* § 63.18(o).

Streamlining⁴⁰

The Applicants request streamlined processing pursuant to 47 C.F.R. § 63.12(c)(1)(ii), as they qualify for a presumption of non-dominance based on affiliations with the non-dominant Foreign Affiliates described in part IV.E above. The Proposed Transaction raises no foreign ownership concerns that warrant referral to the Committee for the Assessment of Foreign Participation in the United States Telecommunications Services Sector.

CONCLUSION

For the reasons stated above, the Applicants request that the Commission expeditiously grant consent for the transfer of control of the Authority Holders from Radiate Holdings, L.P., to Stonepeak Associates IV LLC.

Respectfully submitted,

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Email: mdover@kelleydrye.com

Counsel to Transferor and Authority Holders

Date: November 30, 2020

⁴⁰ See *id.* § 63.18(p).

VERIFICATIONS

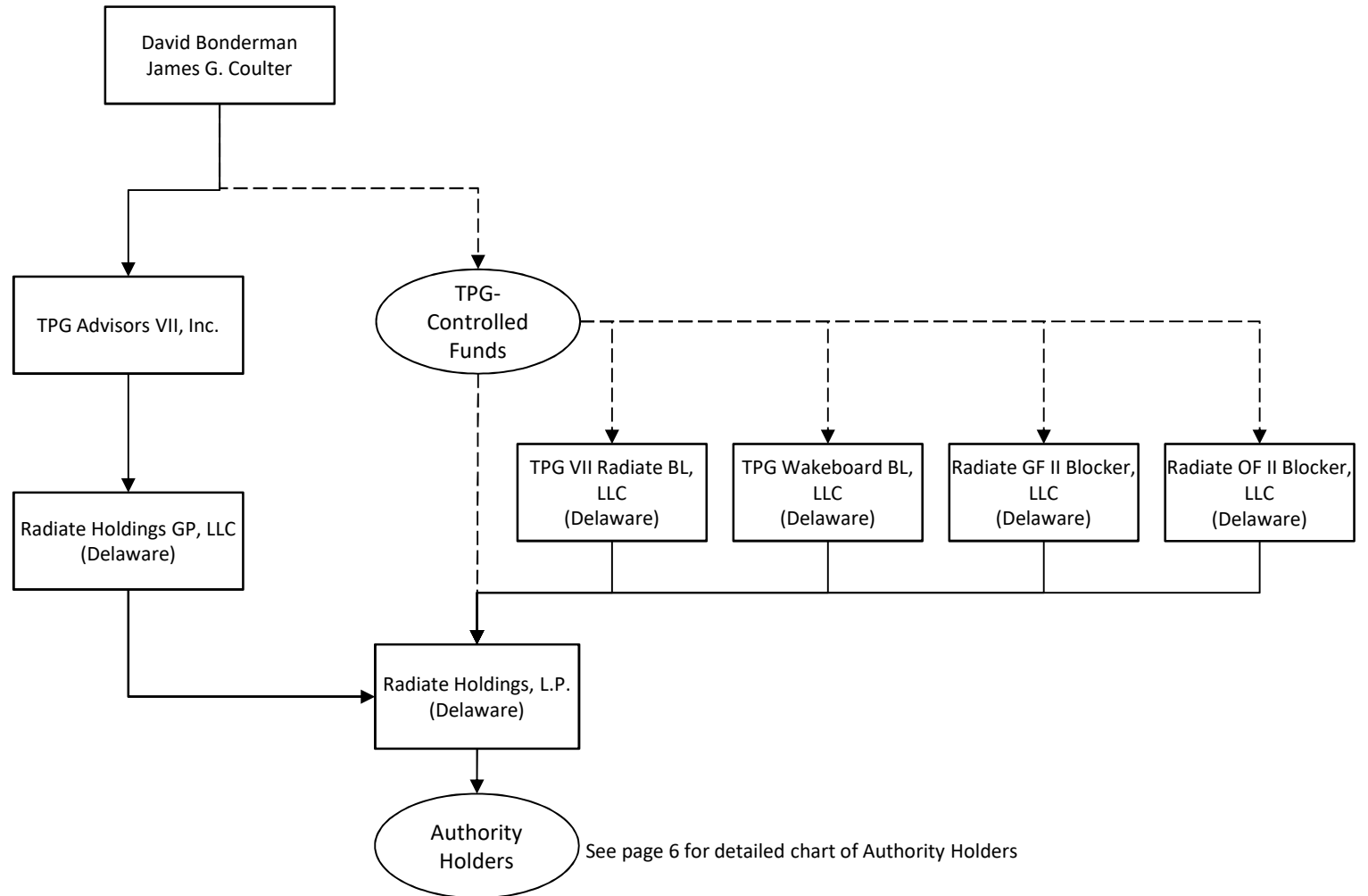
Pre-Close Ownership of Authority Holders

Red: GP or other controlling person

Blue: Non-controlling member/limited partner equity interests

Controlling interests are 100% unless otherwise indicated

Dash lines indicate indirect interest.



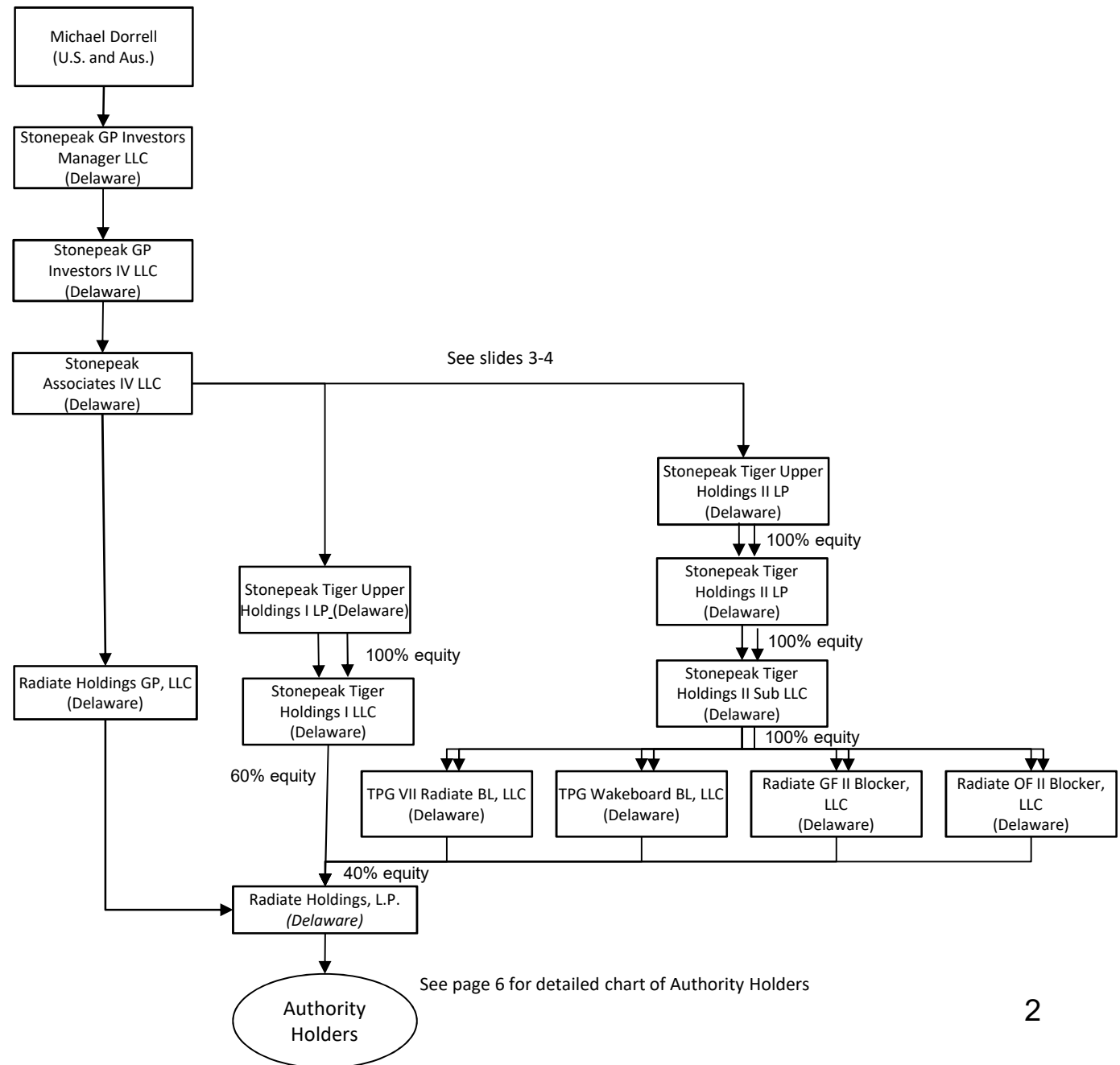
Red: GP or other controlling person

Blue: Non-controlling member/limited partner equity interests

Controlling interests are 100% unless otherwise indicated

Dash lines indicate indirect interest.

Post-Close Ownership of Authority Holders (Indirect Control of Authority Holders)



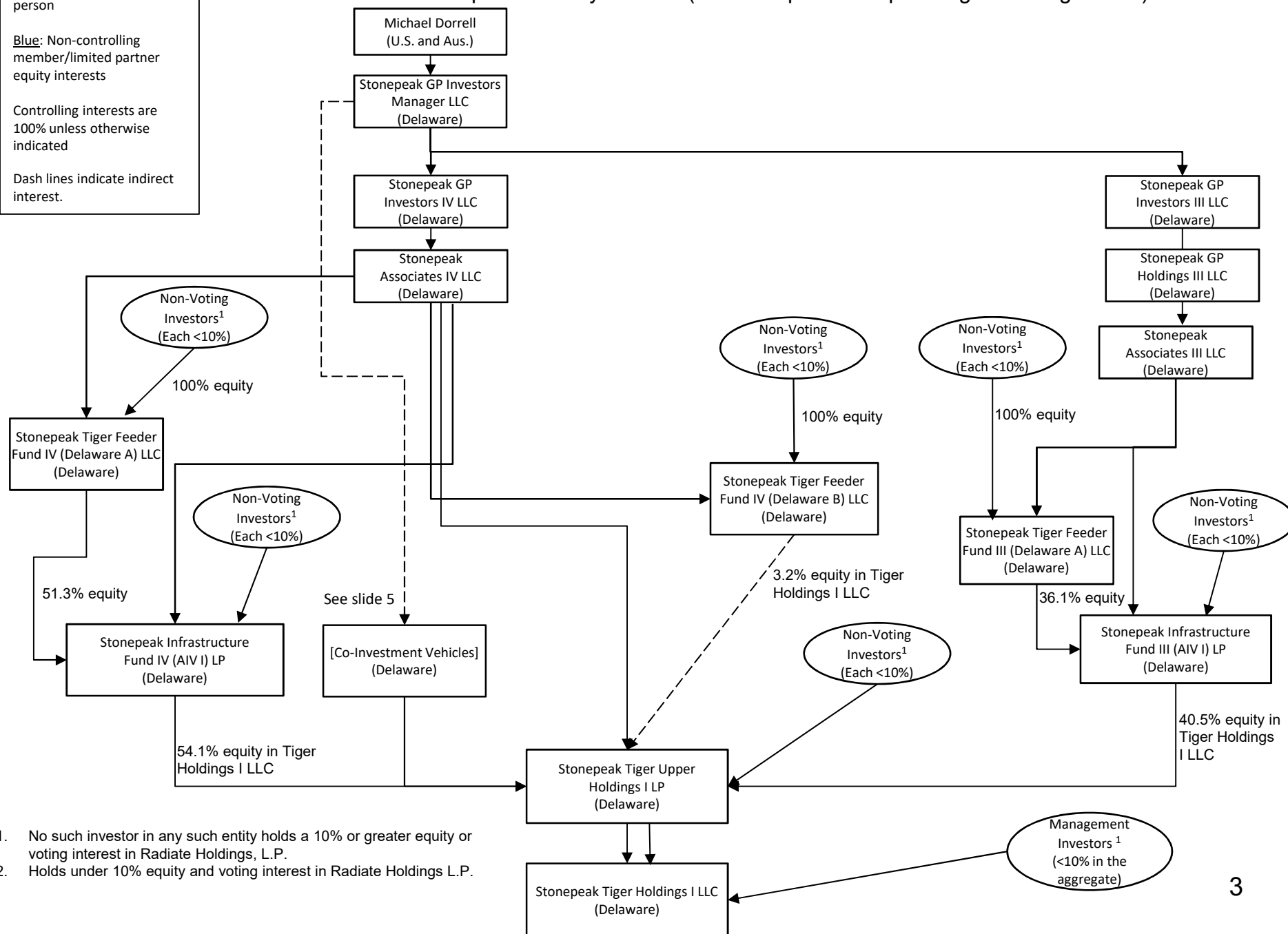
Red: GP or other controlling person

Blue: Non-controlling member/limited partner equity interests

Controlling interests are 100% unless otherwise indicated

Dash lines indicate indirect interest.

Post-Close Ownership of Authority Holders (Ownership of Stonepeak Tiger Holdings I LLC)



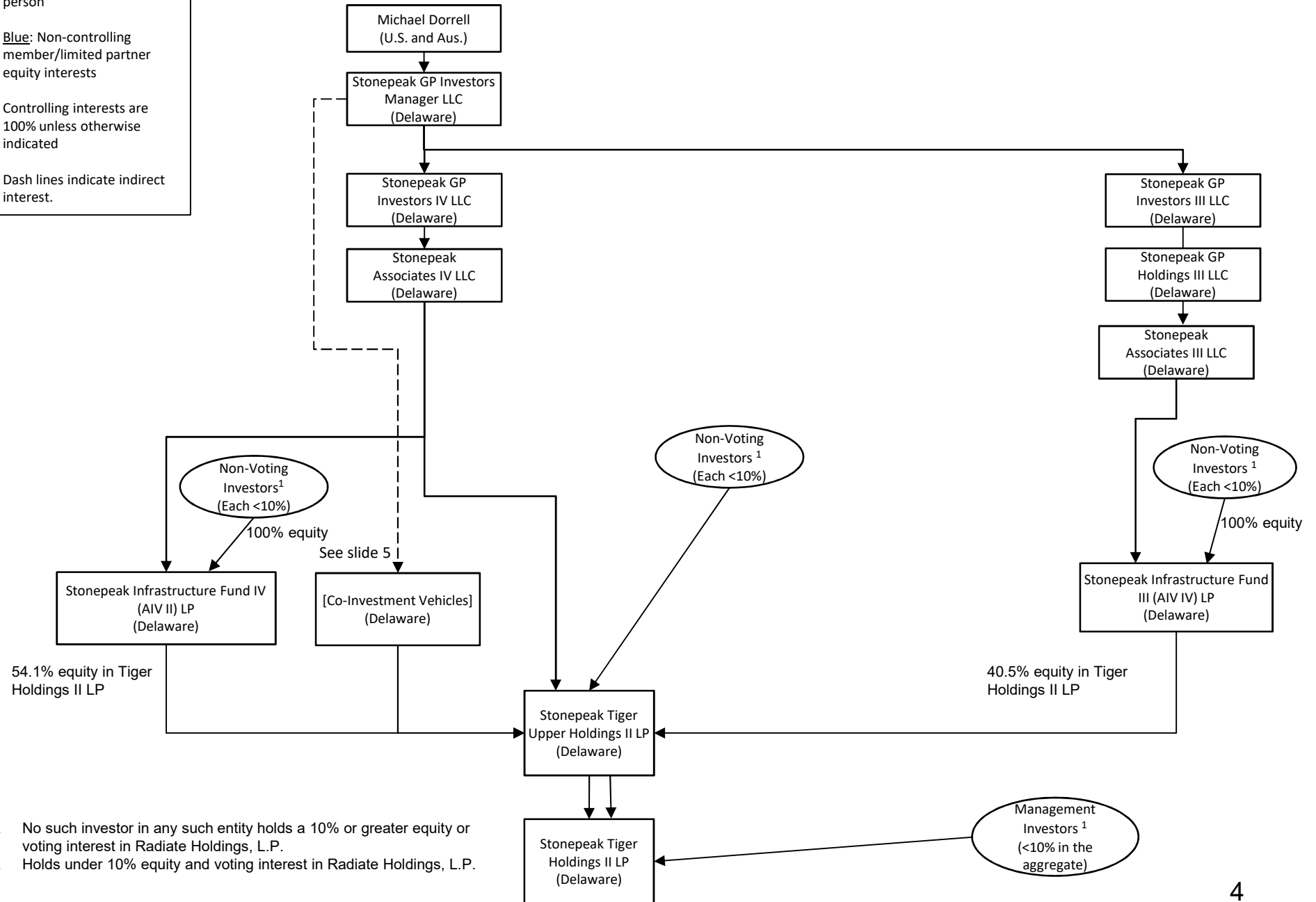
Red: GP or other controlling person

Blue: Non-controlling member/limited partner equity interests

Controlling interests are 100% unless otherwise indicated

Dash lines indicate indirect interest.

Post-Close Ownership of Authority Holders (Ownership of Stonepeak Tiger Holdings II LP)



Red: GP or other controlling person

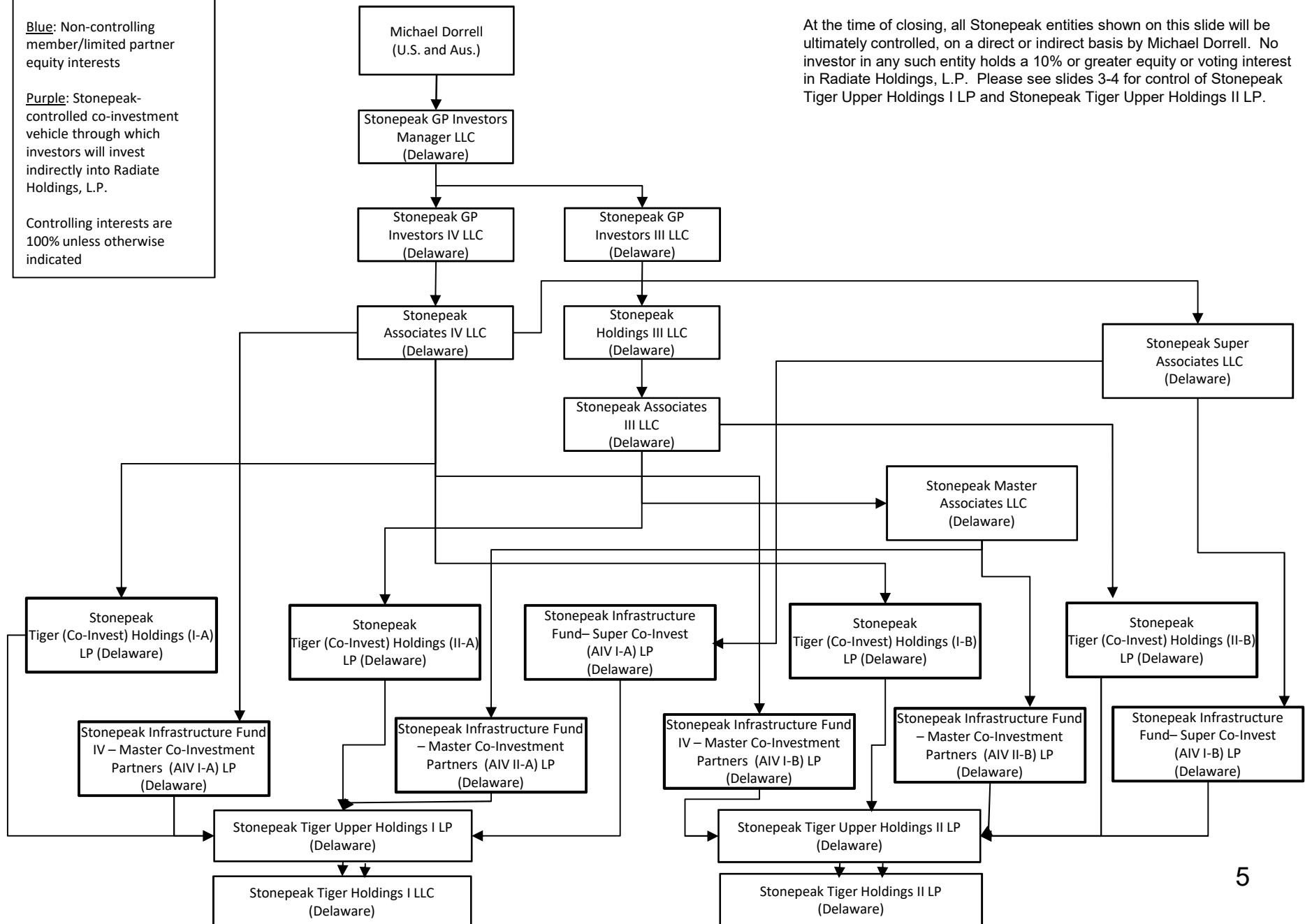
Blue: Non-controlling member/limited partner equity interests

Purple: Stonepeak-controlled co-investment vehicle through which investors will invest indirectly into Radiate Holdings, L.P.

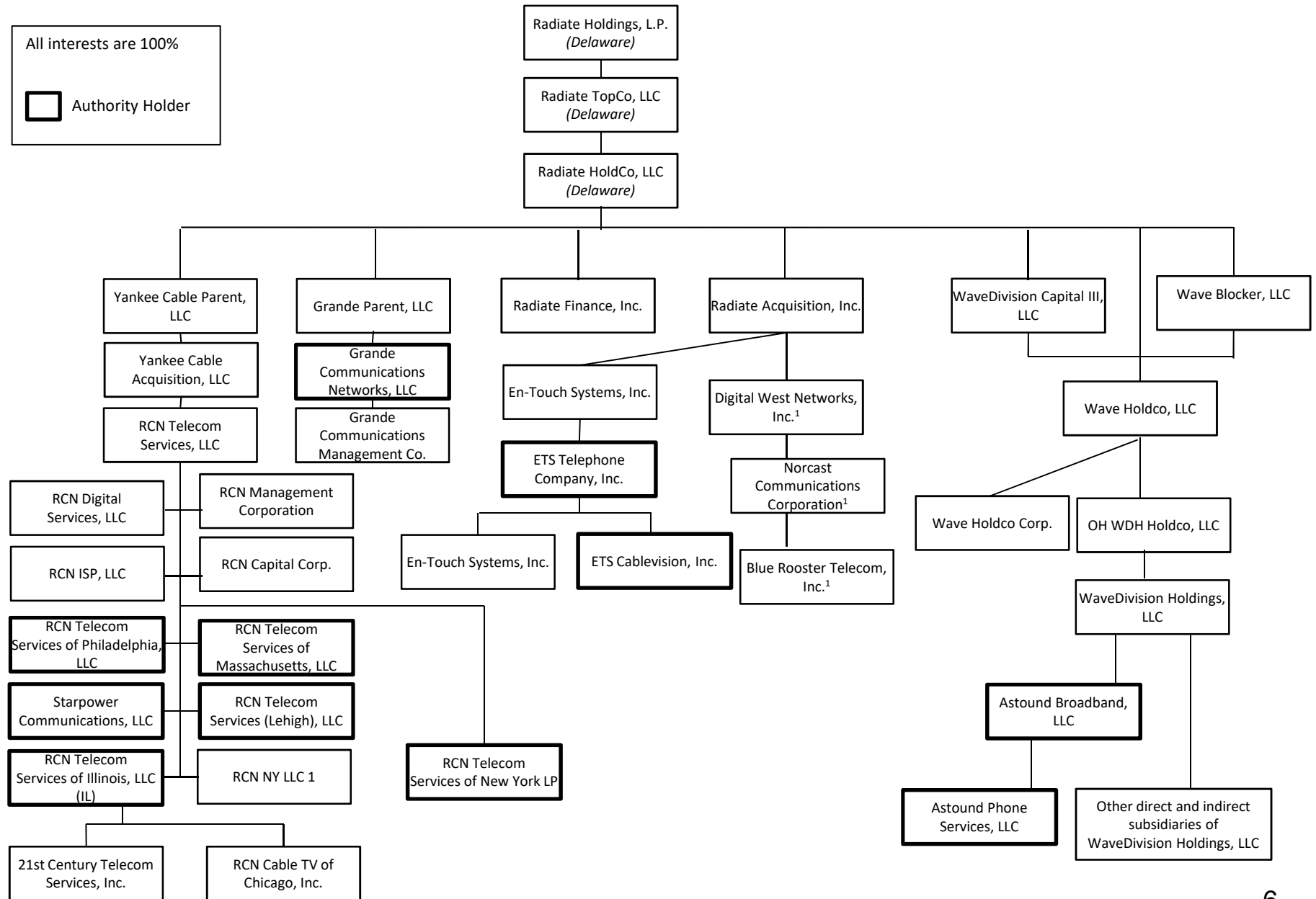
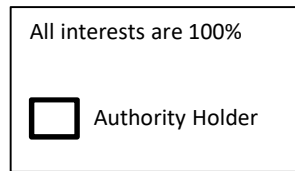
Controlling interests are 100% unless otherwise indicated

Post-Close Ownership of Co-Investment Vehicles (Ownership of Tiger Holdings I and II)

At the time of closing, all Stonepeak entities shown on this slide will be ultimately controlled, on a direct or indirect basis by Michael Dorrell. No investor in any such entity holds a 10% or greater equity or voting interest in Radiate Holdings, L.P. Please see slides 3-4 for control of Stonepeak Tiger Upper Holdings I LP and Stonepeak Tiger Upper Holdings II LP.



Authority Holders



¹ Pending close of transaction.

**ATTACHMENT 2:
TRANSFEREES AND AUTHORITY HOLDERS
POST-CLOSE OWNERSHIP INTERESTS**

Upon consummation of the Proposed Transaction, the following persons will have 10-percent-or-greater direct and indirect equity or voting interests in Radiate Holdings, L.P.

(“Radiate Holdings”). Radiate Holdings has and will continue to have 100% indirect equity and voting control of the Authority Holders.¹

- | | | |
|----|-------------------------------|---|
| 1. | <i>Name:</i> | Radiate Holdings GP LLC (“Radiate GP”) |
| | <i>Address:</i> | 717 Fifth Avenue, 25th Floor, New York, NY 10022 |
| | <i>Place of Organization:</i> | Delaware |
| | <i>Type of Organization:</i> | limited liability company |
| | <i>Principal Business:</i> | investments |
| | <i>Interest Held:</i> | Radiate GP will hold a direct 0% equity and 100% voting interest in Radiate Holdings (by virtue of being the general partner of Radiate Holdings) |
| | <i>Role:</i> | Radiate GP is and will continue to be the general partner of Radiate Holdings |

- | | | |
|----|-------------------------------|---|
| 2. | <i>Name:</i> | Stonepeak Tiger Holdings I LLC (“Tiger Holdings I”) |
| | <i>Address:</i> | 55 Hudson Yards, 550 W 34th Street, 48 th Floor, New York, NY 10001 |
| | <i>Place of Organization:</i> | Delaware |
| | <i>Type of Organization:</i> | limited liability company |
| | <i>Principal Business:</i> | investments |
| | <i>Interest Held:</i> | Tiger Holdings I will hold approximately a direct 60% equity and 0% voting interest in Radiate Holdings |
| | <i>Role:</i> | Tiger Holdings I will be a passive investor in Radiate Holdings. |

- | | | |
|----|--------------|---|
| 3. | <i>Name:</i> | Stonepeak Tiger Upper Holdings I LP (“Tiger Upper Holdings I”) |
|----|--------------|---|

¹ The percentage equity interests set forth in this Attachment 3 are the Transferee’s best estimates as at the date of this application based on the information presently available to the Transferee. The Applicants will, in a timely fashion, notify the Commission of any material changes to these percentage equity interests (including as a result of the exercise of the TPG Investment Right and any co-investment). No change is expected to the control of Radiate GP and in turn the Authority Holders from that set forth herein.

- Address:* 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
- Place of Organization:* Delaware
- Type of Organization:* limited partnership
- Principal Business:* investments
- Interest Held:* Tiger Upper Holdings I will a direct 100% equity and 100% voting interest in Tiger Holdings I (see no. 2)²
- Role:* Tiger Upper Holdings I will be an indirect passive investor in Radiate Holdings that will aggregate the passive, indirect investments of its members
4. *Name:* **Stonepeak Infrastructure Fund IV (AIV I) LP**
- Address:* 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
- Place of Organization:* Delaware
- Type of Organization:* limited partnership
- Principal Business:* investments
- Interest Held:* Stonepeak Infrastructure Fund IV (AIV I) LP will hold an indirect 54.1% equity and 0% voting interest in Tiger Holdings I (see no. 2) through its direct 54.1% equity and 0% voting interest in Tiger Upper Holdings I (see no. 3)
- Role:* Stonepeak Infrastructure Fund IV (AIV I) LP will be an indirect passive investor in Radiate Holdings that will aggregate the passive, indirect investments of its limited partners
5. *Name:* **Stonepeak Tiger Feeder Fund IV (Delaware A) LLC**
- Address:* 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
- Place of Organization:* Delaware
- Type of Organization:* limited liability company
- Principal Business:* investments
- Interest Held:* Stonepeak Tiger Feeder Fund IV (Delaware A) LLC will hold an indirect 54.1% equity and 0% voting interest in Tiger Holdings I (see no. 2) through its direct 51.3% equity and 0% voting interest in Stonepeak Infrastructure Fund IV (AIV I) LP (see no. 4)
- Role:* Stonepeak Tiger Feeder Fund IV (Delaware A) LLC will be an indirect passive investor in Radiate Holdings that will aggregate the passive, indirect investments of its members, none of which will have a 10-percent-or-greater equity or voting interest in Radiate Holdings

² Stonepeak management will hold in the aggregate a de minimis equity interest in Tiger Holdings I.

6. *Name:* **Stonepeak Tiger Feeder Fund IV (Delaware B) LLC**
Address: 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
Place of Organization: Delaware
Type of Organization: limited liability company
Principal Business: investments
Interest Held: Stonepeak Tiger Feeder Fund IV (Delaware B) LLC will hold an indirect 3.2% equity and 0% voting interest in Tiger Holdings I (see no. 2.) through its indirect 3.2% equity and 0% voting interest in Tiger Upper Holdings I (see no. 3) held through Stonepeak-managed entities, none of which will have a 10-percent-or-greater equity or voting interest in Radiate Holdings
Role: Stonepeak Tiger Feeder Fund IV (Delaware B) LLC will be an indirect passive investor in Radiate Holdings that will aggregate the passive, indirect investments of its members, none of which will have a 10-percent-or-greater equity or voting interest in Radiate Holdings
7. *Name:* **Stonepeak Infrastructure Fund III (AIV I) LP**
Address: 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
Place of Organization: Delaware
Type of Organization: limited partnership
Principal Business: investments
Interest Held: Stonepeak Infrastructure Fund III (AIV I) LP will hold an indirect 40.5% equity and 0% voting interest in Tiger Holdings I (see no. 2) through its direct 40.5% equity and 0% voting interest in Tiger Upper Holdings I (see no. 3)
Role: Stonepeak Infrastructure Fund III (AIV I) LP will be an indirect passive investor in Radiate Holdings that will aggregate the passive, indirect investments of its limited partners
8. *Name:* **Stonepeak Tiger Feeder Fund III (Delaware A) LLC**
Address: 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
Place of Organization: Delaware
Type of Organization: limited liability company
Principal Business: investments
Interest Held: Stonepeak Tiger Feeder Fund III (Delaware A) LLC will hold an indirect 14.6% equity and 0% voting interest in Tiger Holdings I (see no. 2) through its direct 36.1% equity and 0% voting interest in Stonepeak Infrastructure Fund III (AIV I) LP (see no. 7)

- Role:* Stonepeak Tiger Feeder Fund III (Delaware A) LLC will be an indirect passive investor in Radiate Holdings and will aggregate the passive, indirect investments of its members, none of which will have a 10-percent-or-greater equity or voting interest in Radiate Holdings
9. *Name:* **Stonepeak Tiger Holdings II Sub LLC (“Tiger Holdings II”)**
Address: 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
Place of Organization: Delaware
Type of Organization: limited liability company
Principal Business: investments
Interest Held: Tiger Holdings II will hold approximately an indirect 40% equity and 0% voting interest in Radiate Holdings through its direct holding of 100% of the membership interests in the following limited liability companies, that collectively hold approximately a 40% equity and 0% voting interest in Radiate Holdings: TPG VII Radiate BL, LLC; TPG Wakeboard BL, LLC; Radiate GF II Blocker, LLC; and Radiate OF II Blocker, LLC.
Role: Tiger Holdings II will be an indirect passive investor in Radiate Holdings
10. *Name:* **Stonepeak Tiger Holdings II LP**
Address: 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
Place of Organization: Delaware
Type of Organization: limited partnership
Principal Business: investments
Interest Held: Stonepeak Tiger Holdings II LP will hold a direct 100% equity and 100% voting interest in Tiger Holdings II (see no. 9)
Role: Stonepeak Tiger Holdings II LP will be an indirect passive investor in Radiate Holdings and will aggregate the passive, indirect investments of its limited partners.
11. *Name:* **Stonepeak Tiger Upper Holdings II LP (“Tiger Upper Holdings II”)**
Address: 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
Place of Organization: Delaware
Type of Organization: limited partnership
Principal Business: investments
Interest Held: Tiger Upper Holdings II will hold an indirect 100% equity and 100% voting interest in Tiger Holdings II (see no. 9)

- through its direct 100% equity and 100% voting interest in Stonepeak Tiger Holdings II LP (see no. 10)³
- Role:* Stonepeak Tiger Holdings II LP will be an indirect passive investor in Radiate Holdings and will aggregate the passive, indirect investments of its limited partners
12. *Name:* **Stonepeak Infrastructure Fund IV (AIV II) LP**
Address: 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
Place of Organization: Delaware
Type of Organization: limited partnership
Principal Business: investments
Interest Held: Stonepeak Infrastructure Fund IV (AIV II) LP will hold an indirect 54.1% equity and 0% voting interest in Tiger Holdings II (see no. 9) through its direct 54.1% equity interest and 0% voting interest in Tiger Upper Holdings II (see no. 11)
Role: Stonepeak Infrastructure Fund IV (AIV II) LP will be an indirect passive investor in Radiate Holdings that will aggregate the passive, indirect investments of its limited partners, none of which will have a 10-percent-or-greater equity or voting interest in Radiate Holdings
13. *Name:* **Stonepeak Infrastructure Fund III (AIV IV) LP**
Address: 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
Place of Organization: Delaware
Type of Organization: limited partnership
Principal Business: investments
Interest Held: Stonepeak Infrastructure Fund III (AIV IV) LP will hold an indirect 40.5% equity and 0% voting interest in Tiger Holdings II (see no. 9) through its a direct 40.5% equity and 0% voting interest in Tiger Upper Holdings II (see no. 11)
Role: Stonepeak Infrastructure Fund III (AIV IV) LP will be an indirect passive investor in Radiate Holdings that will aggregate the passive, indirect investments of its limited partners, none of which will have a 10-percent-or-greater equity or voting interest in Radiate Holdings
14. *Name:* **Stonepeak Associates IV LLC**
Address: 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001

³ Stonepeak management will hold in aggregate a de minimis equity interest in Stonepeak Tiger Holdings II LP.

Place of Organization: Delaware
Type of Organization: limited liability company
Principal Business: investments
Interest Held: Stonepeak Associates IV LLC will hold a direct 100% equity and 100% voting interest in Radiate GP (see no. 1).

Role: Stonepeak Associates IV LLC will indirectly control Radiate Holdings (and thus the Authority Holders) through its ability to appoint a majority of the directors of the Radiate GP (see no. 1).

Stonepeak Associates IV LLC will also indirectly control the following passive investors:

(i) Tiger Holdings I through its role as the managing member of Tiger Upper Holdings I (see no. 3), which is the managing member of Tiger Holdings I (see no. 2);

(ii) Stonepeak Infrastructure Fund IV (AIV I) LP as its general partner (see no. 4);

(iii) Stonepeak Tiger Feeder Fund IV (Delaware A) LLC as its managing member (see no. 5);

(iv) Stonepeak Tiger Feeder Fund IV (Delaware B) LLC as its managing member (see no. 6);

(v) Tiger Holdings II through its role as the general partner of Tiger Upper Holdings II (see no. 11), which is the general partner of Stonepeak Tiger Holdings II LP (see no. 10), which in turn is the managing member of Tiger Holdings II (see no. 9); and

(vi) Stonepeak Infrastructure Fund IV (AIV II) LP as its general partner (see no. 12).

15. *Name:* **Stonepeak Associates III LLC**
Address: 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
Place of Organization: Delaware
Type of Organization: limited liability company
Principal Business: investments
Interest Held: Stonepeak Associates III LLC will control the following indirect passive investors in Radiate Holdings: (i) Stonepeak Infrastructure Fund III (AIV I) LP (see no. 7) as its general

partner; and (ii) Stonepeak Tiger Feeder Fund III (Delaware A) LLC as its managing member (see no. 8); and (iii) Stonepeak Infrastructure Fund III (AIV IV) LP as its general partner (see no. 13).

16. *Name:* **Stonepeak GP Investors IV LLC**
Address: 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
Place of Organization: Delaware
Type of Organization: limited liability company
Principal Business: investments
Interest Held: Stonepeak GP Investors IV LLC will hold a direct 100% voting interest in Stonepeak Associates IV LLC (see no. 14)
Role: Through its role as the managing member of Stonepeak Associates IV LLC, Stonepeak GP Investors IV LLC will indirectly control Tiger Holdings I, Tiger Holdings II, and Radiate GP
17. *Name:* **Stonepeak GP Holdings III LLC**
Address: 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
Place of Organization: Delaware
Type of Organization: limited liability company
Principal Business: investments
Interest Held: Stonepeak GP Holdings III LLC will hold a direct 100% voting interest in Stonepeak Associates III LLC (see no. 15)
Role: Stonepeak GP Investors III LLC will indirectly control certain passive investors in Tiger Holdings I and in Tiger Holdings II through its role as the managing member of Stonepeak Associates III LLC
18. *Name:* **Stonepeak GP Investors III LLC**
Address: 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
Place of Organization: Delaware
Type of Organization: limited liability company
Principal Business: investments
Interest Held: Stonepeak GP Investors III LLC will hold a direct 100% 100% voting interest in Stonepeak GP Holdings III LLC (see no. 18)
Role: Stonepeak GP Investors III LLC will indirectly control certain passive investors in Tiger Holdings I and in Tiger Holdings II through its role as the managing member of Stonepeak GP Holdings III LLC

19. *Name:* **Stonepeak GP Investors Manager LLC**
 Address: 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
 Place of Organization: Delaware
 Type of Organization: limited liability company
 Principal Business: investments
 Interest Held: Stonepeak GP Investors Manager LLC will hold a direct 100% voting interest in Stonepeak GP Investors IV LLC (see no. 16) and Stonepeak GP Investors III LLC (see no. 18)
 Role: Stonepeak GP Investors Manager LLC will indirectly control Tiger Holdings I, Tiger Holdings II, and Radiate GP through its role as the managing member of Stonepeak GP Investors IV LLC
20. *Name:* **Michael Dorrell**
 Address: 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001
 Citizenship: United States and Australia (dual)
 Type of Person: Individual
 Principal Business: Founder of Stonepeak
 Interest Held: Mr. Dorrell will hold a direct 100% voting interest in Stonepeak GP Investors Manager LLC (see no. 19)
 Role: Mr. Dorrell will indirectly control Radiate Holdings through his role as a controlling person of Stonepeak GP Investors Manager LLC

Set out below is a list of co-invest vehicles that could potentially hold a 10-percent-or-greater equity interest in Radiate Holdings (although it is also possible that no such vehicle would hold such interest).

21. *Name:* **Stonepeak Tiger (Co-Invest) Holdings (I-A) LP**
 Stonepeak Tiger (Co-Invest) Holdings (II-A) LP
 Stonepeak Infrastructure Fund– Super Co-Invest (AIV I-A) LP
 Stonepeak Tiger (Co-Invest) Holdings (I-B) LP
 Stonepeak Tiger (Co-Invest) Holdings (II-B) LP
 Stonepeak Infrastructure Fund IV – Master Co-Investment Partners (AIV I-A) LP
 Stonepeak Infrastructure Fund – Master Co-Investment Partners (AIV II-A) LP
 Stonepeak Infrastructure Fund IV – Master Co-Investment Partners (AIV I-B) LP

Stonepeak Infrastructure Fund – Master Co-Investment Partners (AIV II-B) LP
Stonepeak Infrastructure Fund– Super Co-Invest (AIV I-B) LP

Address: 55 Hudson Yards, 550 W 34th Street, 48th Floor, New York, NY 10001

Place of Organization: Delaware

Type of Organization: limited partnership

Principal Business: investments

Interest Held: Each of the entities may hold a 10% or greater indirect equity interest in Radiate Holdings.

Role: Each of the entities will be a passive investor in Radiate Holdings, and is directly or indirectly controlled by either Stonepeak Associates III LLC (see no. 15) and Stonepeak Associates IV LLC (see no. 14) and ultimately Mr. Dorrell (see no. 20)

Other than the interest holders identified above and the TPG Fund, no other entity or individual will, upon consummation of the Proposed Transaction, hold a 10-percent-or-greater direct or indirect equity or voting interest in Radiate Holdings and Authority Holders.

Exhibit II.3: Statement Regarding Qualification to Transact Business

Transferee is a holding company with no operations, and therefore, it does not need authority to transact business in any states where Franchisee provides cable service.

Exhibit II.7: Statement Regarding Pledge of Stock

The Proposed Transaction is not contemplated to result in any change in the existing financing arrangements that may involve the pledge of Franchisee's stock. The Transferee understands that certain rights on default with respect to any existing or future financing arrangement may require approval of the Federal Communications Commission, applicable state regulators, and/or this franchising authority before being exercised.

Exhibit III: Transferee's Financial Qualifications

Franchisee will continue to rely on the financial qualifications of its indirect parent, Radiate Holdings, L.P., with additional financial support able to be provided by Transferee and its affiliates (as and if required). Confidential Attachment B hereto, which is provided under seal, contains the most recent full year of financial statements of Radiate Holding.

Exhibit IV: Transferee's Technical Qualifications

Following consummation of the Proposed Transaction, it is contemplated that Franchisee will continue to provide high-quality communications services to customers pursuant to the terms of the current Franchise Agreement without interruption and without change in rates, terms, or conditions. Applicants emphasize that the Proposed Transaction will be seamless and transparent to customers, and is not anticipated to result in the discontinuance, reduction, loss, or impairment of service to customers.

It is contemplated that Franchisee's cable system will be managed by Franchisee's existing technical and operational personnel, to be led by a management team with decades of industry experience. In addition, Transferee and its affiliates will provide Franchisee with access to an experienced communications investment team. (See enclosed copy of FCC Section 214 application for further discussion.) As such, the Proposed Transaction will not have a detrimental effect on, or result in a material adverse change in, the services provided to existing customers of Franchisee.

The biographies of Franchisee's key post-closing management personnel are as follows:

BIOGRAPHIES OF KEY PERSONNEL FOR PATRIOT MEDIA, RCN, GRANDE, WAVE AND EN-TOUCH

Steve Simmons - Chairman

Steve created his first cable company, Simmons Communications, in 1981. Over the next decade it served over 300,000 customers in 20 states. The company improved cable service in many places around the country, including its complete turnaround of the Long Beach, California system. Upon its sale the Mayor issued a proclamation citing the great improvement in customer and technical service and major contributions to the community.

In 2001 Steve started Patriot Media. The dramatically improved service in its system serving Princeton and 29 other towns in New Jersey, won plaudits from local communities. In 2006 he and the Patriot team were recognized by CableWorld as US Independent Cable Operator of the Year for Patriot's operational success and advanced triple play technology. Today, Steve and the Patriot management team have ownership in and manage RCN Cable and Grande that together serve over 600,000 customers.

Steve also served on the Board of Virgin Media, a public company that provided cable and mobile service in the United Kingdom, and today sits on the Board of Cablevision. Steve previously served on the NCTA Board for 3 years, was voted a Cable Pioneer, and for over 25 years has been chairing the Cable Entrepreneurs Club whose members include 25 present and former Chairmen/CEOs of cable companies. In 2015 he was voted into the Cable Hall of Fame.

In his non-cable life, Steve has worked on the White House staff, been a professor at the University of California, a Governor on the US Broadcasting Board of Governors where he chaired committees overseeing Voice of America and Radio Free Europe/Radio Liberty, Chair of the gubernatorial Commission in Connecticut examining the educational achievement gap, and producer of an Emmy Award winning documentary on education reform issues. Steve has also written 5 children's books. He is a graduate of Cornell University and Harvard Law School.

Jim Holanda - President & CEO

Jim began his cable industry career 28 years ago with Comcast after graduating from The Ohio State University. His career has taken his family to California, New Jersey, Colorado and Missouri, where he was the Regional Vice President of Operations for Charter Communications in St. Louis.

Jim returned to New Jersey as President and General Manager of Patriot Media, establishing and running that cable operation for four-and-a-half years until its' sale in August 2007. Post-sale, Patriot Media Consulting was founded with Jim as Chief Executive Officer and consists of numerous former Patriot Media executives. The company is engaged in the evaluation, acquisition and management of cable investments.

In December 2007, Patriot Media Consulting assumed management of Choice Cable TV of Puerto Rico, an internet, phone and cable TV provider passing 340,000-plus households in the western and southern portions of the island. In August 2010, this same team began management of RCN Cable's cable operation, passing over 1.4 million households, and in 2013 added Grande Communications to the list of companies they manage; Jim serves as Chief Executive Officer of both companies.

John Feehan - EVP & CFO

John joined Patriot Media in March, 2011. He serves as CFO for Patriot Media, Grande, and RCN. John had spent the previous 10 years before joining Patriot Media in the wireless communications industry where he was most recently the SVP, CFO of the Sprint/Nextel Prepaid Group. For the 8 years prior to joining Sprint/Nextel, John was the EVP, CFO of Virgin Mobile USA and joined Sprint/Nextel when Virgin Mobile was acquired by Sprint in November 2009. John was the initial finance department hire in January 2002 when Virgin Mobile USA was formed and helped lead the company from its national launch to become one of the nation's top wireless carriers with more than 5 million subscribers and \$1.3 billion in annual revenues. As CFO, John led the initial public offering of Virgin on the NYSE in October 2007. Prior to joining Virgin Mobile, he served as chief financial officer of SAGE BioPharma, a leading manufacturer of infertility products. John began his career at Price Waterhouse and has held various senior level management positions throughout his 29-year career. He holds a bachelor's degree in accounting and management information systems from St. Joseph's University in Philadelphia and is a certified public accountant in the state of PA.

Chris Fenger - EVP & COO

Chris has served as the Executive Vice President and Chief Operating Officer at RCN Cable since May 2013 and previously served as the Senior Vice President of Operations at RCN Cable since April 2011. He currently also serves as the Executive Vice President and Chief Operating Officer at Grande. Chris has been in the cable industry for over 34 years and most recently was the Division President of Bright House Networks of Central Florida. Prior to that, he was with Charter Communications for over four years, initially as Regional Senior Vice President of Operations for the North Central Region and then as the Divisional Senior Vice President of Operations for the Western Division. Earlier in his career, Chris held various general management and senior operations positions at Marcus Cable, Simmons Communications and Warner Amex Cable.

Pat Murphy - EVP & CTO

Patrick is a 39-year cable television veteran with extensive management expertise in engineering, technical system operations, construction, and acquisitions.

During his tenure at Patriot Media, Patrick directed a very aggressive system upgrade. Its completion enabled the system to launch digital video, VOD, increased HSD speeds as well as a voice service. These contributions, along with strong financial, operation and customer growth, garnered Patriot Media the "Independent Operator of the Year Award" by Cable World Magazine.

Prior to joining Patriot Media, he had been with Charter Communications and its predecessors for 18 years in the Los Angeles area in the position of Western Regional Vice President of Engineering and Technical Operations. During his tenure he oversaw capital budgets in excess of \$300 million, upgraded/rebuilt 25,500 miles of system to 750/860 MHz, built six headends and ten hub sites, launched digital video, HSD and VOD services. He also served in several senior technical/operations management positions with Simmons Cable Television, Group W and Acton Communications.

Patrick received his formal education from California State University, Los Angeles, CA, National Institute of Communications (FCC First Class Radio/Telephone license) and Washington University, St. Louis, Mo. Patrick is a member of the Society of Cable Telecommunications Engineers (SCTE). In 2003 he was elected into The Cable TV Pioneers. A published author, his articles have appeared in such periodicals as CED and Communications Technology.

Rob Roeder - EVP & CDO

Rob has 36 years of diverse cable television experience, including positions in general management and engineering management, spanning several companies throughout the country.

Prior to joining Patriot Media, Rob was the Western Division Vice President of Advanced Services for Charter Communication's, which encompassed a five-state area and served 2 million customers. In that role, he was responsible for the launch and ongoing operation of a suite of video and broadband products including digital services, high-speed data services, video-on-demand, and interactive services. In his role, Rob was also responsible for the United States first launch of Voice over Internet Protocol (VOP) phone service.

In addition, Rob was responsible for the launch, and operation, of products geared towards the emerging commercial services market including long-haul network transport, Ethernet services, SIP telephony, and Point-to-Point direct circuits.

John Gdovin - EVP & CAO

John has a 36-year career with independent telecommunications companies that began soon after his 1979 college graduation when he joined a northeastern Pennsylvania company which would become C-TEC. He played an integral part of the team that started the cable television division for C-TEC in the early 1980s. In 1989 he oversaw the consolidation of its customer service operations and established a new customer service call center facility. In addition to customer service, he was also responsible for other corporate business including acquisitions, programming agreements, MIS, franchising, corporate contracts and strategy. He was twice awarded the Company's "Pursuit of Excellence" award for individual performance, in 1986 and 1990, as well as the group award for "Pursuit of Excellence" in 1990.

CTEC continued its growth and was acquired by RCN Cable in the early 1990s. John remained with RCN Cable and became Executive Vice President of the cable division, responsible for the overall performance of its 380,000 cable TV customers in Michigan, Pennsylvania, New Jersey and New York. After more than 20 years with the company, John joined WideOpenWest, another start-up independent cable operation, in December 1999. Most recently John was a member of the senior team managing Patriot Media since its inception in late 2002. Continuing in that role with Patriot Media, John handles negotiation of programming and retransmission consent agreements, renegotiation of all expired or expiring franchise agreements, government relations, as well as other regulatory, administration and human resources management.

John is an active member of the American Cable Association (ACA) Board of Directors.

Jeff Kramp - EVP & S&GC

Jeff joined RCN as Senior Vice President, Secretary and General Counsel in June 2011. He is responsible for the management of all legal matters concerning the Company, including corporate and corporate governance, joint ventures/strategic alliances, transactions/contracts, labor, intellectual property and litigation.

Jeff brings to RCN over 27 years of experience, including seven years working with telecommunications companies, as a member of/legal counselor to senior management teams at public and private companies in a variety of industries. He most recently served for eight years as Senior Vice President, Secretary & General Counsel of NEW Customer Service Companies, Inc., the leading global provider of extended service and buyer protection plans, and as Vice President & General Counsel of Counsel Corporation, a publicly traded investment company with holdings including the telecommunications companies I-Link, Acceris Communications and WorldxChange Communications. He also served as Secretary and General Counsel of WESCO International, Inc., a \$4+ billion Fortune 500 distributor of over 200,000 electrical and industrial products, and as an Associate General Counsel at Westinghouse Electric Corporation providing general corporate counsel to businesses in the commercial division, including Group W Productions. Jeff began his legal career as an Associate Attorney with a litigation and corporate practice at the Pittsburgh office of the law firm of Eckert, Seamans, Cherin & Mellott.

Jeff earned a Juris Doctorate degree from Case Western University School of Law in Cleveland, Ohio and a bachelor's Degree from The College of Wooster in Wooster, Ohio, where he graduated with honors.

Patrick Knorr, EVP and CCO

Mr. Knorr joined us in connection with the TPG Acquisition of Wave. Previously, he served as Executive Vice President of Business Solutions at Wave Broadband from 2012 to 2017. Prior to Wave, Mr. Knorr served as Chief Operation Officer of The World Company with P&L responsibilities for Cable, Broadband, Newspaper, and Magazine properties across three states including industry leading small cable operator Sunflower Broadband from 1999 to 2011. Earlier in his career Mr. Knorr was in leadership roles at several smaller technology companies bringing the first available Internet access to many rural Kansas communities.

Parisa Salehani - SVP & Controller

Parisa joined Patriot Media Consulting in October 2018. Previously, Ms. Salehani served as Vice President, Corporate Controller at Internova Travel Group, the largest travel agency in the United States, where she was part of the redesign of the company to support its acquisition program and public-market readiness. Prior to joining Internova Travel Group, Ms. Salehani served as Assistant Controller at Time Inc. where she was an integral part of the team that led its successful spin-off from Time Warner and ultimate sale to Meredith Corporation. Before joining Time Inc. Ms. Salehani held financial positions at Viacom Inc. and American Express Corporation. Ms. Salehani began her career at PricewaterhouseCoopers LLP and is a Certified Public Accountant. Ms. Salehani holds a B.S in Accounting, Information Systems and Economics from the City University of New York.

Jackie Heitman - SVP Sales & Marketing

With over 30 years of marketing experience, Jackie has an extensive background in integrated marketing across a variety of industries including cable, sports, entertainment, telecommunications, and broadcast television. Prior to her current role as Senior Vice President of Sales and Marketing, she was the Senior Vice President of Marketing at Bresnan where she oversaw corporate marketing and sales. She also spearheaded the company's bundled service initiatives, including such products as digital cable, high-speed Internet, and digital phone.

Previously, Ms. Heitman worked with Cox Communications where she held the post of Marketing Vice President for New Orleans. At Cox, she planned and executed the launch of the company's telephony product on a facilities-based switched platform. Prior to that, she held a variety of top-level marketing and research positions in which she was responsible for the development and implementation of integrated and targeted business-to-business and business to consumer programs, growth of revenue streams, and realization of cost savings for large and medium-size businesses.

Ms. Heitman holds an MBA and a BS in Business Administration, both of which she earned at the University of Dayton.

CONFIDENTIAL ATTACHMENT A

Agreement

(CONFIDENTIAL – FILED UNDER SEAL)

Franchisee, Transferor and Transferee request that the Agreement provided as this Confidential Attachment A be afforded the highest level of confidential treatment, be made available only to those officials and personnel of the City reviewing the request for consent, and not be released or otherwise made available to the public.

Confidential treatment of the Agreement is requested because it contain confidential and propriety information as well as the private terms and conditions of the Proposed Transaction. The Agreement contains proprietary commercial and financial information that is maintained as confidential by the parties, is not publicly available and, if released, could be used by competitors of Franchisee and the parties to the Agreement to cause competitive harm. Accordingly, Franchisee, Transferor, and Transferee request that the City accord the Agreement confidential treatment as described above.

FILED SEPARATELY UNDER SEAL IN ACCOMPANYING ENVELOPE

CONFIDENTIAL ATTACHMENT B

Financial Statements of Radiate Holdings

(CONFIDENTIAL – FILED UNDER SEAL)

Franchisee, Transferor and Transferee request that the Financial Statements of Radiate Holdings and Franchisee provided as this Confidential Attachment B be afforded the highest level of confidential treatment, be made available only to those officials and personnel of the Franchise Authority reviewing the request for consent, and not be released or otherwise made available to the public.

Confidential treatment of the Financial Statements is requested because it contain confidential and propriety financial and business information that is maintained as confidential by Franchisee and its parent entities, is not publicly available and, if released, could be used by competitors of Franchisee and the parties to the Agreement to cause competitive harm. Accordingly, Franchisee, Transferor, and Transferee request that the Franchise Authority accord the Financial Statements confidential treatment as described above.

FILED SEPARATELY UNDER SEAL IN ACCOMPANYING ENVELOPE

ATTACHMENT C

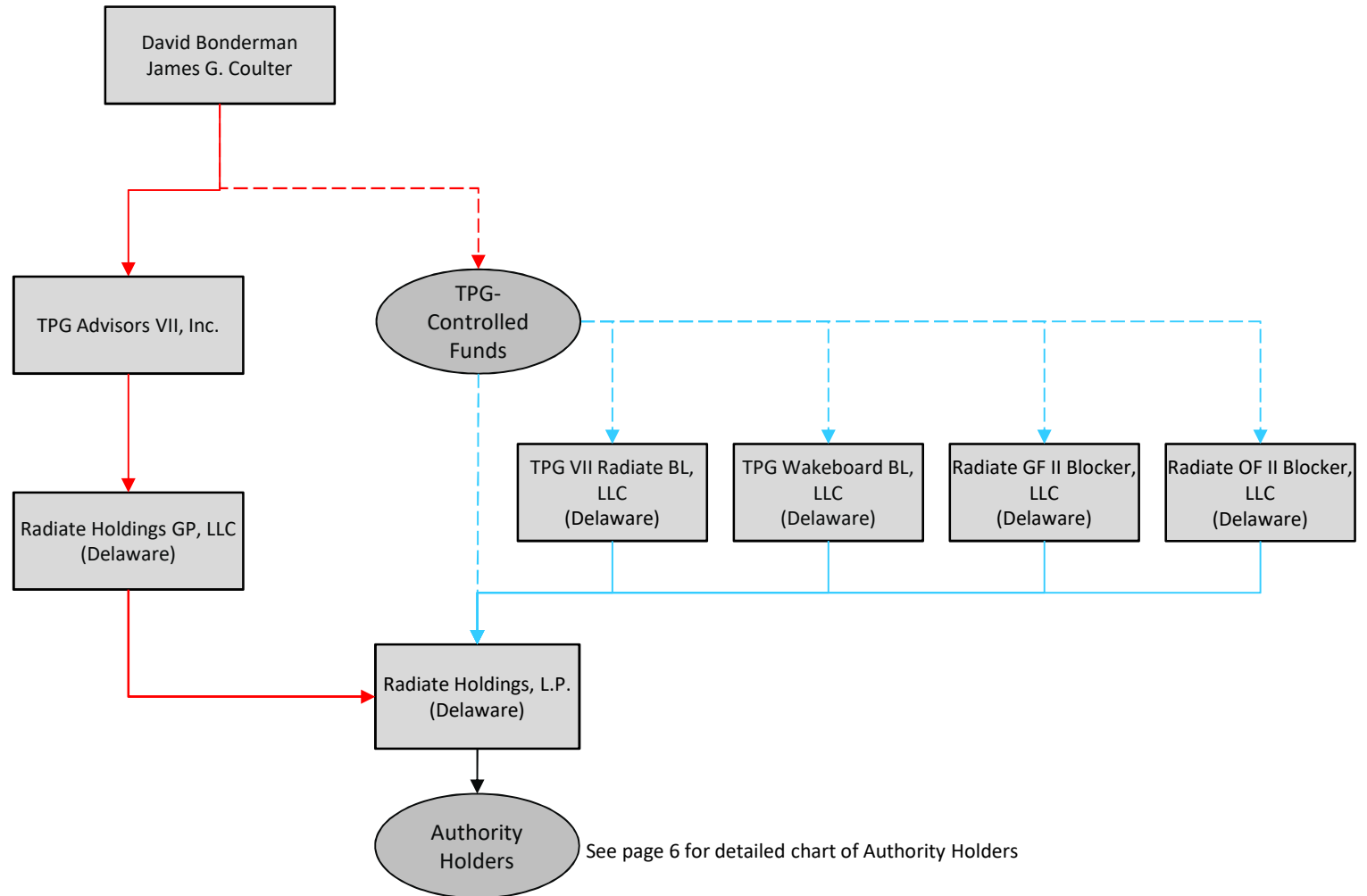
Pre-Close Ownership of Authority Holders

Red: GP or other controlling person

Blue: Non-controlling member/limited partner equity interests

Controlling interests are 100% unless otherwise indicated

Dash lines indicate indirect interest.



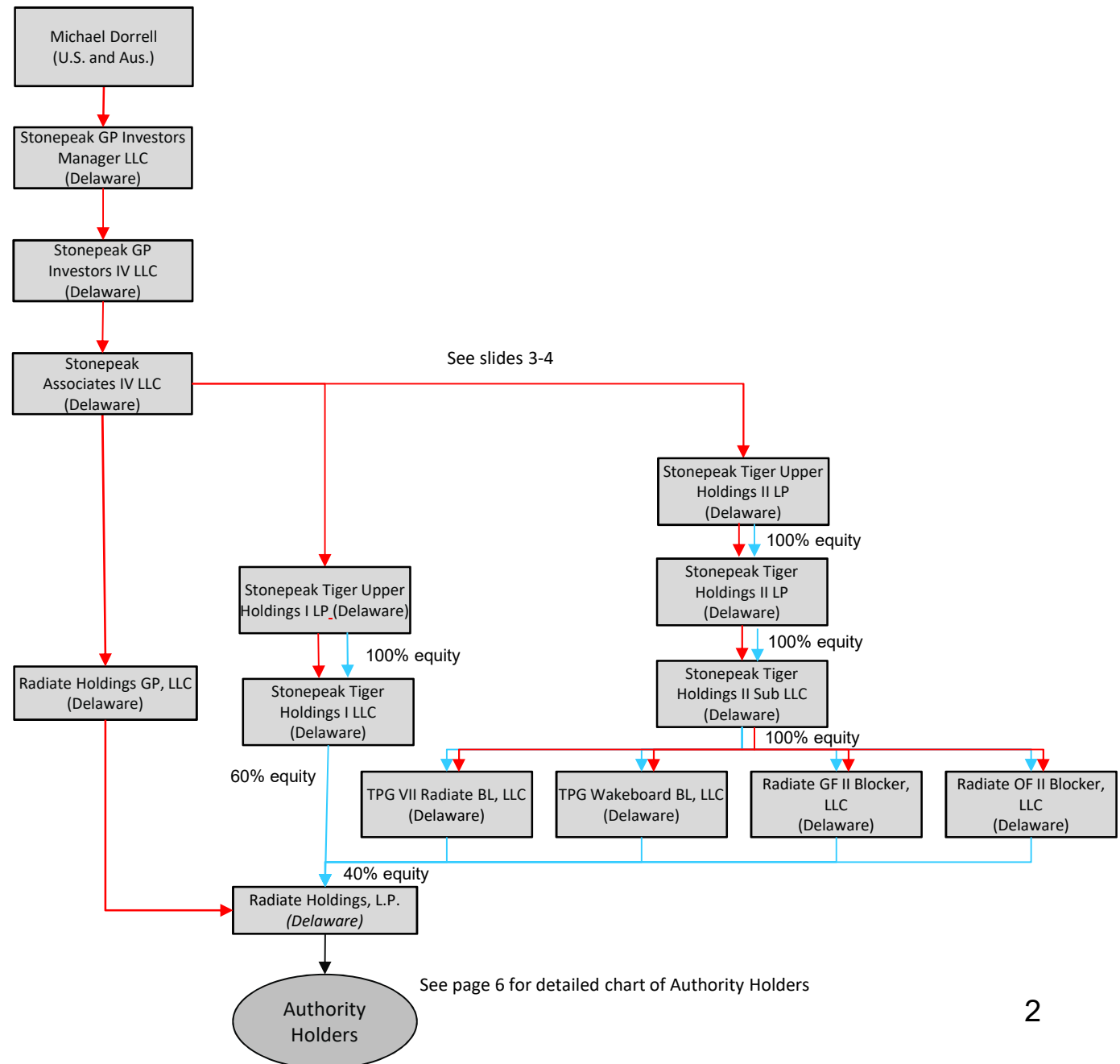
Red: GP or other controlling person

Blue: Non-controlling member/limited partner equity interests

Controlling interests are 100% unless otherwise indicated

Dash lines indicate indirect interest.

Post-Close Ownership of Authority Holders (Indirect Control of Authority Holders)



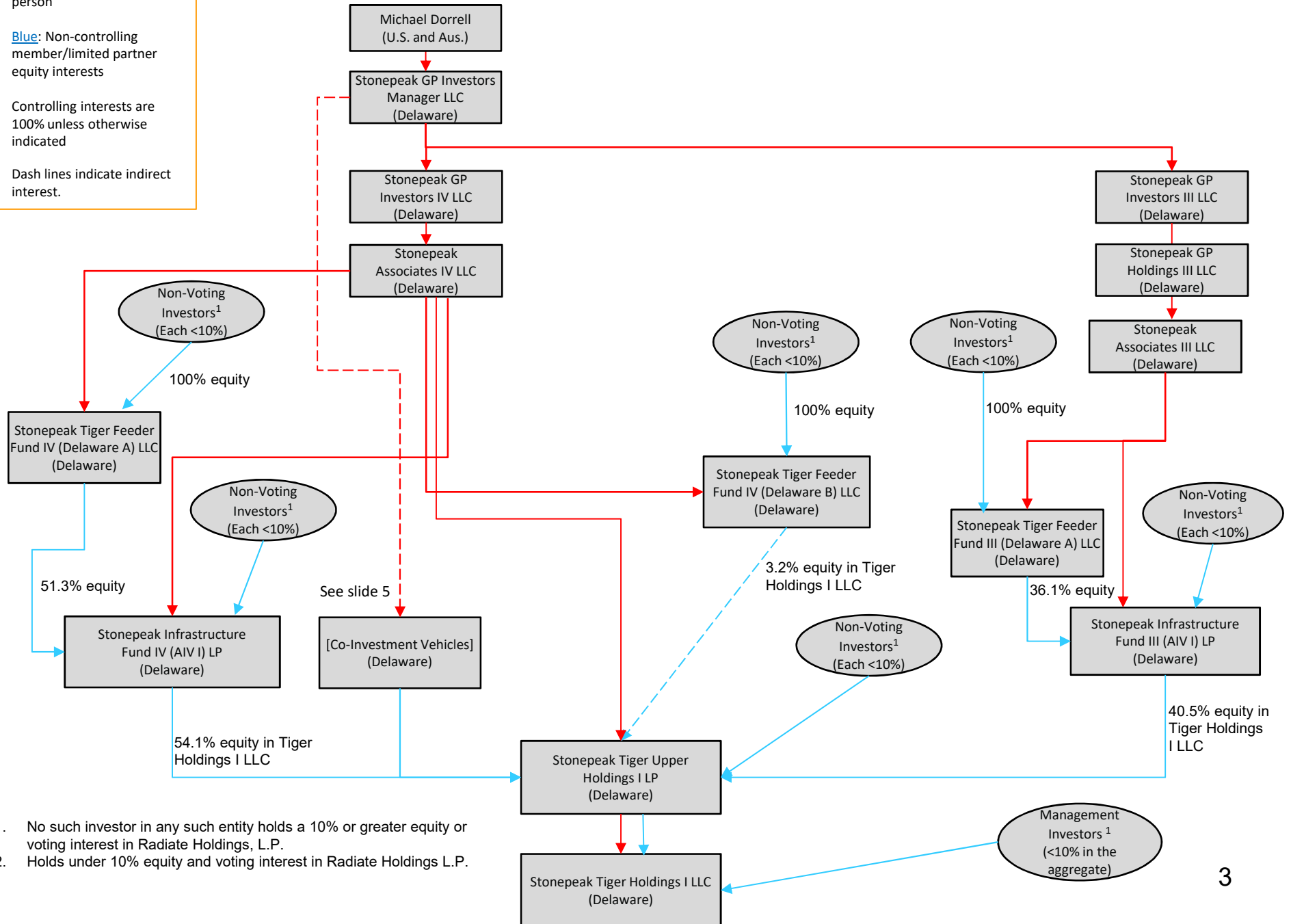
Red: GP or other controlling person

Blue: Non-controlling member/limited partner equity interests

Controlling interests are 100% unless otherwise indicated

Dash lines indicate indirect interest.

Post-Close Ownership of Authority Holders (Ownership of Stonepeak Tiger Holdings I LLC)



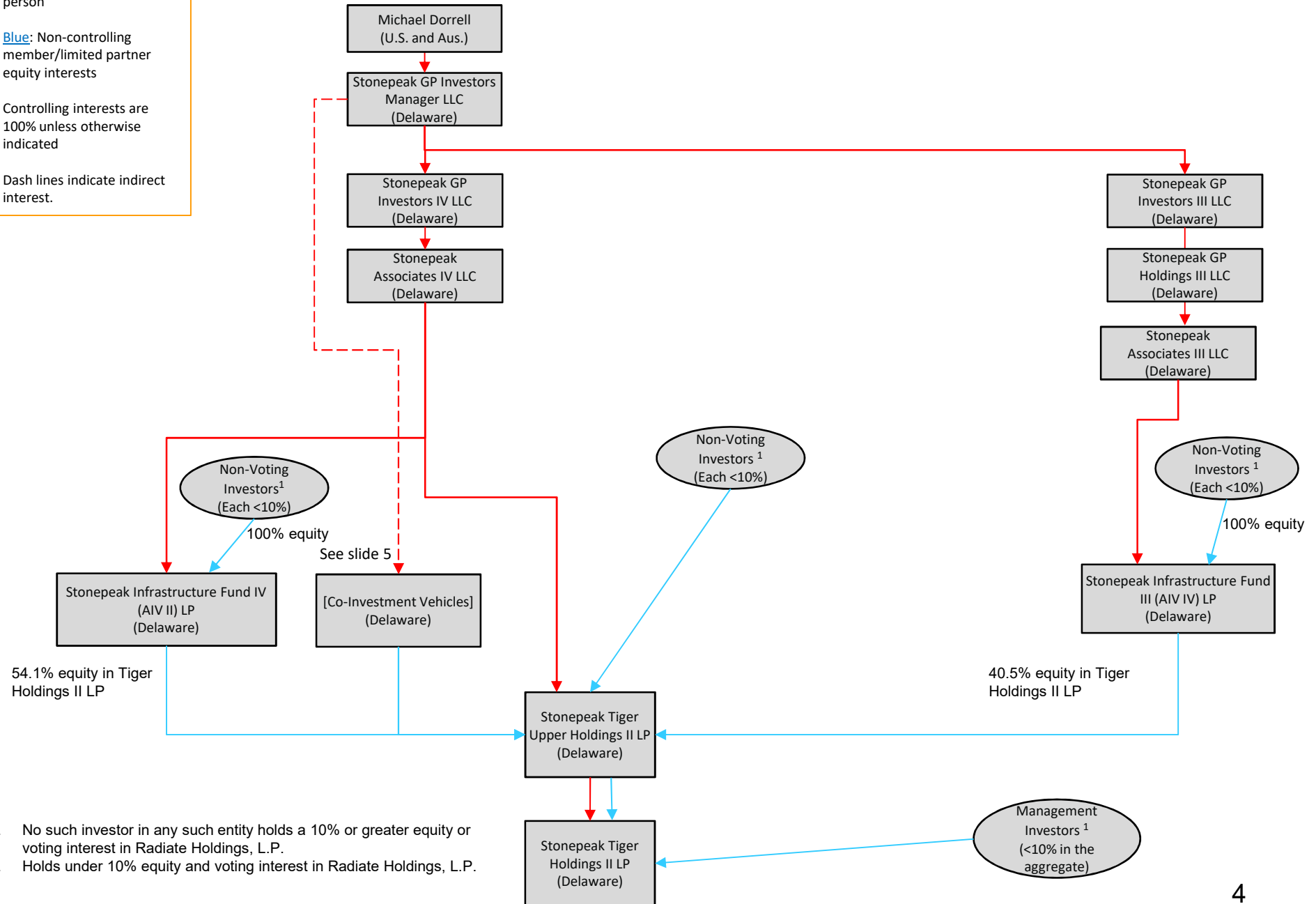
Red: GP or other controlling person

Blue: Non-controlling member/limited partner equity interests

Controlling interests are 100% unless otherwise indicated

Dash lines indicate indirect interest.

Post-Close Ownership of Authority Holders (Ownership of Stonepeak Tiger Holdings II LP)



Red: GP or other controlling person

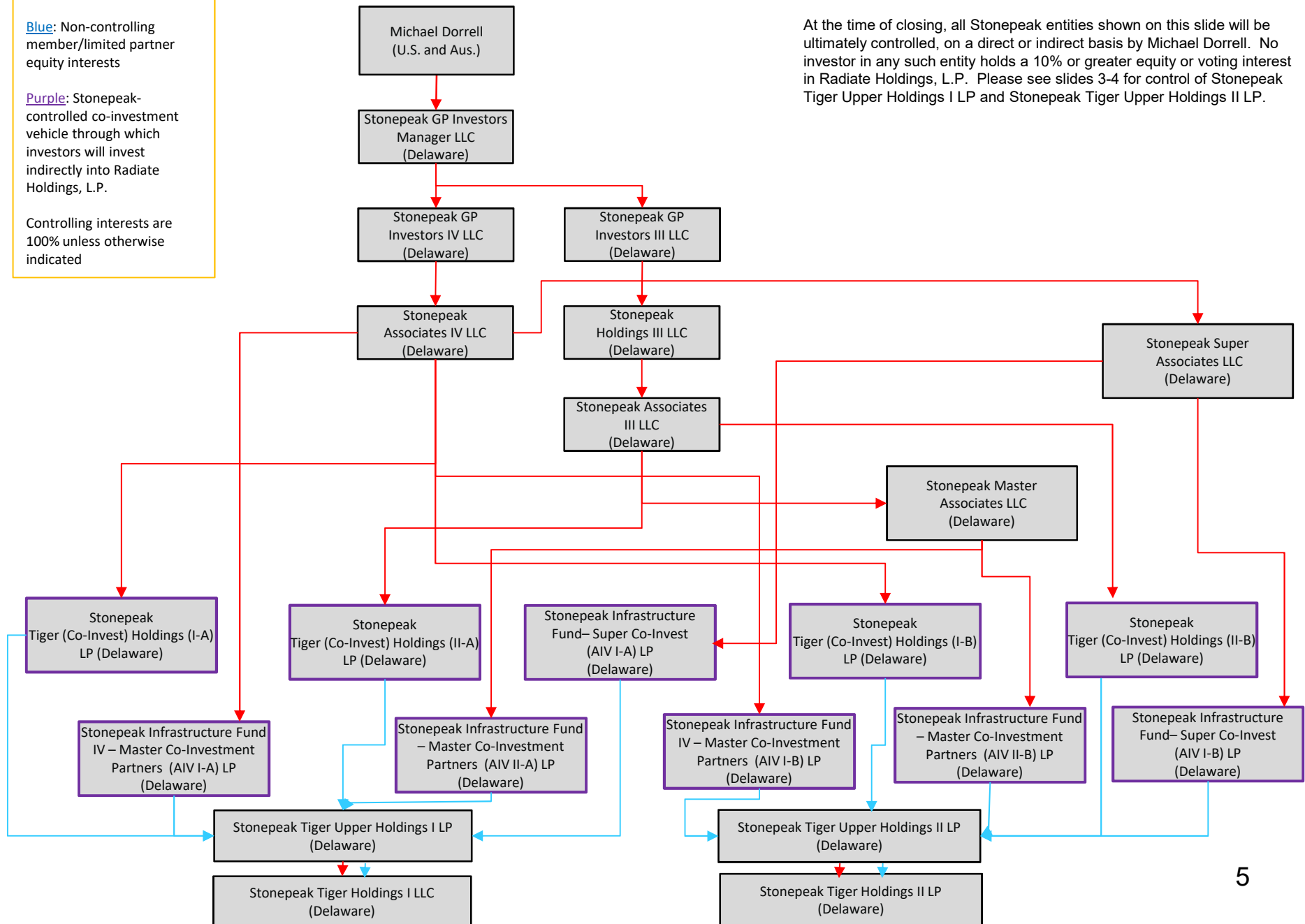
Blue: Non-controlling member/limited partner equity interests

Purple: Stonepeak-controlled co-investment vehicle through which investors will invest indirectly into Radiate Holdings, L.P.

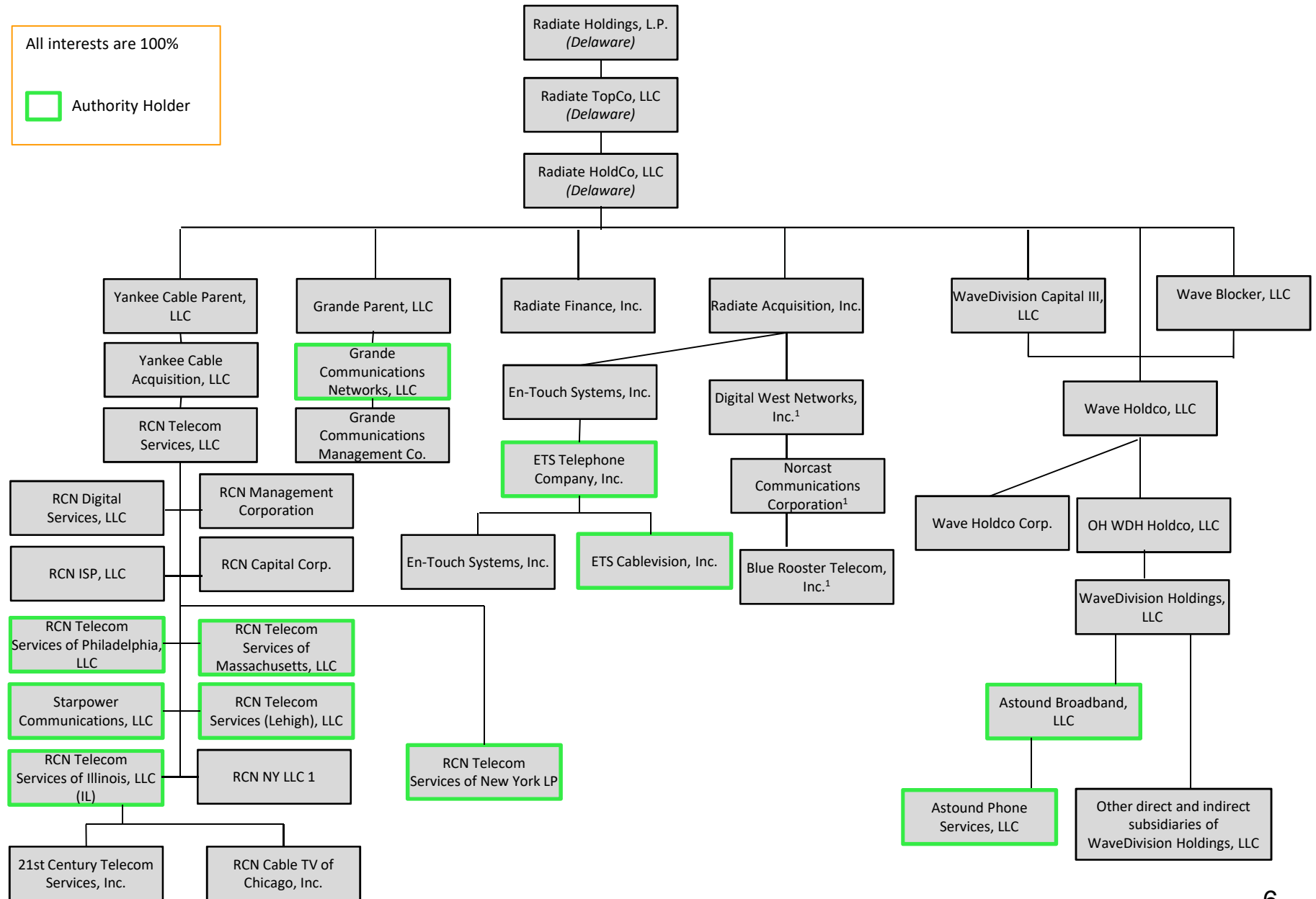
Controlling interests are 100% unless otherwise indicated

Post-Close Ownership of Co-Investment Vehicles (Ownership of Tiger Holdings I and II)

At the time of closing, all Stonepeak entities shown on this slide will be ultimately controlled, on a direct or indirect basis by Michael Dorrell. No investor in any such entity holds a 10% or greater equity or voting interest in Radiate Holdings, L.P. Please see slides 3-4 for control of Stonepeak Tiger Upper Holdings I LP and Stonepeak Tiger Upper Holdings II LP.



Authority Holders



¹ Pending close of transaction.



**Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 1/12/2021

Agenda Item	COVID-19 Update
Presenter(s)	Timothy McDonald, Director of Health & Human Services Tiffany Zike, Assistant Director of Public Health

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED
Mr. McDonald and Ms. Zike will provide an update to the Board regarding COVID-19.	
2.	VOTE REQUIRED BY SELECT BOARD
Discussion Only	
3.	BACK UP INFORMATION ATTACHED
a. COVID Data Slides for 1.4.2021 b. Frequently Asked Questions About COVID Vaccine, 12/22/2020	

How will the NPS decide if a school or the entire district must close due to the health emergency and go fully into remote learning?

Health Metrics to determine when we should reopen or close schools:

- 1) State Department of Public Health (DPH) and the Department of Elementary and Secondary Education (DESE) Health Metrics;
 - Needham has 29.8 average daily cases per 100K over the last two weeks. That is a slight decrease from 31.0 last week. Needham is in the Yellow (new Yellow Category, formerly Red Category).
- 2) Positivity Rates (14-day average) below 5 percent using state, county, and relative rate of change in the average;
 - Needham has a positive test rate of 2.77% over the past two weeks, an increase from 2.66% last week. In comparison the statewide rate was 6.51% , an increase from 6.14% last week.
 - Norfolk County is Red (down to 47.5 from 48.2 last week) and has a positive testing rate which is increasing, Middlesex County is Red (down to 52.0 from 57.8 last week) and has a positive testing rate which is increasing, and Suffolk County is Red (down to 62.7 from 69.2 last week) and has a positive testing rate which is increasing. Please see chart on next slide.
- 3) Adherence to NPS expectations for health & safety measures, including prevalence of student mask wearing, social distancing, hygiene/hand washing and meeting standards for proper ventilation of schools and classrooms.
 - Looking for teacher and staff feedback, aggregated through building principals.
 - Important for Schools, Town, Community groups, and other partners to all emphasize consistent message of accountability and smart decisions to avoid clusters and spreader events. New emphasis on limiting social interactions to reduce risk, rather than continuing all previous activities just doing so with masks on and with social distance.

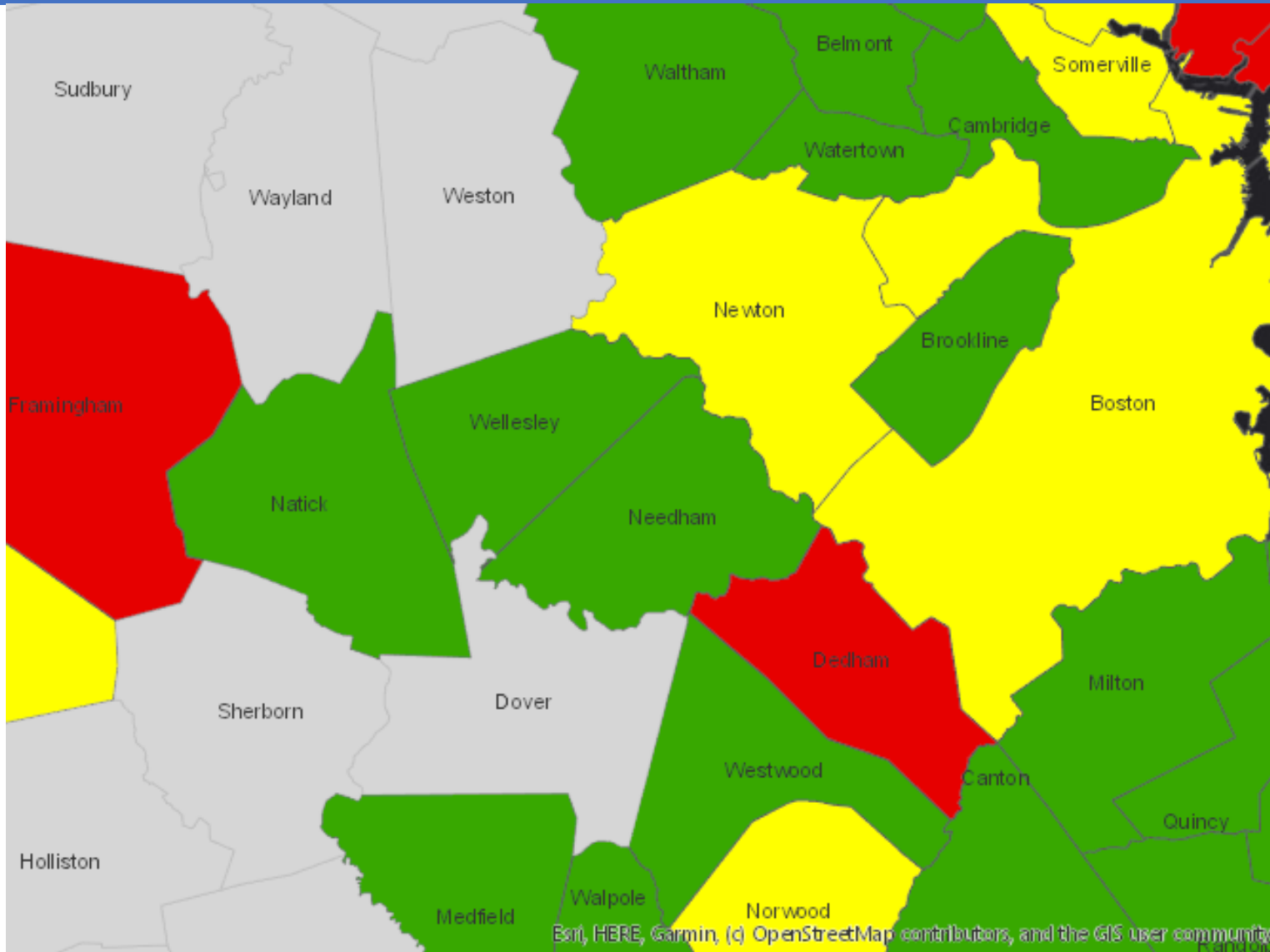
Local, County, and State Level Data -- Data published 12.31.20 (data drawn from 12/13 to 12/26)

Area	Average Daily Incident Rate per 100K (last 14 days)	Percent Positive Tests (last 14 days)
Massachusetts	58.3 (Red)	6.51% (trending higher)
Needham	29.8 (Yellow)	2.77% (trending higher)
Middlesex County	52.0 (Red)	5.15% (trending higher)
Framingham	57.3 (Red)	7.34% (trending lower)
Newton	24.3 (Yellow)	2.08% (trending higher)
Norfolk County	47.5 (Red)	5.69% (trending higher)
Dedham	48.0 (Yellow)	5.47% (trending higher)
Norwood	61.1 (Red)	7.16% (trending lower)
Suffolk County	62.7 (Red)	4.99% (trending higher)
Boston	54.9 (Red)	4.18% (trending higher)

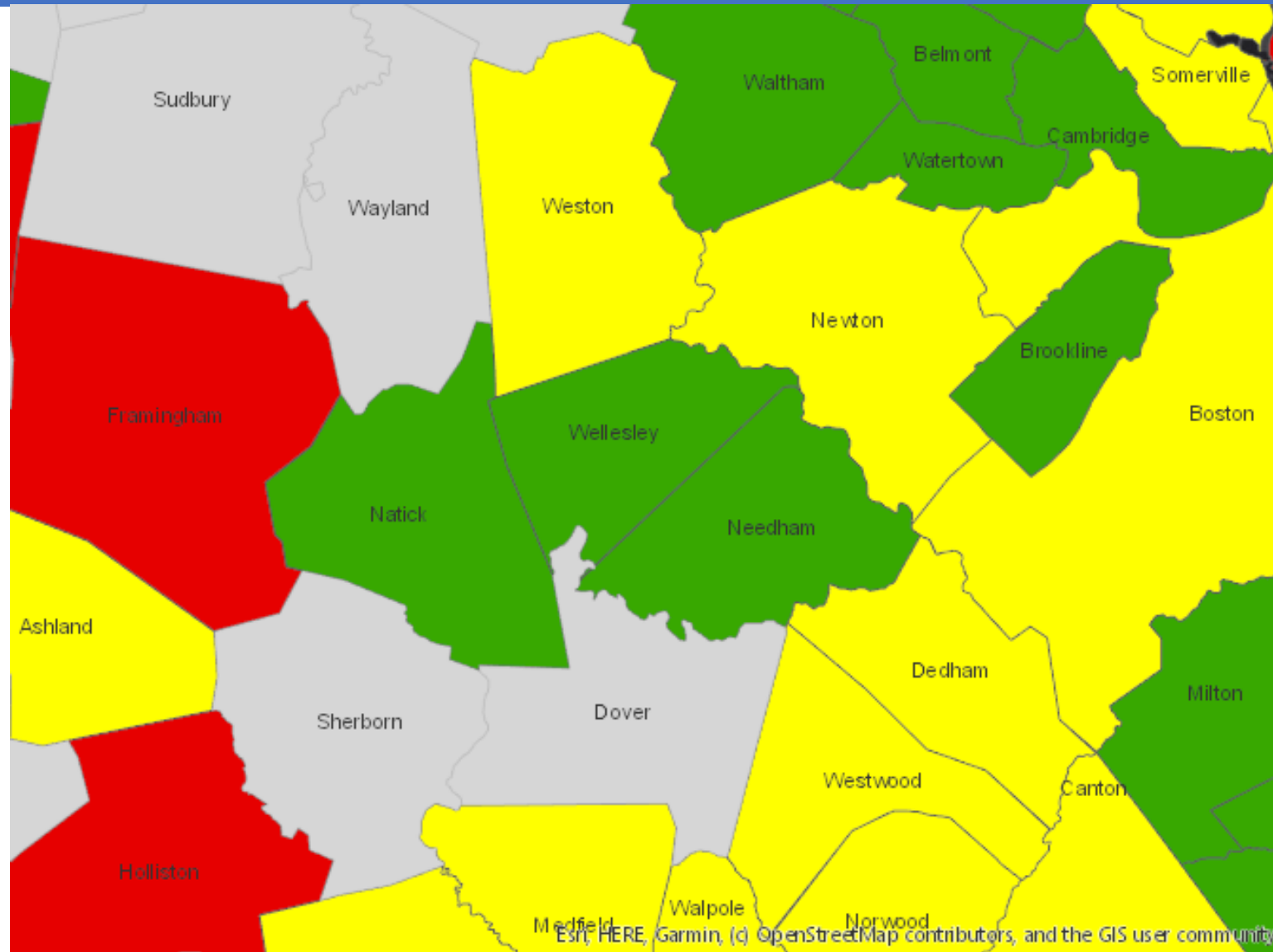
New State Criteria for Community Risk, effective 11/06/2020

Group	Population		
	Under 10K	10K-50K	Over 50K
Grey	Less than or equal to 10 total cases	Less than or equal to 10 total cases	Less than or equal to 15 total cases
Green	Less than or equal to 15 total cases	<10 avg cases/100k AND >10 total cases	<10 avg cases/100k AND >15 total cases
Yellow	Less than or equal to 25 total cases	≥10 avg cases/100k OR ≥5% pos rate	≥10 avg cases/100k OR ≥ 4% pos rate
Red	More than 25 total cases	≥10 avg cases/100k AND ≥5% pos rate	≥10 avg cases/100k AND ≥4% pos rate

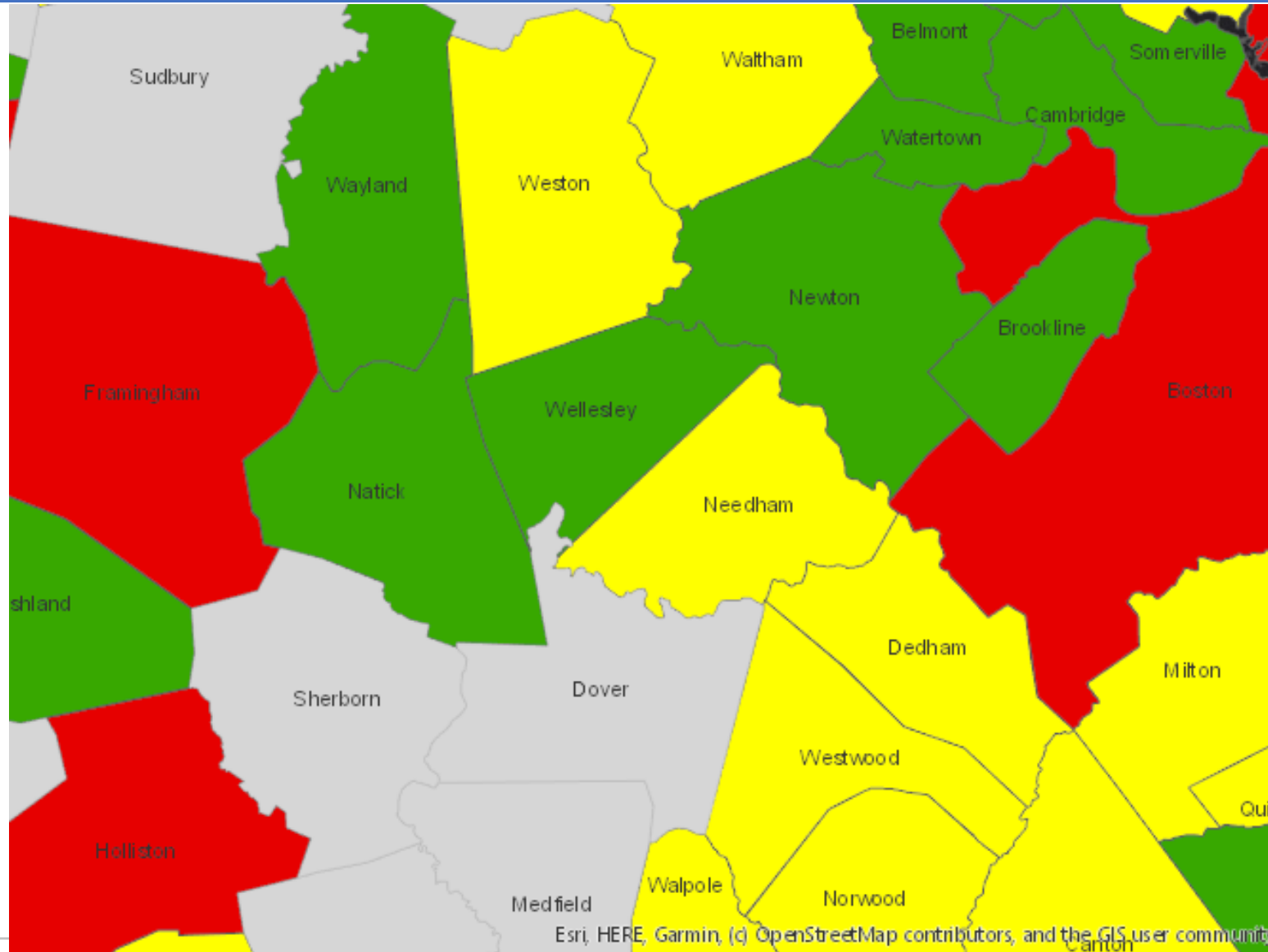
At a Glance – Needham and Surrounding Areas – Data Published 9.16.2020



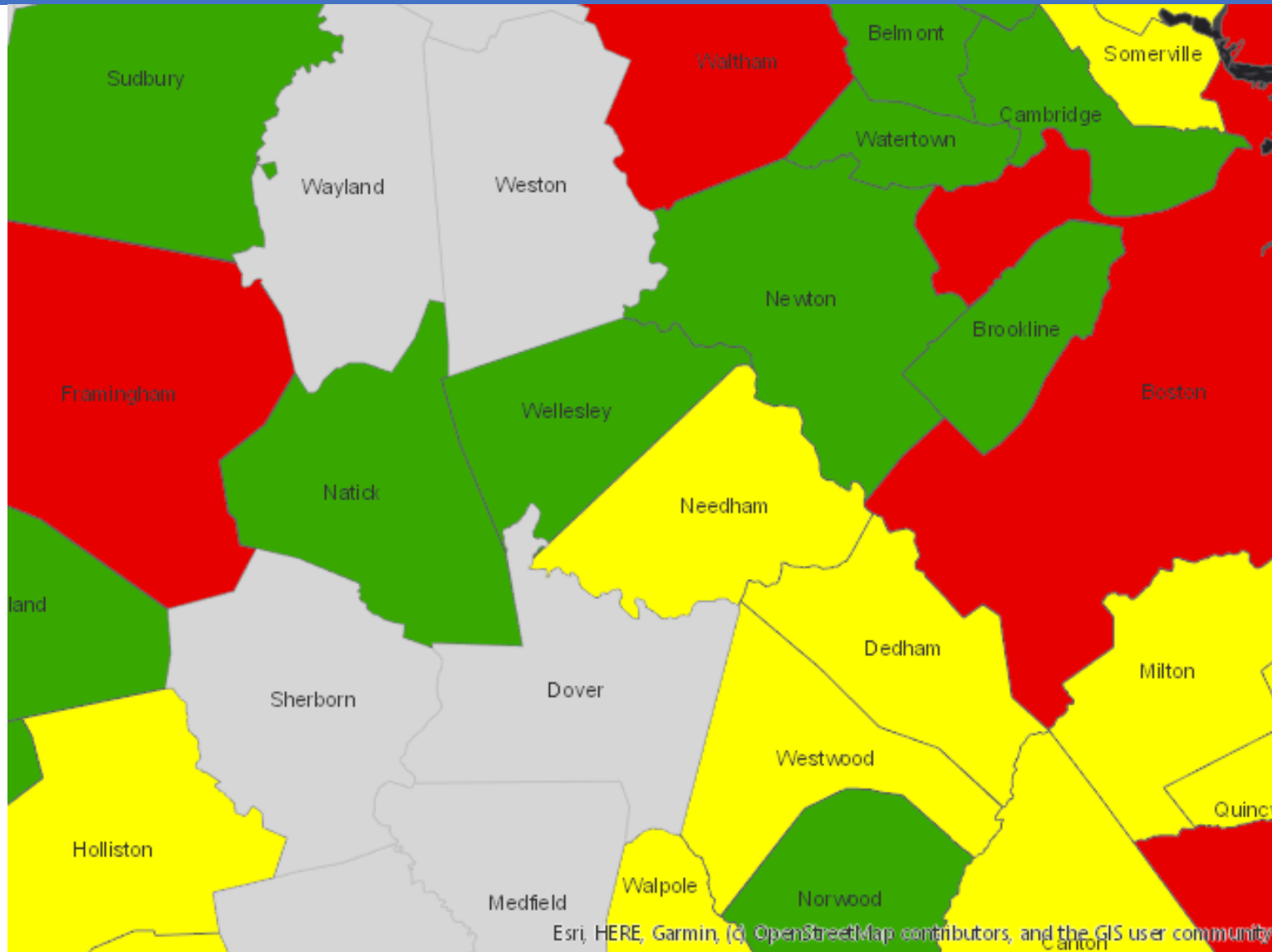
At a Glance – Needham and Surrounding Areas – Data Published 9.23.2020



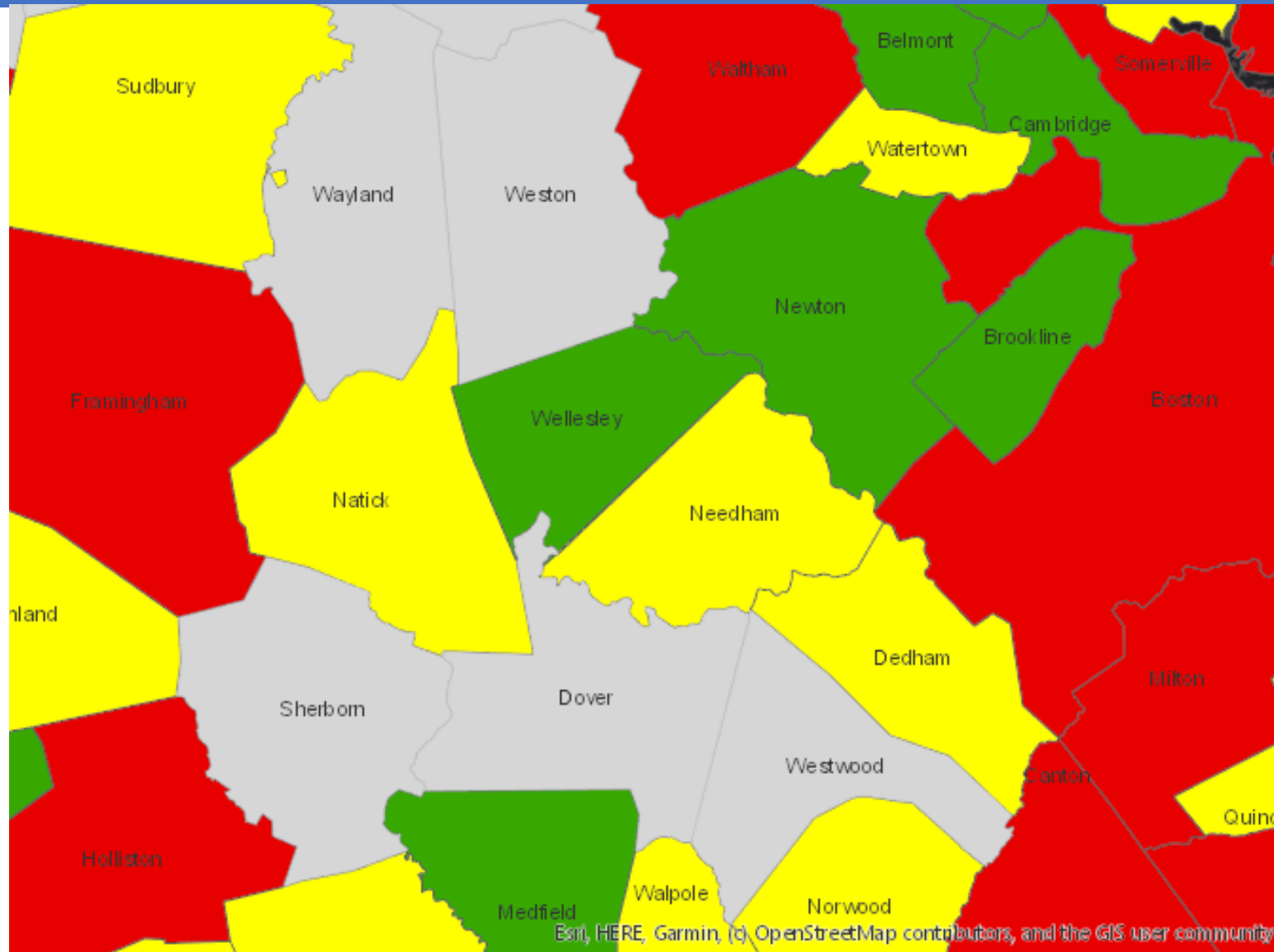
At a Glance – Needham and Surrounding Areas – Data Published 9.30.2020



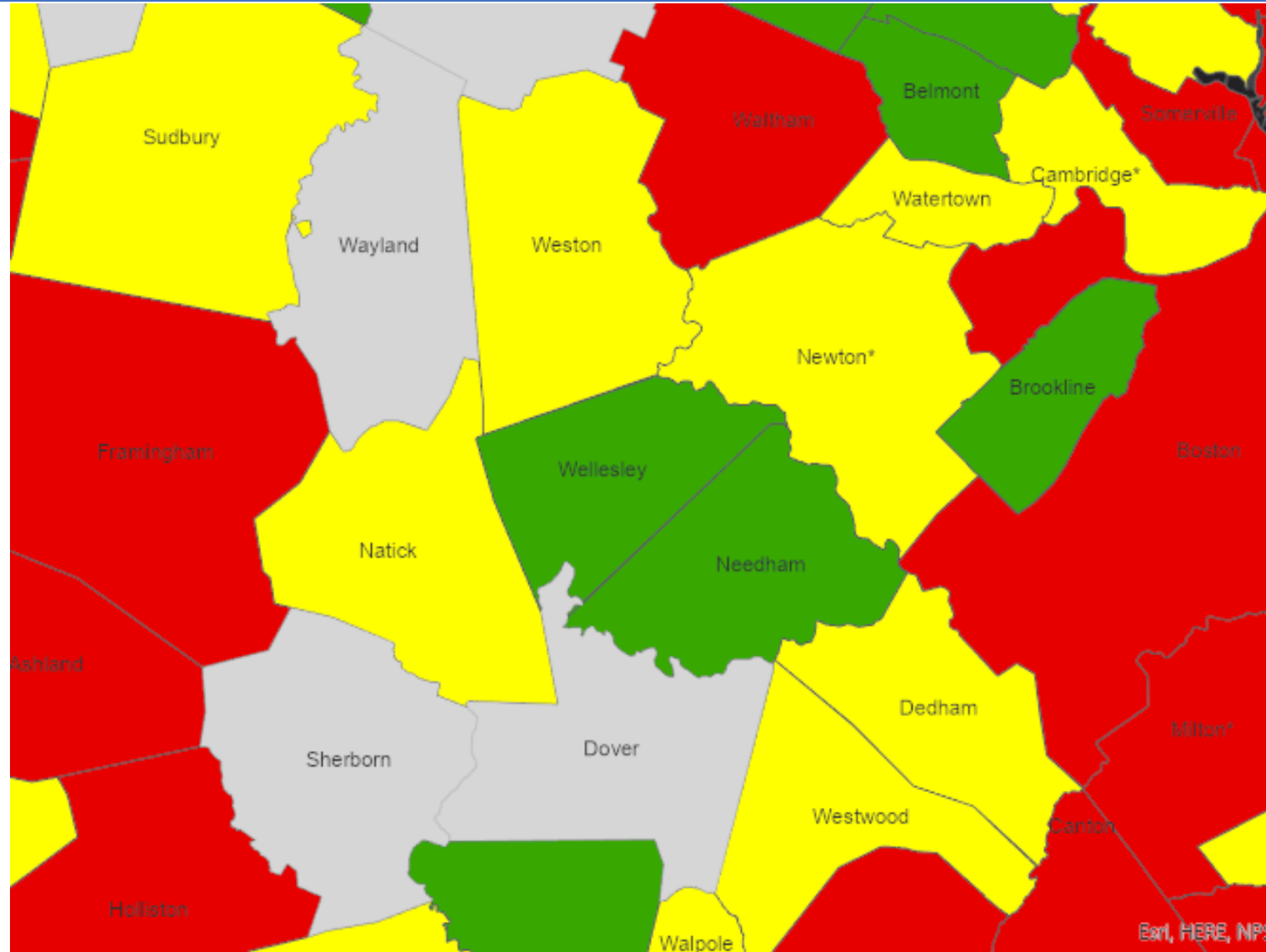
At a Glance – Needham and Surrounding Areas – Data Published 10.07.2020



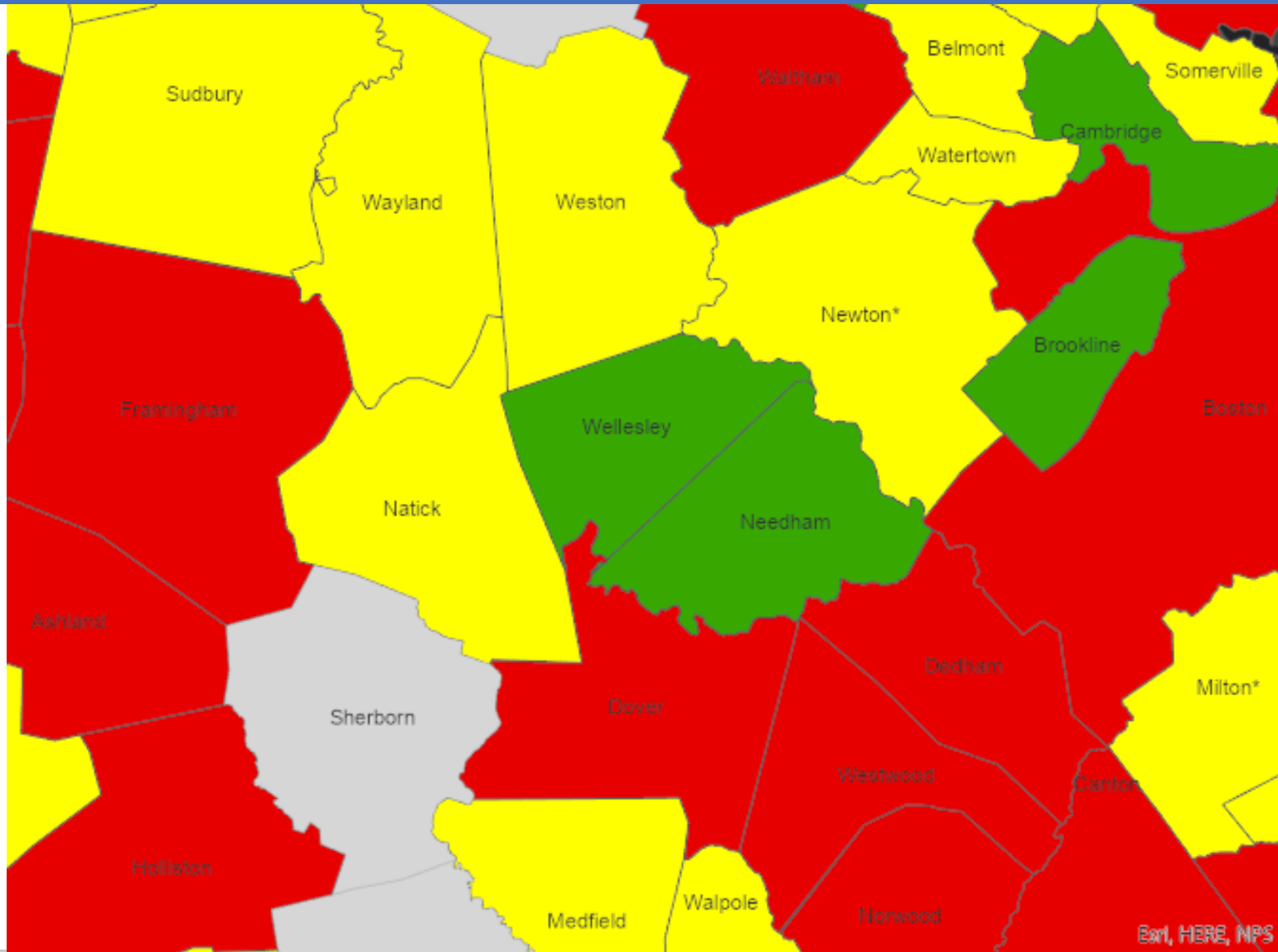
At a Glance – Needham and Surrounding Areas – Data Published 10.14.2020



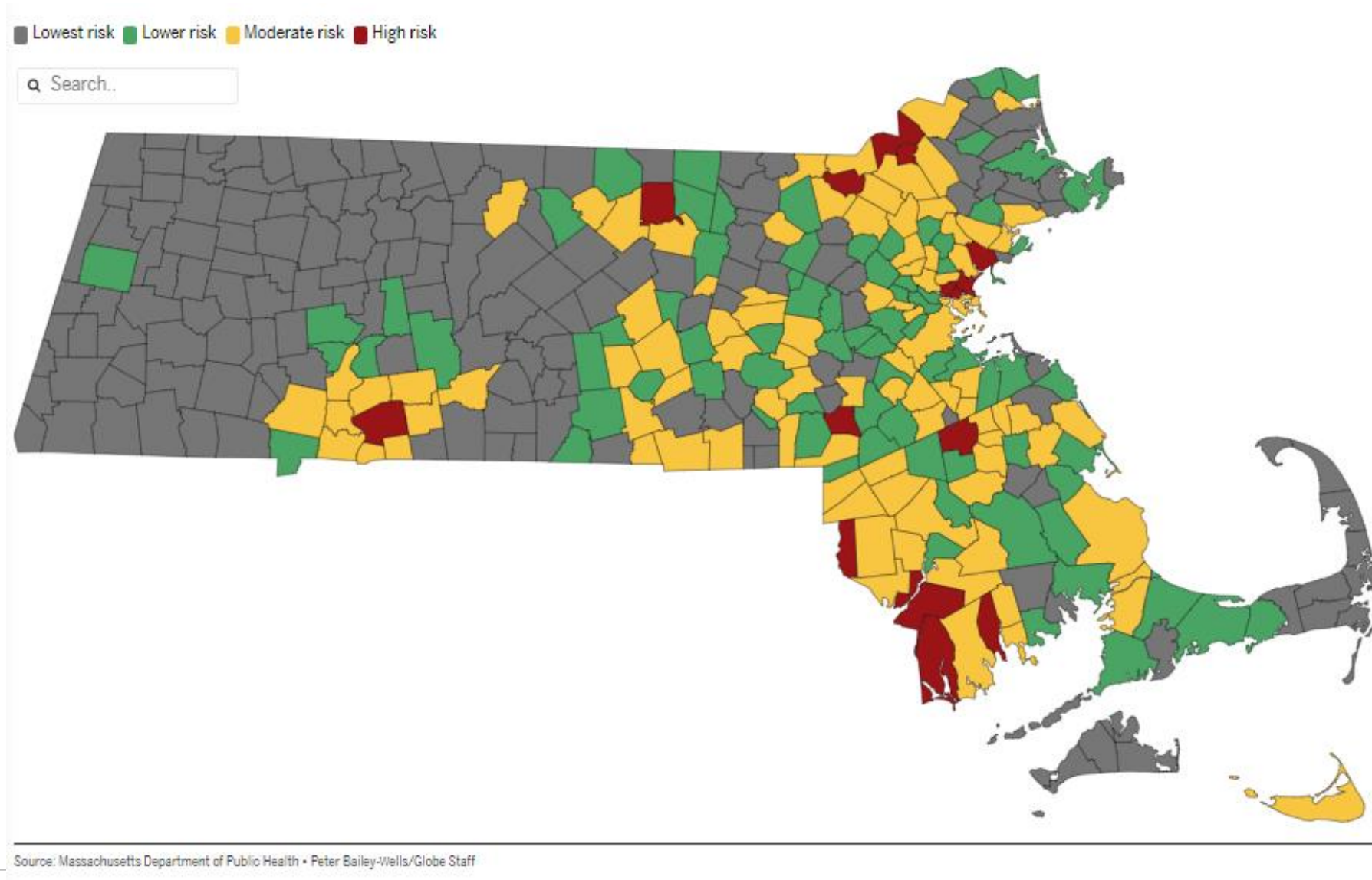
At a Glance – Needham and Surrounding Areas – Data Published 10.22.2020



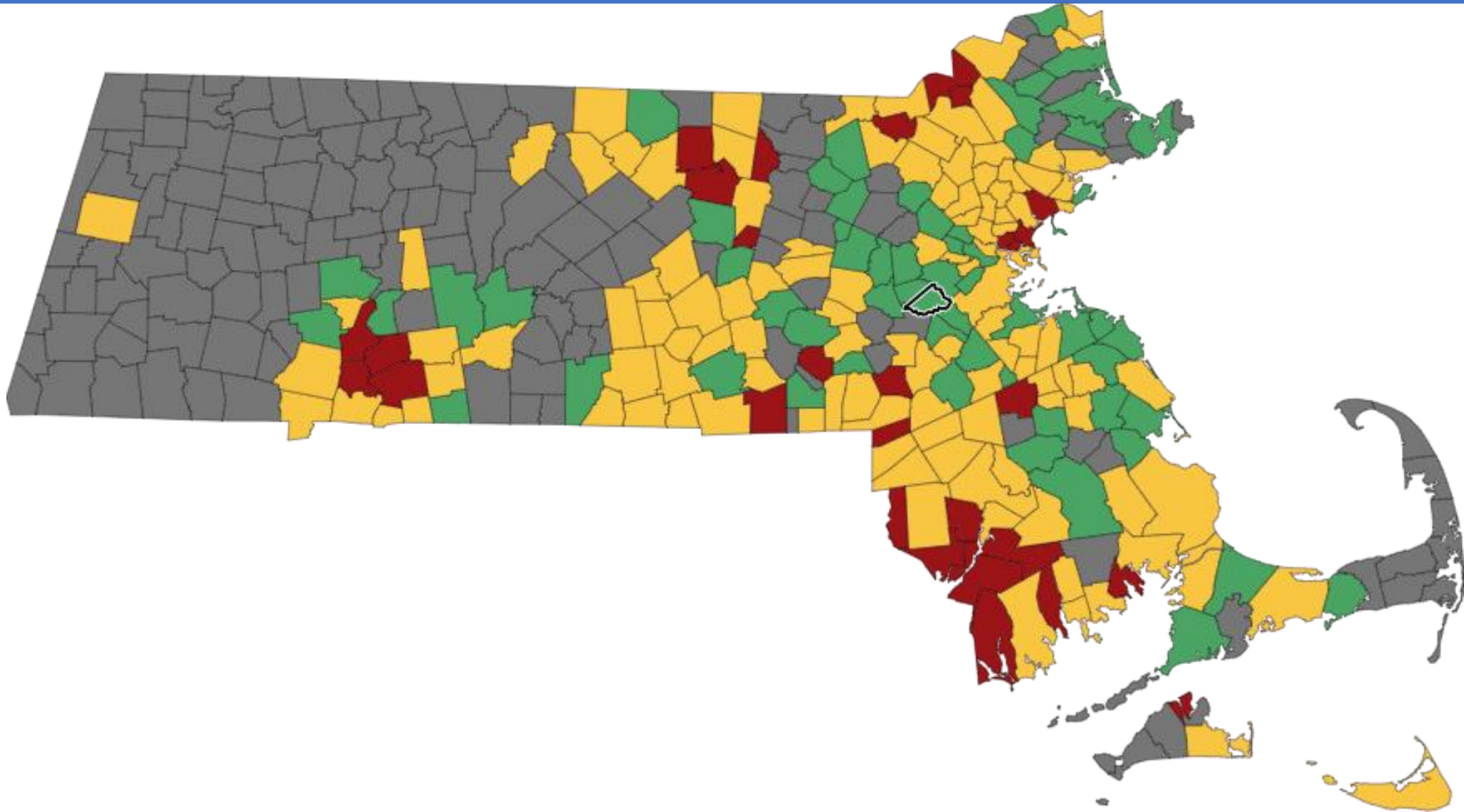
At a Glance – Needham and Surrounding Areas – Data Published 10.29.2020



Statewide Risk Map– Data Published 11.05.2020 (drawn from 10/18 to 10/31)

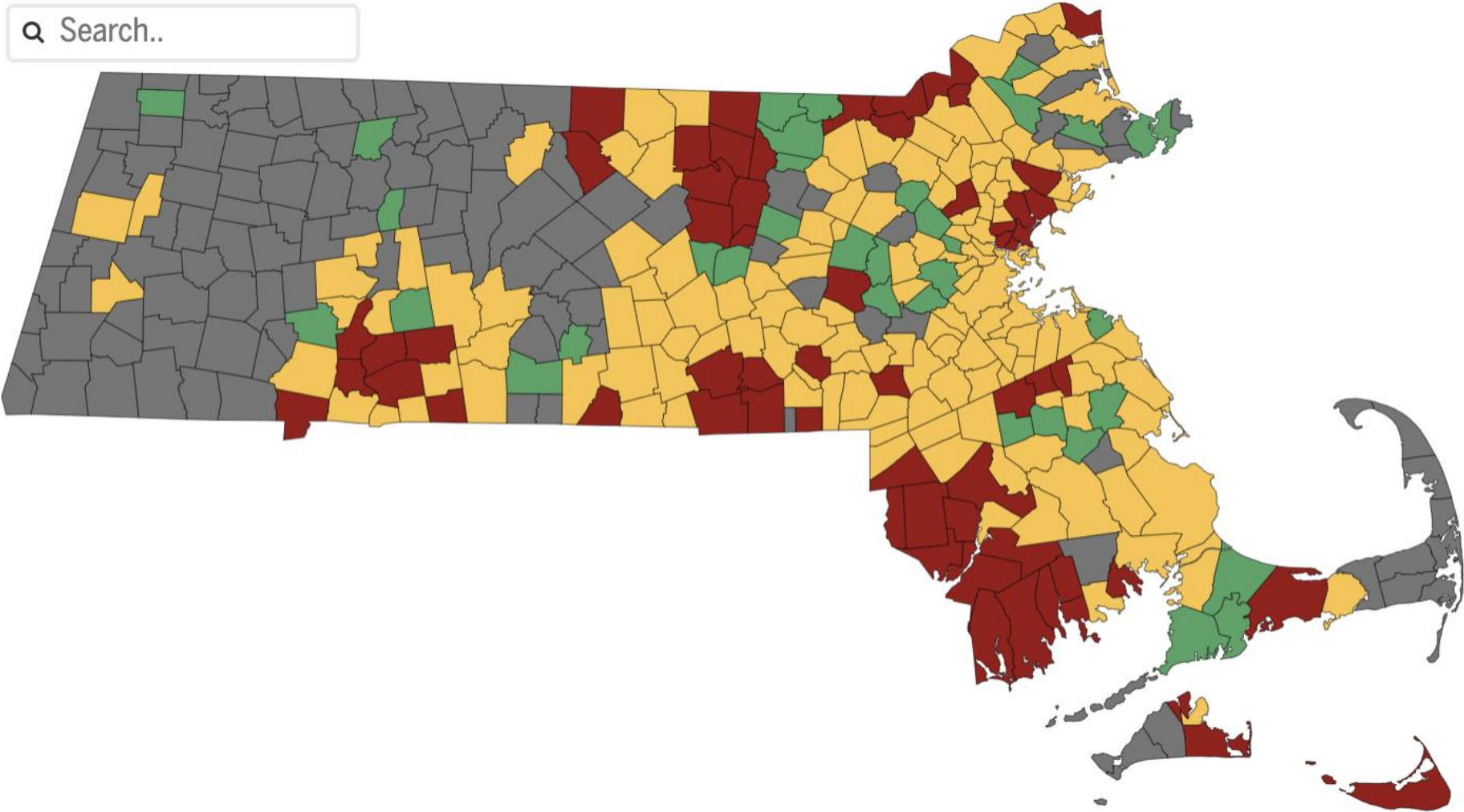


Statewide Risk Map– Data Published 11.12.2020 (drawn from 10/25 to 11/07)



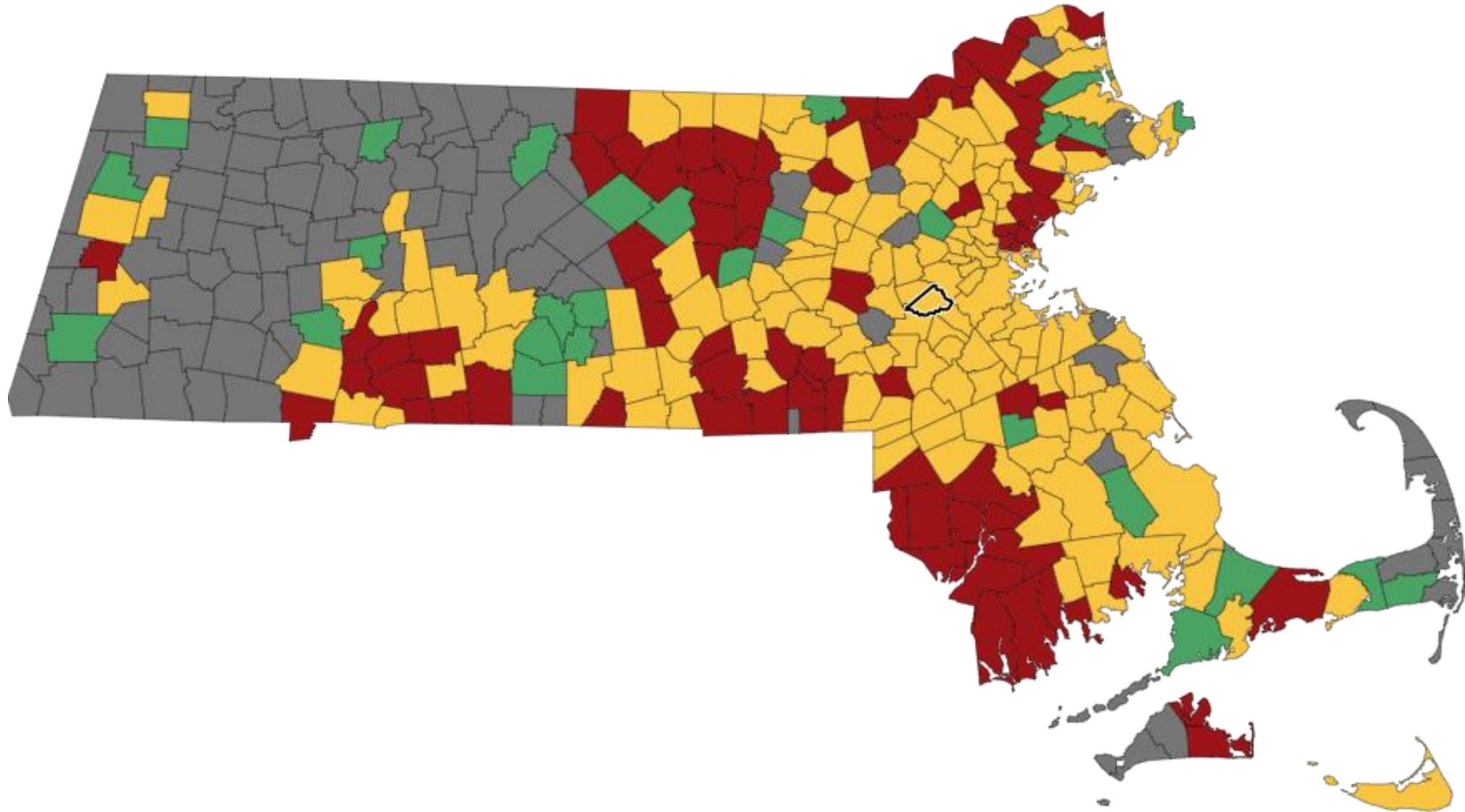
Statewide Risk Map– Data Published 11.19.2020 (drawn from 11/01 to 11/14)

Lowest risk Lower risk Moderate risk High risk

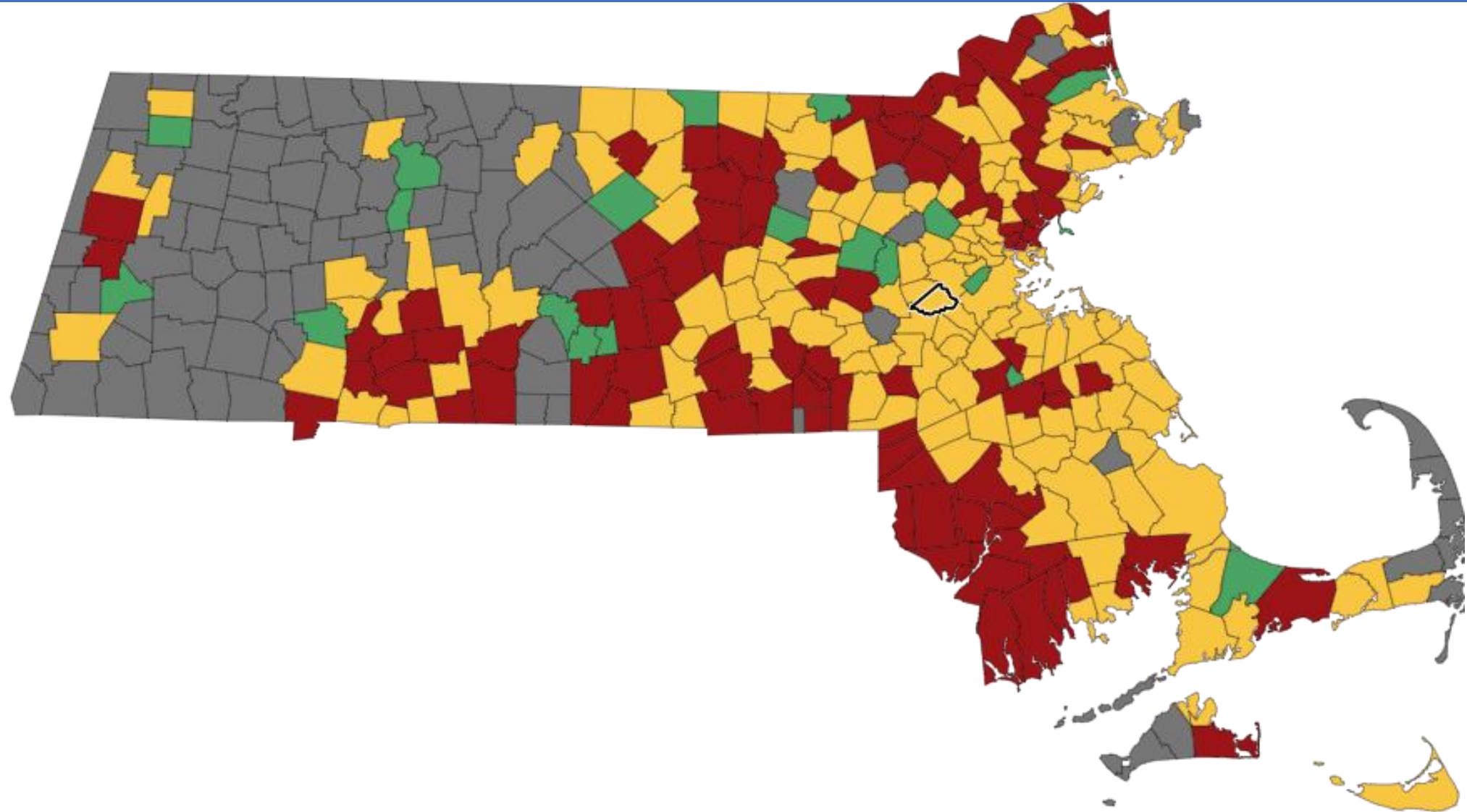


Source: Massachusetts Department of Public Health • Updated Nov. 19, 2020.

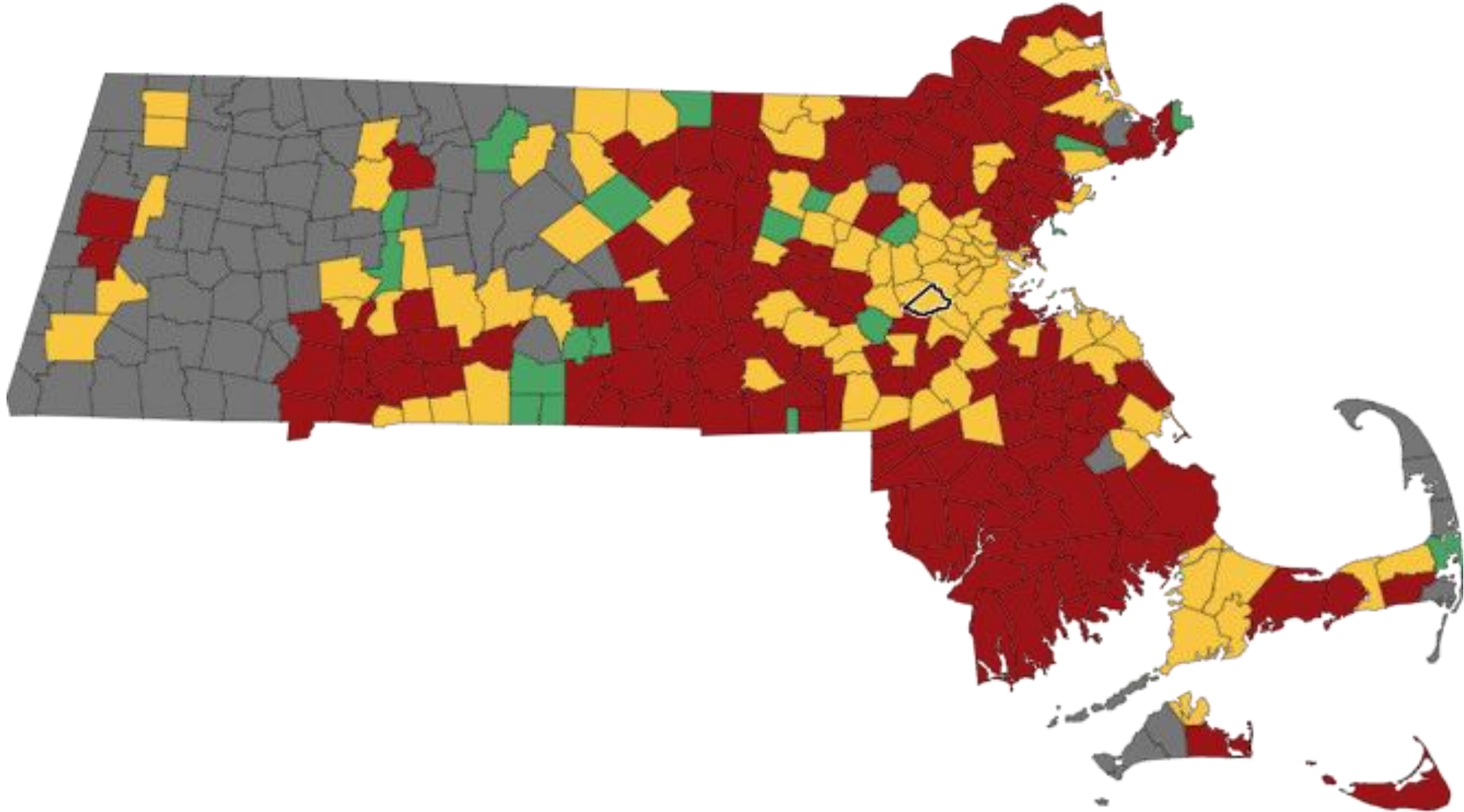
Statewide Risk Map– Data Published 11.26.2020 (drawn from 11/08 to 11/21)



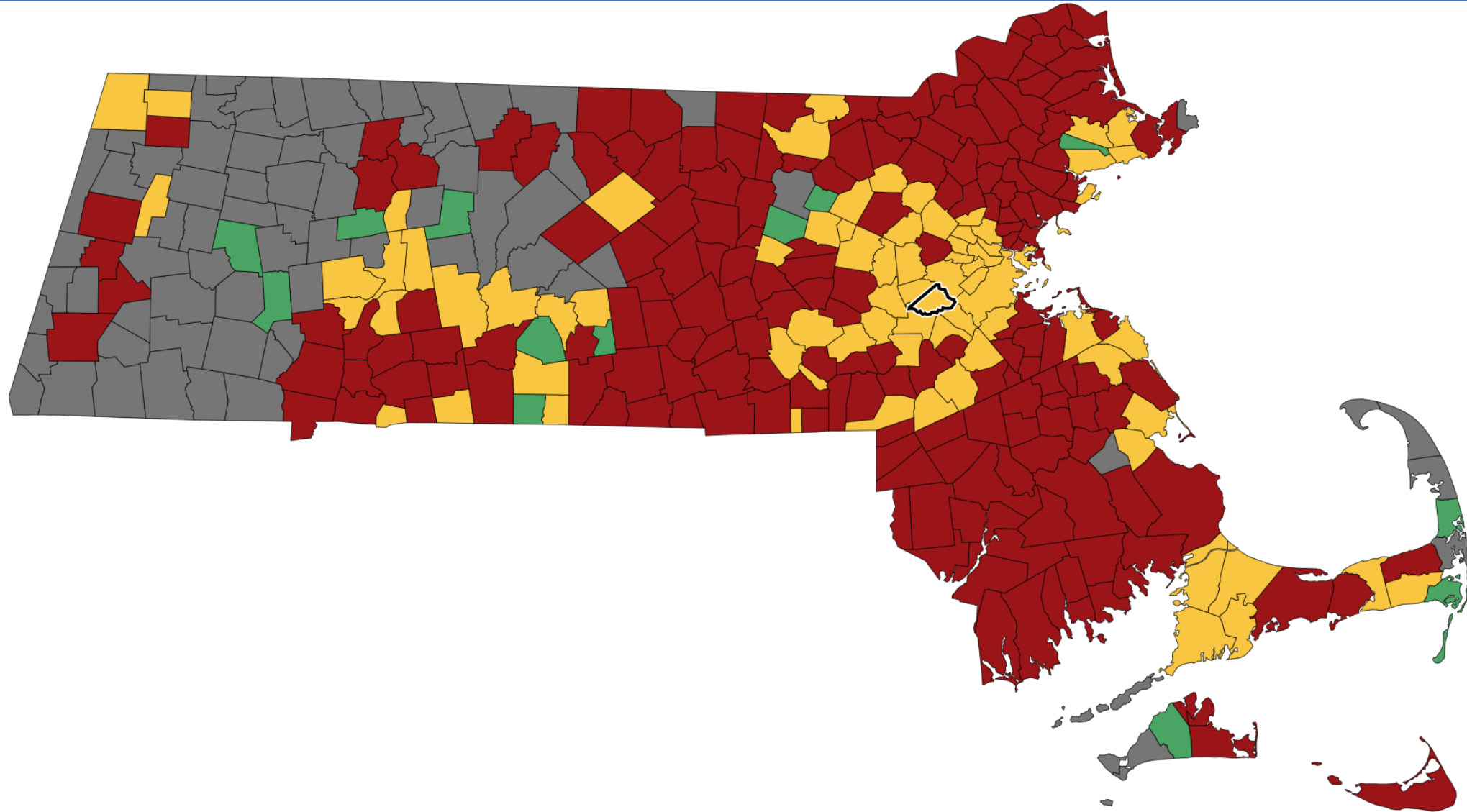
Statewide Risk Map– Data Published 12.03.2020 (drawn from 11/15 to 11/28)



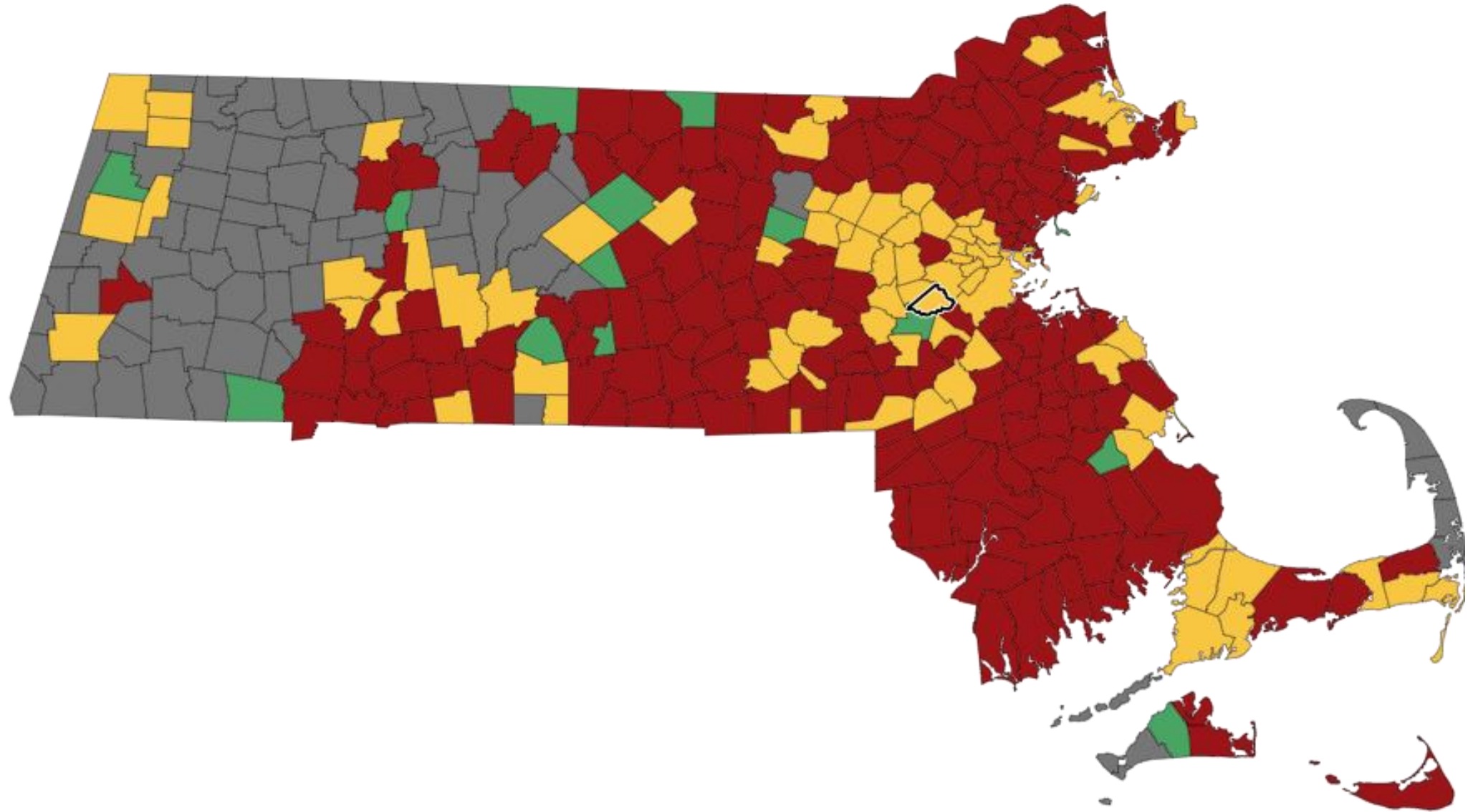
Statewide Risk Map– Data Published 12.10.2020 (drawn from 11/22 to 12/05)



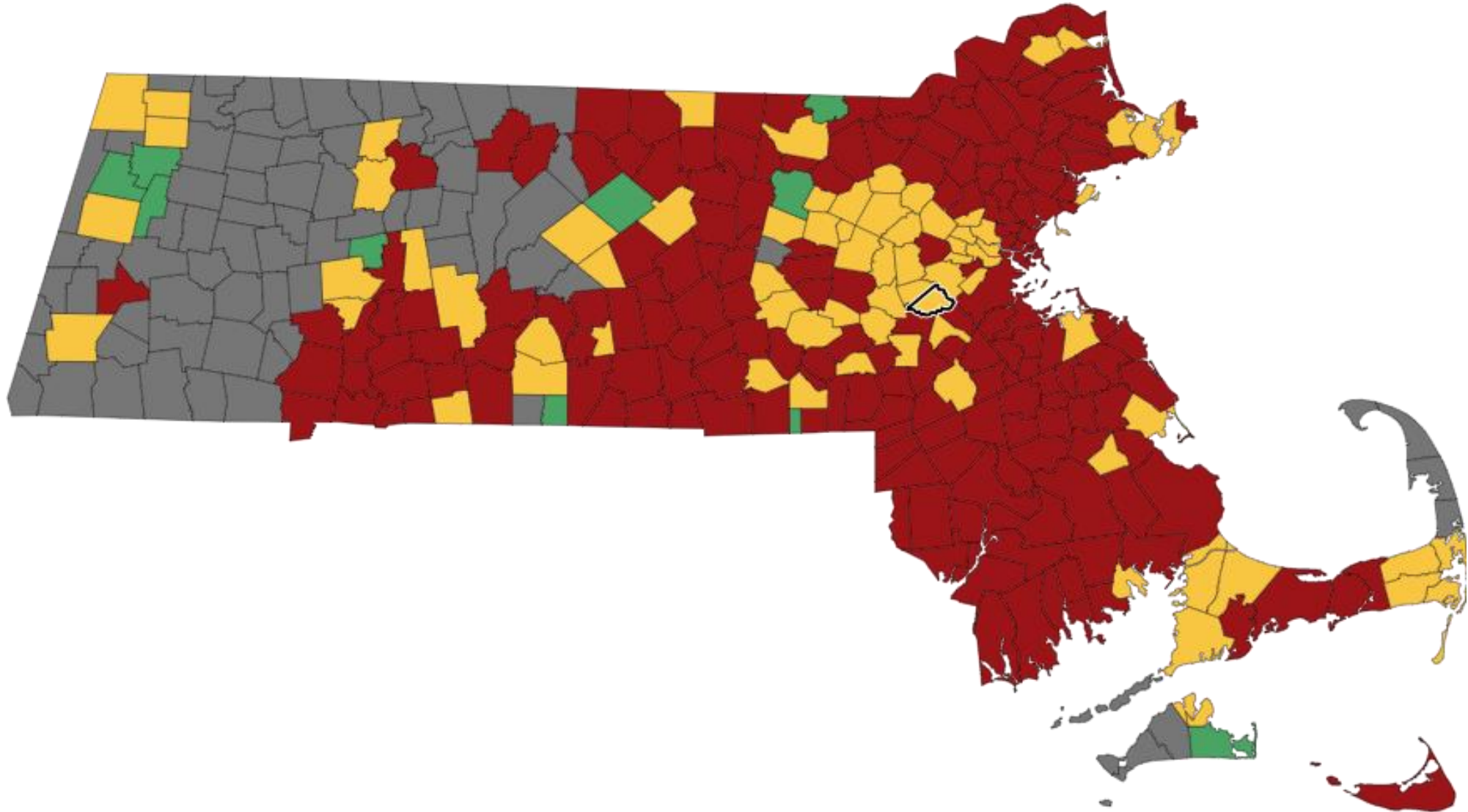
Statewide Risk Map– Data Published 12.17.2020 (drawn from 11/29 to 12/12)



Statewide Risk Map– Data Published 12.24.2020 (drawn from 12/06 to 12/19)



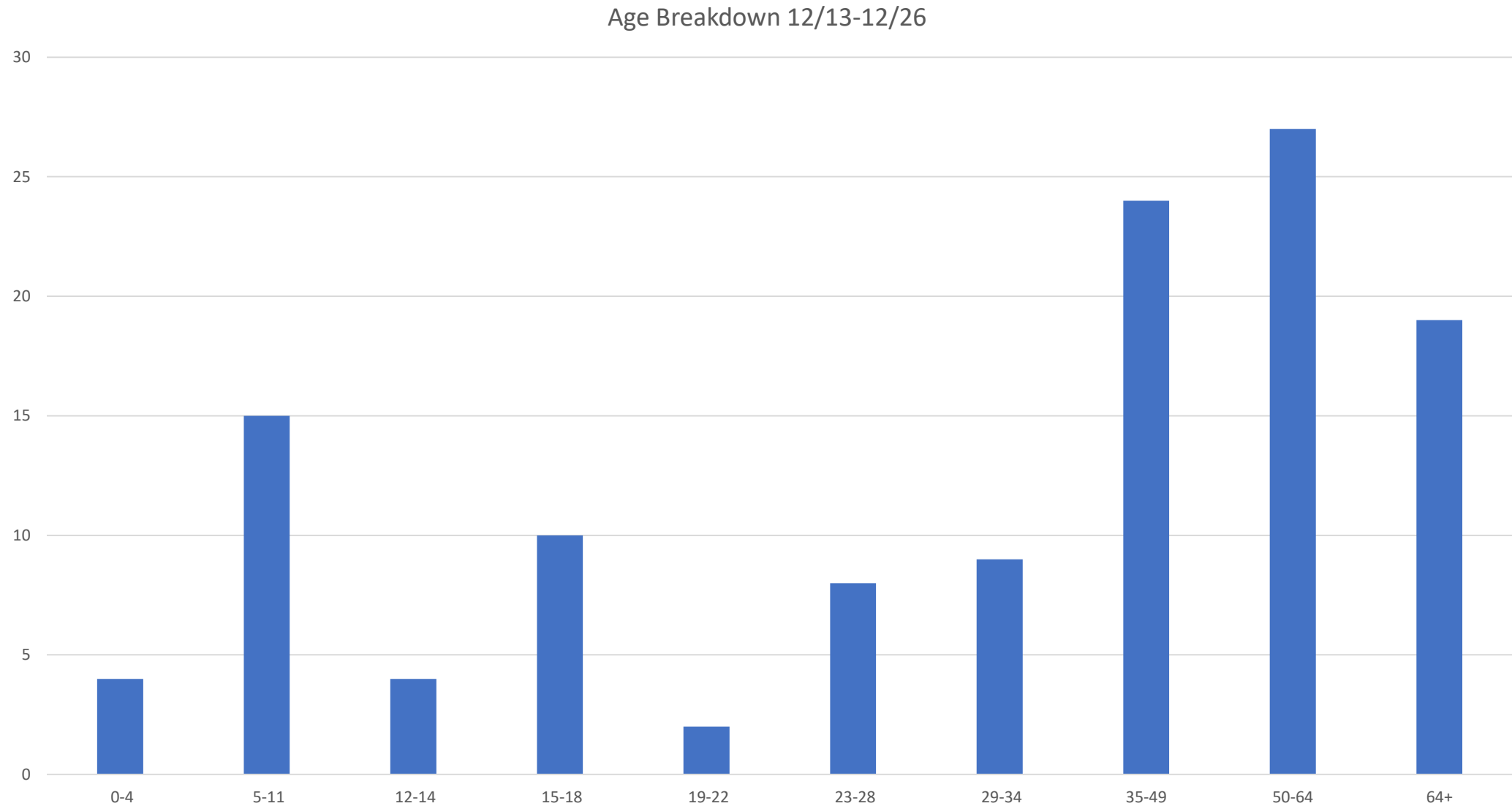
Statewide Risk Map– Data Published 12.31.2020 (drawn from 12/13 to 12/26)



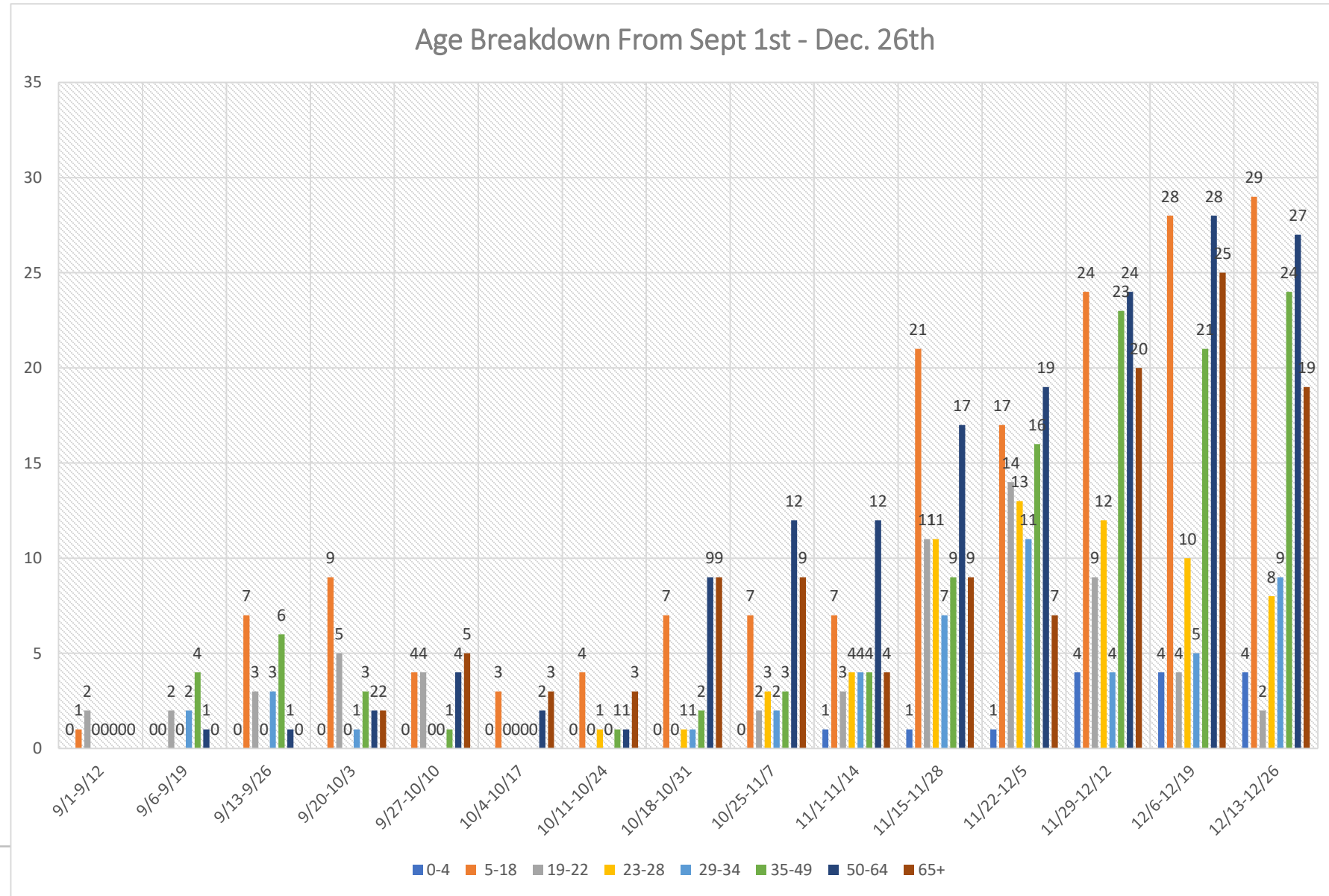
Local, County, and State Level Data -- Data published 12.31.20 (data drawn from 12/13 to 12/26)

Area	Average Daily Incident Rate per 100K (last 14 days)	Percent Positive Tests (last 14 days)
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Suffolk County	62.7 (Red)	4.99% (trending higher)
Boston	54.9 (Red)	4.18% (trending higher)

Age Breakdown over last two weeks -- Data published 12.31.20

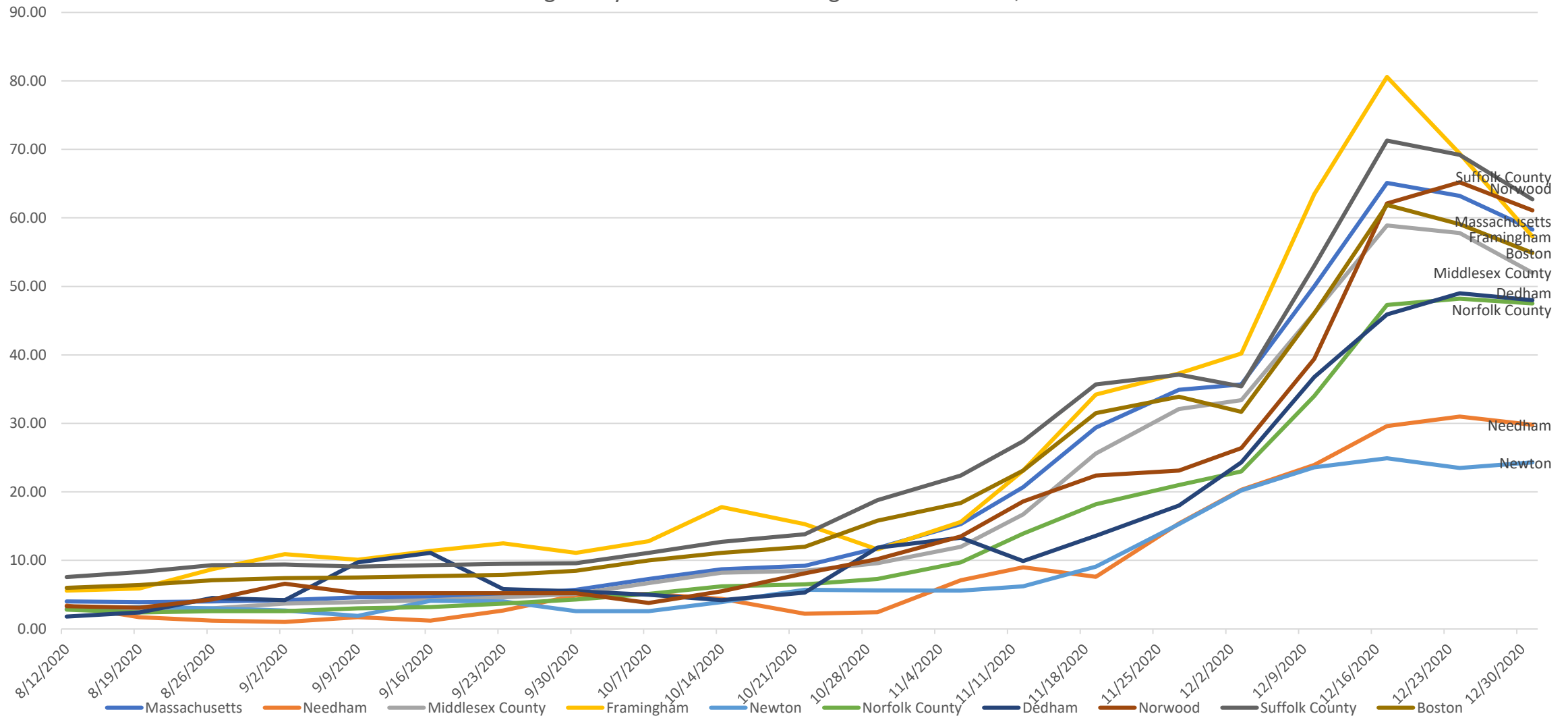


Age Breakdown over time – Academic Year To Date

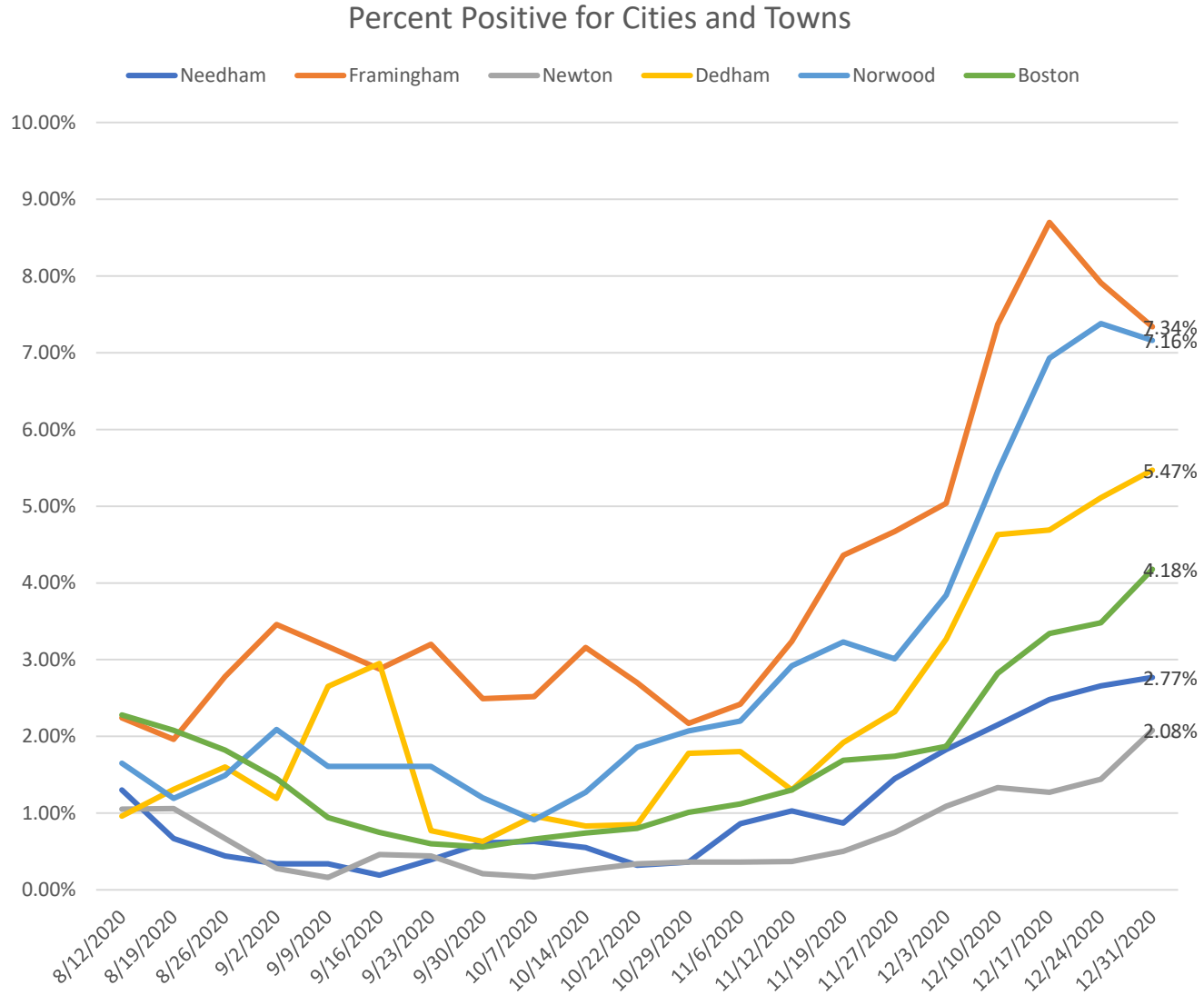


Average Daily Cases per 100K -- Data published 12.31.20

Average Daily Incident Rate ending Dec 13-Dec 26th, 2020

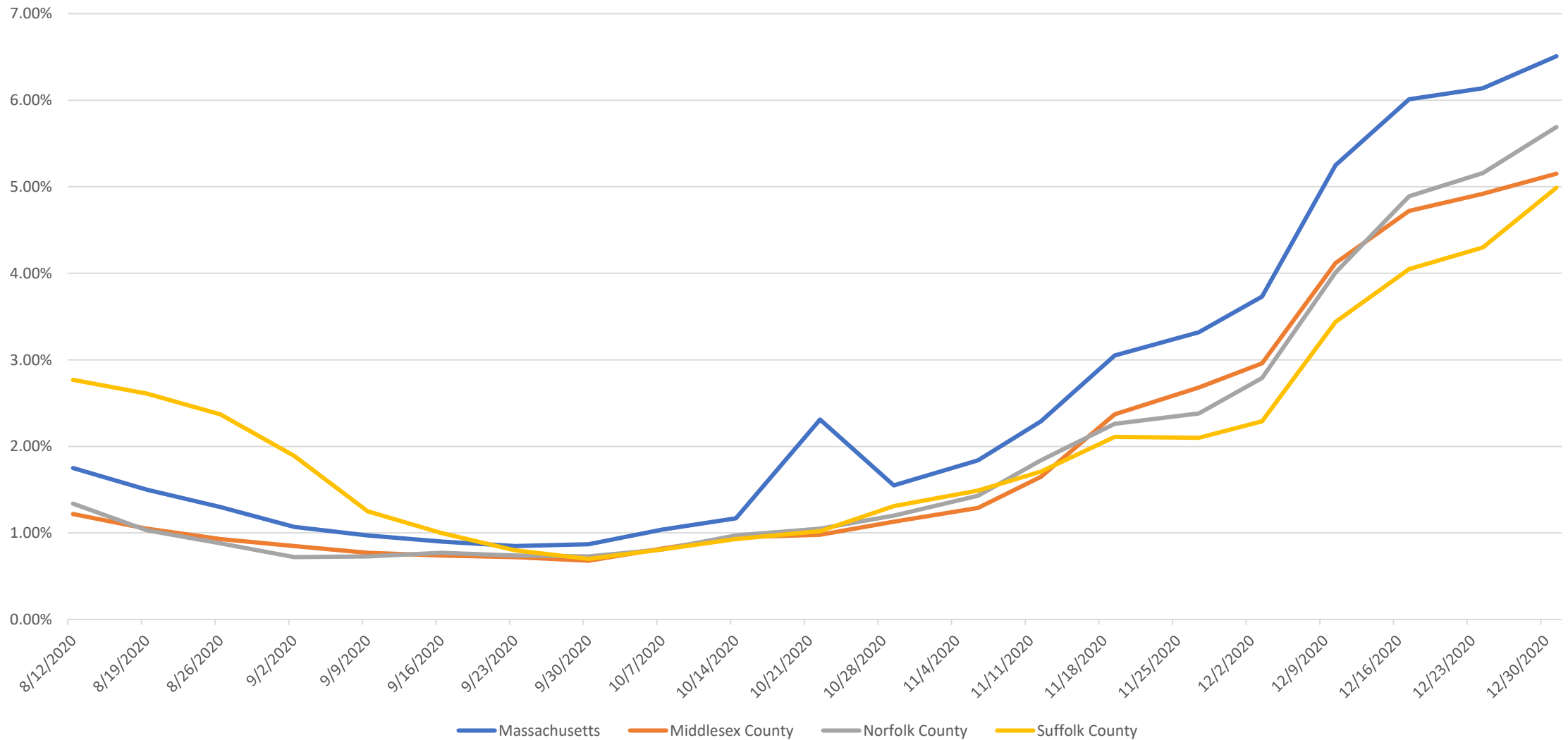


State Calculated Positive Testing Rate – Cities and Towns -- Data published 12.31.20



State Calculated Positive Testing Rate – Counties and Statewide -- Data published 12.31.20

Percent Positive for Counties and State



COVID-19 Cluster Categories



Massachusetts Department of Public Health COVID-19 Dashboard - Thursday, December 31, 2020

COVID-19 Cluster Categories

Exposure Setting	Includes
24/7 Congregate Settings	Group homes, congregate housing, disabled community housing, halfway houses, sober homes, residential treatment centers, lodging and rooming houses, monasteries/convents/rectories
Child Care	
Colleges and Universities	
Corrections	Jails, prisons, houses of corrections, correctional treatment centers
Hospitals	All hospitals, including inpatient psychiatric, inpatient addiction treatment, chronic disease and rehabilitation
Household	Shared residence – not associated with another cluster
Industrial Settings	Industrial settings including construction and non-food manufacturers, warehouses and distribution centers
K-12 Schools	Boarding schools, public schools, private schools, special education schools
Long Term Care Facilities	
Offices	
Organized Athletics and Camps	Sports teams, tournaments, and clubs; children's camps
Other	
Other Food Establishments	Food distributors, manufacturers, warehouses, processors, farms, and food pantries
Other Healthcare	Ambulatory mental health services, community health centers, home health, dental, ambulatory care settings, hospice, addiction treatment (non-residential or outpatient), emergency medical services
Other Workplaces	Work-related events, first responders
Places of Worship	
Recreation/Cultural	Gyms, fitness centers, swimming pools, beaches, movie theaters, golfing, boating, casinos
Restaurants and Food Courts	
Retail and Services	Grocery stores, hair salons, barbers, other retail stores
Senior Living	Assisted living facilities, retirement communities, senior housing
Shelters	
Social Gatherings	Parties, group gatherings, weddings, funerals, private clubs, yacht clubs
Travel and Lodging	Domestic or international travel, hotels, cruise ships



Active COVID-19 Cluster Explanation

Clusters Within Long-Term Care Facilities

- A confirmed case is defined as a staff or resident with a new positive COVID-19 test result.
- Confirmed cases are reported by each facility in aggregate, at least once a week, and are assigned to the week in which the data are submitted.
- A "new" cluster is defined as two or more confirmed cases in a facility that has not reported a confirmed case in the prior 4 weeks.
- A cluster is deemed closed when a facility has gone two incubation periods (28 days) without reporting a confirmed case among staff or residents.

Household Clusters

- A household "cluster" is defined as two or more confirmed Massachusetts cases, who reside at the same address with COVID-19 infection within 28 days of each other, and who are not associated with another cluster.
- The date assigned to each confirmed case's event is that of the first positive lab date.
- A cluster is deemed closed once two incubation periods (28 days) have passed from the last confirmed case.

All Other Clusters

- All other "clusters" are defined as two or more confirmed Massachusetts cases with a common exposure.
- The date assigned to each confirmed case's event is that of the first positive lab date.
- The date assigned to each contact is that of the date they were linked to the cluster.
- A cluster is deemed closed once two incubation periods (28 days) have passed from the last confirmed case.

Clusters Statewide



Massachusetts Department of Public Health COVID-19 Dashboard - Active COVID Clusters by Exposure Setting Type

Thursday, December 31, 2020

Exposure	New Clusters (Identified 11/29 – 12/26)			Ongoing Clusters (Cluster Identified Prior to 11/29 But Not Meeting Criteria for Closing)			Total		
Setting	Clusters	Confirmed Cases	Contacts	Clusters	Confirmed Cases	Contacts	Clusters	Confirmed Cases	Contacts
24/7 Congregate Settings	44	162	51	62	128	38	106	290	89
Child Care	155	478	671	157	100	355	312	578	1,026
Colleges & Universities	9	56	20	30	6	2	39	62	22
Corrections	3	89	3	17	1,080	54	20	1,169	57
Hospitals	18	173	15	30	223	74	48	396	89
Household	19,931	51,044		13,783	5,886		33,714	56,930	
Industrial Settings	20	119	61	59	170	69	79	289	130
K-12 Schools	30	121	243	59	64	56	89	185	299
Long Term Care Facilities	122	1,186		206	2,401		328	3,587	
Offices	7	19	2	9	2	0	16	21	2
Organized Athletics/Camps	14	63	171	19	12	62	33	75	233
Other	0	0	0	6	1	0	6	1	0
Other Food Establishments	6	30	29	11	25	1	17	55	30
Other Healthcare	21	127	57	27	50	14	48	177	71
Other Workplaces	20	87	30	27	38	41	47	125	71
Places of Worship	5	55	4	12	4	1	17	59	5
Recreation/Cultural	5	23	17	4	0	0	9	23	17
Restaurants & Food Courts	25	223	40	50	78	34	75	301	74
Retail & Services	15	41	24	23	23	11	38	64	35
Senior Living	52	396	33	79	440	195	131	836	228
Shelters	3	37	0	4	3	0	7	40	0
Social Gatherings	49	307	42	38	30	26	87	337	68
Travel & Lodging	1	2	0	2	10	0	3	12	0
Total	20,555	54,838	1,513	14,714	10,774	1,033	35,269	65,612	2,546

New Clusters: Clusters with the first case (indicated by the first positive lab result) identified during the four week period 11/29 – 12/26/2020

Ongoing Clusters: Clusters with the first case identified prior to 11/22 that has not met criteria to be closed. Confirmed cases included in ongoing clusters occurred between 11/29 and 12/26 but are associated with a cluster that began prior to 11/29. Close contacts included in ongoing clusters occurred between 11/29 and 12/26 but are associated with a cluster that began prior to 11/29

Closed Clusters: A cluster is closed after 28 days have passed since the last confirmed case; 19,890 clusters are closed, 121,966 cases are associated with closed clusters

Source of data: Massachusetts Department of Public Health, Bureau of Infectious Disease and Laboratory Sciences. Long Term Care Facility Data from the National Healthcare Safety Network beginning 5/31/2020. All other data from MAVEN and are subject to change. Only clusters consisting of two or more confirmed Massachusetts cases with a common exposure have been included.

Frequently Asked Questions about COVID-19 Vaccine

What type of vaccines are there?

Several different types of vaccines are in the development but as of 12/11/20 only the Pfizer-BioNTech vaccine has received the FDA Emergency Use of Approval (EUA). Moderna's vaccine received the Emergency Approval on December 19th, 2020. Both vaccines use the same mRNA technology and do not contain live virus. For more information on mRNA vaccine and how it works please visit [CDC.gov](https://www.cdc.gov).

When can I receive the vaccine?

The Massachusetts Department of Public Health (MDPH) has laid out plans for dissemination of the vaccine. Please visit [When can I Get the COVID-19 Vaccine](#) for a more detailed plan and to see what group you qualify for. Needham Public Health is awaiting information about when it will receive vaccine doses for distribution and will notify the public when it is available. Needham Public Health will follow the same dissemination plan as the State.

Who should get the vaccine?

The Pfizer vaccine is approved for anyone 16 years of age and older.

The Moderna vaccine is projected to be approved for adults 18 years of age and older.

Pregnant and breastfeeding women who are healthcare workers should consider getting the vaccine. Currently, however, there is currently no data at this time on how the vaccine affects pregnancy. Anyone with previous allergic reaction to other vaccines should consult with their healthcare provider to determine how they can safely receive the vaccine.

Why should I get the vaccine?

The vaccine does not guarantee you immunity from the virus itself, but the COVID-19 vaccine protects you from getting severely ill from the virus if you do contract it. If you do contract the virus, your symptoms should be mild, and you should not need hospital level of care.

How is the vaccine administered?

Pfizer Vaccine: The dose of the vaccine is 0.3ml which is less than the regular flu vaccine. It is a two-dose vaccine, meaning that you will need to get two doses of in order to receive the desired effect. Pfizer-BioNTech vaccine doses are given 21-days apart.

Moderna Vaccine: The dose of the vaccine is 0.5mL, same as the flu shot. It is a two-dose vaccine, meaning that you will need to get two doses of in order to receive the desired effect. The Moderna vaccine is given 28 days apart.

BOTH: are given in the muscle of the arm just like the flu vaccine. Your second vaccination should be scheduled before you leave the clinic after your first dose. The vaccine cannot be given within 14 days of other vaccines!

I had COVID-19, should I get the vaccine?

Created 12/15/20

Last updated: 12/22/20

Even if you have previously had Covid-19, it is recommended that you receive the vaccine. You may defer vaccination for up to 90 days after contracting the virus as the antibodies are thought to protect you during that time and reinfection is rare. However, if you are in the middle of active illness, you should fully recover from that prior to receiving the vaccine. Also, if you have had antibody treatment to treat COVID-19 (monoclonal antibodies or convalescent plasma) it is recommended you speak with your healthcare provider prior to receiving the vaccine.

Is there a cost associated with the vaccine?

There is charge for the vaccine. Some facilities may ask for insurance information to bill for administration. This helps to cover the cost of staff and resources, but there will be no cost to the recipient. Anyone can receive the vaccine regardless of insurance status.

What if I have underlying medical conditions? Should I still get the vaccine?

Currently there is no data on how the vaccine affects those with HIV, other compromising conditions, or those who take immune suppressive medications. It is recommended you speak with your healthcare provider and consider the level of transmission in your community and your personal risk of contracting COVID-19.

Should I receive the vaccine if I am pregnant or breastfeeding?

If you are pregnant or breastfeeding please speak with your healthcare provider about whether or not you should receive the vaccine. There have been no studies done about COVID-19 vaccine on pregnant or breastfeeding women. There currently is no safety data presented on how it may effect pregnancy. Your healthcare provider can help you determine your exposure risk and whether you should be vaccinated.

What are the side effects of the vaccine?

There have been very few side-effects from the vaccine after the first dose. Majority of side-effects during clinical trials were reported after the second dose of vaccine was given. They usually developed within 24-72 hours from the vaccine injection and resolved within 24-48 hours. Common symptoms after vaccination were soreness at the injection site, headache, fatigue, muscle aches (myalgia), and fever. All these symptoms are indicators that your body is reacting properly to the vaccine and is busy building antibodies.

I got the vaccine. Now what?

Thank you for protecting yourself from the virus! Your body will take about two weeks to build up antibodies so during this time you are still vulnerable to contracting the virus. As it takes several months to get enough people protected, we all will need to continue to adhere to mask wearing, hand washing, and keeping our distance from other people.

I got the vaccine and now I tested positive for COVID-19

Getting the vaccine will not cause you to test positive for COVID-19 nor does it prevent you from getting the virus. Rather, the vaccine protects you from getting severely ill from the virus. Currently there is not enough data to determine whether the vaccine will prevent you from passing the virus to others. So, if you test positive for COVID-19 after receiving the vaccine you will be treated as a positive case and will

have to isolate according to the current guidelines. If you have been identified as a close contact of someone who has COVID-19 you will need to quarantine according to the current guidelines. As more data becomes available and larger number of people are vaccinated this guidance may change.

General Guidance for Business

Individuals will be vaccinated according to the priority list created by the State and generally this will break down the workforce automatically into sections. However, if all your workforce qualifies to receive the vaccine at the same time it is recommended to stagger vaccinations. The vaccine might cause a short lived (24-72hrs) immune response in some individuals that make coming to work impossible (see the above section on Post-Vaccination Symptoms). This way your business can still function while some of your workforce is recovering.



**Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 1/12/2021

Agenda Item	Ridge Hill Demolition Project
Presenter(s)	Steve Popper, Director of Design & Construction Mike Retzky, Project Manager Dave Mentzer, Dore & Whittier Architects

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED
The Project Team will update the Board on the results of the Ridge Hill Demolition Study. Funding for the demolition is included in the FY2022 Capital Budget.	
2.	VOTE REQUIRED BY SELECT BOARD
Discussion Only.	
3.	BACK UP INFORMATION ATTACHED
a. Ridge Hill Project PowerPoint b. Ridge Hill Estate House and Garage Demolition Study, November 3, 2020	

RIDGE HILL ESTATE – TOWN OF NEEDHAM

ESTATE (MANOR) HOUSE & GARAGE DEMOLITION
STUDY

Building Design & Construction Department / PPBC

ARCHITECT: Dore + Whittier
DATE: January 12, 2021

Study Overview:

- A. May 2019 Annual Town Meeting approved Article #13 to appropriate funds (\$50,000) for the Ridge Hill / Nike Site Consulting and Feasibility Study.
- B. Pursuant to Article #13 a feasibility study for the demolition of structures at Ridge Hill was performed under the direction of the Town Manager. The Building Design and Construction Department / PPBC were tasked with providing this portion of the Study.
- C. \$25,000 of the \$50,000 was budgeted from the appropriated funds for the Study.
- D. Dore + Whittier was hired as the Architect to perform the Study.
- E. The manor/estate house and the four (4) bay garage were identified as the structures to be included in the demo study. The existing barn structure was excluded from the study.

Scope:

- A. Study the manor/estate house and garage for complete demolition and site restoration. Review all existing conditions related to the building demolition. This included any applicable regulations and guidelines subject to the proposed study in order to provide a preliminary cost estimate for potential funding.
- B. Review previous studies (2007-Catlin Architecture, 2010-BH+A, & 2018-Weston & Sampson) for the site with the necessary reference information and documents to incorporate into this study.
- C. Perform a Hazardous Materials investigation with report, Civil Site Assessment, Phase 1 Environmental Assessment, Ground Penetrating Radar with a limited Environmental Assessment specifically for Underground Storage Tanks (USTs)

Scope:

- D. Provide a Demolition General Contract Cost Estimate and Project Cost Estimate. Total Estimated Cost provided = \$756,891
- E. Provide a Demolition Project Duration Schedule. Project duration as provided is anticipated at 52 weeks (1-year)
- F. Historical concerns were noted in the study and advisory comments were provided. A six (6) month waiting period was included in the project duration.
- G. This Study does not consider alternate uses of the site. This Study provided the demolition scope of work and restoration of the site.

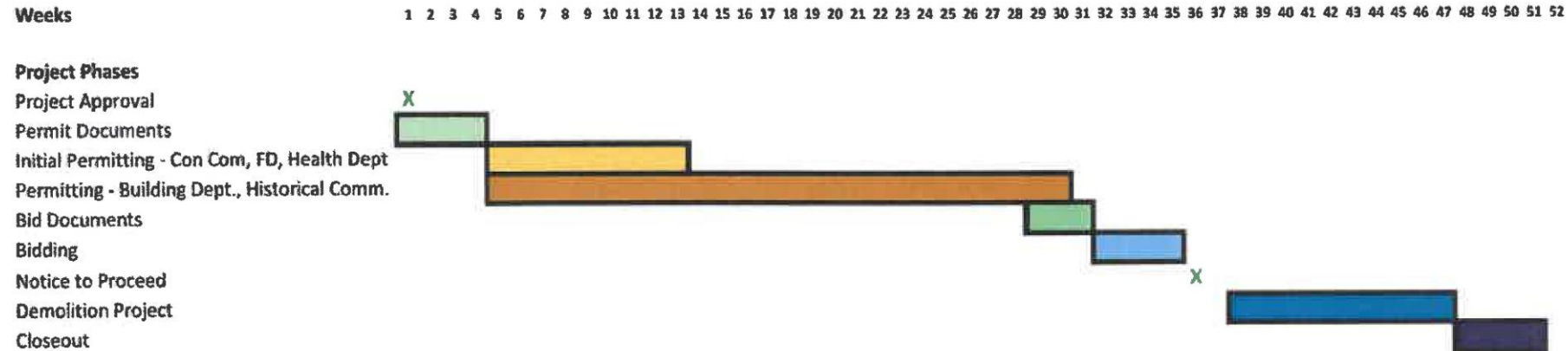
Cost Estimate:

Ridge Hill Demolition Study (Manor House & Garage) Cost Estimate Summary

		1/6/2021
Demolition / Construction Cost Tasks:		Total Cost
1	G10: Site Preparation - Site Clearing/Earthwork	\$ 88,965
2	Hazardous Waste Remediation (G1040)	\$ 89,100
3	Demolition	\$ 114,696
4	G20: Site Improvements (Roadway/Landscape etc.)	\$ 52,122
5	G30 & G40: Site MEP (Mechanical-Electrical-Plumbing)	\$ 67,350
Subtotal Demo/Const. Tasks		Subtotal \$ 412,233
6	Escalation Allowance @ 5.3%	\$ 21,848
7	Design & Estimating Contingency @ 12.0%	\$ 49,468
Subtotal Demolition / Construction		Subtotal \$ 483,549
8	General Requirements & General Conditions /Bonds/Insurance/GC-Fee/OH&P @ 18.25%	\$ 88,247
General Construction Cost Subtotal		Subtotal \$ 571,796
Soft Costs		
9	Designer Costs: Civil, Architecture, Haz-Mat., Const. Admin., Sampling, Testing & Inspection, Moving & Allowances	\$ 56,900
10	Construction (10%) & Owner's (8%) Contingencies	\$ 118,195
11	Misc. Costs	\$ 10,000
Total Estimated Project Cost		\$ 756,891

Project Duration Schedule:

Needham - Ridge Hill Estate House and Garage Demolition Project Duration



Comments / Q & A:

ESTATE HOUSE AND GARAGE DEMOLITION STUDY

NOVEMBER 3, 2020



dw
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Burlington, VT 05401

Vermont | Massachusetts

www.doreandwhittier.com

RIDGE HILL ESTATE – TOWN OF NEEDHAM

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NEEDHAM, MA 02492

DORE + WHITTIER PROJECT # 20-0809

ESTATE HOUSE AND GARAGE DEMOLITION STUDY

NOVEMBER 3, 2020



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 - d. Hazardous Materials Report
 - e. Civil Assessment
 - f. Phase 1 Environmental Site Assessment
 - g. Ground Penetrating Radar Scanning for Underground Storage Tanks
 - h. Limited Environmental Assessment of Underground Storage Tanks
4. Demolition General Contract Cost Estimate
5. Demolition Project Cost Estimate
6. Demolition Project Anticipated Duration Schedule
7. Appendices

1. EXECUTIVE SUMMARY

The Town of Needham retained Dore + Whittier Architects in the spring of 2020 to evaluate the implications of demolishing two buildings – the Morse Bradley House (or “estate house”) and the associated garage – on the existing Ridge Hill Estate reserve located at 463 Charles River St. in Needham, Massachusetts. The result of this evaluation is presented as a feasibility study to the Town with the cost, permitting, and technical implications of such a demolition project.

The Ridge Hill Estate is a 223-acre parcel located in southwest Needham originally purchased by the Town in 1973 (Figure 1). Most of the land is in conservation and is under management by the Town of Needham Conservation Commission. However, two portions of the site are under the management of the Town of Needham Select Board: the Ridge Hill Estate leased area, which incorporates the house and garage subject buildings for this study, and the area known as the Nike Missile Site, which is outside of the scope of this study (Figure 2). A drawing of the Ridge Hill Estate leased property was prepared by the Needham Department of Public Works and is included as Appendix A to this study.

While the subject buildings are within the boundaries of the Select Board leased area, portions of site utilities intended to be removed or altered extend beyond this leased area into the Conservation Commission controlled portions of this site. A demolition project as outlined in this study would require the approval of both the Select Board as well as the Conservation Commission in addition to the typical municipal authorities that would need to grant approval of a demolition project (refer to Section 3.B of this report).

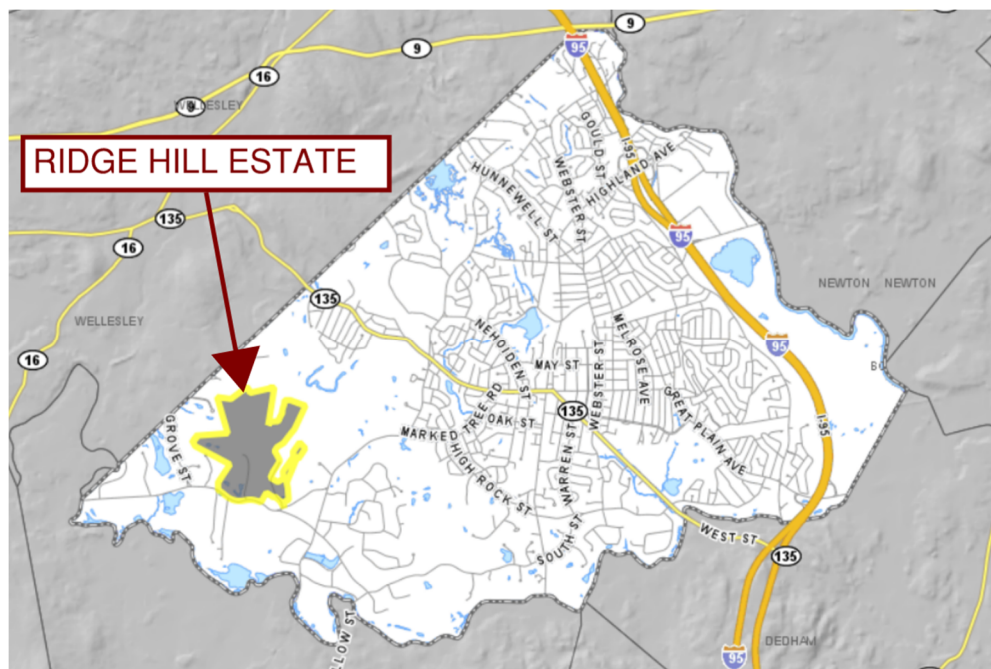


Figure 1: Ridge Hill Estate Location Map in Town of Needham

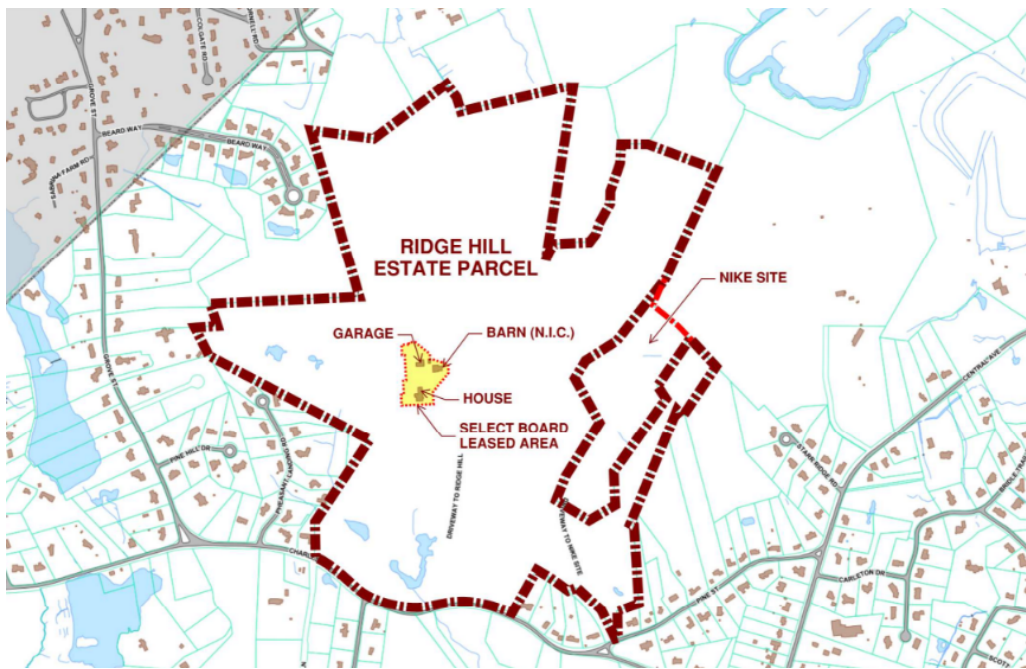


Figure 2: Ridge Hill Estate Parcel Map

The scope of demolition requested to be evaluated is the complete removal of all building elements, foundations, exterior paved areas and utilities associated with the subject buildings and the stabilization / restoration of the site following demolition. The limits of work and subject buildings intended to be demolished are shown in Figure 3. The proposed completed work is reflected in Figure 4. The intent is to leave the areas and below-grade portions of the site associated with the buildings free of any obstruction that could add unknown cost to a future construction project. The construction cost and project cost estimates included in this study reflect this project intent.

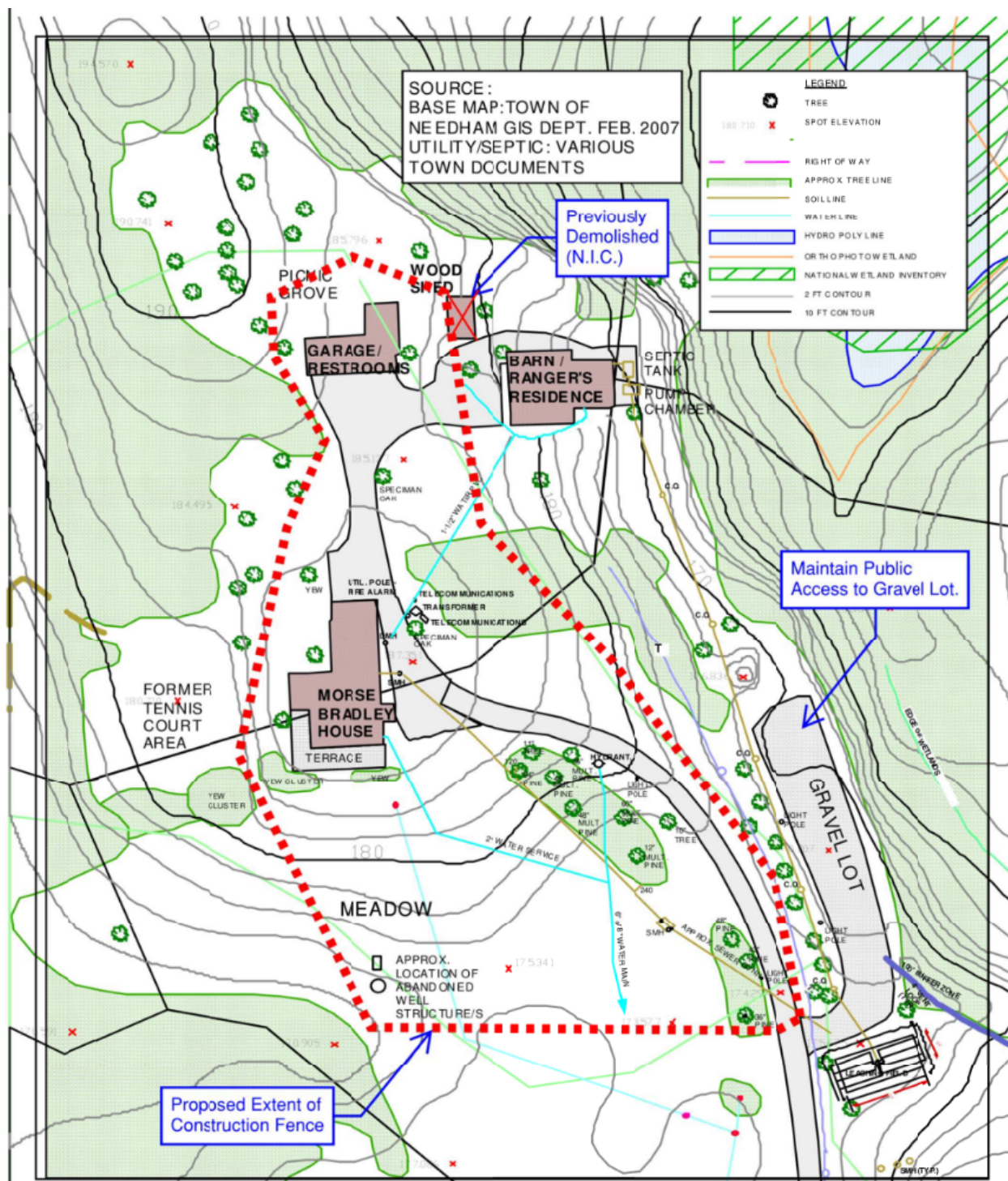
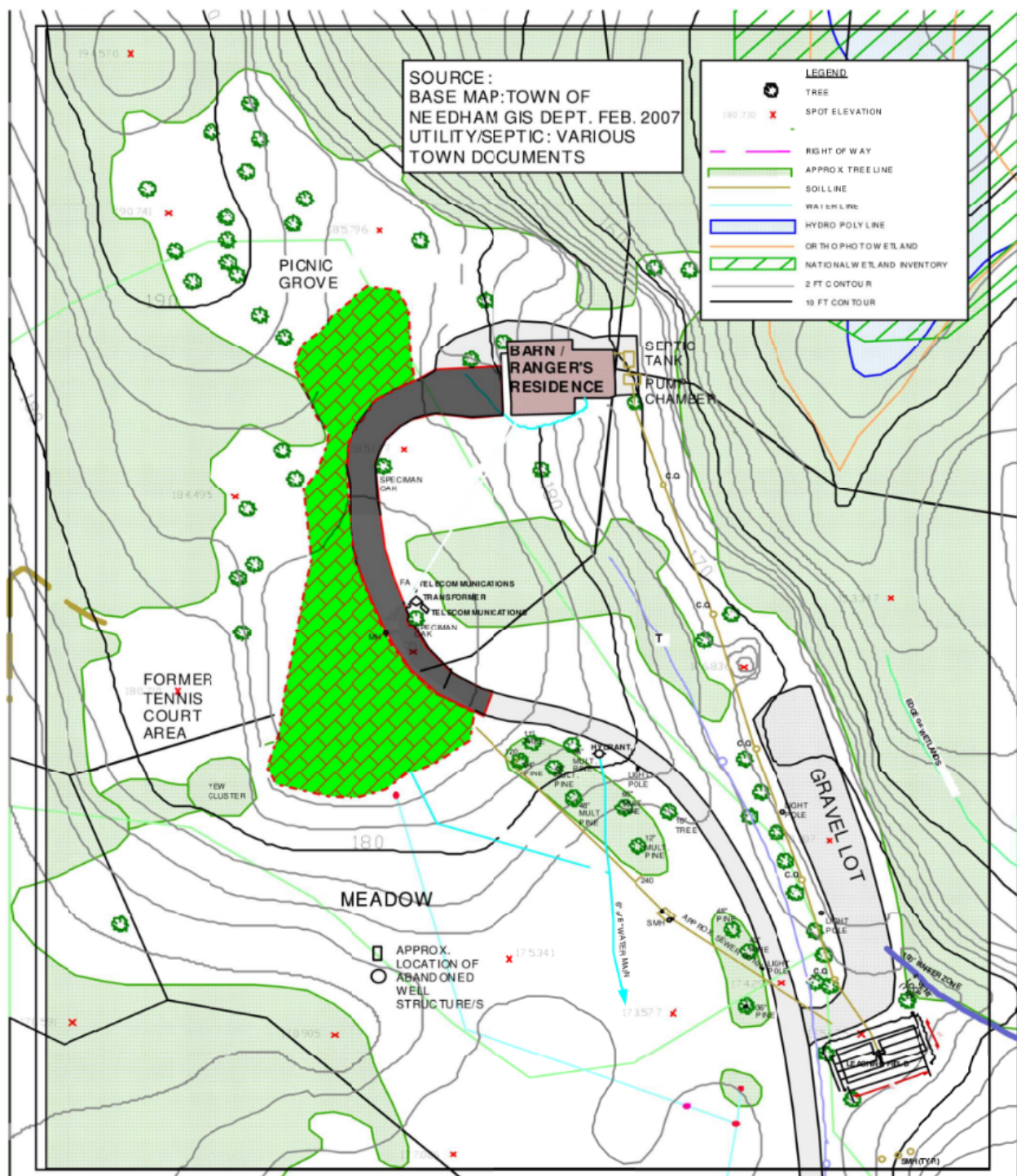


Figure 3: Existing Conditions and Proposed Limit of Work – Not to Scale. (Base Drawing Credit: Catlin Architecture, Needham Senior Center Study)



2. BACKGROUND

A. PURPOSE OF THE STUDY

The scope of this study is limited only to an investigation of the conditions, costs, and considerations of a demolition project of the two subject buildings, their immediate site utilities, and restoration of the disturbed site area. Previous studies described below have provided extensive investigation and evaluation of the existing buildings and site for the purposes of developing alternative uses of those elements. This study does not consider alternative uses and is specially concerned with the demolition scope of work and restoration of the site.

B. PREVIOUS STUDIES

There have been a host of studies commissioned by the Town over the course of the past 20 years. Most of these previous studies have focused on exploring potential re-use options for the buildings on site. These studies were provided to Dore + Whittier by the Town and have not been included as appendices as the Town is already in possession of the original documents. However, a summary of the studies is included here for context.

Needham Senior Center at Ridge Hill Feasibility Study, June 2007, by Catlin Architecture

This study was developed with the express purpose of developing program requirements and design options for a town-operated senior center facility at the Ridge Hill Estate House location. The study resulted in a preferred scheme represented with drawings and a physical model along with cost estimates and project phasing for the senior center.

Of particular value for the purposes of this current study were parts III and IV of the Senior Center study; these sections on site analysis and existing conditions, respectively, provided a detailed summary of the existing conditions at the time and incorporated a zoning analysis. Part IV also included detailed plans and elevations of the existing estate house and a fair technical assessment of the house features and conditions. This study proved to be the most useful resource in the preparation of this demolition feasibility study.

Needham Senior Center Site Feasibility Study, June 2010 by Bargmann Hendrie + Archetype, Inc.

One objection to the use of the site as a senior center was the remoteness of the site from the Town center. To explore options to ameliorate this situation, a follow up to the initial

Catlin study was conducted by BH+A in 2010 to evaluate the Ridge Hill site as well as two other potential senior center sites in the Town. Specific to the Ridge Hill site was the stated purpose of exploring additional site opportunities that could make the location more attractive as a senior center.

Ridge Hill | Nike Site Property Assessment Study, October 2018 by Weston & Sampson Design Studio.

This last study is an excellent resource that is concise in its writing, detailed in evaluation, and clear in graphic presentation strategies and it will continue to serve the Town well following the completion of a demolition project. Some portions of the utility information differed from the Catlin study and it was determined that, in general, the earlier study had more reliable information in this regard. Still, the various approaches and aspects of evaluation contained in the study provide a solid foundation for future considerations of the site.

Miscellaneous Project Record Resources

In addition to the studies previously performed, the Town also furnished several additional documents including previous surveys, utility record information, and site condition sketches which helped to clarify the existing conditions on the site. If a demolition project is approved for this site, many of these should be incorporated into the future bid documents to ensure more competitive and accurate bidding.

3. EXISTING CONDITIONS

A. IMPLICATIONS FOR BUILDING DEMOLITION

As compared to a construction project, there are relatively few regulations that govern building demolition. In general, mandatory requirements are intended to preserve the health, safety, and welfare of the site, the immediate surroundings, and the workers demolishing the structures. In addition to safety measures, historic buildings may have additional mandatory provisions to safeguard cultural assets, particularly when funding has been provided by a government agency to help preserve that asset. However, because no state or federal funds are being used to preserve or maintain the subject buildings, all historic regulatory oversight would be at the local municipal level, as summarized below.

B. APPLICABLE REGULATIONS (MANDATORY)

The *Town of Needham Commercial Permitting Guide* from March 2012 offers a comprehensive overview of permitting requirements for the project. Ultimately, a demolition permit issued by the Building Department will be required to demolish the structure, but there are other regulatory approvals needed in order to receive a demolition permit. In fact, approval from five separate Town entities will be required to secure all necessary demolition approvals: the Health Department, the Conservation Commission, the Fire Department, the Historical Commission, and then finally the Building Department.

Before obtaining a permit from the Building Department, a separate permit from the local Health Department is also required for the demolition of any structure and for the demolition or abandonment of septic systems. The site will be inspected by a licensed rodent & pest inspector. Rodent control will need to be maintained for the duration of the demolition project and the cost of these controls have been included in the cost estimate.

The demolition site is not within 100 feet of a wetland or within 200 feet of the Charles River or other perennial streams and does not fall within the explicit jurisdiction of the Conservation Commission. However, portions of the demolition site are under the management of the Commission and their approval of the site erosion control and restoration measures will be required for the demolition project. Additionally, a Demolition Permit Request must be filed with the Commission prior to the issuance of the demolition permit from the Building Department.

Because the site is historically significant and listed on the Needham Inventory of Historic Places, the building department will refer the permit application to the Town of Needham Historical Commission in accordance with Section 2.11.5 of the Town of Needham Bylaws. The process described in the Bylaws is

1. The Owner submits for a demolition permit to the building department
2. If the property is on the Inventory of Historic Places, it is referred to the Historical Commission. The Ridge Hill Estate buildings are on the Inventory and therefore the permit will be referred to the Commission.
3. If the Commission determines first that the building is “historically significant”, then a Demolition Plan Review will be required.
4. During a Demolition Plan Review, the Commission will make a determination as to whether or not the building is “preferably preserved”.
5. If determined to be “preferably preserved”, the Commission can hold the permit for up to 6 months. The intent is that this will give the property owner time to evaluate “alternatives” to demolition.
6. If after 6 months there is no alternative, then the permit must be returned to the building department for their approval or other action.

This project should assume that the determination of “preferably preserved” will be made by the Historical Commission and anticipate the full 6-month delay in obtaining a demolition permit.

The Permitting Guide also notes that the Fire Department will need to issue approval for the building demolition and the removal of one underground fuel storage tank adjacent to the garage following completion of the Health Department approval and prior to obtaining a permit from the Building Department. The size and location of the tank are detailed in appendices E and F of this report. A full Fire Detail will be required during the actual building demolition process.

All hazardous materials will need to be removed and disposed of in accordance with State regulations. Refer to the Hazardous Materials Assessment included in this study report for a list of known asbestos containing materials and the associated removal costs.

C. ADDITIONAL GUIDELINES (ADVISORY)

Because the subject property is listed on the Needham Inventory of Historical Places, it is also listed on the Massachusetts Historical Commission (MHC) MACRIS database. However, because the project is not being funded through any state agency, the filing of a Project Notification Form – or PNF – is not required for demolition of the buildings.

Similar to the State requirements, although the property would be eligible for listing on the National Register of Historic Places, because no federal funds have been used to preserve or alter the facility, there are no applicable federal regulations concerning the demolition of the subject buildings.

D. HAZARDOUS MATERIALS REPORT

A Hazardous Materials Determination Survey was completed by Universal Environmental Consultants and is attached to this project as Appendix B. Some amounts of asbestos containing materials were discovered during from field samples. An accounting of those materials and cost estimates for their removal are included in the report.

E. CIVIL ASSESSMENT

Garcia Galuska DeSousa, Inc. has prepared the Civil Existing Conditions report included as Appendix C to this report. The report documents existing electrical, plumbing, fire protection, fire alarm, and telecommunications as well as existing septic system components associated with the subject buildings. The report also includes recommendations for discontinuing services to the buildings as part of a demolition project.

F. PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

The Phase 1 Environmental Site Assessment, or ESA, was completed by Universal Environmental Consultants and Lord Consulting. The Assessment is included as Appendix D to this report. Appendix E to the ESA includes copies of previous studies for the site. Because the Town is already in possession of these studies, the ESA Appendix E has been removed from the document.

G. GROUND PENETRATING RADAR SCANNING FOR UNDERGROUND STORAGE TANKS

Following completion of the Phase 1 ESA by Lord Consulting, the Town hired GPRS, Inc. to conduct ground penetrating radar scanning to more accurately determine the possible location of underground fuel storage tanks (USTs). This GPRS investigation, included as Appendix E to this report, concluded that there was likely a tank in the vicinity near the garage and that a potential second tank near the estate house was not likely.

H. LIMITED ENVIRONMENTAL ASSESSMENT OF UNDERGROUND STORAGE TANKS

Additional investigation of the know UST near the garage was conducted to verify the location, size, and determine the extent of possible soil contamination from a leaking tank. Terra Environmental observed exploratory excavation & test pitting in the area around the tank. They also took soil samples for laboratory investigation. Terra's report, included as Appendix F to this report, found no evidence of environmental conditions that would require further action.

4. DEMOLITION GENERAL CONTRACT COST ESTIMATE

The construction costs for the project are estimated to be **\$571,796**. Because the estimated cost is greater than \$150,000, the contract will be required to be procured as an M.G.L. Chapter 149 construction contract. There are no filed sub-bids anticipated for the project as both the electrical scope of work and plumbing scope of work specific to the buildings is below the \$25,000 filed sub-bid category threshold. The full construction cost estimate is attached as Appendix G of this report.

The estimate includes all general contact costs specific to the demolition project and assumes escalated costs to begin the demolition project in April of 2022. This extended escalation cost assumes a relatively long timeline to Town approval to proceed with the project at the May 2021 Town Meeting and a lengthy permitted process associated with the Historical Commission demolition delay. Refer to Section 3.B of this study for a detailed description of permitting requirements.

5. DEMOLITION PROJECT COST ESTIMATES

Costs for the demolition project have been developed and are presented below. These project costs include design fees and anticipate coordinating with all agencies described in Section 3.B as part of basic design services. Additional costs for permitting or presentations to municipal boards are carried as allowances for additional services. Additional site exploration to determine the potential existence and condition of underground storage tanks (USTs) as noted in the ESA are included. Moving costs, which may include temporary storage of furniture and equipment currently stored in estate house and garage have been incorporated as well.

Ridge Hill Estate House and Garage Demolition Project - Estimate of Project Costs

General Contract Cost		
From PM&C Cost Estimate	\$	571,796

Designer Costs:

Civil Design & CA	\$	8,000
Haz Mat-Design, CA, and Air Sampling	\$	17,900
Haz Mat Testing & Inspection	\$	6,500
Architecture Design & CA	\$	24,500

Design & Contract Administration Costs Subtotal	\$	56,900
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Permitting Allowance	\$	7,500
Presentation Allowance	\$	4,000
Test Pits for UST Conditions		<i>Not Incl.</i>
Moving Costs	\$	20,000

Project Cost Subtotal	\$	628,696
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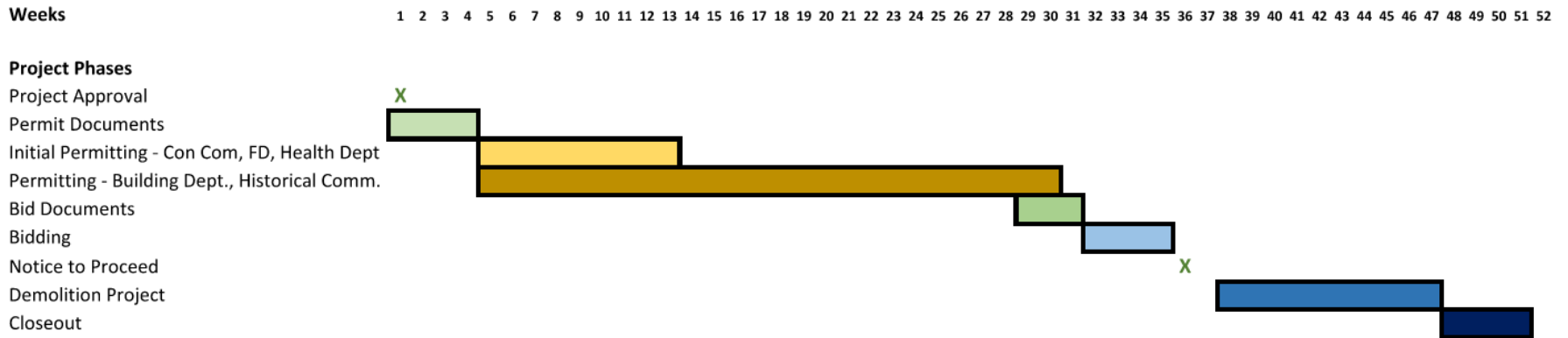
Miscellaneous costs, printing		\$	10,000
Project Estimating Contingency	10%	\$	62,870
Owner's Project Contingency	8%	\$	55,325

Total		\$ 756,891
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6. DEMOLITION PROJECT SCHEDULE DURATIONS

The project durations outlined below do not include specific dates since the initiation of a project is dependent on the timing of approval to move forward from the Town. Currently, the project is anticipated to be approved at the May 2021 Town Meeting, and escalation of the cost estimate includes this same assumption. Typically permitting is the responsibility of the general contractor, but in order to facilitate a more expeditious permitting processing, these durations assume that the Town will apply for permits in advance of the general bidding and award. This schedule of durations is conservative. Additional schedule savings - and resulting cost escalation savings could be realized if the bid period overlaps the Historical Commission permitting delay duration.

Needham - Ridge Hill Estate House and Garage Demolition Project Duration



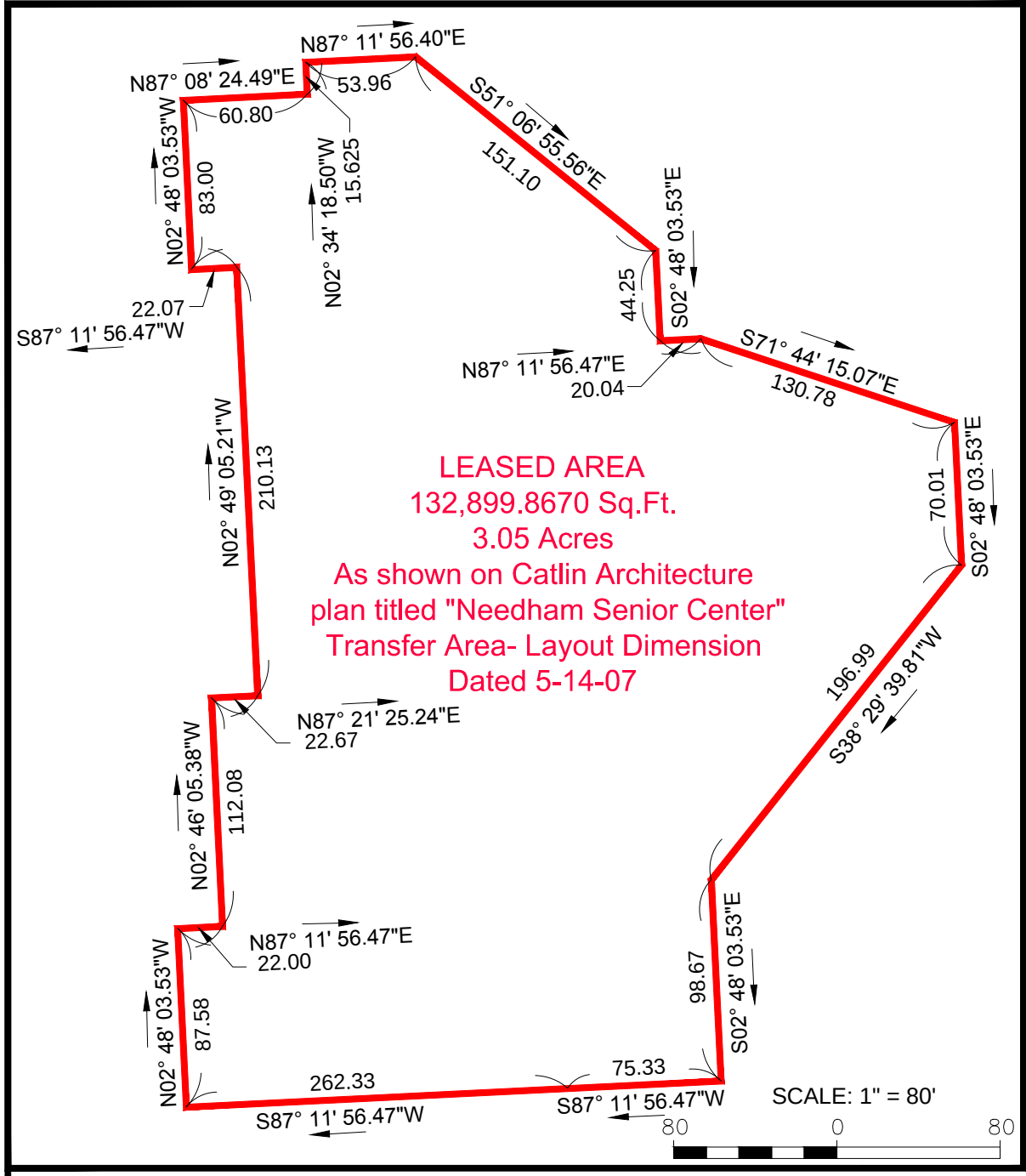
7. APPENDICES:

- A. Ridge Hill Estate Select Board Lease Agreement Boundaries
- B. Hazardous Materials Assessment
- C. Civil and Utility
- D. Phase 1 Environmental Site Assessment (Appendix E Removed)
- E. Ground Penetrating Radar Scanning for Underground Storage Tanks
- F. Limited Environmental Assessment of Underground Storage Tanks
- G. Construction Cost Estimate

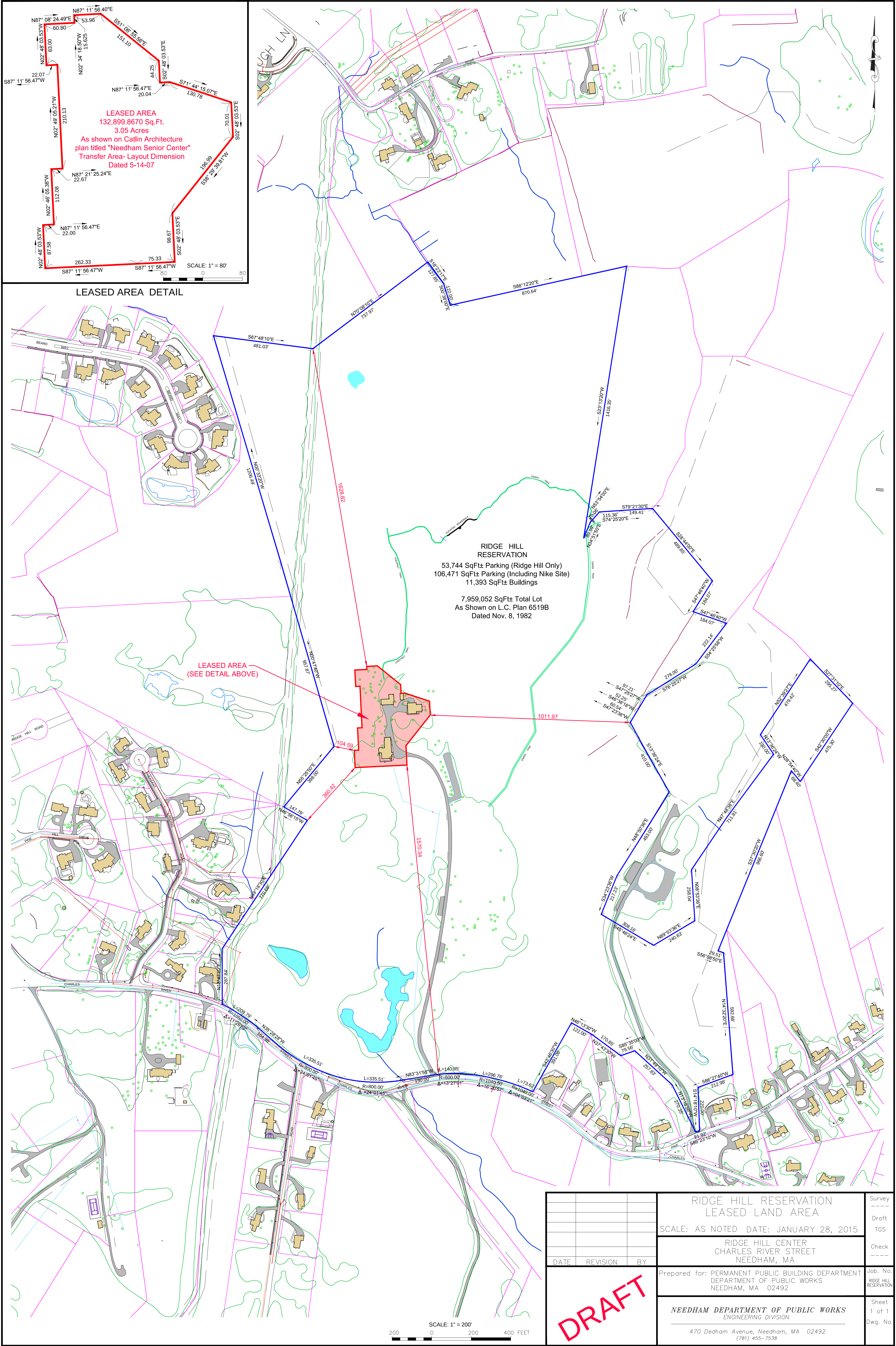
RIDGE HILL ESTATE – TOWN OF NEEDHAM
ESTATE HOUSE AND GARAGE DEMOLITION STUDY

APPENDIX A

RIDGE HILL RESERVATION LEASED LAND AREA
JANUARY 28, 2015
PREPARED BY NEEDHAM DEPARTMENT OF PUBLIC WORKS



LEASED AREA DETAIL



			RIDGE HILL RESERVATION LEASED LAND AREA		Survey
			SCALE: AS NOTED DATE: JANUARY 28, 2015		Draft
			RIDGE HILL CENTER CHARLES RIVER STREET NEEDHAM, MA		TGS
			Prepared for: PERMANENT PUBLIC BUILDING DEPARTMENT DEPARTMENT OF PUBLIC WORKS NEEDHAM, MA 02492		Check
			NEEDHAM DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION		Job. No. RIDGE HILL RESERVATION
			470 Dedham Avenue, Needham, MA 02492 (781) 455-7538		Sheet 1 of 1 Dwg. No.
DATE	REVISION	BY	DRAFT		

RIDGE HILL ESTATE – TOWN OF NEEDHAM
ESTATE HOUSE AND GARAGE DEMOLITION STUDY

APPENDIX B

*HAZARDOUS MATERIALS DETERMINATION SURVEY -RIDGE HILL
DEMOLITION STUDY (MANOR HOUSE AND GARAGE), NEEDHAM, MA
AUGUST 12, 2020
PREPARED BY UNIVERSAL ENVIRONMENTAL CONSULTANTS*

August 12, 2020

Mr. Dave Mentzer
Dore & Whittier Architects
260 Merrimac Street
Newburyport, MA 01950

Reference: Hazardous Materials Determination Survey
Ridge Hill Demolition Study (Manor House and Garage), Needham, MA

Dear Mr. Mentzer:

Thank you for the opportunity for Universal Environmental Consultants (UEC) to provide professional services.

Enclosed please find the report for hazardous materials determination survey at Ridge Hill Demolition Study (Manor House and Garage), Needham, MA.

Phase I Site Assessment report will be submitted under a separate cover.

Please do not hesitate to call should you have any questions.

Very truly yours,

Universal Environmental Consultants



Ammar M. Dieb
President

UEC:\220 392.00\Report.DOC

Enclosure

**REPORT
FOR
HAZARDOUS MATERIALS DETERMINATION
SURVEY
AT
RIDGE HILL DEMOLITION STUDY
MANOR HOUSE AND GARAGE
NEEDHAM, MASSACHUSETTS**

PROJECT NO: 220 392.00

Survey Date:
August 7, 2020

SURVEY CONDUCTED BY:

**UNIVERSAL ENVIRONMENTAL CONSULTANTS
12 BREWSTER ROAD
FRAMINGHAM, MA 01702**

1.0 INTRODUCTION:

UEC has been providing comprehensive asbestos services since 2001 and has completed projects throughout New England. We have completed projects for a variety of clients including commercial, industrial, municipal, and public and private schools. We maintain appropriate asbestos licenses and staff with a minimum of thirty-two years of experience.

UEC was contracted by Dore & Whittier Architects to conduct the following services for the Ridge Hill Demolition Study (Manor House and Garage), Needham, MA:

- Inspection and Testing for Asbestos Containing Materials (ACM).
- Inspection for Polychlorinated Biphenyls (PCB's)-Electrical Equipment and Light Fixtures.
- Inspection for PCB's-Caulking.
- Inspection for Lead Based Paint (LBP).

A comprehensive survey including roofing and destructive testing per the Environmental Protection Agency (EPA) NESHAP regulation would be required prior to any renovation or demolition activities.

The scope of work included the inspection of accessible ACM, collection of bulk samples from materials suspected to contain asbestos, determination of types of ACM found and cost estimates for remediation. Bulk samples analyses for asbestos were performed using the standard Polarized Light Microscopy (PLM) in accordance with EPA standard. Bulk samples were collected by a Massachusetts licensed asbestos inspector Mr. Jason Becotte (AI-034963) and analyzed by a Massachusetts licensed laboratory Asbestos Identification Laboratory, Woburn, MA.

Refer to samples results.

2.0 FINDINGS:

Asbestos Containing Materials (ACM):

The regulations for asbestos inspection are based on representative sampling. It would be impractical and costly to sample all materials in all areas. Therefore, representative samples of each homogenous area were collected and analyzed or assumed.

All suspect materials were grouped into homogenous areas. By definition, a homogenous area is one in which the materials are evenly mixed and similar in appearance and texture throughout. A homogeneous area shall be determined to contain asbestos based on findings that the results of at least one sample collected from that area shows that asbestos is present in an amount greater than 1 percent in accordance with EPA regulations.

All suspect materials that contain any amount of asbestos must be considered asbestos if it is scheduled to be removed per the Department of Environmental Protection (DEP) regulations.

Number of Samples Collected

Manor House:

Forty-eight (48) bulk samples were collected from the following materials suspected of containing asbestos:

Type and Location of Material

1. Grey paper under hardwood at first floor function room
2. Grey paper under hardwood at first floor kitchen
3. Grey paper under hardwood at second floor presentation room

4. Grey paper under hardwood at second floor servant room
5. Green paper behind stucco at exterior
6. Green paper behind stucco at exterior
7. Stucco at exterior
8. Stucco at exterior
9. Square linoleum at second floor bathroom 1
10. Square linoleum at second floor bathroom 1
11. Yellow glue on square linoleum at second floor bathroom 1
12. Yellow glue on square linoleum at second floor bathroom 1
13. Rectangle linoleum at second floor bathroom 2
14. Rectangle linoleum at second floor bathroom 2
15. Yellow glue on rectangle linoleum at second floor bathroom 2
16. Yellow glue on rectangle linoleum at second floor bathroom 2
17. Beige linoleum at kitchen
18. Beige linoleum at kitchen
19. Yellow glue on beige linoleum at kitchen
20. Yellow glue on beige linoleum at kitchen
21. Tan 12" x 12" vinyl floor tile at first floor bathroom 1
22. Tan 12" x 12" vinyl floor tile at first floor bathroom 1
23. Black mastic on tan 12" x 12" vinyl floor tile at first floor bathroom 1
24. Black mastic on tan 12" x 12" vinyl floor tile at first floor bathroom 1
25. Blue 12" x 12" vinyl floor tile at first floor bathroom 2
26. Blue 12" x 12" vinyl floor tile at first floor bathroom 2
27. Yellow glue on blue 12" x 12" vinyl floor tile at first floor bathroom 2
28. Yellow glue on blue 12" x 12" vinyl floor tile at first floor bathroom 2
29. Pink sink coating at kitchen
30. Pink sink coating at kitchen
31. Black sink coating at kitchen
32. Black sink coating at kitchen
33. ACM paper at second floor fuse box
34. ACM paper at first floor function bench
35. Wiring at small telephone
36. Wiring at large outer covering
37. Wiring at large soft conduit
38. Plaster at attic
39. Plaster at attic
40. Plaster at second floor
41. Plaster at second floor
42. Plaster at first floor
43. Plaster at first floor
44. Plaster at first floor
45. Plaster at basement
46. Plaster at basement
47. Exterior window glass glazing putty
48. Exterior window glass glazing putty

Samples Results

Type and Location of Material

Sample Result

- | | |
|--|----------------------|
| 1. Grey paper under hardwood at first floor function room | No Asbestos Detected |
| 2. Grey paper under hardwood at first floor kitchen | No Asbestos Detected |
| 3. Grey paper under hardwood at second floor presentation room | No Asbestos Detected |
| 4. Grey paper under hardwood at second floor servant room | No Asbestos Detected |
| 5. Green paper behind stucco at exterior | No Asbestos Detected |

6. Green paper behind stucco at exterior	No Asbestos Detected
7. Stucco at exterior	No Asbestos Detected
8. Stucco at exterior	No Asbestos Detected
9. Square linoleum at second floor bathroom 1	No Asbestos Detected
10. Square linoleum at second floor bathroom 1	No Asbestos Detected
11. Yellow glue on square linoleum at second floor bathroom 1	No Asbestos Detected
12. Yellow glue on square linoleum at second floor bathroom 1	No Asbestos Detected
13. Rectangle linoleum at second floor bathroom 2	No Asbestos Detected
14. Rectangle linoleum at second floor bathroom 2	No Asbestos Detected
15. Yellow glue on rectangle linoleum at second floor bathroom 2	No Asbestos Detected
16. Yellow glue on rectangle linoleum at second floor bathroom 2	No Asbestos Detected
17. Beige linoleum at kitchen	No Asbestos Detected
18. Beige linoleum at kitchen	No Asbestos Detected
19. Yellow glue on beige linoleum at kitchen	No Asbestos Detected
20. Yellow glue on beige linoleum at kitchen	No Asbestos Detected
21. Tan 12" x 12" vinyl floor tile at first floor bathroom 1	No Asbestos Detected
22. Tan 12" x 12" vinyl floor tile at first floor bathroom 1	No Asbestos Detected
23. Black mastic on tan 12" x 12" vinyl floor tile at first floor bathroom 1	No Asbestos Detected
24. Black mastic on tan 12" x 12" vinyl floor tile at first floor bathroom 1	No Asbestos Detected
25. Blue 12" x 12" vinyl floor tile at first floor bathroom 2	No Asbestos Detected
26. Blue 12" x 12" vinyl floor tile at first floor bathroom 2	No Asbestos Detected
27. Yellow glue on blue 12" x 12" vinyl floor tile at first floor bathroom 2	No Asbestos Detected
28. Yellow glue on blue 12" x 12" vinyl floor tile at first floor bathroom 2	No Asbestos Detected
29. Pink sink coating at kitchen	5% Asbestos
30. Pink sink coating at kitchen	5% Asbestos
31. Black sink coating at kitchen	10% Asbestos
32. Black sink coating at kitchen	10% Asbestos
33. ACM paper at second floor fuse box	50% Asbestos
34. ACM paper at first floor function bench	60% Asbestos
35. Wiring at small telephone	No Asbestos Detected
36. Wiring at large outer covering	No Asbestos Detected
37. Wiring at large soft conduit	No Asbestos Detected
38. Plaster at attic	No Asbestos Detected
39. Plaster at attic	No Asbestos Detected
40. Plaster at second floor	No Asbestos Detected
41. Plaster at second floor	No Asbestos Detected
42. Plaster at first floor	No Asbestos Detected
43. Plaster at first floor	No Asbestos Detected
44. Plaster at first floor	No Asbestos Detected
45. Plaster at basement	No Asbestos Detected
46. Plaster at basement	No Asbestos Detected
47. Exterior window glass glazing putty	No Asbestos Detected
48. Exterior window glass glazing putty	No Asbestos Detected

Number of Samples Collected

Garage:

Eleven (11) bulk samples were collected from the following materials suspected of containing asbestos:

Type and Location of Material

1. Ceiling plaster at bathroom
2. Ceiling plaster at bathroom
3. Ceiling plaster at garage bay
4. Ceiling plaster at garage bay

5. Ceiling plaster at garage bay
6. Cement coating at exterior wall
7. Cement coating at exterior wall
8. Black damproofing on terra cotta block at exterior wall
9. Black damproofing on terra cotta block at exterior wall
10. Exterior window glass glazing putty
11. Exterior window glass glazing putty

Samples Results**Type and Location of Material****Sample Result**

1. Ceiling plaster at bathroom	No Asbestos Detected
2. Ceiling plaster at bathroom	No Asbestos Detected
3. Ceiling plaster at garage bay	No Asbestos Detected
4. Ceiling plaster at garage bay	No Asbestos Detected
5. Ceiling plaster at garage bay	No Asbestos Detected
6. Cement coating at exterior wall	No Asbestos Detected
7. Cement coating at exterior wall	No Asbestos Detected
8. Black damproofing on terra cotta block at exterior wall	No Asbestos Detected
9. Black damproofing on terra cotta block at exterior wall	No Asbestos Detected
10. Exterior window glass glazing putty	No Asbestos Detected
11. Exterior window glass glazing putty	No Asbestos Detected

Observations and Conclusions:

The condition of ACM is very important. ACM in good condition does not present a health issue unless it is disturbed. Therefore, it is not necessary to remediate ACM in good condition unless it will be disturbed through renovation, demolition, or other activity.

1. Pink sink coating was found to contain asbestos.
2. Black sink coating was found to contain asbestos.
3. Paper at fuse box was found to contain asbestos.
4. Paper at first floor function bench was found to contain asbestos.
5. Hidden pipe insulation was assumed to contain asbestos.
6. Hidden electrical wiring was assumed to contain asbestos.
7. Slate roofing and mastic material were assumed to contain asbestos. Roofing material does not have to be removed by a licensed asbestos contractor. However, the Demolition/Roofing Contractor must comply with OSHA regulation during demolition and with state regulations for proper disposal. A non-traditional abatement plan would have to be prepared and submitted to the DEP for approval
8. Damproofing on foundation walls was assumed to contain asbestos. The demolition contractor will have to segregate the ACM from non-ACM building surfaces for proper disposal. A non-traditional abatement plan would have to be prepared and submitted to the DEP for approval.
9. Underground sewer pipes were assumed to contain asbestos.
10. All other suspect materials were found not to contain asbestos. Hidden ACM may be found during demolition activities.

Polychlorinated Biphenyls (PCB's)-Electrical Equipment and Light Fixtures:***Observations and Conclusions***

Visual inspection of various equipments such as light fixtures, thermostats, exit signs and switches was performed for the presence of PCB's and mercury. Ballasts in light fixtures were assumed not to contain PCB's since there were labels indicating that "No PCB's" was found. Tubes in light fixtures, thermostats, signs, and switches were assumed to contain mercury. It would be very costly to test those equipments and dismantling would be required to access. Therefore, the above mentioned equipments should be disposed in an EPA approved landfill as part of the demolition project.

PCB's in Caulking:***Observations and Conclusions***

Caulking was assumed to contain PCB's.

Lead Based Paint (LBP):***Observations and Conclusions***

LBP was assumed to exit on painted surfaces. All LBP activities performed, including waste disposal, should be in accordance with applicable Federal, State, or local laws, ordinances, codes, or regulations governing evaluation and hazard reduction. In the event of discrepancies, the most protective requirements prevail. These requirements can be found in OSHA 29 CFR 1926-Construction Industry Standards, 29 CFR 1926.62-Construction Industry Lead Standards, 29 CFR 1910.1200-Hazards Communication, 40 CFR 261-EPA Regulations. According to OSHA, any amount of LBP triggers compliance.

3.0 COST ESTIMATES:

The cost includes removal and disposal of all accessible ACM, other hazardous materials and an allowance for removal and disposal of inaccessible or hidden ACM that may be found during the demolition.

Location	Material	Approximate Quantity	Cost Estimate (\$)
Manor House:			
	Sink Damproofing	2 Total	500.00
	Paper in Fuse Box	12 SF	600.00
	Paper in Function Bench	110 SF	3,500.00
	Hidden Pipe and Hard Joint Insulation	300 LF	9,000.00
	Miscellaneous Hazardous Materials	Unknown	5,000.00
	Electrical Wire	Unknown	5,000.00
	Roofing Materials	2,500 SF	15,000.00
Exterior	Windows (PCB's Disposal)	30 Total	5,000.00
	Damproofing on Walls	100 Tons	17,000.00
Garage:			
	Roofing Materials	1,700 SF	8,500.00
Site:			
	Transite Sewer Pipe	Unknown	15,000.00
Estimated costs for NESHAP Inspection and Testing Services			6,500.00
Estimated costs for Design, Construction Monitoring and Air Sampling Services			17,900.00
Total:			108,500.00

4.0 DESCRIPTION OF SURVEY METHODS AND LABORATORY ANALYSES:

Asbestos samples were collected using a method that prevents fiber release. Homogeneous sample areas were determined by criteria outlined in EPA document 560/5-85-030a. Bulk material samples were analyzed using PLM and dispersion staining techniques with EPA method 600/M4-82-020.

5.0 LIMITATIONS AND CONDITIONS:

This report has been completed based on visual and physical observations made and information available at the time of the site visits, as well as an interview with the Owner's representatives. This report is intended to be used as a summary of available information on existing conditions with conclusions based on a reasonable and knowledgeable review of evidence found in accordance with normally accepted industry standards, state and federal protocols, and within the scope and budget established by the client. Any additional data obtained by further review must be reviewed by UEC and the conclusions presented herein may be modified accordingly.

This report and attachments, prepared for the exclusive use of Owner for use in an environmental evaluation of the subject site, are an integral part of the inspections and opinions should not be formulated without reading the report in its entirety. No part of this report may be altered, used, copied, or relied upon without prior written permission from UEC, except that this report may be conveyed in its entirety to parties associated with Owner for this subject study.

Inspected By:



Jason Becotte
Asbestos Inspector (AI-034963)



Asbestos Identification Laboratory

165 New Boston St., Ste 227

Woburn, MA 01801

781-932-9600

Web: www.asbestosidentificationlab.com

Email: mikemanning@asbestosidentificationlab.com

Batch:

55061



August 11, 2020

Ammar Dieb
Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702

Project Name: Ridge Hill Reservation House, Needham, MA

Project Number:

Date Sampled: 2020-08-07

Work Received: 2020-08-07

Work Analyzed: 2020-08-10

Analysis Method: BULK PLM ANALYSIS EPA/600/R-93/116

Dear Ammar Dieb,

Asbestos Identification Laboratory has completed the analysis of the samples from your office for the above referenced project. The information and analysis contained in this report have been generated using the EPA /600/R-93/116 Method for the Determination of Asbestos in Bulk Building Materials. Materials or products that contain more than 1% of any kind or combination of asbestos are considered an asbestos containing building material as determined by the EPA. This Polarized Light Microscope (PLM) technique may be performed either by visual estimation or point counting. Point counting provides a determination of the area percentage of asbestos in a sample. If the asbestos is estimated to be less than 10% by visual estimation of friable material, the determination may be repeated using the point counting technique. The results of the point counting supersede visual PLM results. Results in this report only relate to the items tested. This report may not be used by the customer to claim product endorsement by NVLAP or any other U.S. Government Agency.

Laboratory results represent the analysis of samples as submitted by the customer. Information regarding sample location, description, area, volume, etc., was provided by the customer. Asbestos Identification Laboratory is not responsible for sample collection activities or analytical method limitations. Unless notified in writing to return samples, Asbestos Identification Laboratory discards customer samples after 30 days. Samples containing subsamples or layers will be analyzed separately when applicable. Reports are kept at Asbestos Identification Laboratory for three years. This report shall not be reproduced, except in full, without the written consent of Asbestos Identification Laboratory.

- NVLAP Lab Code: 200919-0
- Massachusetts Certification License: AA000208
- State of Connecticut, Department of Public Health Approved Environmental Laboratory Registration Number: PH-0142
- State of Maine, Department of Environmental Protection Asbestos Analytical Laboratory License Number: LB-0078(Bulk) LA-0087(Air)
- State of Rhode Island and Providence Plantations. Department of Health Certification: AAL-121
- State of Vermont, Department of Health Environmental Health License AL934461

Thank you Ammar Dieb for your business.

Michael Manning
Owner/Director

Ammar Dieb
 Universal Environmental Consultants
 12 Brewster Road
 Framingham, MA 01702

Project Name: Ridge Hill Reservation House, Needham, MA
Project Number:
Date Sampled: 2020-08-07
Work Received: 2020-08-07
Work Analyzed: 2020-08-10

Analysis Method: BULK PLM ANALYSIS EPA/600/R-93/116

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
1 612944	Gray Paper Under Hardwood	1st FL Fuction Room	gray	Cellulose 90 Non-Fibrous 10	None Detected
2 612945	Gray Paper Under Hardwood	1st FL Kitchen	gray	Cellulose 95 Non-Fibrous 5	None Detected
3 612946	Gray Paper Under Hardwood	2nd FL Presetation Room	gray	Cellulose 95 Non-Fibrous 5	None Detected
4 612947	Gray Paper Under Hardwood	2nd FL Servart Room	green	Cellulose 98 Non-Fibrous 2	None Detected
5 612948	Green Paper Behind Stucco	Exterior	green	Cellulose 95 Non-Fibrous 5	None Detected
6 612949	Green Paper Behind Stucco	Exterior	green	Cellulose 95 Non-Fibrous 5	None Detected
7 612950	Stucco	Exterior	gray	Non-Fibrous 100	None Detected
8 612951	Stucco	Exterior	gray	Non-Fibrous 100	None Detected
9 612952	Square Linoleum	2nd FL Bathroom 1	multi	Cellulose 40 Non-Fibrous 60	None Detected
10 612953	Square Linoleum	2nd FL Bathroom 1	multi	Cellulose 40 Non-Fibrous 60	None Detected
11 612954	Yellow Glue	2nd FL Bathroom 1	yellow	Non-Fibrous 100	None Detected
12 612955	Yellow Glue	2nd FL Bathroom 1	yellow	Non-Fibrous 100	None Detected
13 612956	Rectangle Linoleum	2nd FL Bathroom 2	multi	Cellulose 30 Non-Fibrous 70	None Detected
14 612957	Rectangle Linoleum	2nd FL Bathroom 2	multi	Cellulose 35 Non-Fibrous 65	None Detected

FieldID	Material	Location	Color	Non-Asbestos %	Asbestos %
LabID					
15	Yellow Glue	2nd FL Bathroom 2	yellow	Non-Fibrous 100	None Detected
612958					
16	Yellow Glue	2nd FL Bathroom 2	yellow	Non-Fibrous 100	None Detected
612959					
17	Beige Linoleum	Kitchen	multi	Cellulose 30 Non-Fibrous 70	None Detected
612960					
18	Beige Linoleum	Kitchen	multi	Cellulose 35 Non-Fibrous 65	None Detected
612961					
19	Yellow Glue	Kitchen	yellow	Non-Fibrous 100	None Detected
612962					
20	Yellow Glue	Kitchen	yellow	Non-Fibrous 100	None Detected
612963					
21	Tan 12x12 VFT	1st FL Bathroom 1	tan	Non-Fibrous 100	None Detected
612964					
22	Tan 12x12 VFT	1st FL Bathroom 1	tan	Non-Fibrous 100	None Detected
612965					
23	Black Mastic	1st FL Bathroom 1	black	Cellulose 5 Non-Fibrous 95	None Detected
612966					
24	Black Mastic	1st FL Bathroom 1	black	Non-Fibrous 100	None Detected
612967					
25	Blue 12x12 VFT	1st FL Bathroom 2	multi	Non-Fibrous 100	None Detected
612968					
26	Blue 12x12 VFT	1st FL Bathroom 2	multi	Non-Fibrous 100	None Detected
612969					
27	Yellow Glue	1st FL Bathroom 2	yellow	Non-Fibrous 100	None Detected
612970					
28	Yellow Glue	1st FL Bathroom 2	yellow	Non-Fibrous 100	None Detected
612971					
29	Pink Slnk Coating	Kitchen	purple	Non-Fibrous 95	Detected Chrysotile 5
612972					
30	Pink Slnk Coating	Kitchen	purple	Non-Fibrous 95	Detected Chrysotile 5
612973					
31	Black Sink Coating	Kitchen	black	Non-Fibrous 90	Detected Chrysotile 10
612974					
32	Black Sink Coating	Kitchen	black	Non-Fibrous 90	Detected Chrysotile 10
612975					

FieldID	Material	Location	Color	Non-Asbestos %	Asbestos %
LabID					
33	ACM Paper	2nd FL Fuse Box	gray	Cellulose 40	Detected Chrysotile 50
612976				Non-Fibrous 10	
34	ACM Paper	1st FL Fuction Bench	gray	Non-Fibrous 40	Detected Chrysotile 60
612977					
35	Wiring	Small Telephone	multi	Cellulose 70	None Detected
612978				Non-Fibrous 30	
36	Wiring	Large Outer Covering	multi	Cellulose 75	None Detected
612979				Non-Fibrous 25	
37	Wiring	Large Soft Conduit	multi	Cellulose 70	None Detected
612980				Non-Fibrous 30	
38	Plaster	Attic	gray	Hair 5	None Detected
612981				Non-Fibrous 95	
39	Plaster	Attic	gray	Hair 5	None Detected
612982				Non-Fibrous 95	
40	Plaster	2nd Floor	multi	Hair 5	None Detected
612983				Non-Fibrous 95	
41	Plaster	2nd Floor	multi	Non-Fibrous 100	None Detected
612984					
42	Plaster	1st Floor	multi	Non-Fibrous 100	None Detected
612985					
43	Plaster	1st Floor	white	Non-Fibrous 100	None Detected
612986					
44	Plaster	1st Floor	white	Non-Fibrous 100	None Detected
612987					
45	Plaster	Basement	multi	Hair 10	None Detected
612988				Non-Fibrous 90	
46	Plaster	Basement	multi	Hair 2	None Detected
612989				Non-Fibrous 98	
47	Window Glass Glaze Putty	Exterior	gray	Non-Fibrous 100	None Detected
612990					
48	Window Glass Glaze Putty	Exterior	gray	Non-Fibrous 100	None Detected
612991					

Tuesday 11 August

Analyzed by:

Michael Thumming

End of Report

Batch: 55061

Page 3 of 3

CHAIN OF CUSTODY

Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702
Tel: (508) 628-5486 - Fax: (508) 628-5488
adieeb@uec-env.com

PLM
48-hour TAT

Town/City: Needham, MA Building Name: Ridge Hill Reservation House

Sample	Result	Description of Material	Sample Location
1		Gray Paper under Hardwood	1st fl. Function room
2			1st fl. Kitchen
3			2nd fl. Presentation room
4			2nd fl. Servant room
5		Green Paper behind stucco	exterior
6		1 1	1 1
7		Stucco	exterior
8		1 1	1 1
9		square Linoleum	2nd fl. Bathroom 1
10		1 1	
11		Yellow Glue	
12		1 1	
13		Rectangle Linoleum	2nd fl. Bathroom 2
14		1 1	
15		Yellow glue	
16		1 1	
17		Beige Linoleum	Kitchen
18		1 1	
19		Yellow glue	
20		1 1	

Reported By: Jason Decotte Date: 8-7-20 Due Date: _____
 Received By: [Signature] Date: 8/7/2020

CHAIN OF CUSTODY

PLM

Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702
Tel: (508) 628-5486 - Fax: (508) 628-5488
adieeb@uec-env.com

Town/City: Needham, MA Building Name: Ridge Hill Reservation House

Sample	Result	Description of Material	Sample Location
21		Tan 12x12 VFT	1st fl Bathroom 1
22		1 1	
23		Black mastic	
24		1 1	
25		Blue 12x12 VFT	1st fl Bathroom 2
26		1 1	
27		Yellow glue	
28		1 1	
29		Pink sink coating	Kitchen
30		1 1	
31		Black sink coating	Kitchen
32		1 1	
33		Acu Paper	2nd fl Fuse Box
34		1 1	1st fl Function room Bench
35		wiring	Small tele phone
36			Large outer covering
37			Large soft conduit
38		Plaster	Attic
39			
40			2nd floor

Reported By: Jason Becotte Date: 8-7-20 Due Date: _____

Received By: _____ Date: _____

PLM

Town/City: Needham, MA Building Name Ridge Hill Reservation House

Reported By: Taxn Beute Date: 8-7-20 Due Date: _____

Received By: _____ Date: _____



Asbestos Identification Laboratory

165 New Boston St., Ste 227

Woburn, MA 01801

781-932-9600

Web: www.asbestosidentificationlab.com

Email: mikemanning@asbestosidentificationlab.com

Batch:

55062



August 11, 2020

Ammar Dieb
Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702

Project Name: Ridge Hill Reservation Garage, Needham, MA

Project Number:

Date Sampled: 2020-08-07

Work Received: 2020-08-07

Work Analyzed: 2020-08-10

Analysis Method: BULK PLM ANALYSIS EPA/600/R-93/116

Dear Ammar Dieb,

Asbestos Identification Laboratory has completed the analysis of the samples from your office for the above referenced project. The information and analysis contained in this report have been generated using the EPA /600/R-93/116 Method for the Determination of Asbestos in Bulk Building Materials. Materials or products that contain more than 1% of any kind or combination of asbestos are considered an asbestos containing building material as determined by the EPA. This Polarized Light Microscope (PLM) technique may be performed either by visual estimation or point counting. Point counting provides a determination of the area percentage of asbestos in a sample. If the asbestos is estimated to be less than 10% by visual estimation of friable material, the determination may be repeated using the point counting technique. The results of the point counting supersede visual PLM results. Results in this report only relate to the items tested. This report may not be used by the customer to claim product endorsement by NVLAP or any other U.S. Government Agency.

Laboratory results represent the analysis of samples as submitted by the customer. Information regarding sample location, description, area, volume, etc., was provided by the customer. Asbestos Identification Laboratory is not responsible for sample collection activities or analytical method limitations. Unless notified in writing to return samples, Asbestos Identification Laboratory discards customer samples after 30 days. Samples containing subsamples or layers will be analyzed separately when applicable. Reports are kept at Asbestos Identification Laboratory for three years. This report shall not be reproduced, except in full, without the written consent of Asbestos Identification Laboratory.

- NVLAP Lab Code: 200919-0
- Massachusetts Certification License: AA000208
- State of Connecticut, Department of Public Health Approved Environmental Laboratory Registration Number: PH-0142
- State of Maine, Department of Environmental Protection Asbestos Analytical Laboratory License Number: LB-0078(Bulk) LA-0087(Air)
- State of Rhode Island and Providence Plantations. Department of Health Certification: AAL-121
- State of Vermont, Department of Health Environmental Health License AL934461

Thank you Ammar Dieb for your business.

Michael Manning
Owner/Director

August 11, 2020

Ammar Dieb
Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702

Project Name: Ridge Hill Reservation Garage, Needham, MA
Project Number:
Date Sampled: 2020-08-07
Work Received: 2020-08-07
Work Analyzed: 2020-08-10

Analysis Method: BULK PLM ANALYSIS EPA/600/R-93/116

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
1 612992	Ceiling Plaster	Bathroom	gray	Cellulose 2 Non-Fibrous 98	None Detected
2 612993	Ceiling Plaster	Bathroom	gray	Cellulose 2 Non-Fibrous 98	None Detected
3 612994	Ceiling Plaster	Garage Bay	white	Cellulose 2 Non-Fibrous 98	None Detected
4 612995	Ceiling Plaster	Garage Bay	white	Cellulose 2 Non-Fibrous 98	None Detected
5 612996	Ceiling Plaster	Garage Bay	white	Cellulose 2 Non-Fibrous 98	None Detected
6 612997	Cement Coating	Exterior Wall	gray	Cellulose 1 Non-Fibrous 99	None Detected
7 612998	Cement Coating	Exterior Wall	gray	Cellulose 1 Non-Fibrous 99	None Detected
8 612999	Black DP on Terra Cotto Block	Exterior Wall	black	Cellulose 2 Non-Fibrous 98	None Detected
9 613000	Black DP on Terra Cotto Block	Exterior Wall	gray	Cellulose 2 Non-Fibrous 98	None Detected
10 613001	Window Glass Glaze Putty	Exterior Window	gray	Cellulose 2 Non-Fibrous 98	None Detected
11 613002	Window Glass Glaze Putty	Exterior Window	gray	Cellulose 2 Non-Fibrous 98	None Detected

Tuesday 11 August

Analyzed by:



End of Report

Batch: 55062

Page 1 of 1

CHAIN OF CUSTODY

Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702
Tel: (508) 628-5486 - Fax: (508) 628-5488
adieb@uec-env.com

PLM

48-hour TAT

Town/City: Needham, MA Building Name: Ridge Hill Reservation Garage

Sample	Result	Description of Material	Sample Location
1		Ceiling Plaster	Bathroom
2			1 1
3			Garage Bay
4			
5			
6		Cement coating	exterior wall
7		1 1	1 1
8		Black DPen Terra cotta Block	exterior wall
9		1 1	1 1
10		window glass glaze putty	exterior window
11		1 1	1 1

Reported By: Jason Becotte Date: 8-7-20 Due Date: _____

Received By: [Signature] Date: 8/12/2020

RIDGE HILL ESTATE – TOWN OF NEEDHAM
ESTATE HOUSE AND GARAGE DEMOLITION STUDY

APPENDIX C

CIVIL EXISTING CONDITIONS SYSTEMS REPORT
SEPTEMBER 3, 2020
PREPARED BY GARCIA, GALUSKA, DESOUSA, INC.

Ridge Hill Manor House & Garage Demolition Study

Needham, MA

Civil Existing Conditions Systems Report

J#894 113 00.00

L#72826/Page 1/August 14, 2020, Revised September 3, 2020

CIVIL

Summary:

This Existing Conditions Report is primarily prepared for the existing Ridge Hill Estate buildings located at 463 Charles River Street in Needham, MA. The project includes the potential demolition of the existing Ridge Hill Estate house and four-bay garage. The existing barn structure will remain.

Site Conditions:

The information provided in this paragraph is based on the most recent assessor's database information. The building is located on the north side of Charles River Street, east of the intersection with Pheasant Landing Road. The site is identified as Assessor's Lot 199 on Map 306.0. The Owner is listed as the Town of Needham with an address of 1471 Highland Avenue in Needham, MA. The 183.5 acre property is currently developed as conservation land with walking trails, picnic areas, parking as well as multiple existing structures including the main estate house, garage and barn/ranger's house. The main house is/was most recently used as temporary storage for miscellaneous Town supplies and equipment. The existing main house was built in 1906 and contains approximately 8,288 square feet of living space.



Ridge Hill Estate House



4-Bay Garage



Barn/Ranger's Residence



Ridge Hill Manor House & Garage Demolition Study
Needham, MA
Civil Existing Conditions Systems Report
J#894 113 00.00
L#72826/Page 2/August 14, 2020, Revised September 3, 2020

Zoning:

The building is located within the Single Residence A (SRA) zoning district. The parcel is located within the municipal Aquifer Protection District. The following dimensions are required in the Single Residence A District:

	<u>Residential A District</u>
• Minimum Lot Area	43,560 Square Feet
• Minimum Lot Frontage	150 Feet
• Minimum Front Setback	30 Feet
• Minimum Side Setback	15 Feet
• Minimum Rear Setback	15 Feet
• Maximum Floor Area Ratio	No Requirement
• Maximum Lot Coverage (%)	No Requirement/15% or 2,500 square feet of any lot, whichever is greater per Aquifer Protection District regulations.
• Maximum Stories	2-1/2
• Maximum Height	35 Feet

Parking:

Multiple gravel parking areas are located along the driveway from Charles River Street to the estate buildings. The first gravel parking lot is located on the east side of the driveway approximately 0.10 miles north of Charles River Street with room for approximately 9 vehicles. The second gravel public parking lot is located on the east side of the driveway approximately 0.25 miles from Charles River Street with room for approximately 17 vehicles.

An unquantifiable amount of additional parking is available in front of the estate house, garage and barn buildings as the bituminous concrete driveway approaches each structure.

Paving is generally in fair condition. Bituminous concrete paving near estate house, barn, and garage is in poor condition and failing.

Ridge Hill Manor House & Garage Demolition Study
Needham, MA
Civil Existing Conditions Systems Report
J#894 113 00.00
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Water Supply:

The existing estate house is served by a 2" domestic service fed from the 6" water main east of the estate house on the west side of the driveway. The garage and the barn are connected to the estate house plumbing system with a 1-1/2" water pipe. The 6" water main on site is fed from a 16" main in Charles River Street. There is a fire hydrant installed approximately 140 feet east of the main estate house.

Water service to the estate house should be cut and capped at the 6-inch water main in the vicinity of the existing hydrant. Removal of water meter in the estate house should be coordinated with the local water department. Removal of the piping will discontinue water to the barn. A new 1-1/2" service and installation of a meter located inside the barn will be required if the barn is to be occupied.



Water meter Ridge Hill Estate House

The existing drinking water fountain southeast of the garage building should be removed. The copper water piping may be abandoned below grade. An asbestos concrete pipe is used as a sleeve around the drinking water fountain and shall be removed, contained and legally disposed of in accordance with 453 CMR 6.00.

Sewer System:

The existing buildings are served by an on-site septic system. A sewer manhole east of the estate house discharges effluent southeasterly to a septic tank east of the access driveway. The septic tank is believed to consist of three former cesspools. It is believed that the septic tank discharges to six leaching pits in the lower meadow area. The barn/ranger's house is documented to have a septic system consisting of a septic tank and pump chamber immediately east of that building. The effluent is discharged southerly to a septic leaching field located immediately south of the gravel parking lot. Additionally, the existing garage, which includes multiple toilets, is believed to discharge effluent directly to a cesspool north of the garage building.

Prior to demolition of the estate house and garage, all existing septic system components should be decommissioned per 310 CMR 15.000 and filled with sand. The sewer manhole in front of the estate house should be removed in its entirety.



Sewer Manhole

Ridge Hill Manor House & Garage Demolition Study
Needham, MA
Civil Existing Conditions Systems Report
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Drainage System:

Runoff from the estate house roof is collected by gutters and brought to grade by downspouts. Some downspouts are connected to subsurface drainage piping that discharges to the leaching pit in the kitchen ramp on the east side of the house where it infiltrates into the ground. One catch basin in the driveway east of the house appears to connect to the leaching pit as well.

Prior to demolition of the estate house, all below grade downspout connections shall be cut and capped below grade. The existing catch basin and leaching pit in the front of the estate house shall be cleaned of debris and protected during the demolition.

The roof of the garage and barn/ranger's house discharges directly to grade. Site runoff in the area of the buildings generally flows in an east-southeasterly direction towards a wetlands resource area.



Catch Basin & Leaching Pit

Electrical/Telecommunications Utilities:

There is a pad mounted transformer located east of the estate house. The pad mounted transfer feeds the estate house and barn. Electric meters are installed on the exterior of the estate house and barn. The garage is believed to be fed from the estate house.

Pad mounted transformer shall remain. Existing secondary service to the estate house shall be removed as well as the meter.

Site light poles are provided along the entry drive to the estate buildings. It is believed that the light poles are fed from the estate house. The light poles will be required to be refed from the existing to remain transformer to continue to operate.

Ridge Hill Manor House & Garage Demolition Study
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Telecommunications is fed from underground. There is a telecommunications pedestal located adjacent to the pad mounted transformer. The telecommunications service to the estate house shall be cut and capped prior to demolition.

There is an existing master box and pull station fed from below grade located adjacent to the pad mounted transformer, which may no longer be active. If active, the master box/pull station shall remain and be protected during any demolition activities.



Transformer, Telecommunications Pedestal & Master Box



Estate House Electric Meter



Garage Electrical Service



Barn/Ranger's Residence Electric Meter

Ridge Hill Manor House & Garage Demolition Study
Needham, MA
Civil Existing Conditions Systems Report
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Fuel Storage:

The estate house is heated with oil-fired boilers. The oil storage tanks are located in the basement of the estate house. Oil tanks shall be disposed of per local and state regulations prior to demolition of the building.

All areas of the garage building were not accessible so we could not determine how the garage building is heated. There is an abandoned fuel dispenser in the garage. The fuel dispenser appears to be supplied from a below ground 500 gallon storage tank. There is an existing tank vent located on the exterior of the building. We could not determine the location of buried tank as there were no visible access manholes at grade. Further investigation is required prior to demolition of the building. The floor drains within the garage should be investigated to confirm presence of soil contamination.



Estate House Oil Storage Tanks – Basement



Garage Fuel Dispenser



Fuel Tank Vent

Soil Conditions & Testing:

The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Soil Maps indicate the area of the existing building is comprised of Paxton fine sandy loam, 0 to 8 percent slope, extremely stony to the north and Hinckley loamy sand, 3 to 5 percent slopes to the south. The Paxton fine sandy loam is classified as Hydrologic Soil Group 'C' (moderately low infiltration). The Hinckley loamy sand is classified as Hydrologic Soil Group 'A' (high/rapid infiltration).

Wetland Resource Area:

The existing estate house is located approximately 315 feet east of the nearest wetland resource area as identified on the Massachusetts Geographic Information System (MassGIS). The existing barn/ranger's

Ridge Hill Manor House & Garage Demolition Study
Needham, MA
Civil Existing Conditions Systems Report
J#894 113 00.00
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house is located approximately 115 feet west of its nearest wetland resource area. Alterations of land within 100 feet of the limit of the resource areas will require the filing of a Notice of Intent with the Needham Conservation Commission. Clearly defined limits of work/disturbance shall be established to prevent disturbances within the 100 foot buffer.

Natural Heritage & Endangered Species Program (NHESP):

The Massachusetts Geographic Information System (MassGIS) indicates that a portion of the site is located within an area of “Estimated Habitats of Rare Wildlife” and “Priority Habitat of Rare Species”. That area is approximately 1,300 feet northeast of the existing barn/ranger’s quarters. MassGIS also identifies multiple certified vernal pools approximately 1,000 feet south of the existing estate house along the west side of the access driveway. No storage of equipment, materials or refuse shall be allowed within 750 feet of the vernal pools. Vehicular travel shall be maintained to the existing roadway.

MA DEP Water Supply Protection Area/Water Resources Protection:

The site is not located within a MassDEP Groundwater Supply Protection Area Zone I, II or Interim Wellhead Protection Area (IWPA) nor a Surface Water Supply Protection Area Zone A, B or C according to the Massachusetts Geographic Information system (MassGIS). However a portion of the site, including the area of the existing structures does fall within the limits of the Aquifer Protection District. Development within the Aquifer Protection District is regulated under the Needham Zoning Bylaw and is more restrictive than the underlying zoning district. Prior to proceeding with the demolition scope, the work shall be reviewed with the Building Inspector/Zoning Enforcement Officer regarding the need of a special permit due to the removal of the existing oil and fuel tanks on the site. Activities that involve the handling of toxic or hazardous materials in quantities greater than those associated with normal household use permitted in the underlying zoning district requires a special permit to prevent contamination of groundwater.

Flood Zones:

The Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), Flood Insurance Rate Map (FIRM) Community Panel 25021C, Map 0019E, effective date July 17, 2012 indicates that the site is located within Zone X: Area of Minimal Flood Hazard which has no limitations on site build out. No construction restrictions are present due to the flood zone designation.

RIDGE HILL ESTATE – TOWN OF NEEDHAM
ESTATE HOUSE AND GARAGE DEMOLITION STUDY

APPENDIX D

*PHASE I ENVIRONMENTAL SITE ASSESSMENT
DEMOLITION STUDY RIDGE HILL MANOR HOUSE AND GARAGE
(APPENDICES A THROUGH D INCLUDED: APPENDIX E REMOVED)
SEPTEMBER 2, 2020
PREPARED BY LORD ENVIRONMENTAL, INC.*

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Demolition Study
Ridge Hill Manor House and Garage
463 Charles River Street
Needham, Massachusetts**



Prepared for:

**Ammar Dieb
Universal Environmental Corp.
12 Brewster Road
Framingham, MA 01702**

Prepared by:

**Lord Environmental, Inc.
1506 Providence Highway, Suite 30
Norwood, Massachusetts 02062**

Project # 2930

September 2, 2020

September 2, 2020

Ammar Dieb
Universal Environmental Corp.
12 Brewster Road
Framingham, MA 01702

***RE: Ridge Hill Phase I Environmental Site Assessment:
Manor House and Garage at 463 Charles River Street
Needham, Massachusetts***

Dear Mr. Dieb:

Lord Environmental, Inc. has completed a Phase I Environmental Site Assessment of the above-referenced property (the "Site"). Environmental investigations were completed following standard industry practice and in compliance with the ASTM E1527-13 site assessment standard entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The purpose of this assessment was to identify Recognized Environmental Conditions ("RECs") as defined in ASTM E1527-13, and to determine if additional investigation is warranted.

In summary of our assessment, Two Recognized Environmental Conditions were identified at the manor house and garage located at 463 Charles River Street in Needham, MA. The RECs are listed below.

1. A fuel pump was identified in the southeast corner of the garage, and an associated vent pipe extending from the ground was discovered directly outside along the eastern wall.
2. A vent pipe, which extended directly from the ground was identified along the front of the manor house.

The two vent pipes and fuel pump are likely evidence of a previous underground fuel oil tank located in front of the manor house and an underground gasoline tank located along the southeastern edge of the garage. No further information, especially regarding past removal and potential releases from these tanks was not made available. These findings constitute RECs in accordance with ASTM guidelines.

It is recommended that exploratory test pits be performed in these areas to determine if the tanks or related piping still exist below grade and what soil conditions are like.

Lord Environmental, Inc.

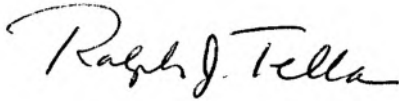
Consulting & Licensed Site Professional Services

1506 Providence Highway - Suite 30
Norwood, MA 02062-4647

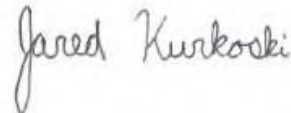
Voice: 781.255.5554
Fax: 781.255.5535
www.lordenv.com

Please refer to the attached report for specific details and findings of our assessment. We appreciate the opportunity to have provided our professional environmental consulting and analytical services.

Sincerely,
LORD ENVIRONMENTAL, INC.



Ralph Tella, CHMM, LSP
President



Jared Kurkoski
Environmental Scientist

Enc.: Phase I ESA

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APPENDIX E – PREVIOUS REPORTS

1.0 INTRODUCTION

1.1 Purpose

Lord Environmental, Inc. (LEI) has completed a Phase I Environmental Site Assessment for 463 Charles River St., Needham, Massachusetts (the “Site”). The purpose of this assessment was to identify “Recognized Environmental Conditions” as defined in ASTM standard E1527-13 (the “Standard”), and to determine if additional investigation is warranted.

Recognized Environmental Conditions are defined as the presence or likely presence of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term Recognized Environmental Conditions is not intended to include *de minimis* conditions which generally do not present a material risk of harm to public health or the environment, and that generally would not be the subject of a notification and/or enforcement action if brought to the attention of appropriate governmental agencies.

The Phase I consisted of a Site reconnaissance and an assessment of the Site and surrounding properties for visual and/or olfactory evidence of the use, storage, and/or release of oil and/or hazardous material. The Phase I also included a review of federal, state, and local agency files regarding the history of the Site and surrounding area relative to the use, storage and/or release of oil and/or hazardous material.

Please note that an investigation for the presence of mold, asbestos and PCBs in building materials, lead-based paint, indoor air quality, or regulatory compliance is beyond the scope of work described by ASTM E1527-13, therefore LEI did not explore those conditions.

1.2 Significant Assumptions

Factual information regarding operations, conditions, and other data provided by the Client, Site contacts, third parties, and governmental agencies are assumed to be correct and complete.

1.3 Special Terms and Conditions

The Phase I ESA was conducted by LEI on behalf of the Client consistent with the agreed upon Scope of Work and LEI Standard Terms and Conditions. No other special terms and conditions were established in connection with these services.

2.0 SCOPE OF SERVICES

This assessment was performed following standard industry practice and with consideration to the ASTM E1527-13 site assessment standard entitled “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The investigation included completion of the following tasks:

1. A field investigation was performed including a visual surficial inspection of the Site and abutting properties; and
2. The following agencies or services were contacted to inquire of past ownership, complaints, or violations concerning environmental issues at the Site and vicinity:
 - The Massachusetts Department of Environmental Protection (MADEP)
 - The Needham Tax Assessor’s Office
 - The Needham Building Department
 - The Needham Board of Health
 - The Needham Department of Public Works
 - The Needham Fire Prevention Office
 - Environmental Data Resources
 - Sanborn Fire Insurance Maps
 - HistoricalAerials.com
3. The following agencies were contacted to determine the physical characteristics of the Site and vicinity:
 - USGS Topographical Maps
 - MADEP Priority Resource Maps
 - Massachusetts Geographic Information Systems (MAGIS)
 - US Fish & Wildlife Service Wetlands Inventory
 - FEMA Flood Zone Maps
 - USDA Soil Survey Maps
 - UC Davis Soil Web App
 - Google Earth Pro

3.0 SITE DESCRIPTION

3.1 Site Location and Parcel Legal Description

Information provided indicates that the Site consists of the old Baker Estate manor house, the associated garage and the immediate surrounding vicinity at 463 Charles River Street in Needham, Massachusetts. A Site Location Map is included as **Figure 1**. A Tax Assessor's Map is included as **Figure 2**, a Zoning Map is included as **Figure 3** and a Site Plan depicting pertinent Site features is included as **Figure 4**.

Information provided indicates that the Site's longitudinal and latitudinal coordinates are approximately -71.276750° west and 42.274877° north. Universal Transverse Mercator (UTM) coordinates are approximately 4,682,593 meters north by 312,249 meters east.

3.2 Site and Vicinity General Characteristics

Zoning for the Site and abutting properties to the north, south, east and west is labelled as Single Residence A and Aquifer Protection.

3.3 Current Property Use

The current property is used for a conservation area within the town.

3.4 Description of Improvements

The Site consists of the Ridge Hill manor house, the associated garage and the immediate surrounding vicinity.

A detailed Site description is presented in **Section 4.0** and photographs are provided in **Appendix A**.

3.4.1 Wastewater

The Site is not connected to the municipal sewer system.

3.4.2 Water Supply

The Site receives municipal water.

3.4.3 Wells

A dry well was discovered between the manor house and garage. A clay pipe empties into the well approximately 1 foot from the surface. No apparent odors or visible sheens were observed in the well.

3.4.4 Heating/Cooling System

The most recent heating system was powered by two above ground storage tanks (ASTs) located in the basement. Neither tanks were in use at the time of the inspection.

3.4.5 Solid Waste Disposal

Trash barrels are kept along the garage.

3.4.6 Storage Tanks and Drums

Two ASTs were present in the basement and evidence of historical underground storage tanks (USTs) exist for both the manor house and garage (see Section 6.2 and 6.3).

3.4.7 Transformers, Hydraulic Equipment and Other Potential Evidence of the Potential Use of Polychlorinated Biphenyls

Polychlorinated Biphenyls (PCBs) can be found in hydraulic oil filled electrical equipment (such as motors and pumps), capacitors or transformers, and fluorescent light ballasts manufactured prior to July 2, 1979.

No potential PCB-containing hydraulic equipment was observed on the site during the inspection.

Additionally, any light ballast manufactured after 1979 must be labeled “No PCB”. Note that electric light ballasts that contained PCBs had less than 1.5 ounces of PCB. The reportable quantity requiring notification to the Massachusetts Department of Environmental Protection of a release is one pound. Therefore, the risk presented by PCB-containing ballasts is relatively low. Sampling building materials for PCBs is beyond the scope of the ASTM method.

3.5 Current Uses of Adjoining Properties

Abutting land-use is summarized on the following page in **Table 1**.

Table 1
Area Land Usage

Usage	Orientation
Conservation Land	North
Conservation Land	East
Conservation Land	South
Conservation Land	West

4.0 USER PROVIDED INFORMATION

A summary of user provided information is provided below.

4.1 User Questionnaire

A summary of the completed User Questionnaire is provided on the following page. A copy of the completed Questionnaire is attached in **Appendix B**.

Table 2
User Questionnaire

A User Questionnaire was provided to the User (Client) to assist the User and LEI in gathering information from the User that may be material to identifying RECs. The following answers were provided by the User's Representative.	Response Inquiry
Name and title	Michael Retzky, Project Manager
Tenure with Site	4+ years as PM
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?	No
Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?	No
As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	No
Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	N/A
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:	No
Do you know the past uses of the property?	Private Residence
Do you know of specific chemicals that are present or once were present at the property?	ACM's described in the hazardous materials report developed by UEC for this study
Do you know of spills or other chemical releases that have taken place at the property?	Unknown. There is a suspected fuel storage tank buried below or adjacent to the existing garage (floor slab) which could be a potential leak source
Do you know of any environmental cleanups that have taken place at the property?	No
As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	No

4.2 Title Records

LEI did not review the property title.

4.3 Environmental Liens, Activity and Use Limitations

The purchaser has no knowledge of environmental liens, and the agency check revealed no listing for an Activity and Use Limitation in connection with the Site.

4.4 Specialized Knowledge

There is a suspected fuel storage tank buried below or adjacent to the existing garage (floor slab) which could be a potential leak source if a UST is located in the ground.

4.5 Commonly Known or Reasonably Ascertainable Information

See Section 4.4

4.6 Valuation Reduction for Environmental Issues

The representative stated that no transaction is being conducted on the property

4.7 Owner, Property Manager, and Occupant Information

According to the Needham Assessor's Office, the current owner of the property is:

Town of Needham
1471 Highland Ave
Needham, MA 02492

LEI obtained property information cards regarding the Site from the Assessor's office website.

4.8 Reason for Performing Phase I Study

A Phase I ESA is being conducted in connection with the demolition of the manor house and garage.

5.0 RECORDS REVIEWS

A review of federal, state and local regulatory agency files was conducted in accordance with ASTM E1527-13 standards to identify the use, generation, storage, treatment, disposal and/or release of oil and/or hazardous materials that may potentially impact the Site.

5.1 Municipal Offices

5.1.1 Assessor's Office

Lord Environmental, Inc. searched for records with the Needham Assessor's Office to collect historical ownership information for the Site. This data was reviewed for the purposes of land use determination and should not be relied upon as a complete chain-of-title. The following table offers a summary of ownership information obtained at the Assessor's office.

Table 3
Chain of Title

25 8th Street		
Grantee	Date of Acquisition	Book/Page
Town of Needham	5/25/1973	4939/729

5.1.2 Health Department

On August 25, 2020, LEI contacted the Needham Board of Health to request records on the use, storage or release of oil or other hazardous material at the Site. Records provided to LEI indicate that a ~100 gallon oil spill occurred in the basement of the Ridge Hill "reservation barn" on March 21, 2008 due to a ruptured 275 gallon fuel oil tank. Clean Harbors, who was the acting LSP for the release, reported that no oil had migrated vertically through the concrete slab, making the release non-reportable to the MADEP. The floor was cleaned, and the tank was removed from the building prior to being replaced by a new tank.

5.1.3 Building Department

On August 26, 2020, LEI contacted the Needham Building Department to request records regarding the use, storage or release of oil or other hazardous materials at the Site. No documents regarding environmental issues were on-file with the Department.

5.1.4 Public Works Department

On August 26, 2020, LEI contacted the Needham Public Works Department. The Site is connected to municipal water but no municipal sewer system. No records regarding the use, storage or release of oil or other hazardous materials at the Site exist in the department records.

September 2, 2020

5.1.5 Fire Department

On August 25, 2020, LEI contacted the Needham Fire Department to request records regarding the use, storage or release of oil or other hazardous materials at the Site. According to an email from Dennis Condon, Fire Chief of the Needham Fire Department, no records regarding USTs exist for the property.

5.2 Sanborn/Historical Map Review

Sanborn Maps usually show property use and underground commercial fuel storage for the purposes of insurance companies. LEI ordered Sanborn Maps from Environmental Data Resources (EDR). Unfortunately, no coverage exists for the Site in EDR's records.

5.3 Historical Aerial Photograph Review

Aerial photographs from 1938, 1955, 1957, 1969, 1978, 1994, 1995, 2001, 2003, 2004, 2005, 2008, 2010, 2012, 2013, 2014 and 2016 were reviewed through the Historic Aerials website (www.historicaerials.com) and a current 2020 aerial photograph was reviewed from Google Earth. Many of the images, particularly prior to 2001, contained relatively poor resolution. Thus, many details may have been unidentifiable.

The aerial photographs starting in 1938 showed the Site as similar to current conditions. Between 2008 and 2013 the shed directly east of the garage was torn down. No other major changes appear to have occurred.

5.4 Radius Search for Properties of Environmental Concern

A radius search report, titled *EDR First Report*, dated August 21, 2020, was provided to LEI by Environmental Data Resources (EDR). The report summarizes the findings of federal and state-listed sites of Recognized Environmental Conditions as outlined in ASTM E1527 guidelines. The search was performed using software developed by EDR.

Sites identified within the designated ASTM search radii are summarized in the following table. The EDR report is included in **Appendix D**.

Table 4

NPL (1 mi.)	RCRIS TSDF (1 mi.)	CERCLIS (0.5 mi.)	Landfill (0.5 mi.)	STATE SITES (0.5 mi.)	LUST & SPILLS (0.5 mile)	ERNS Site/ Abutter	RCRIS Site/ Abutter	UST Site/ Abutter
NI	NI	NI	Needham Department Of Public Works 1421 Central Ave Elev: Higher Dist: 0.449 mi. E ID: 173149 Wellesley Recycling & Disposal Facility 169 Great Plain Ave	Transformer PM 4041 426 Grove St Elev: Higher Dist: 0.149 mi. WSW RTN: 3-0019731/RAO/A1 Former Residence & Greenhouse 411 Cartwright Rd Elev: Higher	No Location Aid 600 Charles River St Elev: Higher Dist: 0.084 mi. W RTN: 3-0020962/RAO/A2 WHDH Transmitter 1555 Central Ave Elev: Lower Dist: 0.165 mi. ESE	NI	NI	NI

NPL (1 mi.)	RCRIS TSDF (1 mi.)	CERCLIS (0.5 mi.)	Landfill (0.5 mi.)	STATE SITES (0.5 mi.)	LUST & SPILLS (0.5 mile)	ERNS Site/ Abutter	RCRIS Site/ Abutter	UST Site/ Abutter
			Elev: Lower Dist: 0.482 mi. N ID: 457131	Dist: 0.156 mi. NNW RTN: 3-0024309/RAO/A2 Residence 1 Kenilworth Cir Elev: Higher Dist: 0.361 mi. NNW RTN: 3-0028051/RAO/A1 Needham Department Of Public Works 1421 Central Ave Elev: Higher Dist: 0.449 mi. E RTN: 3-0025241/RAO/A1 Recycling and Disposal Facility 169 Great Plain Ave Elev: Lower Dist: 0.482 mi. N RTN: 3-0030194/RAO/A2 RTN: 3-0033134/PSNC/PN	RTN: 3-0017807/RAO/A2 Recycling and Disposal Facility 169 Great Plain Ave Elev: Lower Dist: 0.482 mi. N RTN: 3-0013631/RAO/A1			

Notes:

All addresses are located in City of Boston, MA

N=north, S=south, W=west, E=east

ASL: Above sea level

NPL = National Priorities List

TSDF = Treatment Storage & Disposal Facilities

NI = None Identified

UST = Underground Storage Tank

AUL = Activity and Use Limitation

PENNFA=Pending No Further Action

PSNC=Permanent Solution with No Conditions

RAO = Response Action Outcome, Closed in accordance with MADEP Regulations

Tier II = Listed with MADEP due to oil or hazardous material in soil/groundwater (not closed)

RCRIS = Resource Conservation and Recovery Information System

ERNS = Environmental Response Notification System

NFA – LSP Opinion of No Further Action

F = Final

DEPNFA= DEP No Further Action

PSC=Permanent Solution with Conditions

5.5 Massachusetts Department of Environmental Protection Review

Pertinent records regarding releases of OHM identified in the EDR report have been reviewed by LEI personnel through the MADEP website. All reported releases within a 0.5-mile radius of the Site have been closed to the satisfaction of the MADEP or are located in an area downgradient of the Site. Therefore, the identified properties are not likely to have current or former releases of hazardous substances and/or petroleum products with the potential to migrate to the property that would result in a material threat to public health or the environment. Migration refers to the movement of hazardous substances or petroleum products in any form, including solid and liquid at the surface or subsurface and vapor in the subsurface.

5.6 Previous Reports

Several reports were provided to LEI and included in **Appendix E**. The following information was gathered from the reports.

The Site was originally part of an 800-acre estate known as Ridge Hill Farms during the mid-19th century and was used as a summer amusement park. In 1890 the 800-acre estate was split up. The main estate building at Ridge Hill was constructed as a summer and hunting estate in 1906 by John Torrey Morse III. In 1929, Gardner Bradley purchased the house, and upon his death in 1972, Bradley's grandson sold the estate to the Town of Needham.

The estate is currently connected to three septic systems on the property. The system for the main building was updated in 2003 to comply with state environmental regulations.

Records which appeared to be from the fire department report several fuel oil tanks including:

Date	Address	Location of Tank	Fuel Type	Number of Tanks	Size (gal.)
3/26/1965	461 Charles River St	Basement	#2 Fuel oil	1	275
5/15/1968	461 Charles River St	Basement	#2 Fuel oil	3	330
6/12/1970	463 Charles River St	Boiler Room	#2 Fuel oil	1	275
1/26/1988	463 Charles River St	Basement	N/A	1	275

5.7 Physical Setting Sources

LEI reviewed information provided by the United States Geological Survey (USGS) in connection with physiographic conditions and soil types. LEI also reviewed several resources with the intention of gathering natural resource information useful for the Site inspection. According to the EDR report provided to LEI (**Appendix D**), the elevation of the Site is approximately 142 feet above mean sea level. USGS topographical maps (**Figure 1**) depict the Site and surrounding area as sloping to the south towards the Charles River.

Review of the Phase 1 Site Assessment map published by the MADEP, attached as **Figure 5**, indicated the Site is not located in a Potential Drinking Water Source Area.

Review of the UC Davis California Soil Web App shows the Site is primarily Paxton series soil (80%), which is comprised of extremely stony fine sandy loam with 0-8% slopes. A small portion of the southern edge of the site is primarily Hinckley series soil (85%), which is comprised of loamy sand with 3-8% slopes.

A FEMA Flood Map of the Site depicts the Site as being in an Area of Minimal Flooding (see **Figure 6**). No wetlands exist on the Site, but are found to the north, south and west (see **Figure 7**).

5.8 Historical Use Information

Research regarding historical land usage of the Site and surrounding properties was limited. Information was gathered using data obtained from historical maps, previous reports, parties familiar with the Site, and municipal officials. Based on information gathered through the course of this assessment, the following summary history of the Site has been prepared:

The Site was originally part of an 800-acre estate known as Ridge Hill farms during the mid 19th century and was used as a summer amusement park. In 1890 the 800-acre estate was split up. The main estate building at Ridge Hill was constructed as a summer and hunting estate in 1906 by John Torrey Morse III. In 1929, Gardner Bradley purchased the house. Upon his death in 1972, Bradley's grandson sold the estate to the Town of Needham.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

On August 13, 2020, LEI personnel conducted on-Site inspections, which consisted of a visual examination of the Site and portions of adjacent properties and interviews with Site personnel. Areas were examined for surficial indications of releases of oil and/or hazardous materials (OHM).

A Site Plan depicting significant features is included as **Figure 4** and photographs are included in **Appendix A** of this report. Mr. Michael Retzky, a representative of the Site, accompanied our personnel during the inspection.

6.2 Interior Inspection

The interior inspection consisted of the main building to the west and the garage to the north. The building to the east referred to as "the barn" was not included in the assessment.

LEI began the inspection with the garage. Four floor drains were located on the floor with a cleanout system located in the western end of the garage. In the southeast corner of the building, an old pump was located on the ground that appeared to extend below the floor. Two separate labels were located on the pump but were difficult to read due to decades of accumulated dirt and grime. The two labels stated:

September 2, 2020

UNDERWRITERS LABORATORIES
INSPECTED
DISCHARGE FOR HAZARDOUS FLUIDS
INSTALL AND MAINTAIN THIS DEVICE
ACCORDING WITH UNDERWRITERS' RULES
AVOID SPILLING OR EXPOSURE OF FLUIDS. USE
NO FIRE OR FLAME IN VICINITY. NO.211763

**SURE FULL MEASURE THE **UNGER
TR*VEL FROM BOTTOM OF S**OK*
THE **** INDICATING QUANTIT*
***** RETURNED TO BOTTO*

A third label, which does not look like it was placed on the pump by the manufacturer stated "KEEP – PUMP – LOCKED."

LEI then inspected the interior of the main building. In the basement two fuel oil tanks were discovered. Neither was currently in use and no stains or evidence of leaks was observed along the floor.

6.3 Exterior Inspection

The exterior portion of the Site consisted of the exterior of the main building and garage, and the immediate surrounding area. LEI discovered a vent pipe located along the garage on the exterior wall where the pump was located. Between the garage and building, a bubbler possibly made from asbestos cement and a covered well containing one clay pipe was found. Along the exterior of the main building, a fill pipe was located along the front wall. No other issues were brought to LEI's attention. However, much of the exterior was overgrown and difficult to properly inspect.

LEI did not observe any odors, pools of liquid, ponds, lagoons or stressed vegetation during the reconnaissance.

7.0 INTERVIEWS

LEI interviewed Mr. Michael Retzky, a representative for the property. Mr. Retzky reportedly has no further knowledge of any past use, storage or release of oil or other hazardous materials at the Site other than what was discussed during the inspection.

8.0 SUMMARY OF FINDINGS AND CONCLUSION

8.1 Findings

The findings of Lord Environmental, Inc. Phase I Environmental Site Assessment of the Site are presented below:

1. Information provided indicates that the Site lot is located at 463 Charles River Street in Needham, MA.
2. The Site was originally part of an 800-acre estate known as Ridge Hill farms during the mid-19th century and was used as a summer amusement park. In 1890 the 800-acre estate was split up. The main estate building at Ridge Hill was constructed as a summer and hunting estate in 1906 by John Torrey Morse III. In 1929, Gardner Bradley purchased the house. Upon his death in 1972, Bradley's grandson sold the estate to the Town of Needham.
3. Zoning for the Site as well as abutting areas are Single Residence A and Aquifer Protection.
4. According to records on File with the Needham Board of Health, a ~100 gallon oil spill occurred in the basement of the Ridge Hill "reservation barn" on March 21, 2008 due to a ruptured 275 gallon fuel oil tank. Clean Harbors, who was the acting LSP for the release, reported that no oil had migrated vertically through the concrete slab, making the release non-reportable to the MADEP. The floor was cleaned, and the tank was removed from the building prior to being replaced by a new tank.
5. A radius search report, titled *EDR First Report*, dated August 21, 2020, was provided to LEI by Environmental Data Resources (EDR). The report summarizes the findings of federal and state-listed sites of Recognized Environmental Conditions as outlined in ASTM E1527 guidelines. Pertinent records regarding releases of OHM identified in the EDR report have been reviewed by LEI personnel through the MADEP website. All reported releases within a 0.5-mile radius of the Site have been closed to the satisfaction of the MADEP or are located in an area downgradient of the Site. Therefore, the identified properties are not likely to have current or former releases of hazardous substances and/or petroleum products with the potential to migrate to the property that would result in a material threat to public health or the environment. Migration refers to the movement of hazardous substances or petroleum products in any form, including solid and liquid at the surface or subsurface and vapor in the subsurface.
6. During the Site inspection two vent pipes and a fuel pump was discovered, which were likely associated with historic USTs.

8.2 Conclusions

In summary of our assessment, two Recognized Environmental Conditions were identified at the manor house and garage located at 463 Charles River Street in Needham, MA. The RECs are listed below.

1. A fuel pump was identified in the southeast corner of the garage, and an associated vent pipe extending from the ground was discovered directly outside along the eastern wall.
2. A vent pipe, which extended directly from the ground was identified along the front of the manor house.

The two vent pipes and fuel pump are likely evidence of a previous underground fuel oil tank located in front of the manor house and an underground gasoline tank located along the southeastern edge of the garage. No further information, especially in regard to past removal and potential releases from these tanks was made available.

Any exceptions to, or deletions from, ASTM Practice E1527 are described in **Section 9** of this report. Please note that an investigation for the presence of mold, asbestos and PCBs in building materials, lead-based paint, indoor air quality, or regulatory compliance is beyond the scope of work described by ASTM E 1527-13, therefore LEI did not explore those conditions.

9.0 RESTRICTIVE CONDITIONS

9.1 Limitations & Deviations

LEI recognizes the following limitations and/or deviations from the Standard with respect to this Phase I Environmental Site Assessment:

- LEI did not interview past owners of the Site;
- LEI did not interview owners of neighboring properties;
- LEI did not review Title Records for the Site; and
- LEI did not conduct an evaluation of the purchase price of the Site compared to the fair market value.

9.2 Significance of Data Gaps

As described above, the deviations from the Standard constitute data gaps. However, it is our opinion that these data gaps do not raise reasonable concerns that would affect the ability to identify conditions indicative of a release or threatened release or Recognized Environmental Conditions (RECs) based upon other information collected during the course of the Phase I Environmental Site Assessment.

- Although the past and current owners of neighboring property were not specifically interviewed, site and surrounding area history does not indicate prior use involving significant quantities of oil and/or hazardous materials.
- In Massachusetts, all environmental liens and Activity and Use Limitations are identified on the MADEP sites database, which has been searched.
- Based on Site History, there is no reasonable indication that property value has been affected due to environmental concerns.

10.0 LIMITATIONS

No warranty, whether expressed or implied, is given with respect to this report or any opinions expressed herein. It is expressly understood that this report and the opinions expressed herein are based upon Site conditions, as they existed only at the time of assessment. Nothing in this report constitutes a legal opinion or legal service and should not be relied upon as such.

The data reported and the findings, observations, and opinions expressed in the report are limited by the Scope of Work. The Scope of Work was performed based on budgetary, time, and other constraints imposed by the Client, and the agencies and persons reviewed.

In preparing this report, Lord Environmental, Inc. has relied upon and presumed accurate certain information about the Site and adjacent properties provided by governmental agencies, the client and others identified in the report. Except as otherwise stated in the report, Lord Environmental, Inc. has not attempted to verify the accuracy or completeness of any such information.

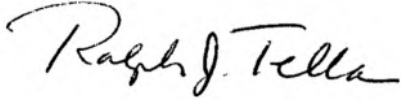
This report has been prepared on behalf of and for the exclusive use of the client, and those immediate entities involved with the proximate financing of this project, solely for use in the environmental evaluation of the Site. Any reuse or reliance on this report by any other third party shall be done only with the written consent of LEI.

11.0 SIGNATURES AND ENVIRONMENTAL PROFESSIONAL STATEMENT

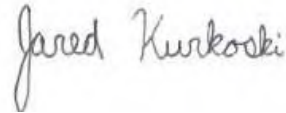
LEI declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. LEI has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. LEI has developed and performed the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

This report is dated this September 2, 2020 and is signed by individuals who are duly authorized to do so.

LORD ENVIRONMENTAL, INC.

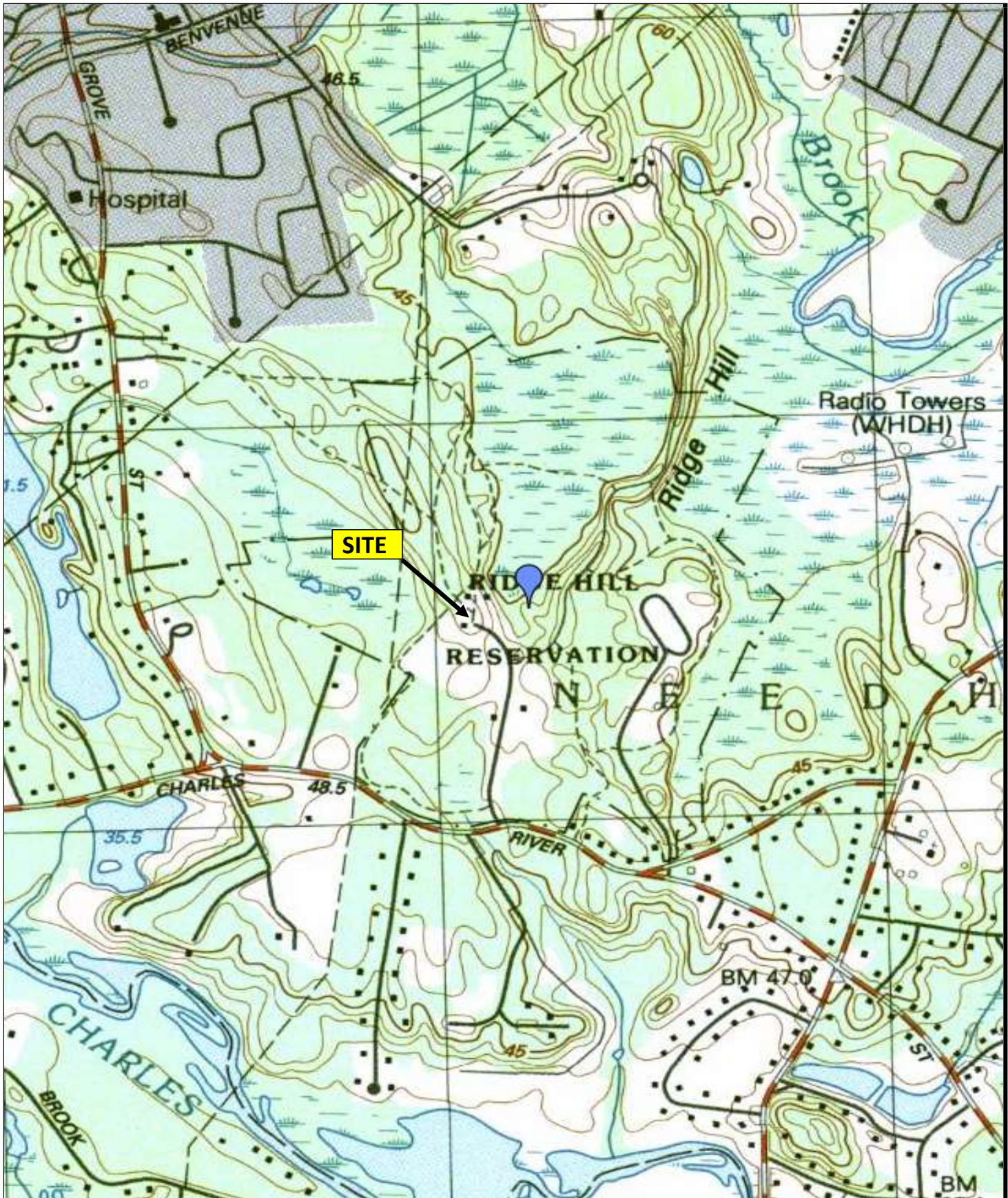
A handwritten signature in black ink that reads "Ralph J. Tella". The signature is written in a cursive, flowing style.

Ralph Tella, CHMM, LSP
President

A handwritten signature in black ink that reads "Jared Kurkoski". The signature is written in a cursive, flowing style.

Jared Kurkoski
Environmental Scientist

APPENDIX A



LORD ENVIRONMENTAL, INC.

1506 Providence Highway, Suite 30
 Norwood, MA 02062-4647
 (781) 255-5554

REFERENCE:

MassGIS OLIVER Maps

http://maps.massgis.state.ma.us/map_ol/oliver.php

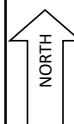
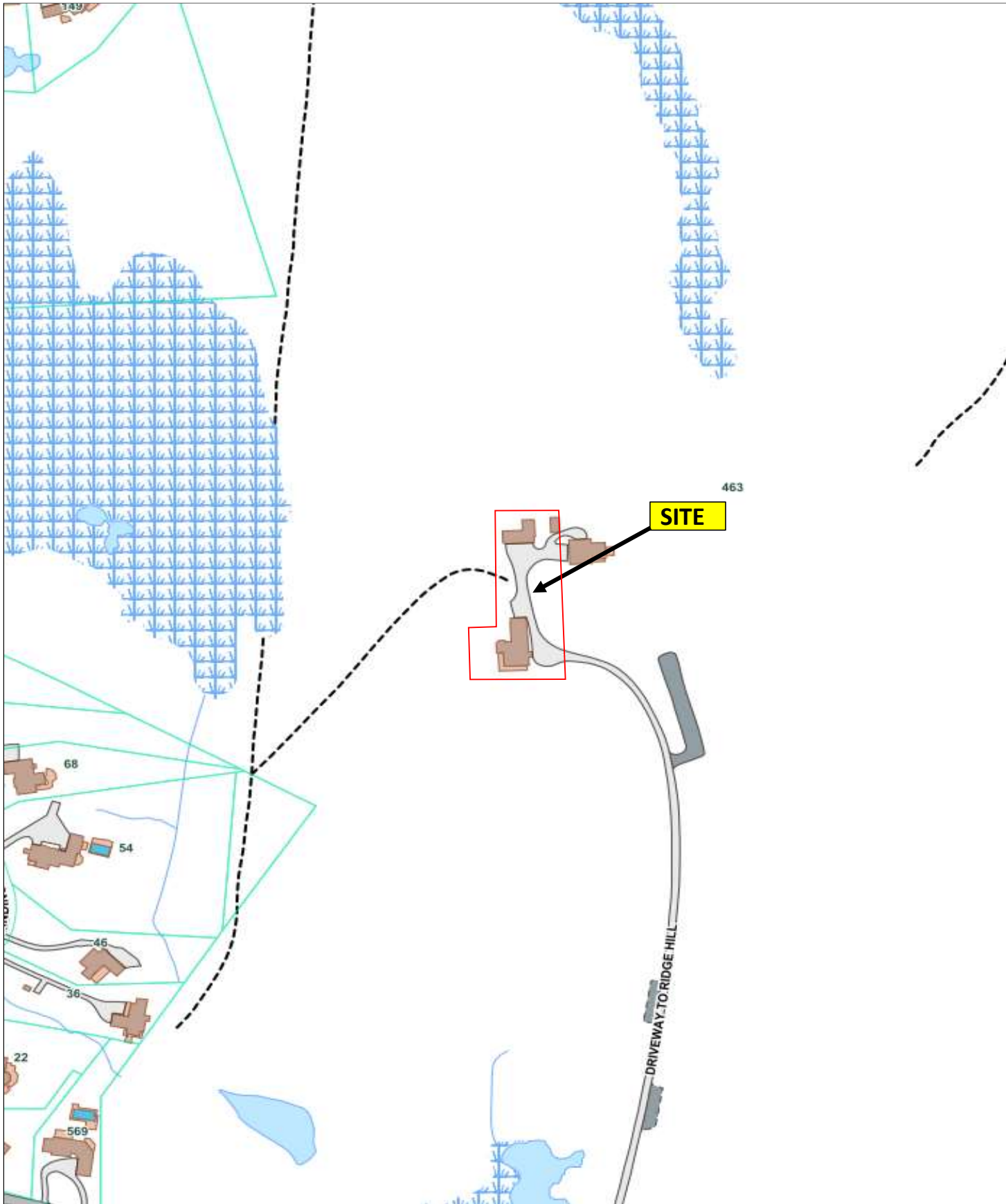


FIGURE 1: SITE LOCATION MAP

**463 CHARLES RIVER STREET
 NEEDHAM, MASSACHUSETTS**



LORD ENVIRONMENTAL, INC.

1506 Providence Highway, Suite 30
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(781) 255-5554

REFERENCE:
Mapsonline.net

<https://www.mapsonline.net/needham/#x=-7935783.948394,5201541.689931,->

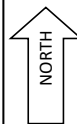
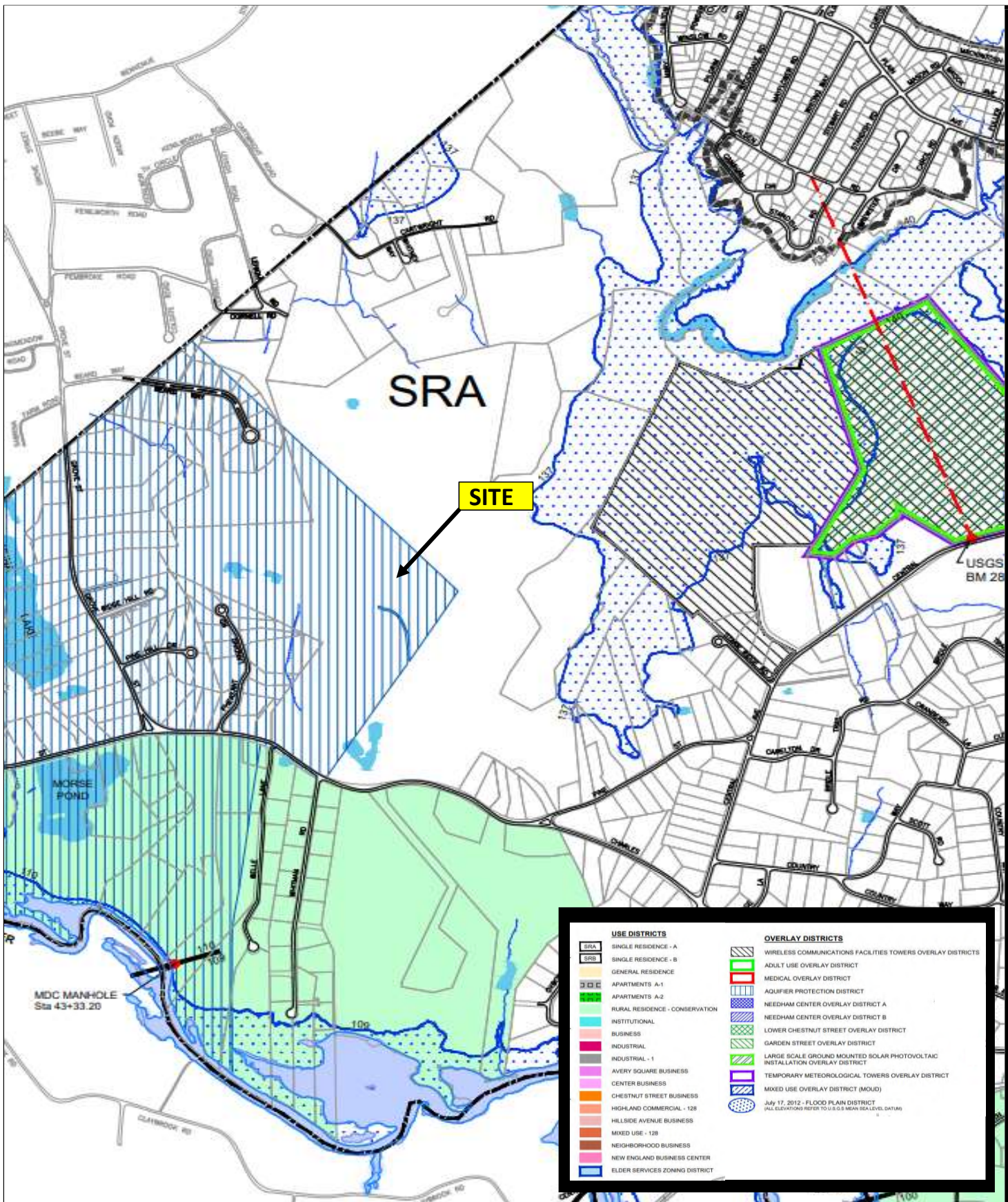


FIGURE 2: ASSESSOR MAP

**463 CHARLES RIVER STREET
NEEDHAM, MASSACHUSETTS**



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(781) 255-5554

REFERENCE:
Needhamma.gov

<https://www.needhamma.gov/DocumentCenter/View/1388/Zoning-Map-2020?bidId=>

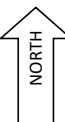


FIGURE 3: ZONING MAP

**463 CHARLES RIVER STREET
NEEDHAM, MASSACHUSETTS**



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Norwood, MA 02062-4647
(781) 255-5554

REFERENCE:

MassGIS OLIVER Maps

http://maps.massgis.state.ma.us/map_ol/oliver.php

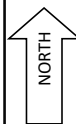


FIGURE 4: SITE PLAN

463 CHARLES RIVER STREET
NEEDHAM, MASSACHUSETTS

MassDEP - Bureau of Waste Site Cleanup

Phase 1 Site Assessment Map: 500 feet & 0.5 Mile Radii

Site Information:

463 CHARLES RIVER STREET NEEDHAM, MA

NAD83 UTM Meters:

4682738mN, 312116mE (Zone: 19)

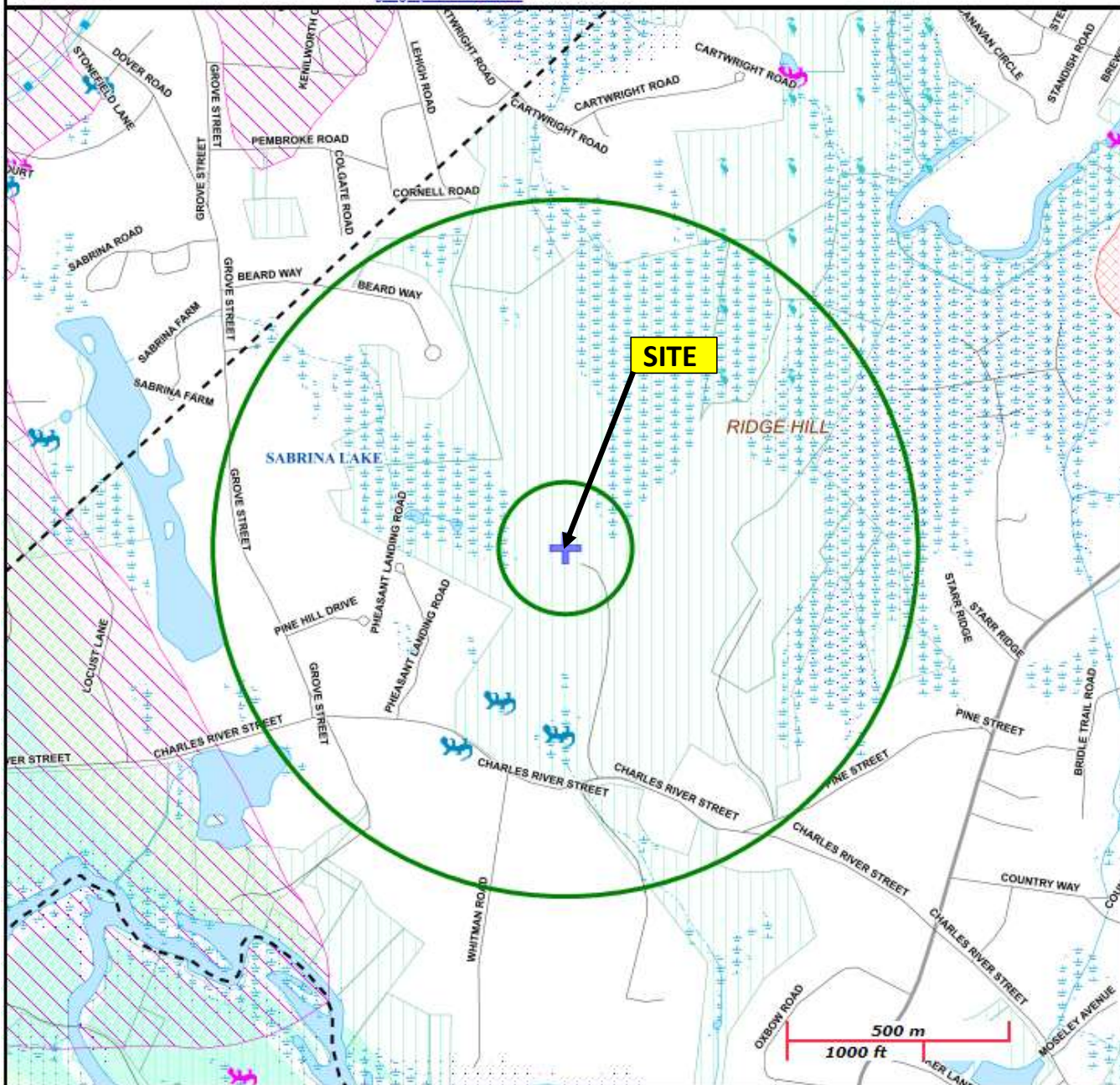
August 21, 2020

The information shown is the best available at the date of printing. However, it may be incomplete. The responsible party and LSP are ultimately responsible for ascertaining the true conditions surrounding the site. Metadata for data layers shown on this map can be found at:
<https://www.mass.gov/orgs/massgis-bureau-of-geographic-information>



MassDEP

Commonwealth of Massachusetts
 Department of Environmental Protection



Roads: Limited Access, Divided, Other Hwy, Major Road, Minor Road, Track, Trail	PWS Protection Areas: Zone II, MWPA, Zone A
Boundaries: Town, County, DEP Region, Train, Powerline, Pipeline, Aqueduct	Hydrography: Open Water, PWS Reservoir, Tidal Flat
Basins: Major, PWS, Streams: Perennial, Intermittent, Man Made Shore, Dam	Wetlands: Freshwater, Saltwater, Cranberry Bog
Aquifers: Medium Yield, High Yield, EPA Sole Source	FEMA 100yr Floodplain; Protected Open Space; ACEC
Non Potential Drinking Water Source Area: Medium, High (Yield)	Est. Rare Wetland Wildlife Hab; Vernal Pool: Cert, Potential
	Solid Waste Landfill, PWS: Com GW, SW, Emerg, Non-Com

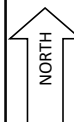
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 (781) 255-5554

REFERENCE:

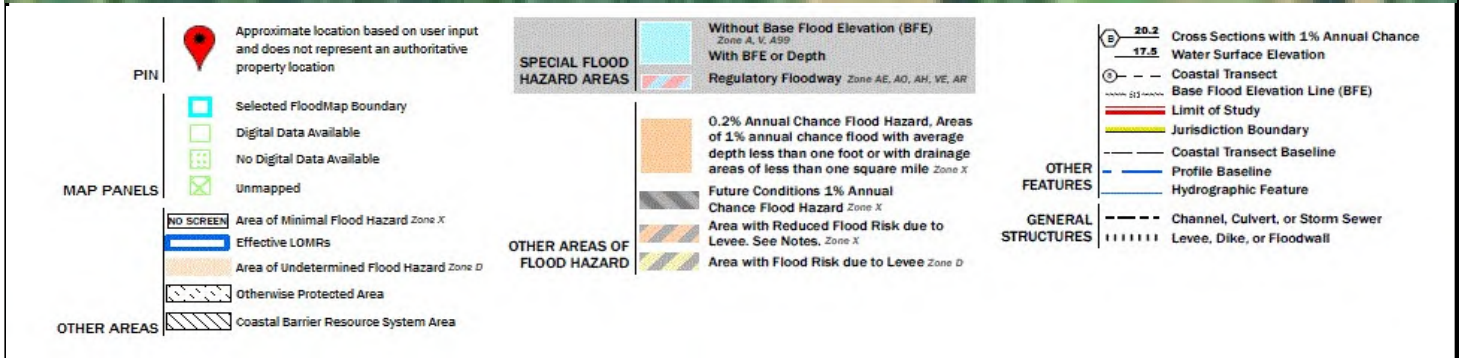
MassDEP Phase 1 Assessment Map

<http://maps.massgis.state.ma.us/images/dep/mcp/mcp.htm>



**FIGURE 5:
 ENVIRONMENTAL RESOURCE MAP**

**463 CHARLES RIVER STREET
 NEEDHAM, MASSACHUSETTS**



LORD ENVIRONMENTAL, INC.

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(781) 255-5554

REFERENCE:

MASS GIS: FEMA
National Flood Map
<https://msc.fema.gov/portal/>

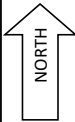
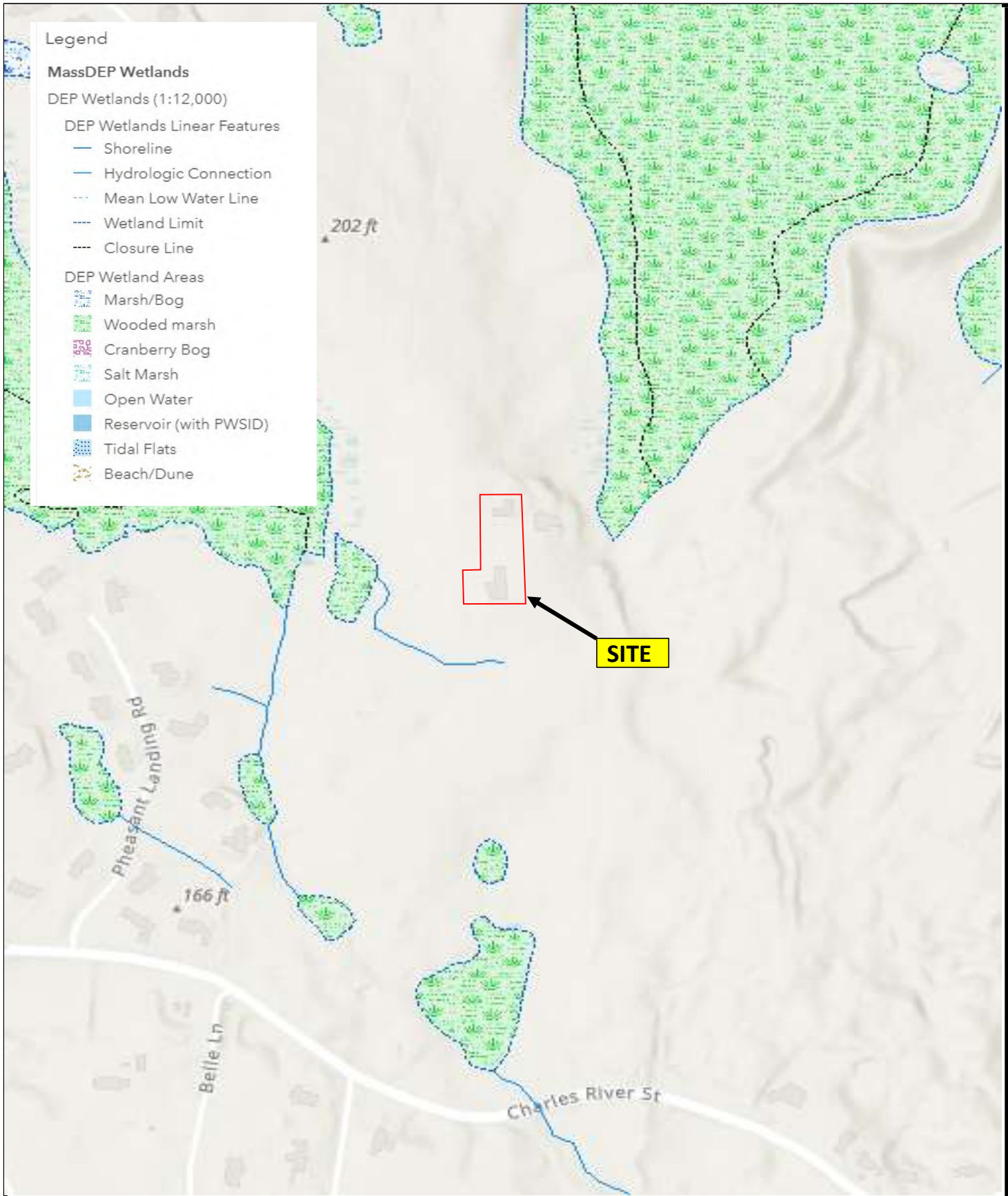


FIGURE 6: FEMA Flood Zones

**463 CHARLES RIVER STREET
NEEDHAM, MASSACHUSETTS**



LORD ENVIRONMENTAL, INC.

1506 Providence Highway, Suite 30
Norwood, MA 02062-4647
(781) 255-5554

REFERENCE:

ArcGIS for Massachusetts
<https://www.arcgis.com/home/webmap/viewer.html?useExisting=1&layers=1f61a432591140f7a3bb48dd97f2345d>

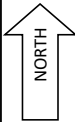


FIGURE 7: Wetlands Map

**463 CHARLES RIVER STREET
NEEDHAM, MASSACHUSETTS**



Photo #1:	The manor house
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Photo #2:	Transformer located in front of the manor house
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Photo #3:	A vent pipe located in the front of the manor house
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Photo #4:	A sewer manhole cover located in front of the manor house
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Photo #5:	Overgrown area of the exterior of the manor house
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Photo #6:	Food disposal
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Photo #7:	Interior of the manor house
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Photo #8:	Interior of the manor house
-----------	-----------------------------



Photo #9:	Two ~275 gallon fuel oil tanks located in the basement
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Photo #10:	A drain located in the basement
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Photo #11:	The garage
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Photo #12:	Floor drain in the garage
------------	---------------------------

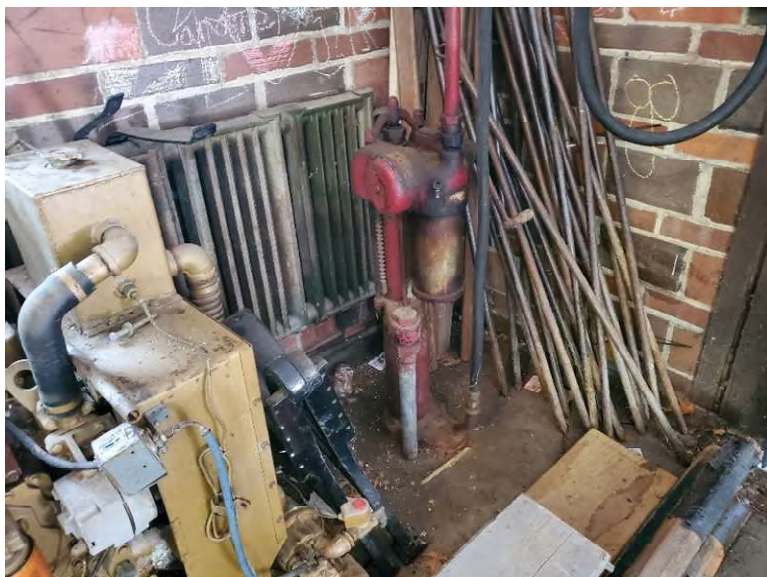


Photo #13: Fuel pump located in the garage

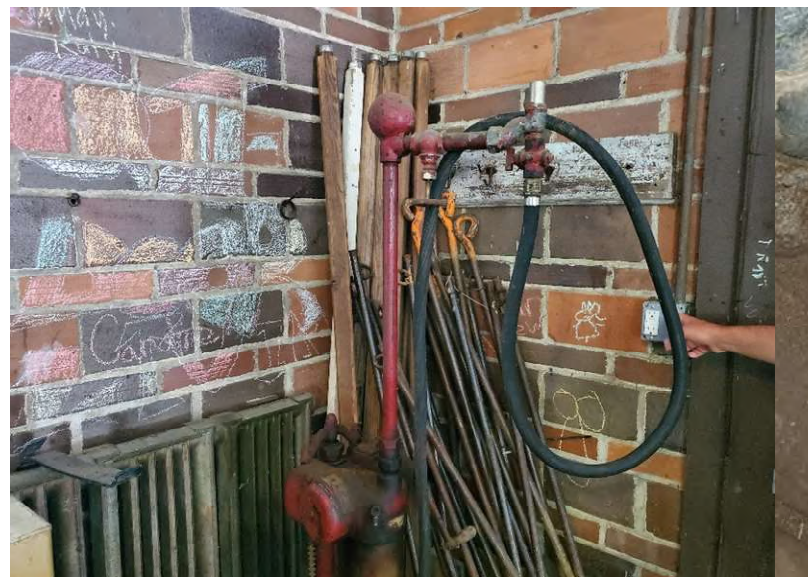


Photo #14: Fuel pump located in the garage



Photo #15: Label located on the fuel pump



Photo #16: Label located on the fuel pump



Photo #17:	Cleanout system located in the garage
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Photo #18:	Vent pipe on the exterior of the garage where the fuel pump is located
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Photo #19:	Vent pipe on the exterior of the garage where the fuel pump is located
---------------	--



Photo #20:	A water fountain containing asbestos
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APPENDIX B

USER QUESTIONNAIRE

INTRODUCTION

Lord Environmental, Inc. has been retained to conduct a Phase I Environmental Site Assessment on the property addressed **463 Charles River Street, Needham, Ma. 02492**. In accordance with our contract and the ASTM Method, we are required to ask the following questions. Please answer to the best of your ability and in good faith. This questionnaire may be used to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the User must provide the following information (if available) to the Environmental Professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

NONE ARE KNOWN FOR THIS PROPERTY

2. Activity and Use Limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, state, tribal or local law?

NONE ARE KNOWN

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the User of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

NONE

4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower price is because contamination is known or believed to be present at the property?

NOT APPLICABLE; No Transaction is being considered for this property.

5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as User,
- a.) Do you know the past uses of the property?
Private Residence
- b.) Do you know of specific chemicals that are present or once present at the property?
ACM's described in the hazardous materials report developed by UEC for this study.
- c.) Do you know of spills or other chemical releases that have taken place at the property?
Unknown. There is a suspected fuel storage tank buried below or adjacent to the existing garage (floor slab) which could be a potential leak source.
- d.) Do you know of any environmental cleanups that have taken place at the property?
None Known
6. The degree of obviousness of the presence of contamination at the property and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the User of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence of contamination at the property?
No clear signs of contamination have been observed. The buried fuel tank noted above is one area of potential contamination.

Site Address: 463 Charles River Street
Needham, Massachusetts 02492

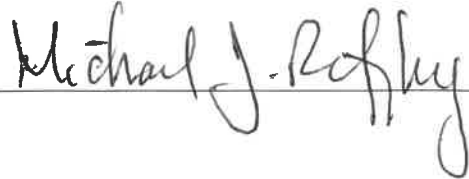
Person Completing Questionnaire: Michael J. Retzky, Project Manager, Town of Needham, Building Design & Construction Department

Phone # and/or email address: 781-455-7550: Ext 351 / mretzky@needhamma.gov

Relationship to Site: Owners' Project Manager (OPM)

Years associated with site: 4+ Years as OPM

Date: 09/01/2020

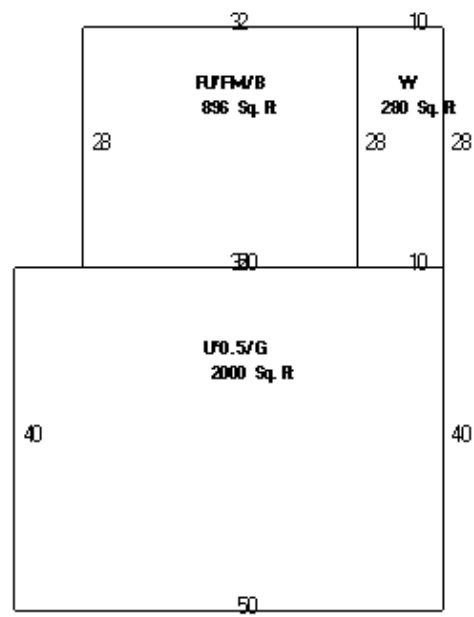
Signature: 

APPENDIX C

Residential Property Record Card

Parcel ID: 199/306.0-0001-0000.0 MAP: 306.0 BLOCK: 0001 LOT: 0000.0 Parcel Address: 463 CHARLES RIVER ST FY: 2020

PARCEL INFORMATION		Use-Code: 932		Sale Price: 1		Book: 4939		Road Type: T		Inspect Date: 01/01/1998					
Owner: TOWN OF NEEDHAM		Tax Class: E		Sale Date: 05/25/1973		Page: 729		Rd Condition: P		Meas Date: 01/01/1998					
Address: 1471 HIGHLAND AVE NEEDHAM MA 02492		Tot Fin Area: 8288		Sale Type: P		Cert/Doc:		Traffic: L		Entrance: X					
		Tot Land Area: 183.500		Sale Valid: N				Water: PS		Collect Id: CD					
		Sewer:		Grantor:				Sewer: SW		Inspect Reas: M					
		Exempt-B/L%		Resid-B/L%		Comm-B/L%		Indust-B/L%		Open Sp-B/L%					
COMMERCIAL SECTIONS/GROUPS							LAND INFORMATION								
Section: ID:101		Use-Code:388					NBHD CODE: 103		NBHD CLASS:		ZONE: SRA				
Category	Grnd-Fl-Area	Story Height	Bldg-Class	Yr-Built	Eff-Yr-Built	Cost Bldg	Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
4	3248	2.0	D	1929	1975	990700	1	R	903	A	7949700	182.500	N	1,003,750	
Groups:							2	P	903	S	43560	1.000	N	700,009	
							VALUATION INFORMATION								
Id		Cd	B-FL-A	Flrs	Flrs		Current Total: 2,922,700		Bldg: 1,218,900	Land: 1,703,800	MktLnd: 1,703,800				
1		388	3248	2	1		Prior Total: 3,123,100		Bldg: 1,201,500	Land: 1,921,600	MktLnd: 1,921,600				
RESIDENCE INFORMATION															
Style: OT		Tot Rooms: 8		Main Fn Area: 896		Attic:									
Story Height: 2.00		Bedrooms: 4		Up Fn Area: 896		Bsmt Area: 896									
Roof: H		Full Baths: 3		Add Fn Area:		Fn Bsmt Area:									
Ext Wall: WS		Half Baths: 1		Unfin Area: 1000		Bsmt Grade:									
Masonry Trim:		Ext Bath Fix:		Tot Fin Area: 1792		Foundation: ST									
Bath Qual: T		RCNLD: 228244		Kitch Qual: T		Eff Yr Built: 1970									
Mkt Adj:		Heat Type: HW		Ext Kitch:		Year Built: 1929									
Sound Value:		Fuel Type: O		Grade: A		Cost Bldg: 228,200									
Fireplace: 1		Bsmt Gar Cap:		Condition: A		Att Str Val1:									
Central AC: N		Bsmt Gar SF:		Pct Complete: 100		Att Str Val2:									
Att Gar SF: 2000		%Good P/F/E/R:		///73											
Porch Type		Porch Area		Porch Grade Factor											
W		280													
Sketch							Photo								



No Picture
Available

Jared Kurkoski

From: Dennis Condon <DCondon@needhamma.gov>
Sent: Wednesday, September 2, 2020 11:03 AM
To: Michael Retzky; Jared Kurkoski
Cc: Dave S. Mentzer
Subject: RE: 463 Charles River Street, Needham, MA (Ridge Hill / Manor House and Garage Demo Study)

Hi Mike,
We do not have record of any UST at 463 Charles River. Also there will need to be a fire detail during the demo.

Thanks,
Dennis

Dennis Condon
Chief of Department
Needham Fire Department
Town of Needham
(W) 781-455-7580
(C) 508-813-5107
Dcondon@needhamma.gov



Follow on Twitter: Chief Condon@NeedhamFire



Watch Needham Fire Related Videos on YouTube @ Chief Condon



From: Michael Retzky <mretzky@needhamma.gov>
Sent: Tuesday, September 01, 2020 4:54 PM
To: Jared Kurkoski <JKurkoski@lordenv.com>
Cc: Dave S. Mentzer <dmentzer@DoreandWhittier.com>; Dennis Condon <DCondon@needhamma.gov>
Subject: RE: 463 Charles River Street, Needham, MA (Ridge Hill / Manor House and Garage Demo Study)

Jared
Please see the attached document which I have completed and I am returning signed as requested.
I have Cc'd the Needham Fire Chief (Dennis Condon) for his input as necessary.
Chief Condon.....Please review and let us know if you have any comments or edits.
The final Ridge Hill Demo Study report is due to the Town Manager on Friday 9/11/2020. A draft is due on 09/04/2020.
Thank you
Mike

From: Jared Kurkoski <JKurkoski@lordenv.com>
Sent: Tuesday, August 25, 2020 11:02 AM
To: Michael Retzky <mretzky@needhamma.gov>
Subject: 463 Charles River Street, Needham, MA

Hi Mike,

I've attached the questionnaire for 463 Charles River Street in Needham, MA. Please fill it out and send it back at your earliest convenience. Thank you.

Jared Kurkoski, Environmental Scientist

LORD ENVIRONMENTAL, INC.

1506 Providence Highway, Suite 30
Norwood, MA 02062

v 781.255.5554 Ext 1007
f 781.255.5535

SouthCoast/Fall River Area
v 508.679.2002

Celebrating 25+ years of Environmental Consulting & Licensed Site Professional Services
www.lordenv.com

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Put in monthly report —

Tara Gurge

From: Chip Laffey
Sent: Monday, March 24, 2008 4:03 PM
To: Richard P. Merson; Kate Fitzpatrick; Tara Gurge; Janice Berns; Dave Davison; Christopher Coleman; Paul Buckley
Subject: FW: Ridge Hill Reservation Barn

Hi All,

Effective today at 3:30 PM, the LSP from Clean Harbors has given the Town a clean bill of health regarding the oil spill which occurred last Friday 3/21/08 at the rangers house at Ridge Hill. It is also the determination of the LSP that no oil had vertically migrated through the concrete slab (thus making the event non-reportable). The LSP is in the process of conveying their findings to the DEP who in turn will classify the event as non-reportable. As of 3:30 PM John Gass has primed and fired off the boiler and hot water heater. The Campbell's will be able to reoccupy the ranger house later this afternoon. The Campbell's have been instructed to keep the two windows open in the basement with the fan in place for two days. Attached are the final photos.

Chip

From: Tara Gurge
Sent: Monday, March 24, 2008 9:19 AM
To: Chip Laffey
Subject: RE: Ridge Hill Reservation Barn

Thanks Chip. I will share this update with Janice.

-----Original Message-----

From: Chip Laffey
Sent: Monday, March 24, 2008 9:38 AM
To: Tara Gurge
Subject: FW: Ridge Hill Reservation Barn

Hi Tara,

See below on the progress. As soon as I can get a solid finance figure, I'll let you know.

Chip

From: Chip Laffey
Sent: Saturday, March 22, 2008 10:53 AM
To: Richard P. Merson
Subject: FW: Ridge Hill Reservation Barn

Hi Rick,

Just about 12:00 Noon and the clean up at Ridge Hill is almost complete. See attached photos. In photo #0010; that is hydraulic cement where the wall meets the floor. From here the game plan is as follows:

3/25/2008

1. Monday John Gass and an assistant will remove the ruptured tank, cut it in two and clean it (Cleansed tank to be disposed of at the RTS)
2. Clean Harbors will return on Tuesday and perform a visual inspection and perform any borings if they feel the need to do so (May not have to do any borings....looking good, but the final decision will be made on Tuesday).
3. If cleared by Clean Harbors, I'll start the paper work with the Fire Dept. on the new tank installation and John Gass will install a new tank on Wednesday and there should be heat back in the building by the end of the day.
4. After the first tank is replaced, the second tank will be replaced shortly thereafter.

Question: Do we want to stay with the same type of setup (2 - 275 gallon standard tanks)? Or do we want to install one 400 gallon tank with a liner (Naturally this option is much more expensive). John will have some hard numbers for me Monday morning.

PFD Quick Response Spill Team

Chip

From: Chip Laffey
Sent: Saturday, March 22, 2008 8:30 AM
To: Richard P. Merson
Subject: RE: Ridge Hill Reservation Barn

Hi Rick,

On 3/19/08 we received a call from the Cambells at Ridge Hill and were informed that they were out of heating oil. A delivery was made that evening of 470 gallons (total capacity of 550 gallons with 2 - 275 gallon tanks). As of this morning 3/22/08, the one good tank contains approximately 200 gallons and we have recovered 215 gallons in drums. $470 - 415 = 55$ gallons of fuel which was released in the cellar minus what was consumed since time of delivery.

Chip

From: Richard P. Merson
Sent: Friday, March 21, 2008 3:19 PM
To: Kate Fitzpatrick; Kristen Phelps; Kristen Phelps
Cc: Dave Davison; Christopher Coleman; Janice Berns; Paul Buckley; Chip Laffey; Amy Holland
Subject: RE: Ridge Hill Reservation Barn

I spoke with chip about 3:30 PM today as well as received a report from Amy Holland who went to the site to take some photographs for us. Kristen is away. Chip reports that the quantity of oil lost could be around 100 gallons. An onsite estimate was determined by sounding the oil level remaining in the tank and estimating assuming the tank was completely filled 2 days ago minus some consumption. A more accurate estimate will be possible when the tank contents are measured when transferred to drums.

The Fire Dept did respond as well as Tara from the Board of Health. The DEP did respond also and ordered the town forces to discontinue the clean-up and to contact a professional clean-up firm as well as a LSP. Clean Harbors was called in.

It was established that there is a concrete floor but the decades of soot made it appear to be soil. This will helpfully minimize any quantity getting through cracks. All personal contents removed from the basement are being stored on a concrete slab behind the house to prevent contact with the soil outdoors.

3/25/2008

The DEP is now allowing the PFD/DPW, under the supervision of the LSP from Clean harbors, to conduct the basement clean up to keep the cost manageable. With this oversight the materials are being allowed to be transported by town forces to the RTS for disposal at the Wheelabrator Millbury WTE facility.

The Fire Dept inspector is monitoring the odor levels in the residence upstairs. However, I do not know if the quarters will be habitable. I also understand there is no furniture in the main house. I do not know what is being done to provide accommodations for the Campbells.

Rick

From: Kate Fitzpatrick
Sent: Friday, March 21, 2008 1:56 PM
To: Richard P. Merson; Kristen Phelps; Kristen Phelps
Cc: Dave Davison; Christopher Coleman; Janice Berns; Paul Buckley; Chip Laffey
Subject: RE: Ridge Hill Reservation Barn

We need to meet sooner rather than later about the habitability of both of these structures and what the future should hold in terms of the Town's maintenance of residences. I am uncomfortable authorizing habitation of the main house not knowing what the condition is there.

Kate

From: Richard P. Merson
Sent: Friday, March 21, 2008 11:58 AM
To: Kate Fitzpatrick; Kristen Phelps; Kristen Phelps
Cc: Dave Davison; Christopher Coleman; Janice Berns; Paul Buckley; Chip Laffey
Subject: Ridge Hill Reservation Barn

Hi All,

Every day is an adventure; Chip just contacted me and reports that he is investigating a situation in the basement of the barn. One of the 2 - 275 gallon oil tanks has failed and a sizeable amount of heating oil has been released onto the ground. An estimate of the quantity is difficult at this time. Chip and the boiler tech John Gass are working to control and contain the spill. The floor of the basement is dirt so it is expected the oil will likely be penetrating the surface and require a notification to DEP. They are presently using the spill kit materials stored at the RTS to collect the accessible materials that have been released. There is also anticipated to be an odor issue for the current residents of the building. Lance reports that the ranger's quarters in the main house are currently unoccupied. This could be used as alternate quarters for the residents of the barn quarters. We'll keep you posted.

Rick

3/25/2008

Fire Dept.

#455-7580

Tank
1/2
empty

→ 100 gallons?

- fill up
yacht.

Met w/ Fire

Are insured? ☒
→ Town insurance?

3/21/08 Call from Chip - (cell # 781-389-7257)
Ridge Hill Reservation - oil spill

275
gallon
#2 fuel
oil

→ Oil tank release @ #461 Chas. River St
(main house)
(care takers house @ Ridge Hill)

→ Called Emer. DEP # 888-304-1133

They will have someone call me back -

* ← Ken Sanderson - MA DEP (CB) ✓ - He'll follow-up
w/ Fire Dept. (OK)

Called Needham Fire (ON)
Called Chip back. (OK)

- met w/ Fire -

Town
needs to
hire
WSP
→ protect
cleanup
comp.

→ 2 tanks - (275 + 275 - each
(only 1 leaking) → one down 100 gallons
→ tied off other tank

Skip - OK sit ✓

→ main house - not furnished - bedded? (yes)

→ send email to Con Com - Army

→ selectmen aft 2pm

LSP & Prof cleanup co. -

Town of
needham
resp. in
party
Baintree what
need?

Ken
Sander
#978-
694-
3378
↳ speak
w/
LSP
today

1) Clean Harbors
Tony Delfuto
#781-792-5819

800-645-8265
Baintree what
need?
(get est. respon.
time)

2) Cyn 800-242-5818

3) ENPro 800-966-1102

(win 1 hr
2:45) ↳ call
chip
back

4) Fleet 888-233-5338

↳ Clean
Harb.
will
CB

5) TMC 800-223-8865

(~~\$500-\$600~~)
(if
case
closed
need)

⊗ Town is
respon.
party.

↳ All waste disp of properly

⊗ Jan Campbell - (owner)
#781-449-7179
↳ Carriage house.

Ridgely Hill (main)
781-449-4923

talk to - Dave
Davidson
↳ Any
presence
Clean Harbors
last time
(contract w/
someone
long
term)

let Dave know
estimate
RTS pay for
when
and
out

- If not
more than
10 gallons.
men. But if more
will be larger
clean up bill.

Thun. Bldg. main Dept.
#470 Dedham Ave

↳ address where bill will be sent

Ship CB. - let town use own crew for labor.
Rep. from clean harb. overseeing them -
Start to mor. AM

- call Janice back
⊗ Call chip
back 1 hr.
↳ make sure LSP
contacts
CB. LSP DEP.
on site
will drill
holes.



42 Longwater Drive
Norwell, MA 02061
(781) 792-5000

FIELD SERVICES AGREEMENT
(Not to be used for Emergency Response Work)

Customer Name: Town of Needham Public Works Department

Customer Telephone: (781) 455-7584

Fax: (781) 449-9023

Contact Person: Charles Laffey

Cellular: (781) 389-7257

Customer Address: 470 Dedham Avenue, Needham, MA 02492

Job Location (if different): 461 Charles Rive Road, Needham

Job/Work Order #: EO1839964

Customer Insurance Carrier: NA

SCOPE OF WORK: Assess extent of impact from oil tank release in basement. At this time, the scope anticipates site inspections, direction of cleanup activities and a summary letter to the Town of Needham. It does not include soil sampling or documentation to the Department of Environmental Protection. If additional activities are required, a Change Order will be prepared and submitted for approval.

Task 1 Site Inspections/direction of surface cleanup (March 21, 22 & 24)	\$1,500
--	---------

Task 2 Summary letter to Town of Needham	\$200
--	-------

WORK SCHEDULE: Project initiated on March 21, 2008.

ESTIMATED COST: Total estimated cost is \$1,700. See attached Rate Sheet for billing rates.

The Customer acknowledges that the estimated cost is based on a preliminary on-site appraisal by the Clean Harbors field representative and that the amount invoiced by Clean Harbors will be based on labor and materials actually expended in performing the Scope of Work. Any changes in the Scope of Work will be billed in addition to the estimated cost specified above. Customer hereby assigns to Clean Harbors all rights to any insurance payments that Customer may be entitled to receive to pay for the Services provided under this Field Services Agreement and hereby authorizes its insurance company or agent to pay Clean Harbors directly. Customer agrees that all charges that are not paid to Clean Harbors by its insurance company will be paid by the Customer.

This Field Services Agreement establishes the terms and conditions under which Clean Harbors agrees to provide, and Customer agrees to pay for, Services. In consideration of the mutual covenants contained herein, and for other good consideration, the receipt and sufficiency of which is hereby acknowledged, the parties have caused this Agreement to be executed by their duly authorized representative as of the date first written below.

CUSTOMERS AUTHORIZED
REPRESENTATIVE OR AGENT

CLEAN HARBORS ENVIRONMENTAL
SERVICES REPRESENTATIVE

Signature

Signature

Print Name, Date

Print Name, Date

STANDARD TERMS AND CONDITIONS

1. Clean Harbors shall provide all labor, materials, tools, equipment and subcontracted items necessary to perform the Services described in the Scope of Work. Clean Harbors represents that it is properly licensed, possesses the requisite skills and shall perform the work in a professional and workmanlike manner.
2. Customer shall provide full and complete information regarding the site, surface and subsurface conditions, utility locations, site ownership, contractor access, hazardous materials or wastes and other substances or hazards likely to be present and any other reports, documentation or information concerning the site or Scope of Work which may reasonably be provided to Clean Harbors. Customer represents and warrants to Clean Harbors that Customer has the requisite legal right, title, and interest necessary to provide access to the job site.
3. Clean Harbors shall maintain the following insurance coverages during the performance of the Services:

General Liability: \$1,000,000
Automobile Liability: \$1,000,000
Worker's Compensation: Statutory

The Customer agrees that Clean Harbors, liability under this Agreement and Scope of Work shall not exceed the value of this contract, or the amount paid to Clean Harbors by Customer, whichever is *less*.

4. Payment of the total estimated cost is required prior to performance of any service by Clean Harbors unless other payment terms have been established by the parties. Clean Harbors' standard terms of payment to approved accounts are net fifteen (15) days from the date of invoice. Interest shall accrue at the rate of one and one half (1.5%) percent per month, or at the maximum rate allowed by law, after fifteen (15) days. In the event that legal or other action is required to collect unpaid balances or invoices, Customer agrees to pay all costs of collection, including reasonable attorneys' fees, which may be incurred by Clean Harbors. "Legal or other action" as used above shall include bankruptcy and insolvency proceedings. Customer's obligation to pay the amounts due pursuant to this Agreement shall not be conditioned upon or limited by the types, amounts or availability of Customer's insurance. Customer agrees to pay Clean Harbors in accordance with Clean Harbors' published Rate Schedule ("Rates") for any litigation support or testimony provided by Clean Harbors in connection with, or arising out of, the work performed by Clean Harbors hereunder.
5. In the event that work is suspended or terminated for any reason prior to the completion of the Scope of Work, Customer agrees to pay for labor, equipment, materials, disposal and other costs incurred by Clean Harbors at the Rates and for reasonable demobilization costs.
6. Customer agrees that Clean Harbors shall not be responsible for pre-existing contamination at the job location, natural resource damage, or for indirect, incidental, consequential or special damages, including loss of use or lost profits, resulting from or arising out of the performance of the Scope of Work by Clean Harbors, its employees, agents and/or subcontractors.
7. The terms and conditions of this Agreement and Scope of Work and any Clean Harbors change orders or Clean Harbors daily work sheets signed by both parties constitute the entire agreement between the parties. Additional, conflicting or different terms on any Purchase Order or other preprinted documents issued by Customer shall be void and are hereby expressly rejected by Clean Harbors. In the event that any portion of this Agreement is invalidated for any reason, the parties agree that all other provisions of this Agreement shall remain in force and effect.
8. Customer's representative or agent represents and warrants to Clean Harbors that it is duly authorized to execute this Agreement on Customer's behalf.

Customer's Initials _____



Remedial Investigations
42 Longwater Drive
Norwell, Massachusetts 02061
(781) 792-5000

2008 Standard Labor Rate Schedule

<u>Labor Category</u>	<u>Hourly Rate (non-overtime)</u>
Professional Engineer, Licensed Site Professional (LSP)	\$120
Project Manager	\$100
Sr. Geologist/Scientist (Field Engineer)	\$95
Field Engineer/Scientist/Geologist	\$85
Associate Engineer/Scientist/Geologist	\$75
CADD Operator/Designer	\$70
Field Inspector	\$65
Clerical Staff	\$52
Pick-up Truck/Van	\$20/hour
Mileage	\$0.75/mile
PID Meter	\$120/day
EPH Analysis	\$180 ea.
VPH Analysis	\$100 ea.
Survey Equipment	\$100/day
Peristaltic Pump	\$75/day

APPENDIX D

463 Charles River Street

463 Charles River Street

Needham, MA 02492

Inquiry Number: 6165002.3s

August 21, 2020

EDR FIRST REPORT

A Search of ASTM E1527-13 §8.2.1 Databases



edrnet.com

800.352.0050

Table of Contents

This report includes a search of reasonably available environmental records to assist the professional in compliance with Section 8.2.1 Standard Federal, State, and Tribal Environmental Record Source of ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Additional environmental records sources may be available for your property.

Target Site: 463 CHARLES RIVER STREET
NEEDHAM, MA 02492

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	71.276750	71.2767500 - 71° 16' 36.30"	Easting: 312248.7
Latitude:	42.274877	42.2748770 - 42° 16' 29.55"	Northing: 4682592.5
Elevation:	142 ft. above sea level		Zone: Zone 19

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Records Searched/Data Currency Tracking	GR-1
USGS 7.5 Minute Topographic Map	TM-1

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Search Summary

**TARGET SITE: 463 CHARLES RIVER STREET
NEEDHAM, MA 02492**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	Orphan	TOTALS
<i>Federal NPL site list</i>										
	NPL	04/27/2020	1.000	0	0	0	0	0	0	0
	Proposed NPL	04/27/2020	1.000	0	0	0	0	0	0	0
	NPL LIENS	10/15/1991	TP	0	-	-	-	-	0	0
<i>Federal Delisted NPL site list</i>										
	Delisted NPL	04/27/2020	1.000	0	0	0	0	0	0	0
<i>Federal CERCLIS list</i>										
	FEDERAL FACILITY	04/03/2019	0.500	0	0	0	0	-	0	0
	SEMS	04/27/2020	0.500	0	0	0	0	-	0	0
<i>Federal CERCLIS NFRAP site list</i>										
	SEMS-ARCHIVE	04/27/2020	0.500	0	0	0	0	-	0	0
<i>Federal RCRA CORRACTS facilities list</i>										
	CORRACTS	03/23/2020	1.000	0	0	0	0	0	0	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>										
	RCRA-TSDF	03/23/2020	0.500	0	0	0	0	-	0	0
<i>Federal RCRA generators list</i>										
	RCRA-LQG	03/23/2020	0.250	0	0	0	-	-	0	0
	RCRA-SQG	03/23/2020	0.250	0	0	0	-	-	0	0
	RCRA-VSQG	03/23/2020	0.250	0	0	0	-	-	0	0
<i>Federal institutional controls / engineering controls registries</i>										
	LUCIS	05/15/2020	0.500	0	0	0	0	-	0	0
	US ENG CONTROLS	02/13/2020	0.500	0	0	0	0	-	0	0
	US INST CONTROLS	02/13/2020	0.500	0	0	0	0	-	0	0
<i>Federal ERNS list</i>										
	ERNS	03/22/2020	TP	0	-	-	-	-	0	0
<i>State- and tribal - equivalent CERCLIS</i>										
	SHWS	06/24/2020	1.000	0	0	2	3	14	10	29
<i>State and tribal landfill and/or solid waste disposal site lists</i>										
	SWF/LF	01/14/2020	0.500	0	0	0	2	-	0	2

Search Summary

**TARGET SITE: 463 CHARLES RIVER STREET
NEEDHAM, MA 02492**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	Orphan	TOTALS
<i>State and tribal leaking storage tank lists</i>										
	LUST	06/24/2020	0.500	0	1	1	1	-	0	3
	LAST	06/24/2020	0.500	0	0	1	0	-	0	1
	INDIAN LUST	04/29/2020	0.500	0	0	0	0	-	0	0
<i>State and tribal registered storage tank lists</i>										
	FEMA UST	02/01/2020	0.250	0	0	0	-	-	0	0
	UST	07/02/2020	0.250	0	0	1	-	-	0	1
	AST	02/18/2020	0.250	0	0	0	-	-	0	0
	INDIAN UST	04/29/2020	0.250	0	0	0	-	-	0	0
<i>State and tribal institutional control / engineering control registries</i>										
	INST CONTROL	06/24/2020	0.500	0	0	0	0	-	0	0
<i>State and tribal voluntary cleanup sites</i>										
	INDIAN VCP	07/27/2015	0.500	0	0	0	0	-	0	0
<i>State and tribal Brownfields sites</i>										
	BROWNFIELDS	04/05/2017	0.500	0	0	0	0	-	0	0
	- Totals --			0	1	5	6	14	10	36

Sites Sorted by Distance

TARGET PROPERTY ADDRESS:

463 CHARLES RIVER STREET
NEEDHAM, MA 02492

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft, mi.) DIRECTION
1	NO LOCATION AID	600 CHARLES RIVER ST	LUST	Higher	445, 0.084, West
2	TRANSFORMER PM 4041	426 GROVE ST	SHWS	Higher	789, 0.149, WSW
3	FORMER RESIDENCE & G	411 CARTWRIGHT RD.	SHWS	Higher	826, 0.156, NNW
4	WHDH TRANSMITTER	1555 CENTRAL AVE	LUST, LAST, UST	Lower	871, 0.165, ESE
5	RESIDENCE	1 KENILWORTH CIR	SHWS	Higher	1905, 0.361, NNW
6	NEEDHAM DEPARTMENT O	1421 CENTRAL AVE	SHWS, SWF/LF	Higher	2373, 0.449, East
A7	RECYCLING AND DISPOS	169 GREAT PLAIN AVE	SHWS, LUST	Lower	2545, 0.482, North
A8	WELLESLEY RECYCLING	169 GREAT PLAIN AVE	SWF/LF	Lower	2545, 0.482, North
9	RECYCLING AND TRANSF	1407 CENTRAL AVE	SHWS	Higher	2850, 0.540, ESE
10	UTILITY POLE 4	MOSELEY AVE	SHWS	Lower	2890, 0.547, SE
11	NO LOCATION AID	10 CLAYBROOK RD	SHWS	Lower	3640, 0.689, South
B12	OLD TIME GARAGE LTD	1584 GREAT PLAIN AVE	SHWS	Lower	3896, 0.738, NE
B13	NO LOCATION AID	1566 GREAT PLAIN AVE	SHWS	Lower	4058, 0.769, NE
C14	BABSON REC CENTER	150 GREAT PLAIN AVE	SHWS	Higher	4253, 0.805, NNE
C15	BABSON SKATING CTR	135 150 GREAT PLAIN	SHWS	Higher	4253, 0.805, NNE
16	PROPERTY	4 TURTLE LN	SHWS	Lower	4786, 0.906, West
17	DANA HALL MIDDLE SCH	53 DANA RD	SHWS	Lower	4915, 0.931, NNW
D18	PARKING LOT A-5	1 OLIN WAY	SHWS	Higher	4980, 0.943, NNE
19	RESIDENCE	22 BRACKETT ST	SHWS	Higher	4993, 0.946, East
20	NO LOCATION AID	30 OLD FARM RD	SHWS	Higher	5031, 0.953, NNW
21	INTERSECTION AVALON	557 HIGH ROCK ST	SHWS	Higher	5090, 0.964, East
D22	BABSON COLLEGE	60 OLIN WAY	SHWS	Higher	5095, 0.965, NNE

Sites Sorted by Database

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

State- and tribal - equivalent CERCLIS

SHWS: Reportable Releases Database

<u>Site</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TRANSFORMER PM 4041 Release Tracking Number: 3-0019731 Current Status: RAO	426 GROVE ST	WSW (0.149 mi. / 789 ft.)	2	4
FORMER RESIDENCE & G Release Tracking Number: 3-0024309 Current Status: RAO	411 CARTWRIGHT RD.	NNW (0.156 mi. / 826 ft.)	3	4
RESIDENCE Release Tracking Number: 3-0028051 Current Status: RAO	1 KENILWORTH CIR	NNW (0.361 mi. / 1905 ft.)	5	6
NEEDHAM DEPARTMENT O Release Tracking Number: 3-0025241 Current Status: RAO	1421 CENTRAL AVE	E (0.449 mi. / 2373 ft.)	6	6
RECYCLING AND DISPOS Release Tracking Number: 3-0030194 Release Tracking Number: 3-0033134 Current Status: RAO Current Status: PSNC	169 GREAT PLAIN AVE	N (0.482 mi. / 2545 ft.)	A7	6
RECYCLING AND TRANSF Release Tracking Number: 3-0031384 Current Status: PSNC	1407 CENTRAL AVE	ESE (0.540 mi. / 2850 ft.)	9	8
UTILITY POLE 4 Release Tracking Number: 3-0020231 Current Status: RAO	MOSELEY AVE	SE (0.547 mi. / 2890 ft.)	10	8
NO LOCATION AID Release Tracking Number: 3-0025825 Current Status: RAO	10 CLAYBROOK RD	S (0.689 mi. / 3640 ft.)	11	8
OLD TIME GARAGE LTD Release Tracking Number: 3-0001007 Current Status: WCSPRM	1584 GREAT PLAIN AVE	NE (0.738 mi. / 3896 ft.)	B12	9
NO LOCATION AID Release Tracking Number: 3-0029551 Current Status: RAO	1566 GREAT PLAIN AVE	NE (0.769 mi. / 4058 ft.)	B13	9
BABSON REC CENTER Release Tracking Number: 3-0021507 Current Status: RAO	150 GREAT PLAIN AVE	NNE (0.805 mi. / 4253 ft.)	C14	10

Sites Sorted by Database

<u>Site</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BABSON SKATING CTR Release Tracking Number: 3-0014469 Current Status: RAO	135 150 GREAT PLAIN	NNE (0.805 mi. / 4253 ft.)	C15	10
PROPERTY Release Tracking Number: 3-0001877 Release Tracking Number: 3-0030306 Current Status: RAO	4 TURTLE LN	W (0.906 mi. / 4786 ft.)	16	11
DANA HALL MIDDLE SCH Release Tracking Number: 3-0028856 Current Status: RAO	53 DANA RD	NNW (0.931 mi. / 4915 ft.)	17	11
PARKING LOT A-5 Release Tracking Number: 3-0029352 Current Status: RAO	1 OLIN WAY	NNE (0.943 mi. / 4980 ft.)	D18	11
RESIDENCE Release Tracking Number: 3-0010341 Current Status: RAO	22 BRACKETT ST	E (0.946 mi. / 4993 ft.)	19	12
NO LOCATION AID Release Tracking Number: 3-0025256 Current Status: RAO	30 OLD FARM RD	NNW (0.953 mi. / 5031 ft.)	20	12
INTERSECTION AVALON Release Tracking Number: 3-0017717 Current Status: RAO	557 HIGH ROCK ST	E (0.964 mi. / 5090 ft.)	21	13
BABSON COLLEGE Release Tracking Number: 3-0032782 Current Status: PSNC	60 OLIN WAY	NNE (0.965 mi. / 5095 ft.)	D22	13

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Facility Database/Transfer Stations

<u>Site</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEEDHAM DEPARTMENT O Current Operational Status: Active	1421 CENTRAL AVE	E (0.449 mi. / 2373 ft.)	6	6
WELLESLEY RECYCLING Current Operational Status: Closed Current Operational Status: Inactive Current Operational Status: Active Status: Inactive	169 GREAT PLAIN AVE	N (0.482 mi. / 2545 ft.)	A8	7

Sites Sorted by Database

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Listing

<u>Site</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NO LOCATION AID Release Tracking Number / Current Status: 3-0020962 / RAO	600 CHARLES RIVER ST	W (0.084 mi. / 445 ft.)	1	4
WHDH TRANSMITTER Release Tracking Number / Current Status: 3-0017807 / RAO	1555 CENTRAL AVE	ESE (0.165 mi. / 871 ft.)	4	5
RECYCLING AND DISPOS Release Tracking Number / Current Status: 3-0013631 / RAO	169 GREAT PLAIN AVE	N (0.482 mi. / 2545 ft.)	A7	6

LAST: Leaking Aboveground Storage Tank Sites

<u>Site</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WHDH TRANSMITTER Release Tracking Number / Current Status: 3-0035909 / UNCLSS	1555 CENTRAL AVE	ESE (0.165 mi. / 871 ft.)	4	5

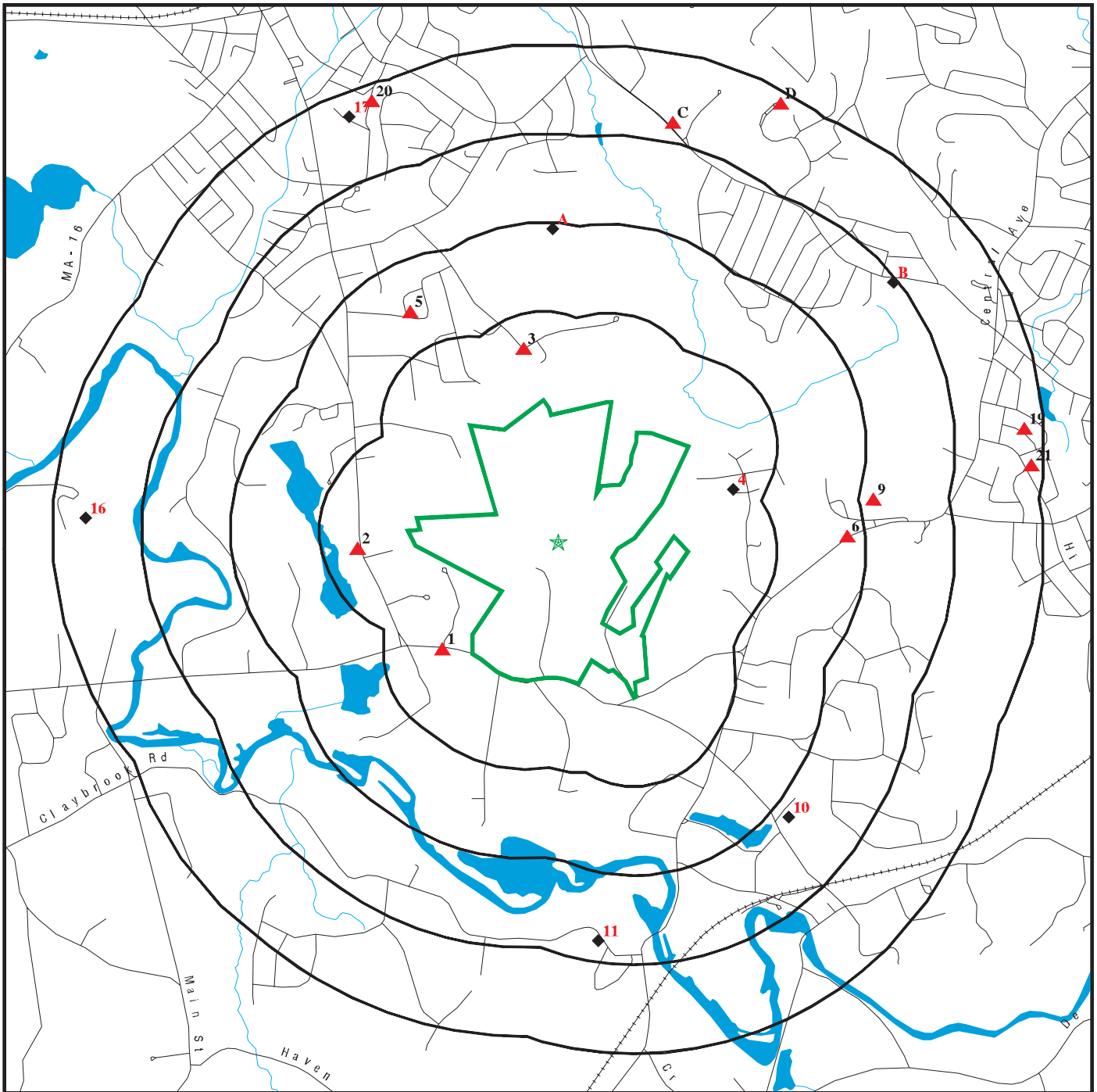
State and tribal registered storage tank lists

UST: Summary Listing of all the Tanks Registered in the State of Massachusetts

<u>Site</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WHDH TRANSMITTER Facility Id: 12278	1555 CENTRAL AVE	ESE (0.165 mi. / 871 ft.)	4	5

1.00 Mile Map

463 CHARLES RIVER STREET NEEDHAM, MA 02492



Black Rings Represent Qtr. Mile Radius

★ Target Property (Latitude: 42.274877 Longitude: 71.27675)

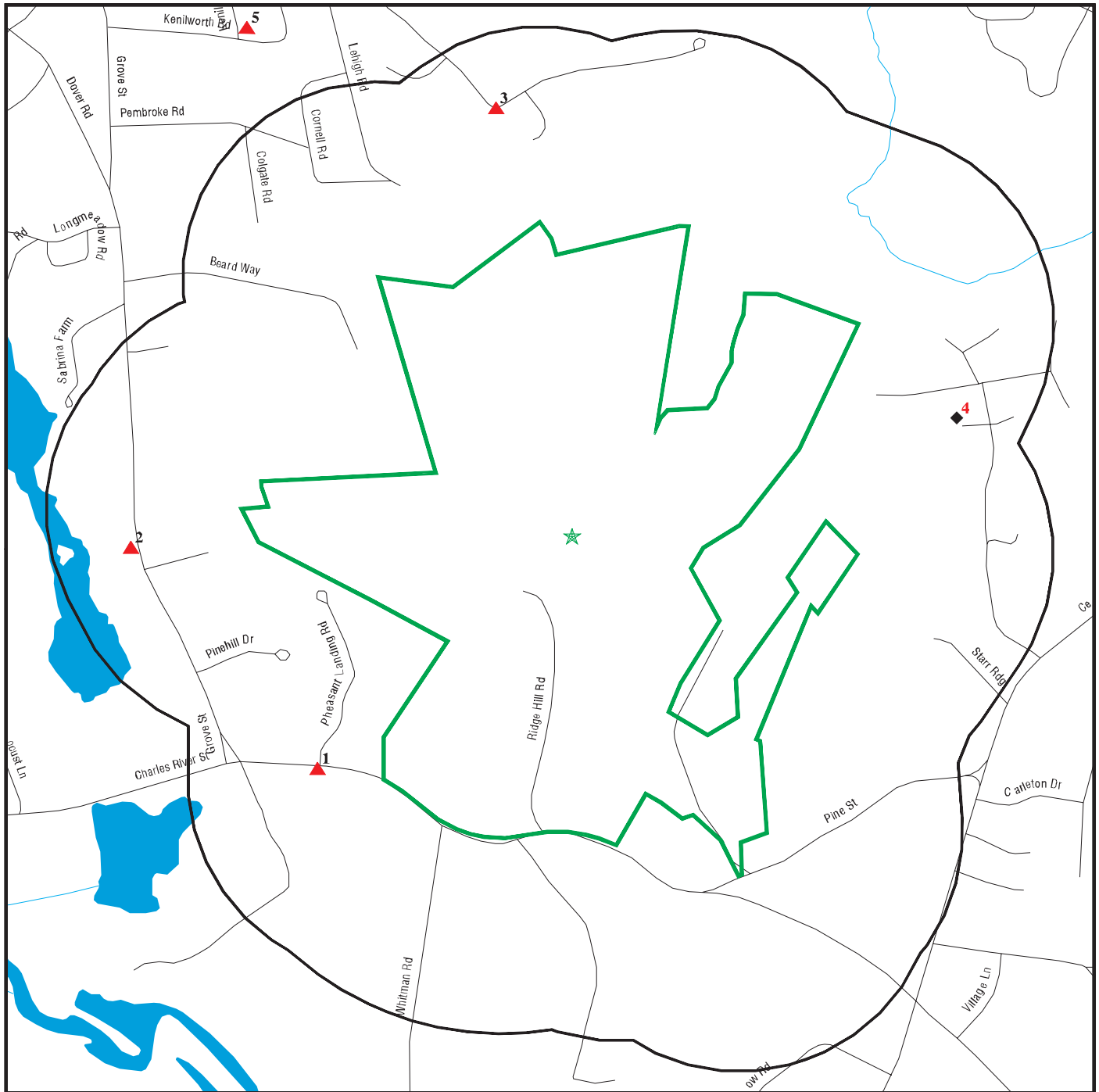
▲ High or Equal Elevation Sites

◆ Low Elevation Sites

☐ National Priority List Sites

0.250 Mile Map

463 CHARLES RIVER STREET NEEDHAM, MA 02492



Black Rings Represent Qtr. Mile Radius

★ Target Property (Latitude: 42.274877 Longitude: 71.27675)

▲ High or Equal Elevation Sites

◆ Low Elevation Sites

☒ National Priority List Sites

Mapped Sites Summary

Target Property: 463 CHARLES RIVER STREET
NEEDHAM, MA 02492

LUST

EDR ID: S105199938 **DIST/DIR:** 0.084 West **ELEVATION:** 161 **MAP ID:** 1

NAME: NO LOCATION AID

ADDRESS: 600 CHARLES RIVER ST
NEEDHAM, MA 02492

[Click here for full text details](#)

LUST

Release Tracking Number / Current Status: 3-0020962 / RAO

[Click here to access the MA DEP site for this facility](#)

SHWS

EDR ID: S104774133 **DIST/DIR:** 0.149 WSW **ELEVATION:** 169 **MAP ID:** 2

NAME: TRANSFORMER PM 4041

ADDRESS: 426 GROVE ST
NEEDHAM, MA

[Click here for full text details](#)

SHWS

Release Tracking Number: 3-0019731
Current Status: RAO

SHWS

EDR ID: S106617597 **DIST/DIR:** 0.156 NNW **ELEVATION:** 156 **MAP ID:** 3

NAME: FORMER RESIDENCE & G

ADDRESS: 411 CARTWRIGHT RD.
NEEDHAM, MA

[Click here for full text details](#)

- Continued on next page -

Mapped Sites Summary

Target Property: 463 CHARLES RIVER STREET
NEEDHAM, MA 02492

SHWS					
EDR ID:	S106617597	DIST/DIR:	0.156 NNW	ELEVATION: 156	MAP ID: 3
NAME: FORMER RESIDENCE & G ADDRESS: 411 CARTWRIGHT RD. NEEDHAM, MA					
SHWS Release Tracking Number: 3-0024309 Current Status: RAO					

LUST, LAST, UST					
EDR ID:	U000229427	DIST/DIR:	0.165 ESE	ELEVATION: 127	MAP ID: 4
NAME: WHDH TRANSMITTER ADDRESS: 1555 CENTRAL AVE NEEDHAM, MA 02492					
Click here for full text details LUST Release Tracking Number / Current Status: 3-0017807 / RAO Click here to access the MA DEP site for this facility LAST Release Tracking Number / Current Status: 3-0035909 / UNCLSS UST Facility Id: 12278					

Mapped Sites Summary

Target Property: 463 CHARLES RIVER STREET
NEEDHAM, MA 02492

SHWS

EDR ID: S109489739 **DIST/DIR:** 0.361 NNW **ELEVATION:** 163 **MAP ID:** 5

NAME: RESIDENCE
ADDRESS: 1 KENILWORTH CIR
WELLESLEY, MA 02482

[Click here for full text details](#)

SHWS

Release Tracking Number: 3-0028051
Current Status: RAO

SHWS, SWF/LF

EDR ID: S102518550 **DIST/DIR:** 0.449 East **ELEVATION:** 163 **MAP ID:** 6

NAME: NEEDHAM DEPARTMENT O
ADDRESS: 1421 CENTRAL AVE
NEEDHAM, MA 02192

[Click here for full text details](#)

SHWS

Release Tracking Number: 3-0025241
Current Status: RAO

SWF/LF

Current Operational Status: Active

SHWS, LUST

EDR ID: U001006629 **DIST/DIR:** 0.482 North **ELEVATION:** 127 **MAP ID:** A7

NAME: RECYCLING AND DISPOS
ADDRESS: 169 GREAT PLAIN AVE
WELLESLEY, MA 02181

[Click here for full text details](#)

- Continued on next page -

Mapped Sites Summary

Target Property: 463 CHARLES RIVER STREET
NEEDHAM, MA 02492

SHWS, LUST

EDR ID: U001006629 **DIST/DIR:** 0.482 North **ELEVATION:** 127 **MAP ID:** A7

NAME: RECYCLING AND DISPOS

ADDRESS: 169 GREAT PLAIN AVE
WELLESLEY, MA 02181

SHWS

Release Tracking Number: 3-0030194

Release Tracking Number: 3-0033134

Current Status: RAO

Current Status: PSNC

LUST

Release Tracking Number / Current Status: 3-0013631 / RAO

[Click here to access the MA DEP site for this facility](#)

SWF/LF

EDR ID: 1001228507 **DIST/DIR:** 0.482 North **ELEVATION:** 127 **MAP ID:** A8

NAME: WELLESLEY RECYCLING

ADDRESS: 169 GREAT PLAIN AVE
WELLESLEY, MA 02181
NORFOLK

[Click here for full text details](#)

SWF/LF

Status: Inactive

Current Operational Status: Closed

Current Operational Status: Active

Mapped Sites Summary

Target Property: 463 CHARLES RIVER STREET
NEEDHAM, MA 02492

SHWS

EDR ID: U001006885 **DIST/DIR:** 0.540 ESE **ELEVATION:** 157 **MAP ID:** 9

NAME: RECYCLING AND TRANSF
ADDRESS: 1407 CENTRAL AVE
NEEDHAM, MA 02492

[Click here for full text details](#)

SHWS

Release Tracking Number: 3-0031384
Current Status: PSNC

SHWS

EDR ID: S104941844 **DIST/DIR:** 0.547 SE **ELEVATION:** 117 **MAP ID:** 10

NAME: UTILITY POLE 4
ADDRESS: MOSELEY AVE
NEEDHAM, MA

[Click here for full text details](#)

SHWS

Release Tracking Number: 3-0020231
Current Status: RAO

SHWS

EDR ID: S108034442 **DIST/DIR:** 0.689 South **ELEVATION:** 116 **MAP ID:** 11

NAME: NO LOCATION AID
ADDRESS: 10 CLAYBROOK RD
DOVER, MA 02030

[Click here for full text details](#)

SHWS

- Continued on next page -

Mapped Sites Summary

Target Property: 463 CHARLES RIVER STREET
NEEDHAM, MA 02492

SHWS				
EDR ID:	S108034442	DIST/DIR:	0.689 South	ELEVATION: 116 MAP ID: 11
NAME:	NO LOCATION AID			
ADDRESS:	10 CLAYBROOK RD DOVER, MA 02030			
Release Tracking Number: 3-0025825 Current Status: RAO				

SHWS				
EDR ID:	U000229416	DIST/DIR:	0.738 NE	ELEVATION: 138 MAP ID: B12
NAME:	OLD TIME GARAGE LTD			
ADDRESS:	1584 GREAT PLAIN AVE NEEDHAM, MA 02492			
Click here for full text details				
SHWS Release Tracking Number: 3-0001007 Current Status: WCSPRM				

SHWS				
EDR ID:	S110526244	DIST/DIR:	0.769 NE	ELEVATION: 139 MAP ID: B13
NAME:	NO LOCATION AID			
ADDRESS:	1566 GREAT PLAIN AVE NEEDHAM, MA 02492			
Click here for full text details				
SHWS Release Tracking Number: 3-0029551				
- Continued on next page -				

Mapped Sites Summary

Target Property: 463 CHARLES RIVER STREET
NEEDHAM, MA 02492

SHWS					
EDR ID:	S110526244	DIST/DIR:	0.769 NE	ELEVATION: 139	MAP ID: B13
NAME:	NO LOCATION AID				
ADDRESS:	1566 GREAT PLAIN AVE NEEDHAM, MA 02492				
Current Status: RAO					

SHWS					
EDR ID:	U003000516	DIST/DIR:	0.805 NNE	ELEVATION: 177	MAP ID: C14
NAME:	BABSON REC CENTER				
ADDRESS:	150 GREAT PLAIN AVE WELLESLEY, MA 02482				
Click here for full text details					
SHWS Release Tracking Number: 3-0021507 Current Status: RAO					

SHWS					
EDR ID:	S102403976	DIST/DIR:	0.805 NNE	ELEVATION: 177	MAP ID: C15
NAME:	BABSON SKATING CTR				
ADDRESS:	135 150 GREAT PLAIN WELLESLEY, MA 02181				
Click here for full text details					
SHWS Release Tracking Number: 3-0014469 Current Status: RAO					

Mapped Sites Summary

Target Property: 463 CHARLES RIVER STREET
NEEDHAM, MA 02492

SHWS

EDR ID: S105810551 **DIST/DIR:** 0.906 West **ELEVATION:** 117 **MAP ID:** 16

NAME: PROPERTY
ADDRESS: 4 TURTLE LN
DOVER, MA 02030

[Click here for full text details](#)

SHWS

Release Tracking Number: 3-0001877
Release Tracking Number: 3-0030306
Current Status: RAO

SHWS

EDR ID: S110055595 **DIST/DIR:** 0.931 NNW **ELEVATION:** 128 **MAP ID:** 17

NAME: DANA HALL MIDDLE SCH
ADDRESS: 53 DANA RD
WELLESLEY, MA 02482

[Click here for full text details](#)

SHWS

Release Tracking Number: 3-0028856
Current Status: RAO

SHWS

EDR ID: S110361032 **DIST/DIR:** 0.943 NNE **ELEVATION:** 180 **MAP ID:** D18

NAME: PARKING LOT A-5
ADDRESS: 1 OLIN WAY
NEEDHAM, MA

[Click here for full text details](#)

- Continued on next page -

Mapped Sites Summary

Target Property: 463 CHARLES RIVER STREET
NEEDHAM, MA 02492

SHWS							
EDR ID:	S110361032	DIST/DIR:	0.943 NNE	ELEVATION:	180	MAP ID:	D18
NAME:	PARKING LOT A-5						
ADDRESS:	1 OLIN WAY NEEDHAM, MA						
SHWS Release Tracking Number: 3-0029352 Current Status: RAO							

SHWS							
EDR ID:	S102085063	DIST/DIR:	0.946 East	ELEVATION:	179	MAP ID:	19
NAME:	RESIDENCE						
ADDRESS:	22 BRACKETT ST NEEDHAM, MA						
Click here for full text details SHWS Release Tracking Number: 3-0010341 Current Status: RAO							

SHWS							
EDR ID:	S107405586	DIST/DIR:	0.953 NNW	ELEVATION:	151	MAP ID:	20
NAME:	NO LOCATION AID						
ADDRESS:	30 OLD FARM RD WELLESLEY, MA 02181						
Click here for full text details SHWS - Continued on next page -							

Mapped Sites Summary

Target Property: 463 CHARLES RIVER STREET
NEEDHAM, MA 02492

SHWS				
EDR ID:	S107405586	DIST/DIR:	0.953 NNW	ELEVATION: 151 MAP ID: 20
NAME:	NO LOCATION AID			
ADDRESS:	30 OLD FARM RD WELLESLEY, MA 02181			
Release Tracking Number: 3-0025256 Current Status: RAO				

SHWS				
EDR ID:	S103546431	DIST/DIR:	0.964 East	ELEVATION: 188 MAP ID: 21
NAME:	INTERSECTION AVALON			
ADDRESS:	557 HIGH ROCK ST NEEDHAM, MA			
Click here for full text details				
SHWS Release Tracking Number: 3-0017717 Current Status: RAO				

SHWS				
EDR ID:	S118337270	DIST/DIR:	0.965 NNE	ELEVATION: 184 MAP ID: D22
NAME:	BABSON COLLEGE			
ADDRESS:	60 OLIN WAY NEEDHAM, MA 02492			
Click here for full text details				
SHWS Release Tracking Number: 3-0032782				
- Continued on next page -				

Mapped Sites Summary

Target Property: 463 CHARLES RIVER STREET
NEEDHAM, MA 02492

SHWS							
EDR ID:	S118337270	DIST/DIR:	0.965 NNE	ELEVATION:	184	MAP ID:	D22
NAME:	BABSON COLLEGE						
ADDRESS:	60 OLIN WAY NEEDHAM, MA 02492						
Current Status: PSNC							

Count: 10 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
DOVER	S126024722	MILL STREET AT WILLOW STREET	MILL STREET AT WILLOW STREET	02030	SHWS
DOVER	S105810672	NO LOCATION AID	TURTLE LN	02030	SHWS
DOVER	S104179865	ELM BANK RESERVATION	TURTLE LN	02030	SHWS
NEEDHAM	S126024847	ROADWAY AND EASEMENT AT 15 AVALON	AVALON ROAD	02492	SHWS
NEEDHAM	S113882673	AT 56 BROOK STREET	BROOK STREET		SHWS
NEEDHAM	S121146184	NO LOCATION AID	HARVARD CIRCLE		SHWS
NEEDHAM	S126024797	HIGH ROCK STREET @ INTERSECTION OF	HIGH ROCK STREET	02492	SHWS
NEEDHAM	S106030005	INTERSECTION WITH CENTRAL AVE	HIGH ROCK ST	02492	SHWS
NEEDHAM	S121394315	I-95 SOUTHBOUND AT GREAT PLAIN AVE	I-95 SOUTH/RT 128 SOUTH		SHWS
WELLESLEY	S116358044	NO LOCATION AID	CENTRAL STREET, ROUTE 135	02482	SHWS

RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Gov Date	Arvl Date	Active Date	Last EDR Contact
MA	AST	Aboveground Storage Tank Database	02/18/2020	04/14/2020	07/01/2020	07/17/2020
MA	AST 2	Aboveground Storage Tanks	06/24/2020	06/25/2020	06/26/2020	06/24/2020
MA	BROWNFIELDS	Completed Brownfields Covenants Listing	04/05/2017	08/03/2017	10/10/2017	07/31/2020
MA	BROWNFIELDS 2	Potential Brownfields Listing	12/31/2018	07/31/2019	09/25/2019	07/31/2020
MA	INST CONTROL	Sites With Activity and Use Limitation	06/24/2020	06/25/2020	06/26/2020	06/25/2020
MA	LAST	Leaking Aboveground Storage Tank Sites	06/24/2020	06/25/2020	06/26/2020	06/25/2020
MA	LF PROFILES	Landfill Profiles Listing	07/01/2015	10/27/2015	12/14/2015	07/02/2020
MA	LUST	Leaking Underground Storage Tank Listing	06/24/2020	06/25/2020	06/26/2020	06/25/2020
MA	PFAS	PFAS Contaminated Sites Listing	03/26/2020	03/31/2020	06/18/2020	06/30/2020
MA	SHWS	Site Transition List	06/24/2020	06/25/2020	06/26/2020	06/25/2020
MA	SWF/LF	Solid Waste Facility Database/Transfer Stations	01/14/2020	04/03/2020	06/18/2020	07/02/2020
MA	UST	Summary Listing of all the Tanks Registered in the State of	07/02/2020	07/08/2020	07/27/2020	07/08/2020
US	BRS	Biennial Reporting System	12/31/2015	02/22/2017	09/28/2017	06/22/2020
US	CORRACTS	Corrective Action Report	03/23/2020	03/25/2020	05/21/2020	06/22/2020
US	Delisted NPL	National Priority List Deletions	04/27/2020	05/06/2020	05/28/2020	08/03/2020
US	ERNS	Emergency Response Notification System	03/22/2020	03/24/2020	06/18/2020	06/22/2020
US	FEDERAL FACILITY	Federal Facility Site Information listing	04/03/2019	04/05/2019	05/14/2019	07/02/2020
US	FEDLAND	Federal and Indian Lands	04/02/2018	04/11/2018	11/06/2019	07/06/2020
US	FEMA UST	Underground Storage Tank Listing	02/01/2020	03/19/2020	06/09/2020	07/06/2020
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	04/29/2020	05/20/2020	08/12/2020	07/24/2020
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	04/14/2020	05/20/2020	08/12/2020	07/24/2020
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	04/14/2020	05/26/2020	08/12/2020	07/24/2020
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	04/14/2020	05/20/2020	08/12/2020	07/24/2020
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	04/08/2020	05/20/2020	08/12/2020	07/24/2020
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	04/15/2020	05/20/2020	08/12/2020	07/24/2020
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	04/14/2020	05/20/2020	08/12/2020	07/24/2020
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	04/08/2020	05/20/2020	08/12/2020	07/24/2020
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	04/29/2020	05/20/2020	08/12/2020	07/24/2020
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	04/14/2020	05/20/2020	08/12/2020	07/24/2020
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	04/14/2020	05/26/2020	08/12/2020	07/24/2020
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	04/14/2020	05/20/2020	08/12/2020	07/24/2020
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	04/08/2020	05/20/2020	08/12/2020	07/24/2020
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	04/03/2020	05/20/2020	08/12/2020	07/24/2020
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	04/14/2020	05/20/2020	08/13/2020	07/24/2020
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	04/08/2020	05/20/2020	08/12/2020	07/23/2020
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	07/27/2015	09/29/2015	02/18/2016	06/17/2020
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	03/20/2008	04/22/2008	05/19/2008	04/20/2009
US	LUCIS	Land Use Control Information System	05/15/2020	05/19/2020	06/18/2020	08/04/2020
US	MINES MRDS	Mineral Resources Data System	04/06/2018	10/21/2019	10/24/2019	05/21/2020
US	NPL	National Priority List	04/27/2020	05/06/2020	05/28/2020	08/03/2020
US	NPL LIENS	Federal Superfund Liens	10/15/1991	02/02/1994	03/30/1994	08/15/2011
US	PCS	Permit Compliance System	07/14/2011	08/05/2011	09/29/2011	06/08/2020
US	PCS ENF	Enforcement data	12/31/2014	02/05/2015	03/06/2015	07/01/2020
US	PCS INACTIVE	Listing of Inactive PCS Permits	11/05/2014	01/06/2015	05/06/2015	07/09/2020
US	PRP	Potentially Responsible Parties	04/27/2020	05/06/2020	06/09/2020	08/03/2020
US	Proposed NPL	Proposed National Priority List Sites	04/27/2020	05/06/2020	05/28/2020	08/03/2020
US	RCRA-LQG	RCRA - Large Quantity Generators	03/23/2020	03/25/2020	05/21/2020	06/22/2020

RECORDS SEARCHED / DATA CURRENCY TRACKING

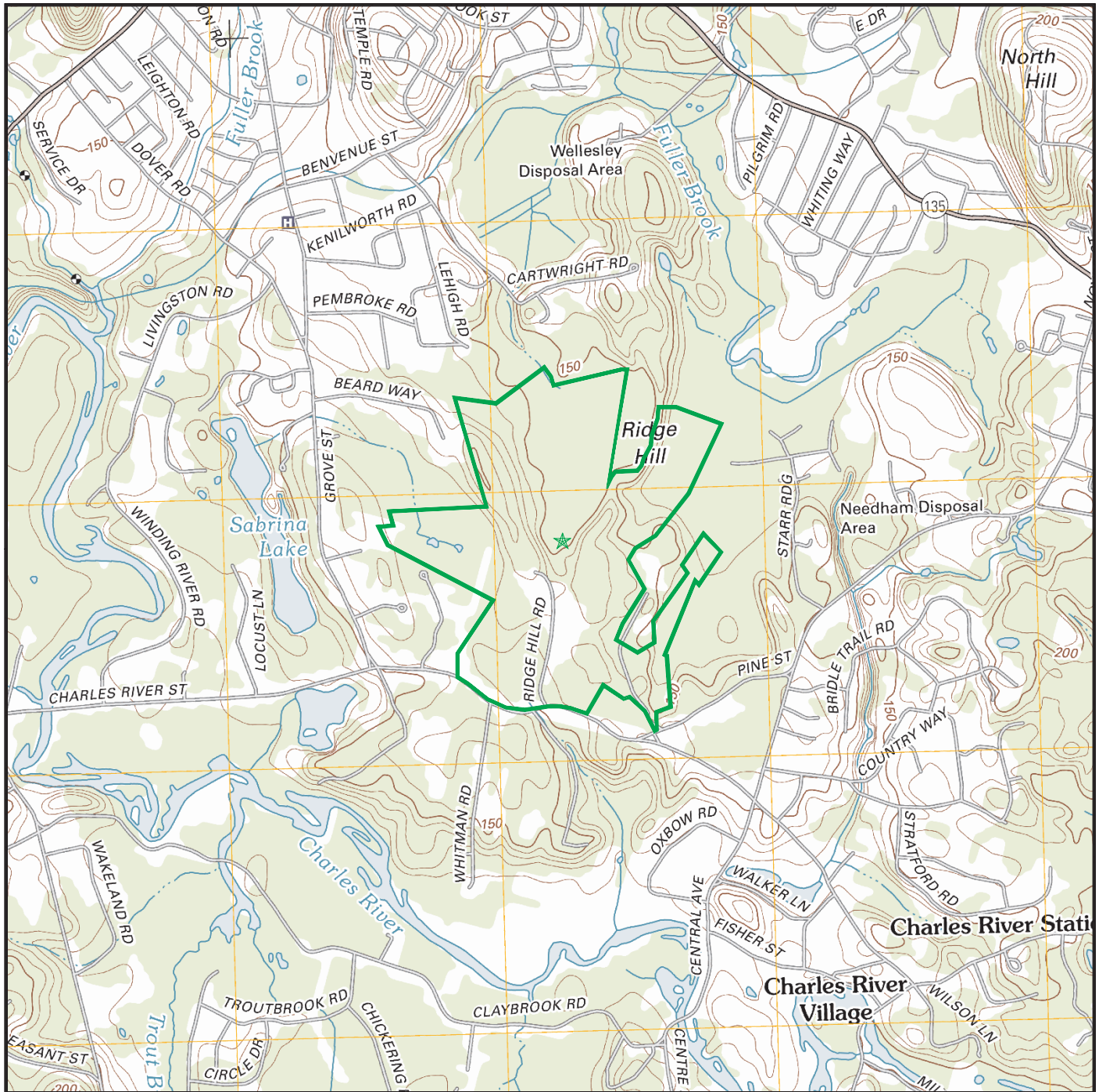
St	Acronym	Full Name	Gov Date	Arvl. Date	Active Date	Last EDR Contact
US	RCRA-SQG	RCRA - Small Quantity Generators	03/23/2020	03/25/2020	05/21/2020	06/22/2020
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	03/23/2020	03/25/2020	05/21/2020	06/22/2020
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	03/23/2020	03/25/2020	05/21/2020	06/22/2020
US	SEMS	Superfund Enterprise Management System	04/27/2020	05/06/2020	05/28/2020	08/03/2020
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	04/27/2020	05/06/2020	05/28/2020	08/03/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	10/12/2016	10/26/2016	02/03/2017	09/26/2017
US	US AIRS MINOR	Air Facility System Data	10/12/2016	10/26/2016	02/03/2017	09/26/2017
US	US ENG CONTROLS	Engineering Controls Sites List	02/13/2020	02/20/2020	05/15/2020	05/15/2020
US	US INST CONTROLS	Institutional Controls Sites List	02/13/2020	02/20/2020	05/15/2020	05/15/2020

STREET AND ADDRESS INFORMATION

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USGS 7.5 Minute Topographic Map

463 CHARLES RIVER STREET NEEDHAM, MA 02492



Map Image Position: TP
Map Reference Code & Name: 5644826 Natick
Map State(s): MA
Version Date: 2012



463 Charles River Street
463 Charles River Street
Needham, MA 02492

Inquiry Number: 6165002.1

August 21, 2020

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

08/21/20

Site Name:

463 Charles River Street
463 Charles River Street
Needham, MA 02492
EDR Inquiry # 6165002.1

Client Name:

Lord Environmental, Inc
1506 Providence Highway
Norwood, MA 02062
Contact: Jared Kurkoski



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Lord Environmental, Inc were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # FD30-4F94-86EA

PO # NA

Project Project # 2930

UNMAPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: FD30-4F94-86EA

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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RIDGE HILL ESTATE – TOWN OF NEEDHAM
ESTATE HOUSE AND GARAGE DEMOLITION STUDY

APPENDIX E

SUMMARY OF SCANNING FOR UNDERGROUND STORAGE TANKS (UST'S)
SEPTEMBER 28, 2020
PREPARED BY GPRS, INC.



Summary of Scanning for Underground Storage Tanks (UST's)

Prepared For: Town of Needham

Prepared By:
Randy Pugh
Randy.Pugh@GPRSInc.com
Project Manager-Boston
857-248-1251
September 28, 2020

September 28, 2020

Town of Needham

Attn: Mike Retzky

Site: 463 Charles River Street Needham, MA 02492

We appreciate the opportunity to provide this report for our work completed on September 25, 2020.

PURPOSE

The purpose of this project was to search for any suspected underground storage tanks (USTs) or suspected UST-related piping or other anomalies remaining on the property. The scope of work consisted of 2 locations measuring approximately 7,000 square feet. The client marked the desired locations prior to our scanning and our markings were then placed onto the surface using pink spray paint and white pin flags.

EQUIPMENT

- **Underground Scanning GPR Antenna.** The antenna with frequencies ranging from 250 MHz-450 MHz is mounted in a stroller frame which rolls over the surface. The surface needs to be reasonably smooth and unobstructed in order to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the feasibility of GPR. The data is displayed on a screen and marked in the field in real time. The total depth achieved can be as much as 8' or more with this antenna but can vary widely depending on the types of materials being scanned through. Some soil types such as clay may limit maximum depths to 3' or less. As depth increases, targets must be larger in order to be detected and non-metallic targets can be especially difficult to locate. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: [Link](#)
- **Electromagnetic Pipe Locator.** The EM locator can passively detect the electromagnetic fields from live AC power or from radio signals travelling along some conductive utilities. It can also be used in conjunction with a transmitter to connect directly to accessible, metallic pipes or tracer wires. A current is sent through the pipe or tracer wire at a specific frequency and the resulting EM field can then be detected by the receiver. A utility's ability to be located depends on a variety of factors including access to the utility, conductivity, grounding, interference from other fields, and many others. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: [Link](#)
- **GPS.** This handheld GPS unit offers accuracy down to 4 inches; however, the accuracy will depend on the satellite environment and obstructions and should not be considered to be survey-grade. Features can be collected as points, lines, or areas and then exported into Google Earth or overlaid on a CAD drawing. For more information, please visit: [Link](#)
- **Split Box.** This pipe and cable locator uses a transmitter-receiver pair to locate buried metallic objects. The transmitter and receiver are attached to opposite ends of a handle and are used for inductive tracing to locate buried metallic targets and determine if they are linear (pipes and cables) or non-linear and isolated (buried manhole covers, buried valves, metallic debris, USTs, etc.). The transmitter generates both an induction field and a radiated field upon metallic objects below the surface. The induced current couples energy into the metallic object which generates an opposing field detected by the receiver. For more information, please visit: [Link](#)
- **Magnetometer.** The magnetometer detects the magnetic field of a ferromagnetic object. It responds to the difference in the magnetic field between two sensors. It is interpreted in the field by listening to changes in frequency as emitted by a speaker on the device. Larger metallic objects can be located at depths of up to 10' or more but total depths will depend on the size, type, shape, and orientation of objects along with the amount of interference from other objects. For more information, please visit: [Link](#)

PROCESS

The EM pipe locator was used to connect to accessible, traceable pipes that may be tank-related such as vent pipes or product lines. A current is induced onto the pipe which creates an electromagnetic field that can be traced using the receiver. We can then attempt to trace these pipes to their origin or end point and paint or flag their locations.

Initial GPR scans were collected in order to evaluate the data and calibrate the equipment. Based on these findings, a scanning strategy is formed, consisting of scanning the entire area in a grid with 2 ft scan spacing in order to locate any potential UST's that may remain at the site. The GPR data is viewed in real time and anomalies in the data were located and marked on the surface along with their depths using paint and flags. Relevant scan examples were saved and will be provided in this report.

The magnetometer was used to sweep the site every 3'-5' to search for readings that may represent buried, ferrous objects. Upon detection, the readings will be marked on the surface and then investigated from multiple directions and with other methods such as GPR.

LIMITATIONS

Please keep in mind that there are limitations to any subsurface investigation. The equipment may not achieve maximum effectiveness due to soil conditions, above ground obstructions, reinforced concrete, and a variety of other factors. No subsurface investigation or equipment can provide a complete image of what lies below. Our results should always be used in conjunction with as many methods as possible including consulting existing plans and drawings, exploratory excavation or potholing, visual inspection of above-ground features, and utilization of services such as One Call/811. Depths are dependent on many factors so depth accuracy can vary throughout a site and should be treated as estimates only. Relevant scan examples were saved and will be provided in this report.

FINDINGS

The subsurface conditions at the time of the scanning allowed for maximum GPR depth penetration of 3 ft in most areas. Multiple utilities were observed during the scanning; however, utility locating was not part of the scope of this project. The equipment and methods used did detect reactions from potential UST's. The following pages will provide further explanation of the findings.

Town of Needham, MA

463 Charles River St. Needham, MA 02492

Legend

-  Area of Investigation
-  Possible Underground Tank: ~1' - 2' deep
-  Underground Tank: 1 1/2' deep

Google Earth

100 ft



Prepared for: Mike Retzky
Prepared By: Randy Pugh
Date of Scanning: 9/25/2020

Terms and Conditions

GPRS does not provide land survey or civil engineering data collection or documentation. This is provided as a reference map of the field markings and is not survey-grade.

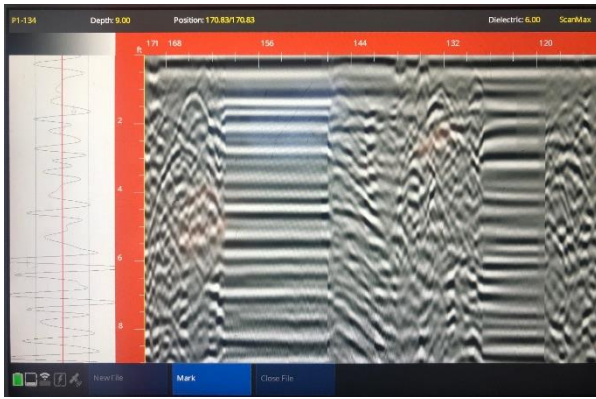
LEGEND

	ELECTRIC		SANITARY
	WATER		STORM
	COMM		POSSIBLE TANK
	UNDERGROUND TANK		

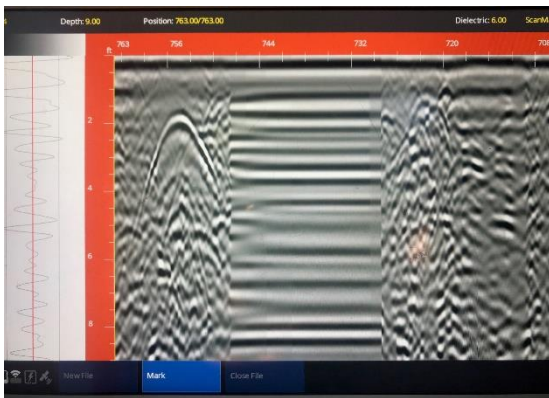
463 Charles River Street Needham, MA
02492

Prepared by:

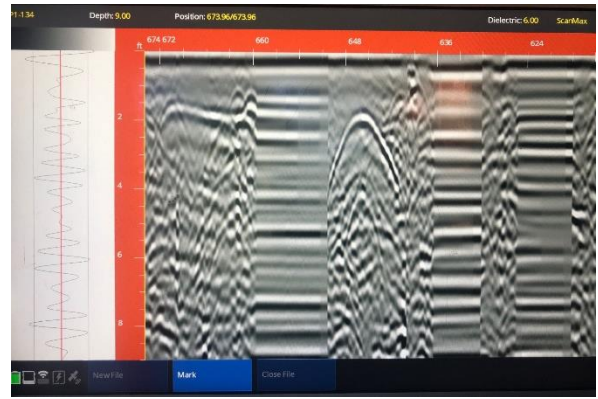




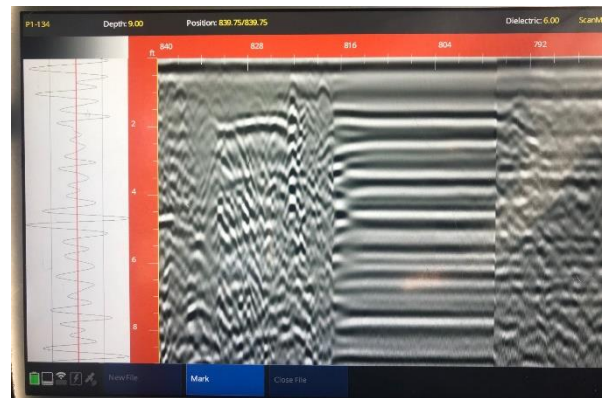
GPR data screenshot showing a possible underground tank/tank pit area. The change in the data from the excavation is apparent but GPR cannot determine whether this is due to a tank removal or whether tanks may still exist. A large tree is located directly next to area and the root system may be causing the poor GPR data.



GPR data shows the peak of the tank, approximately 1 1/2' below the surface.



GPR data showing clear evidence of an underground storage tank still present on site. Two separate scans show data of tank in both directions.



GPR data showing a long scan over the length of the tank.



Site photo showing the confirmed tank location near bottom of the screen. The secondary area with a "possible" tank is located between the tree and building near the top of the screen.

GPR Data and Site Photos.

Location:
463 Charles River Street Needham,
MA 02492





Picture 1: Closer look of “possible” tank location. The observed depth was between 1’ – 2’ below the surface.



Picture 2: secondary view of “possible” tank location. The white flags represent vent piping that can be seen on the wall. Pipe depth was between 1’ – 1 ½’ deep.



Picture 3: View of both locations marked out during the investigation.



Picture 4: Secondary area that was investigated. There were no clear signs through GPR of any existing underground storage tanks within this area.

GPR Data Screenshots and Photos

463 Charles River Street Needham, MA 02492



CLOSING

GPRS, Inc. has been in business since 2001, specializing in underground storage tank location, concrete scanning, utility locating, and shallow void detection for projects throughout the United States. I encourage you to visit our website (www.gprsinc.com) and contact any of the numerous references listed.

There was one clear existing storage tank and another possible area that could contain a storage tank on site. Client was advised to dig with extreme caution when trying to expose the existing tanks. It should be noted that no other utilities were located during the investigation, so client will want to reference Digsafe/existing site plans before proceeding. Additional GPR investigation is recommended before proceeding with any digging on site.

GPRS appreciates the opportunity to offer our services, and we look forward to continuing to work with you on future projects. Please feel free to contact us for additional information or with any questions you may have regarding this report.

Signed,

Randy Pugh
Project Manager—Boston



Direct: 857-248-1251

Randy.Pugh@GPRSInc.com

www.gprsinc.com

RIDGE HILL ESTATE – TOWN OF NEEDHAM
ESTATE HOUSE AND GARAGE DEMOLITION STUDY

APPENDIX F

SUMMARY OF LIMITED ENVIRONMENTAL ASSESSMENT

OCTOBER 22, 2020

PREPARED BY TERRA ENVIRONMENTAL, LLC



TERRA ENVIRONMENTAL, LLC

PLANNING | CONSULTING | MANAGEMENT | REMEDIATION

159 HAVEN STREET, SECOND FLOOR
READING, MA 01867
PHONE: 781-944-6851
WWW.TERRA-ENV.COM

October 22, 2020

Michael J. Retzky, Project Manager
Building Design & Construction Division
Town of Needham
500 Dedham Avenue, Needham, MA
Email: mretzky@needhamma.gov

Project: Town of Needham
Ridge Hill Manor House and Garage
463 Charles River Street, Needham, MA

Subject: Summary of Limited Environmental Assessment

Dear Mr. Retzky:

This letter report was prepared to document environmental assessment activities conducted by TERRA Environmental, LLC (TERRA) on October 14, 2020 at the Ridge Hill Manor House and Garage (herein after the "Property") located at 463 Charles River Street, Needham, MA.

As requested by the Town, we have performed a limited site assessment of soil conditions in the vicinity of a known and suspected underground storage tank (UST) in conformance with the scope of work identified in this letter report. This assessment has revealed no evidence of recognizable environmental conditions that require further action at this time, however, proper removal of the underground storage tank is required in accordance with the Massachusetts Fire Prevention Regulations, 527 CMR 9.00.

BACKGROUND

TERRA was requested to provide environmental consulting services to assess subsurface conditions in the vicinity of an underground storage tank (UST) identified in a Phase I Environmental Assessment Report prepared by Lord Environmental, Inc. on September 2, 2020, and in a ground penetrating radar (GPR) report entitled "Summary of Scanning for Underground Storage Tanks (UST's)" prepared by GPRS on September 28, 2020. Based on the reports, one (1) confirmed UST is located on the southeast corner of the garage near a fuel pump and associated vent pipe discovered directly outside along the eastern wall. In addition, a second possible UST was observed by GPRS to the north of the confirmed UST. TERRA developed the following scope of work based on the findings and recommendations of the Phase I prepared by Lord Environmental and GPR findings by GPRS.

SCOPE OF WORK

- Task 1** Mobilize to the Property to observe subsurface conditions during test pitting provided by the Town of Needham
- Collect and field screen soil samples with a Photo-ionization detector (PID) for the presence of oil/and or hazardous materials (OHM), specifically volatile organic compounds (VOCs). Samples will be collected, and field screened based on visual observation of soil conditions.
- Task 2** Licensed Site Professional (LSP) Services
- Submit LSP Letter Report summarizing findings and next steps, if applicable

OBSERVATIONS AND ASSESSMENT ACTIVITIES**Test Pits:**

On October 14, 2020, an Engineer from TERRA mobilized to the Property to observe installation of test pits near the “confirmed” and “suspected” UST(s) and collect soil samples. Mr. Retzky from the Town of Needham was on-site, directing the test pitting. Test pits were advanced utilizing a backhoe and installed by a representative from the Town of Needham. Locations of the “confirmed” and “suspected” UST was pre-marked by GPRS.

Test pitting commenced near the vent pipe and eastern wall of the garage to locate any associated UST piping. Two (2) steel pipes, approximately 2-inches in diameter, was observed approximately 18-inches below existing grade surface (bgs). The pipes were cut approximately 12 feet east of the garage. One pipe was observed to enter the garage, most likely connected to the existing fuel pump. The second pipe was observed to bend to the north. This pipe was not investigated further, and its origin remains unknown. No visual staining of soil was observed around or under the piping.

Additional test pits and trenching was conducted to the east and south to investigate the location of the “confirmed” UST. A 9-ft long by 2.5-ft diameter steel UST was observed approximately 2.3-feet bgs. No evidence of puncture, excessive corrosion, or pinholes was observed at the UST. No visual staining of soil was observed around or under the UST. Two small openings most likely associated with filling and/or venting was observed on the top of the UST. A metal tape measurer was inserted into the tank and let out until it hit the bottom of the tank. No liquid was observed; however, some soil/debris is expected to be inside the tank due to the openings being under the ground.

A total of six (6) “grab” soil samples were collected by TERRA under/around the piping and UST as shown in **Figure 1**. Soil samples were collected by hand and screened for the presence of VOCs using a PID calibrated to 100 parts-per-million by volume (ppmv) isobutylene gas as a standard, and the MassDEP jar headspace method. At each sample, TERRA logged the approximate depth and geologic character of the soil samples.

Photographs of the piping and UST is provided in the photo-log attached in **Attachment B**.

Soil Sample Results:

A summary of results for soil samples is provided in **Table 1**, below. Generally, the soil-type at each sample consisted of a fine to medium sand to approximately 3-feet bgs. During the installation of test pits, groundwater was not observed. Based on visual and olfactory (measured by the PID) observations from each sample, petroleum impacts and OHM was not observed. PID samples ranged from 0.0 (non-detect) to 0.1 parts-per-million by volume.

Table 1 - Summary of Soil Samples

Sample ID	Location	Depth	Soil Description	VOC Results Measured by a PID in ppmv
S-1	Southeast corner of UST	3	Fine to medium sand	0.0
S-2	Northeast corner of UST	3	Fine to medium sand	0.0
S-3	Under pipe	1.5	Fine to medium sand	0.0
S-4	Under pipe	1.5	Fine to medium sand	0.0
S-5	Southwest corner of UST	3	Fine to medium sand	0.1
S-6	Northwest corner of UST	3	Fine to medium sand	0.0

Assessment activities referenced above did not indicate the presence of OHM at any of the test pits and subsequent samples, therefore no samples were submitted to the laboratory for chemical analysis.

CONCLUSIONS AND RECOMMENDATIONS

We have performed a limited site assessment of soil conditions in the vicinity of a known and suspected UST in conformance with the scope of work identified in this letter report. This assessment has revealed no evidence of recognizable environmental conditions that require further action at this time, however, proper removal of the underground storage tank is required in accordance with the Massachusetts Fire Prevention Regulations, 527 CMR 9.00. The Massachusetts Board of Fire Prevention Regulations (527 CMR 9.07(K)(4)) requires that within 24 hours after the removal of underground tanks and/or underground piping the owner/operator shall measure for the presence of a release of oil or hazardous materials to the environment where contamination is most likely to be present on the site. If contamination is found the owner/operator shall immediately notify the head of the fire department as well as the Department of Environmental Protection Bureau of Waste Site Cleanup.

TERRA recommends the Town of Needham hire a licensed tank removal company to properly remove and dispose of the UST, and a LSP to measure and document conditions of potential contamination at the time of the actual UST removal. Following the UST removal and field screening of soil conditions, the removal would be documented in an UST Closure Assessment Report and filed with the Fire Department.

TERRA appreciates the opportunity to be of service to the Town of Needham. Please feel free to reach out to Chris Ragnelli and/or Phil Peterson at 781-944-6851 with any questions.

Respectfully submitted,
Terra Environmental, LLC



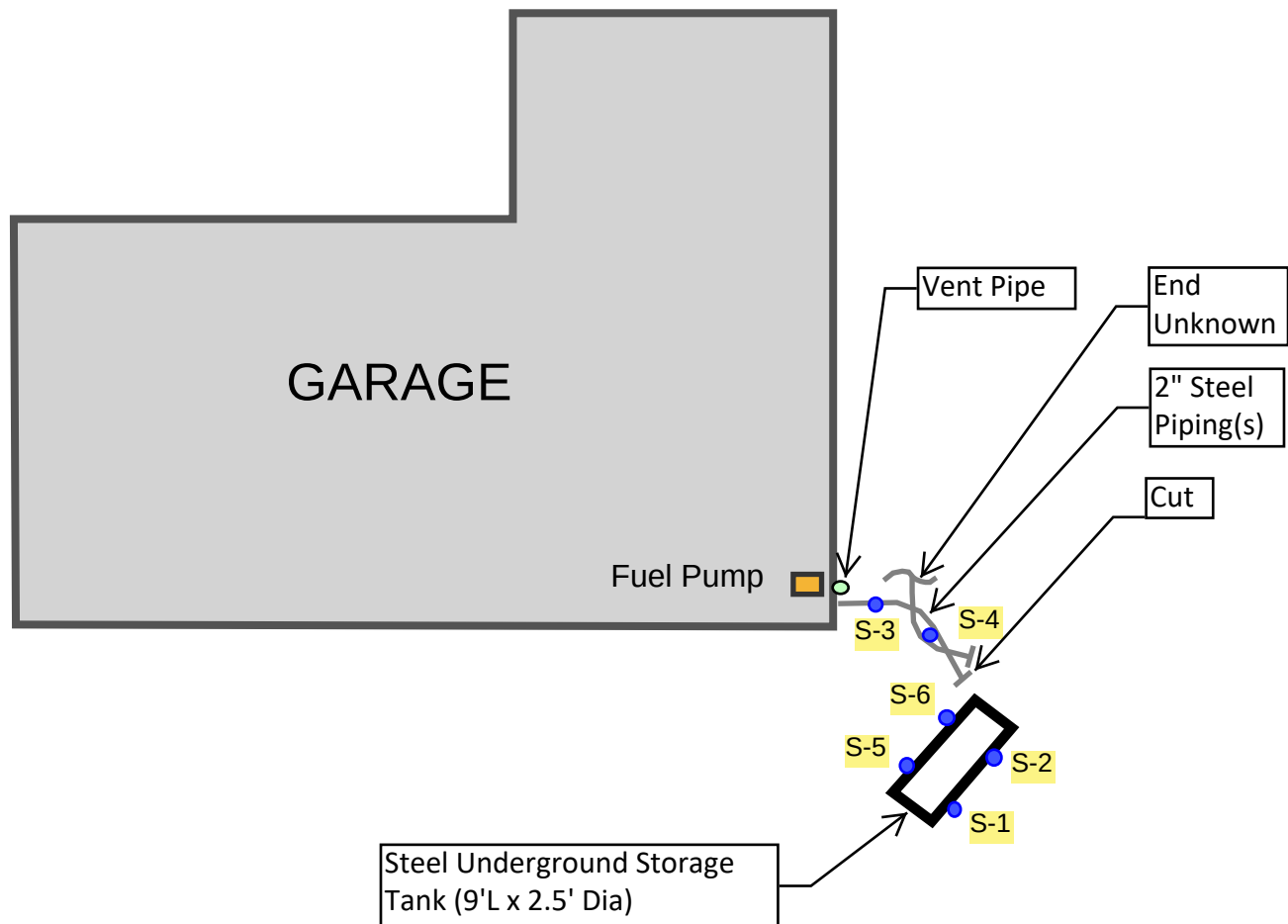
Christopher Ragnelli
Project Engineer



Philip Peterson, LSP
Principal Consultant

Attachment A: Sampling Figure
Attachment B: Photo-log

Attachment A: Sample Location Plan



Legend

● S-5 Sample ID

Massachusetts



Date: 10/21/2020
Project No. 20-123
Designed By: CR
Reviewed by: PP

NOT TO SCALE



TERRA ENVIRONMENTAL, LLC
PLANNING | CONSULTING | MANAGEMENT | REMEDIATION

FIGURE 1

SAMPLE LOCATION PLAN

Ridge Hill Manor House and Garage
463 Charles River Street
Needham, Massachusetts

ATTACHMENT B: Photo-log



Photo 1: Facing west at the garage and (2) underground steel pipes



Photo 2: Facing west at the garage and underground storage tank



Photo 3: Facing east at the barn and underground storage tank

RIDGE HILL ESTATE – TOWN OF NEEDHAM
ESTATE HOUSE AND GARAGE DEMOLITION STUDY

APPENDIX G

*STUDY ESTIMATE – NEEDHAM RIDGE HILL ESTATE
ESTATE HOUSE & GARAGE DEMOLITION
NOVEMBER 3, 2020
PREPARED BY PM&C, LLC*



**Study
Estimate**

**Needham Ridge Hill Estate
Estate House & Garage Demolition**
Needham, MA

PM&C LLC
20 Downer Ave, Suite 5
Hingham, MA 02043
(T) 781-740-8007
(F) 781-740-1012

Prepared for:
Dore & Whittier

November 3, 2020



Needham Ridge Hill Estate
Estate House & Garage Demolition
Needham, MA

03-Nov-20

Study

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
TRADE COSTS				
Sitework - Trade Costs	Apr-22			\$412,233
SUBTOTAL TRADE COSTS				\$412,233
Design and Estimating Contingency	12.0%			\$49,468
Escalation Allowance	5.3%			\$21,848
SUBTOTAL INCLUDING CONTINGENCIES				\$483,549
Subcontractor Bonds				In rates
General Conditions	8.0%			\$38,684
General Requirements	2.0%			\$9,671
Winter Conditions				excl
Insurances - GLI/Builders Risk	2.25%			\$10,880
Bond	1.00%			\$4,835
Building Permit				Waived
Overhead & Profit	5.0%			\$24,177
TOTAL ESTIMATED CONSTRUCTION COST			-	\$571,796



Needham Ridge Hill Estate
Estate House & Garage Demolition
Needham, MA

03-Nov-20

Study

BASIS OF ESTIMATE

This Study cost estimate was produced from drawings and specifications prepared by Dore & Whittier and their design team dated August 20, 2020. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, construction manager's overhead and profit and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under:

Chapter 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufacturers.

If a CM at risk CH149a procurement is used costs will increase from the costs presented in this report.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- All professional fees and insurance
- Building Permit costs
- Land acquisition, feasibility, and financing costs
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items (e.g. draperies, furniture and equipment)
- Rock excavation; special foundations (unless indicated by design engineers)
- Utility company back charges, including work required off-site



Study

CONSTRUCTION COST SUMMARY		
Site Detail		
BUILDING SYSTEM	SUB-TOTAL	TOTAL
SUMMARY		
G10 SITE PREPARATION		\$292,761
G1010 Site Clearing	\$32,110	
G1020 Site Demolition & Relocations	\$114,696	
G1030 Site Earthwork	\$56,855	
G1040 Hazardous Waste Remediation	\$89,100	
G20 SITE IMPROVEMENTS		\$52,122
G2010 Roadways	\$27,184	
G2050 Landscaping	\$24,938	
G30 SITE MECHANICAL UTILITIES		\$51,250
G3010 Water Supply	\$40,450	
G3020 Sanitary Sewer	\$9,500	
G3030 Storm Sewer	\$1,300	
G40 SITE ELECTRICAL UTILITIES		\$16,100
G4010 Electrical Distribution	\$14,100	
G4020 Site Lighting	\$2,000	
TOTAL DIRECT COST (Trade Costs)		\$412,233



Study

GFA

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

Site Detail

GROSS FLOOR AREA CALCULATION

Site Area

TOTAL GROSS FLOOR AREA (GFA)

sf

G10 SITE PREPARATION

G1010 SITE CLEARING

Site demarcation fence, 3' orange plastic fencing

1,496

lf

6.25

9,350

Perimeter erosion control w/ wattles

1,496

lf

10.00

14,960

Erosion control measures & maintenance as req'd

1

ls

6,000.00

6,000

Clear & grub trees adj to building for demo

6

ea

300.00

1,800

Rodent control measures

w/ GC's

SUBTOTAL

32,110

G1020 SITE DEMOLITION & RELOCATIONS

Building Demolition

Demo/remove 2-story house 7669 gsf w/ basement 1,324 gsf & crawl space 1,690 gsf

8,993

sf

8.00

71,944

Demo/remove 1-story garage/restroom

1,900

sf

6.00

11,400

Selective Site Demolition

Remove/relocate equipment & furnishings from house & garage

1

ea

3,000.00

3,000

Demo/remove paving, brick terrace

1,213

sf

4.00

4,852

Demo/remove fuel tank, underground & contaminated soils

1

ea

3,500.00

3,500

Demo/remove fuel tank, above ground

4

ea

3,500.00

14,000

Firewatch

1

ea

6,000.00

6,000

SUBTOTAL

114,696

G1030 SITE EARTHWORK

Site fill as req'd at building demo area, including basement/crawl spaces

2,344

cy

20.00

46,880

Site grading

19,950

sf

0.50

9,975

SUBTOTAL

56,855

G1040 HAZARDOUS WASTE REMEDIATION

Hazmat materials abatement in House & Garage, budget by UEC 08/07/2020,
Modified

1

ls

84,100.00

84,100

Soil remediation from oil leaking (1 tanks)

1

ls

5,000.00

5,000

SUBTOTAL

89,100

TOTAL - SITE PREPARATION

\$292,761

G20 SITE IMPROVEMENTS

G2010 ROADWAYS

Restore paving, bit. concrete 4"D @ Access Drive

6,796

sf

4.00

27,184

SUBTOTAL

27,184

G2020 PARKING LOTS

No work in this section

SUBTOTAL

-

G2030 PEDESTRIAN PAVING

No work in this section

SUBTOTAL

-

G2040 SITE DEVELOPMENT

No work in this section

SUBTOTAL

-

G2050 LANDSCAPING

Site landscape, loam & seed areas affected by demo

19,950

sf

1.25

24,938

SUBTOTAL

24,938

TOTAL - SITE IMPROVEMENTS

\$52,122



Study

GFA

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

Site Detail

066							
067							
068							
069							
070							
071							
072							
073							
074	G3010						
075							
076							
077							
078							
079	G3020						
080							
081							
082							
083							
084	G3030						
085							
086							
087							
088							
089							
090							
091							
092							
093							
094							
095							
096							
097	G4010						
098							
099							
100							
101							
102							
103							
104	G4020						
105							
106							
107							
108	G4030						
109							
110							
111							
112	G4040						
113							
114							
115							



**Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 1/12/2021

Agenda Item	Open Annual Town Meeting Warrant
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED
The Board is scheduled to open the warrant for the 2021 Annual Town Meeting. The Warrant is scheduled to be closed on February 9th.	
2.	VOTE REQUIRED BY SELECT BOARD
<i>Suggested Motion:</i> That the Board vote to open the warrant for the 2021 Annual Town Meeting.	
3.	BACK UP INFORMATION ATTACHED
a. Preliminary List of Warrant Articles, January 12, 2021	

**Preliminary List of Warrant Articles
2021 Annual Town Meeting
1.12.2021**

Annual Town Election
Committee and Officer Reports

Select Board

HUMAN RESOURCES ARTICLES

Establish Elected Officials' Salaries
Fund Collective Bargaining Agreement – Police Union
Fund Collective Bargaining Agreement – Police Superior Officers
Fund Collective Bargaining Agreement – Fire Union
Fund Collective Bargaining Agreement – DPW/NIPEA
Fund Collective Bargaining Agreement – ITWA

Personnel Board
Select Board
Select Board
Select Board
Select Board
Select Board

FINANCE ARTICLES

Appropriate for Needham Property Tax Assistance Program
Appropriate for Compensated Absences
Appropriate for Building Maintenance Program
Appropriate for Planning Consulting Assistance
Appropriate for Diversity, Equity & Inclusion Initiatives
Appropriate for Small Repair Grant Program

Select Board
Select Board
Select Board
Select Board
Select Board
Affordable Housing
Trust

Appropriate for Public Health Consulting Assistance
Appropriate for Rosemary Dam Decommissioning
Appropriate for NPDES Program
Appropriate for COVID-Related Expenses
Appropriate the FY2022 Operating Budget
Appropriate the FY2022 Sewer Enterprise Fund Budget

Select Board
Select Board
Select Board
Select Board
Finance Committee
Select Board &

Appropriate the FY2022 Water Enterprise Fund Budget

Finance Committee
Select Board &
Finance Committee

Continue Departmental Revolving Funds
Authorization to Expend State Funds for Public Ways
Appropriate for Transportation Improvements

Select Board
Select Board
Select Board

ZONING/LAND USE ARTICLES

Amend Zoning By-law – Highway Commercial 1 Zoning District

Planning Board

COMMUNITY PRESERVATION ACT ARTICLES

Appropriate for CPA Project – Emery Grover Renovation Design
Appropriate for CPA Project – Preservation of Town Marriage Records
Appropriate for CPA Project – Town Hall Clock Restoration
Appropriate for CPA Project – Town Common Historic Redesign
Appropriate for CPA Project – Fisher Street Trailhead – Construction
Appropriate for CPA Project – Resurface Synthetic Track at DeFazio
Appropriate for CPA Project – McLeod Field Renovation
Appropriate for CPA Project – Trail Identification - Design

CPC
CPC
CPC
CPC
CPC
CPC
CPC
CPC

Appropriate for CPA Project – Walker Pond Improvements
Appropriate for CPA Project – Town Reservoir Sediment Removal

CPC
CPC

CAPITAL ARTICLES

Rescind Debt Authorizations
Appropriate for General Fund Cash Capital
Appropriate for Public Works Infrastructure
Appropriate for Public Safety Building
Appropriate for Sewer Enterprise Fund Cash Capital
Appropriate for Water Enterprise Fund Cash Capital
Appropriate for Water Service Connections

Select Board
Select Board
Select Board
Select Board
Select Board
Select Board
Select Board

TOWN RESERVE ARTICLES

Appropriate to Athletic Facility Improvement Fund
Appropriate to Workers Compensation Absences Fund
Appropriate to Capital Improvement Fund
Appropriate to Capital Facility Fund
Appropriate to Debt Service Stabilization Fund
Appropriate to Stabilization Fund

Select Board
Select Board
Select Board
Select Board
Select Board
Select Board
Finance Committee

GENERAL ARTICLES/ CITIZENS' PETITIONS/COMMITTEE ARTICLES

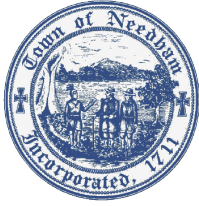
Foster Care Transportation Reimbursement
Special Education Reserve Fund
Establish a Stormwater Stabilization Fund
Acceptance of M.G.L. c41 Section 111F/Injury Leave Indemnity Fund
Amend General By-Law – Authorize Town Clerk to Ensure
Consistency in Numbering
Acceptance of Easements
Citizens' Petition – Storage of Receptacles used For Household Waste
Disposal Pickup at Residential Properties by Commercial Vendors
Citizen's Petition/Amend Zoning By-Law – Map Change to General
Residence B Zoning District
Omnibus

School Committee
School Committee
Select Board
Select Board

Select Board
Select Board

Joseph L. Leghorn, et. al.

Bruno DiFazio
Select Board

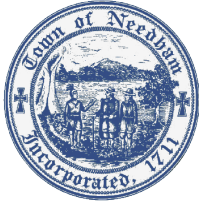


**Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 01/12/2021

Agenda Item	Town Manager's Report
Presenter(s)	Kate Fitzpatrick, Town Manager

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED
The Town Manager will update the Board on issues not covered on the agenda.	
2.	VOTE REQUIRED BY SELECT BOARD
3.	BACK UP INFORMATION ATTACHED
none	

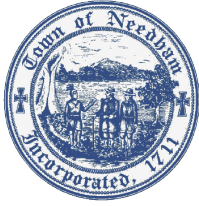


**Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 01/12/2021

Agenda Item	Committee Reports- Needham Unite Against Racism
Presenter(s)	Board Discussion

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED
<i>Ms. Cooley will report on the progress of the Needham Unite Against Racism Working Group.</i>	
2.	VOTE REQUIRED BY SELECT BOARD
3.	BACK UP INFORMATION ATTACHED
(Describe backup below)	
None	



**Select Board
TOWN OF NEEDHAM
AGENDA FACT SHEET**

MEETING DATE: 01/12/2021

Agenda Item	Committee Reports
Presenter(s)	Board Discussion

1.	BRIEF DESCRIPTION OF TOPIC TO BE DISCUSSED
	<i>Board members will report on the progress and / or activities of their Committee assignments.</i>
2.	VOTE REQUIRED BY SELECT BOARD
3.	BACK UP INFORMATION ATTACHED
	(Describe backup below) None

TREE CITY USA® APPLICATION

Select one: ☐ First Time Applicant OR ☒ Recertification



TREE CITY USA®

TREE CITY USA status is awarded for work completed by the community during the calendar year. Please contact your State Urban Forestry Coordinator for your state's deadline, mailing address and any additional information required by your state. The common deadline is December 31 but can vary by state. Completed applications with attachments can be mailed to your State Urban Forestry Coordinator. To apply online and for additional information, please visit portal.arboday.org.

Community Information

Community Name (as it should appear on recognition materials) Needham, MA

Community Website www.needhamma.gov

Mayor or Equivalent

First Name Maurice P. Last Name Handel

Professional Title Chairman, Select Board, Town of Needham

Address 1471 Highland Avenue

City Needham State MA Zip Code 02492

Email Address _____

Phone Number (ex. 402-473-9553) 781-455-7550, Ext. 204 Fax Number 781-449-4569

City Forestry Contact: Person who is responsible for completing and answering questions about this application.

First Name Edward J. Last Name Olsen

Professional Title Division Superintendent Parks & Forestry, Town of Needham

Address 500 Dedham Avenue

City Needham State MA Zip Code 02492

Email Address eolsen@needhamma.gov

Phone Number (ex. 402-473-9553) 781-455-7550, Ext. 316 Fax Number 781-449-9023

Standard 1: Tree Board or Department

Frequency of Tree Board Meetings: ☐ Weekly ☐ Bi weekly ☐ Monthly ☐ Quarterly ☐ Semiannually ☐ Annually

Chairperson: If your city or town has a Tree Board, list your chairperson or head board member. If your city or town doesn't have a Tree Board, list your city department or manager.

First Name Carys A. Last Name Lustig

Professional Title Interim Director of Public Works, Town of Needham

Address 500 Dedham Avenue

City Needham State MA Zip Code 02492

Email Address clustig@needhamma.gov

Phone Number (ex. 402-473-9553) 781-455-7550, Ext. 301 Fax Number 781-449-9023

Other Tree Board Members or Staff

First Name _____ Last Name _____

First Name _____ Last Name _____

First Name _____ Last Name _____

First Name _____ Last Name _____

If additional Tree Board members are needed, please attach.

OVER

— Page 1 of 2 —

Standard ②: A Community Tree Ordinance

Date Current Tree Ordinance was established _____

NEW Applicants (required): ☐ Current ordinance is attached.

RECERTIFICATIONS: ☒ Our ordinance as last submitted is unchanged and still in effect.
☐ Our ordinance has been changed. The new version is attached.

Standard ③: A Community Forestry Program with an Annual Budget of at Least \$2 per capita

Community Population 31,248

To review program standards and application resources, visit arborday.org/treecity.

Tree Planting and Initial Care\$ 100,816.38

Tree Maintenance\$ 94,219.43

Tree Removals\$ 124,340.00

Management\$ 172,376.10

Utility Line Clearance.....\$ -

Volunteer Time.....\$ 5,000.

Other (please explain) Leaf Clean-up, Flail Mowing \$ 66,354.56

Total Community Forestry Expenditures.....\$ 563,106.47

Please attach Annual Work plan (if required by your state) and supporting budget documents.

Trees Planted 41

Trees Pruned NA

Trees Removed 77

Standard ④: Arbor Day Observance and Proclamation

Date of observation April 24, 2020

Please attach program of activities, photos, and/or news coverage. Attach Arbor Day Proclamation.

Chairman, Select Board

12/22/20

Mayor or Equivalent Signature

Title

Date

Application Certification To Be Completed By The State Forester:

Community: _____

The above named community has made formal application to this office. I am pleased to advise you that we reviewed the application and have concluded that, based on the information contained therein, said community is eligible to be certified as a Tree City USA community, having in my opinion met the four standards required for recognition.

State Forester Signature

Title

Date

Mail completed application with requested attachments to your state forester no later than December 31 (unless your state has instituted a different deadline.)



Arbor Day Foundation®



MEMORANDUM

TO: SELECT BOARD

FROM: DAVID DAVISON, ASSISTANT TOWN MANAGER/DIRECTOR OF FINANCE

SUBJECT: VEHICLE EXPENSE REIMBURSEMENT

DATE: MONDAY, DECEMBER 28, 2020

CC: KATE FITZPATRICK, TOWN MANAGER; KATIE KING, ASSISTANT TOWN MANAGER/DIRECTOR OF OPERATIONS; RACHEL GLISPER, DIRECTOR OF HUMAN RESOURCES; MICHELLE VAILLANCOURT, TOWN ACCOUNTANT; ANNE GULATI, ASSISTANT SUPERINTENDENT FOR FINANCE AND OPERATIONS

The Town's Personnel Policy #509 under Section V (Procedures) Subsection A 2 states "When an employee is authorized to use a personal automobile for work-related travel, he or she shall be reimbursed at a rate established by the Board of Selectmen (Select Board) upon the recommendation of the Assistant Town Manager/Director of Finance." The purpose of this memo is to recommend to the Board that the rate should be adjusted.

The current rate for reimbursement to an employee for personal use of his/her automobile for Town business is 57.5 cents per mile. The mileage rate is intended to include the cost of fuel and oil, repairs, insurance, and general wear and tear on the automobile. Costs of these considerations have changed since the last time the mileage rate was adjusted in December 2019. The national organization, AAA does an annual report on the cost of operating a motor vehicle in U.S. Their report released in December 2020 showed that the cost has increased from the prior year. The composite average cost was 63.7 cents per mile which compares to 61.9 cents per mile in 2019.

The table below from AAA data shows the average cost per mile for different vehicle types in 2017, 2018, 2019 and 2020. AAA's study reports that the cost for most types of vehicles has increased, and greatest contributor to the cost were higher government fees and the cost of maintenance. The cost of fuel and financing a new vehicle (leases and loans) decreased during 2020 compared to 2019. This was likely due to less usage of vehicles because of the COVID-19 related travel restrictions in place in many parts of the United States and greater incentives offered by manufacturers to encourage the purchase or lease of new vehicle.

AAA's report incorporates average cost for fuel, insurance, depreciation, maintenance, government fees (license, registration, taxes), and financing.

<i>Based on Driving 15,000 miles annually</i>	<i>Small Sedan</i>	<i>Medium Sedan</i>	<i>Large Sedan</i>	<i>Hybrid Vehicle</i>	<i>SUV 4WD</i>	<i>Minivan</i>	<i>Composite Average</i>
<i>Cost Per Mile 2017</i>	42.4 cents	54.5 cents	62.7 cents	51.3 cents	63.0 cents	61.0 cents	56.5 cents
<i>Cost Per Mile 2018</i>	45.2 cents	59.1 cents	65.4 cents	49.9 cents	64.6 cents	64.5 cents	59.0 cents
<i>Cost Per Mile 2019</i>	47.4 cents	57.6 cents	69.4 cents	51.6 cents	68.4 cents	66.9 cents	61.9 cents
<i>Cost Per Mile 2020</i>	50.1 cents	58.2 cents	74.6 cents	54.3 cents	66.9cents	67.3 cents	63.7 cents

Although there may be many methods and sources to determine what is the cost of operating a motor vehicle, I continue to recommend that the rate be set based on the standard mileage rate

(SMR) method used by the Internal Revenue Service which should prove to be the simplest method of accounting and probably the most often used to determine the cost to the employee for reimbursement purposes.

The IRS rate is based on an annual study of the fixed and variable costs of operating an automobile. The standard mileage rate for 2021 has been calculated at 56 cents per mile. This rate is based on information released by the IRS on December 22, 2020. Although individual costs will differ, fluctuations are inevitable; the IRS rate is readily accessible and updated on a schedule which the Town has and may continue to rely. Therefore, I recommend to the Board that it vote to change the rate from 57.5 cents to 56 cents per mile consistent with the rate determined by the IRS. The effective date for this reimbursement rate would be the date of approval by the Board.

I will be available should you have questions. Thank you.

Town of Needham
Water Sewer Billing System
Adjustment Form

DEPARTMENT OF PUBLIC WORKS

TO: TOWN TREASURER AND COLLECTOR
cc: TOWN ACCOUNTANT, WATER AND SEWER SUPERINTENDENT

WHEREAS the appropriate divisions of the Department of Public Works have submitted to you the following commitment(s) on the dates listed below for the collection of water, sewer revenue and

WHEREAS certain inadvertent error(s) were made in said commitment(s) it is hereby requested that you abate these particular account(s) in the amount(s) stated below.

Water Sales:	-\$206.10
Water Irrigation:	\$0.00
Water Admin Fees	\$0.00
Sewer Sales:	-\$594.66
Transfer Station Charges:	\$0.00
Total Abatement:	-\$800.76

Order #: 1302

Read and Approved:


Assistant Director of Public Works

For the Select Board

1/12/21

Carys Lustig
Interim Director of Public Works

1/6/21

Town of Needham
Water Sewer Billing System
Adjustment Form

Prepared By:	Last Name	First Name	Customer ID#	Location ID#	Street Number	Street Name	Irrigation Water	Domestic Water	Sewer	Total	Reason	Corrected Last Read Y/N
JO	Council on Aging (2)						\$0.00	-\$206.10	-\$594.66	-\$800.76	COA	N
Total:											-\$800.76	

ALSO, LET THIS SERVE AS AUTHORIZATION TO ABATE ANY PENALTY OR INTEREST WHICH HAS ACCRUED DUE TO THE NON-PAYMENT OF AMOUNTS AS STATED ABOVE.

Legend:
O.I. = O.I. reading slower than inside meter causing large bill when inside meter is read.
TWN = Town Project caused damage to private property
EC = Extenuating Circumstances
Equip = Equipment Malfunction
UEW = Unexplained water loss
ACC = Accidental Water Loss
BP = Billing Period beyond 100 days
COA - Council on Aging

**Town of Needham
Select Board
Minutes for Tuesday, December 22, 2020
<https://us02web.zoom.us/j/89093905788>**

5:15 p.m. Executive Session: Exception 6 - Acquisition of Real Property
A meeting of the Select Board was convened by Chair Maurice P. Handel. Those present were Matthew D. Borrelli, Marianne B. Cooley, Daniel P. Matthews, John Bulian, and Town Manager Kate Fitzpatrick.

Motion by Mr. Bulian that the Select Board vote to enter into Executive Session.

Exception 6 - To consider the purchase, exchange, lease, or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

Second: Mr. Borrelli. Unanimously approved 5-0 by roll call vote.

5:45 p.m. Informal Meeting with Citizens: No Activity.

6:00 p.m. Call to Order:
The public portion of the Select Board meeting of December 22, 2020, was convened by Chairman Maurice Handel. In addition to the Select Board, Dave Davison, ATM/Finance, Katie King ATM/Operations, and Recording Secretary Mary Hunt joined the meeting at 6:00 p.m.

Mr. Handel announced this open meeting is being conducted remotely consistent with Governor Baker's Executive Order of March 12, 2020 due to the current state of emergency from the outbreak of the COVID-19 virus. He noted all public gatherings have been suspended as advised and directed by the Commonwealth. And, as such, suspending the requirement of the open meeting law to have all meetings in a public, accessible, physical location while encouraging and allowing members of all public bodies to participate remotely. Mr. Handel stated the meeting will include public comment and the Needham Select Board and all attendees are convening by Zoom, as posted on the Town's website identifying how the public may join. He said all supporting documents used at this meeting are available on the Town's website www.needhamma.gov.

Motion by Mr. Bulian that this meeting be continued to the Select Board's next scheduled meeting on Tuesday, January 12, 2021, if a technical problem develops that makes it impossible for the Select Board to conduct the meeting in this format.

Second: Mr. Borrelli. Unanimously approved 5-0 by roll call vote.

6:02 p.m. Hazard Mitigation Plan:

Kim Donovan, Compliance Coordinator, DPW and Michael Lethin, Emergency Management Administrator presented the Board with the Town's 2020 Hazard Mitigation Plan. This Plan was reviewed by the Select Board on June 9, 2020, approved by the Massachusetts Emergency Management Agency on August 10, 2020, and received Approval Pending Adoption from the Federal Emergency Management Agency (FEMA) on October 9, 2020. If the Plan is formally adopted by the Select Board, FEMA will formally approve the Plan for the next five years, making the Town eligible for FEMA mitigation grants.

Ms. Donovan presented a PowerPoint presentation titled "Needham Hazard Mitigation Plan Adoption," dated December 22, 2020. She commented on the steps already completed, plan approval and adoption, finalizing the Hazard Mitigation Plan, and implementing the plan.

Motion by Mr. Bulian that the Board vote to adopt the Town of Needham's Hazard Mitigation Plan 2020 Update.

Second: Mr. Borrelli. Unanimously approved 5-0 by roll call vote.

Ms. Fitzpatrick informed the Board that Mr. Lethin was recently called up to serve on active military duty and will be out of the country for some time. She wished him well, and the Board thanked him for his service to the country.

6:13 p.m. Public Hearing: Eversource Energy Grant of Location - George Aggott Road
It was noted that Maureen Carroll, Eversource Energy representative was unable to attend the public hearing. Ms. Fitzpatrick stated the grant of location is straightforward, with no issues, and that all paperwork is in order.

Mr. Handel invited public comment. No comments were heard.

Motion by Mr. Bulian that the Select Board approve and sign a petition from Eversource Energy to install approximately 8 feet of conduit in George Aggott Road. This work is necessary to provide underground electric service to 26 George Aggott Road, Needham.

Second: Mr. Borrelli. Unanimously approved 5-0 by roll call vote.

6:15 p.m. COVID-19 Update:
Tim McDonald, Director of Health & Human Services updated the Board regarding the Town's COVID-19 response. Mr. McDonald showed various graphs. It was noted that Governor Baker announced a series of "rollbacks" taking effect December 26, 2020 for a two to three-week period aimed at reducing the number of people allowed to gather inside and outside, or capacity limits for different industries, including restaurants. He stated the number of cases rose significantly since Thanksgiving. Discussion ensued on community risk level, positivity trends by age, and clusters driving transmission. Mr. McDonald noted strict protocols and safety measures in place in Needham schools have really made a difference in safety for students and staff.

Board discussion ensued on the safety of indoor dining, air filtration, and distribution of the vaccine.

Ms. Cooley suggested posting a list of restaurants who made the investment in updating their air filters, as it could be helpful to residents. She congratulated Mr. McDonald on being quoted in the Washington Post regarding Covid-19.

Mr. Matthews commented on mutation of the disease and overreaction. He said the public health response needs to be calm, consistent, and persistent for at least the next five months.

Mr. McDonald commented on virus mutations, saying at this point, there is no evidence the mutation will affect the effectiveness of vaccines. He noted documentation shows the disease appears to be a little more transmissible, but not more lethal. He suggested residents focus on keeping themselves safe.

6:46 p.m. Appointments and Consent Agenda:
Motion by Mr. Bulian that the Select Board vote to approve the Appointments and Consent Agenda as presented.

APPOINTMENTS

- | | |
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| 1. Needham Council for Arts and Culture | Samantha Hoff (term expires 6/30/2023) |
| 2. Needham Council for Arts and Culture | Heather Simmons (term expires 6/30/2023) |
| 3. Golf Course Advisory Committee | Paul Brockmann (term expires 6/30/2023) |

CONSENT AGENDA

1. **Accept the following donations made to the Needham Health Division's Gift of Warmth Fund: \$100 from Philip & Lynda Coburn, Needham residents; and \$100 from Shahin Solisagafi, a resident of Maryland.**
2. **Accept the following donations made to the Needham Community Revitalization Trust Fund: \$1000 from ND Donuts, LLC and \$500 from the Petrini Corporation.**
3. **Water and Sewer Abatement Order #1301.**
4. **Accept the following donations made to the Vietnam Veterans Memorial Maintenance Donate Fund: \$100 from Mrs. Lena Sostilio, \$25 from Harold & Carol Gershman, \$100 from Joseph Curtin, and \$100 from the LT Manson H. Carter Post 2498 VFW.**
5. **Approve Open Session minutes of 11/24/2020, 12/1/2020, & 12/8/2020; and Executive Session minutes of 11/1/2020 & 12/1/2020.**

Second: Mr. Borrelli. Unanimously approved 5-0 by roll call vote.

6:47 p.m. Director of Public Works:
Carys Lustig, Interim Director of Public Works spoke with the Board regarding three items:

1. 2020 Public Water System Award

Ms. Lustig, along with Sean Harrington, Superintendent of Water & Sewer and Steve Cusick, Water Treatment Plant Manager spoke with the Board regarding the 2020 Public Water System Award received by the Town from the Massachusetts Department of Environmental Protection, Drinking Water Program (MassDEP/DWP) for its excellent compliance in calendar year 2019.

Mr. Cusick thanked staff of the DPW for their work, saying receiving the award was a group effort.

Mr. Harrington said everyone in the department helped in achieving the award, and he thanked the staff for their work.

It was noted the world, as we know it, has been transformed since the start of the COVID-19 Pandemic and the 2020 Public Water System Awards Program is no exception. This year's program was strictly compliance-based; the systems that have had no enforcement or compliance issues for 2019 and the prior five years (which is rather an impressive feat to achieve) are included. Out of 779 community and non-transient non-community systems in the state you are in the top 12.1%.

The Select Board and Ms. Fitzpatrick congratulated the staff of the Department of Public Works on receiving the award and thanked them for their work on behalf of the residents.

2. Tree City USA - 25th Year

Edward Olsen, Superintendent Parks & Forestry told the Board that for the 25th year Needham has been recognized as a Tree City, USA. He said receiving the award was a group effort, and that he is fortunate to have a great staff of certified arborists. He said becoming a certified arborist is a challenge and that Needham is probably one of the only towns in the state that has five certified arborists. Mr. Olsen thanked the Board for their continued support.

The Board thanked Mr. Olsen and staff of the Forestry Division for their hard work, congratulating them on the well-deserved recognition.

3. How the RTS Has Adapted to COVID-19 Protocols

Ms. Lustig, along with Greg Smith, Superintendent of Recycling and Solid Waste updated the Board on ways the RTS has adapted to COVID-19 by putting various protocols in place to keep staff and residents safe at the transfer station. Mr. Smith said major changes include splitting staff into A & B shifts who work alternating weeks, reconfiguring the entrance to direct residents to various locations at the site, putting jersey barriers in place to maintain social distancing, and closing re-use areas, among other things. Mr. Smith said staff has done a fabulous job and he is proud of the employees.

Discussion ensued on the amount of trash and recycling at the RTS, as people are working at home during the pandemic.

The Board thanked Mr. Smith and the RTS staff for their work.

Ms. Fitzpatrick thanked the Select Board for their support while making changes at the RTS. She said it is amazing that during the bleakest months, the RTS has remained open every day to accept residential trash. She noted the current RTS staff are probably the best and most professional group of people ever to work there.

7:11 p.m. Town Manager:
Kate Fitzpatrick, Town Manager spoke with the Board regarding five items:

1. COVID-19 Expense Update

Mr. Davison, Assistant Town Manager said the amounts expended and paid have been reimbursed by the Commonwealth under the CARES program. He stated the deadline for the CARES program will be extended from December 30, 2020 to December 31, 2021, which he said is helpful for expenses that will happen after December 30, 2020. Mr. Davison said the Town has also prepared a submission for reimbursement from FEMA, noting eligible COVID expenses will be reimbursed at \$0.75 cents on the dollar.

Ms. Fitzpatrick added the School Committee, in conjunction with the Finance Committee are cautiously optimistic that supplemental appropriation will not be needed. She said the potential extension to access allocated CARES funds is very helpful.

2. Budget Priorities

Ms. Fitzpatrick reminded the Board that it reviewed the draft budget priorities at its meeting on November 24, 2020. She recommended the Board approve the proposed budget priorities for the FY2022 Operating and Capital Budgets.

Motion by Mr. Bulian that the Board approve the proposed budget priorities for FY2022 Operating and Capital Budgets.

Second: Mr. Borrelli. Unanimously approved 5-0 by roll call vote.

3. Approval of FY2021-FY2022 Goals

Ms. Fitzpatrick recommended the Board approve its statement of goals for FY2021-FY2022.

Motion by Mr. Bulian that the Select Board approve its statement of goals for FY2021-FY2022.

Second: Mr. Borrelli. Unanimously approved 5-0 by roll call vote.

Ms. Cooley observed that while the Board is focused on COVID-19 and racial equity work, there are people in Town working to accomplish goals in many areas. She said work on normal and typical goals continues on every front.

Mr. Matthews said there are specific goals and targets representing many large projects that have been adjusted due to COVID-19, noting Needham is in a good position for the coming months.

4. Approve the FY2022-FY2026 Capital Improvement Plan

Ms. Fitzpatrick recommended the Board approve the FY2022 - FY2026 Capital Improvement Plan for transmission to the Finance Committee. She commented on spending priorities and funding sources for FY2022, and a potential overage at the Public Safety Complex due to problems associated with groundwater at Station 2, and a higher than estimated cost to demolish the building on the Ridge Hill property. She commented on future anticipated projects and funding sources to be recommended involving several large ticket items not being immediately recommended for funding in May, including the Emery Grover building, the DPW building, and proposed school master plan projects which require more discussion over the next year. Ms. Fitzpatrick noted an updated Facility Financing Plan will be presented to the Select Board in late February 2021.

Motion by Mr. Bulian that the Select Board approve the FY2022 - FY2026 Capital Improvement Plan for transmittal to the Finance Committee.

Second: Mr. Borrelli. Unanimously approved 5-0 by roll call vote.

5. CPA Project Requests Review & Endorsement

Ms. Fitzpatrick reviewed funding requests filed with the CPA for consideration including the Town Hall clock restoration, Town Common restoration, Fisher Street trailhead construction, and design funds for sediment removal at the Town reservoir. She asked for a vote to endorse these projects, which are under jurisdiction of the Select Board.

Motion by Mr. Bulian that the Board vote to endorse CPA funding applications for Town Hall Clock Restoration, Town Common Restoration and Beautification, Fisher Street Trailhead Construction, and Town Reservoir Sediment Removal.

Second: Mr. Borrelli. Unanimously approved 5-0 by roll call vote.

7:26 p.m. Board Discussion:

1. Committee Reports

Ms. Cooley reported the Needham Unites Against Racism Initiative met last night and heard from Dan Gutekanst, Schools Superintendent who discussed the work of the REAL Coalition and about an equity audit shaping their work. She commented on the racial literacy curriculum in the elementary schools, a course at the high school related to having uncomfortable and difficult conversations beginning in 9th grade, and goal setting as part of racial equity. She noted during the tenure of Dr.

Gutekanst, the population of students of color has increased approximately 8% to 22% of the district, while staffing numbers have not changed. Ms. Cooley said the discussion was rich and members were engaged, much of it focused on how NUARI can help build support for the schools as they take on the work, and how are we certain students feel supported, safe, and like they belong. It was noted the next NUARI meetings are scheduled for January 4, January 11, and January 25, 2021, and recordings of all meetings are on the Town's website for viewing.

Mr. Borrelli concurred with Ms. Cooley's comments, noting discussion was robust and people realize how much is being done on many levels throughout Needham Public Schools. He said work will continue into the long term.

Mr. Matthews reported on the recent passing of lifetime resident Anthony Cefalo on November 29, 2020 at the age of 93. He said Mr. Cefalo was active for decades in Needham and participated in much of the positive change in the community. He said Mr. Cefalo stepped up in many different civic activities over the years, noting Mr. Cefalo is responsible for the construction of the Vietnam War Memorial, built at a very difficult time following the war. Mr. Matthews said Mr. Cefalo is part of a generation largely gone, but his advice and example was extensive and solid. He said Mr. Cefalo was a great contributor to the Town and a friend to many, including members of the Select Board.

Mr. Handel noted Mr. Cefalo always thought of the Needham community, saying one of his last acts was the donation of a scraper to the Needham History Center and Museum.

Mr. Borrelli said Mr. Cefalo was a great friend to his father and family, his contributions to Needham were many, and he was also a great friend to the veterans.

7:38 p.m.

Adjourn:

Motion by Mr. Borrelli that the Select Board vote to adjourn the Select Board meeting on Tuesday, December 22, 2020.

Second: Mr. Bulian. Unanimously approved 5-0 by roll call vote.

A list of all documents used at this Select Board meeting is available at:

<http://www.needhamma.gov/Archive.aspx?AMID=99&Type=&ADID=>

NEEDHAM PLANNING BOARD MINUTES

November 18, 2020

The virtual joint meeting of Needham Planning Board, Select Board and Finance Committee using Zoom was remotely called to order by Jeanne McKnight, Chairman, on Wednesday, November 18, 2020, at 8:00 a.m. with Messrs. Jacobs, Alpert, Owens and Block, as well as Planning Director, Ms. Newman and Assistant Planner, Ms. Clee, Select Board members Moe Handel, Chairman, Messrs. Matthews, Bulian and Ms. Cooley, and Finance Committee members Carol Smith-Fachetti, Chairman, Messrs. Coffman, Connolly, Levy and Reilly and Ms. Miller, Town Manager Kate Fitzpatrick, Town Engineer Anthony DelGaizo, Public Information Officer Cyndi Roy Gonzalez and Assistant Town Manager Katie King.

Ms. McKnight took a roll call attendance of people expected to be at the meeting. She noted this is an open meeting that is being held remotely because of Governor Baker's executive order on March 12, 2020 due to the COVID Virus. All attendees are present by video conference. She reviewed the rules of conduct for zoom meetings. She noted if any votes are taken at the meeting the vote will be conducted by roll call.

Ms. McKnight noted a working group was formed in May to study the proposed rezoning of the Muzi Motors and Channel 5 properties at Highland Avenue and Gould Street. This property is in the Industrial 1 Zoning District. The Town has engaged Greenman-Pederson Inc. (GPI) to do a build out of the site. Select Board member Marianne Cooley chairs the working group. Ms. Cooley thanked the working group. She noted there was collective agreement the Town would benefit by the potential rezoning of this parcel. The concern heard was largely around traffic; then the pandemic happened and traffic counts became hard to measure. The Town needed to see how to get the study done.

Rebecca Brown, of GPI, walked through the traffic study. The site has just under 870,000 square feet of space. There could be 370,000 square feet of corporate office, 370,000 research and development space and 130,000 ancillary retail uses. This has been designed for office and research and development space to enhance the property. During the design the intersections looked at were along Central Avenue at Gould, Hampton and River Park and along Gould at Ellis, Kearney, the 2 site drives and Highland and Hunting. New counts were not able to be collected but a former study was done in 2015 by Beta Engineering which included all these same intersections. That study was done for a previous rezoning effort for this property.

Ms. Brown noted more updated counts were done in 2019 by McMann Associates following the widening of 128 to add a lane. This included counts for Highland at Gould and Gould at Central. She compared the 2015 and the 2019 counts and found a decrease in traffic. A large portion of that decrease was the left turn from Highland to Hunting and the right from Hunting onto Highland. That decrease may be a result of detours that had been going on during construction on 128. She used the 2015 traffic volumes for areas where there was no new data and used the 2019 data for the 2 intersections done then. She also did a review of the collision history. The majority of intersections have crash rates well below state and districtwide figures. The intersection of Highland Avenue with Hunting and Gould had 46 crashes, but she feels that was high due to the Add-a-Lane construction. She anticipates that figure will be reduced when construction is completed.

Ms. Brown noted there is a bike and pedestrian improvement project which is adding bike lanes and updating pedestrian crossings and signal timings. This is not a capacity improvement project. The only real improvement is the retiming of the intersection of Highland Avenue with Hunting and Gould. She looked at how much traffic would actually be generated by this project on a daily basis at the a.m. and p.m. peaks. The retail uses are really ancillary for offices with no large volume of new traffic. She looked at new external trips and pass-by traffic. Based on ITE data, 26% to 34% of retail use is generally pass-by traffic. The existing uses have been subtracted out based on the 2015 counts for traffic generated by the existing uses of the site. Newly generated traffic is estimated to be 620 in the a.m. and 870 in the p.m. An alternative condition would include 226 residential units. Daily this would generate just under 2,000 trips less than office and research and development. The peak traffic would be less with 130 in the a.m. and 240 in the p.m.

Ms. Brown stated she looked at traffic distributed over the roadways. She looked at where people were coming from, journeys to work or place of residency and building density model within a 30 minute driving radius of the site. Trip distribution came out similar with each of the noted categories. She noted 15% comes from each direction along Central, 10% west on Highland, 20% south on Hunting and 40% east on Highland. The intersection of Highland Avenue with Hunting and Gould has a substantial increase particularly for the left turn off Gould and right onto Gould. She reviewed the Capacity and Cue Analysis and showed the impact at each intersection. There are 3 intersections with significant issues and they looked at how to improve them. These intersections include Central at Gould, site driveway traffic trying to get out, and the Highland and Gould intersection. At Central and Gould, she did a Signal Warrant Analysis as the existing traffic already met the requirements for a traffic signal. She showed a dedicated left lane and a through lane. This would require a widening of the radius and would need easements. The other area is the intersection at Highland through the 2 site driveways. The northerly site drive does not meet the requirement for a signal but would require separate right and left turn lanes and a left turn to enter. At the southerly site drive a traffic signal is warranted. There should be 2 left turn lanes exiting the site. This would require 2 receiving lanes on Gould and 2 travel lanes with a dedicated right turn lane to accommodate a.m. traffic. The Highland and Hunting intersection would need 2 dedicated left turn lanes onto Highland, a dedicated through lane to Hunting and a dedicated right turn onto Highland. There would also need to be a dedicated right onto Gould. The current garden at the corner of Highland and Gould would be eliminated.

Ms. Brown noted this assumes no fee property takings and minimal easement takings. On the westerly side of Gould any widening would be done toward the site itself. She looked at a secondary alternative by the consolidation of the 2 drives into one and only allowing a right turn out at the north drive. This does not change operations at Highland and Hunting. A single travel lane southbound could be provided which eliminates the widening issue. There would be significantly less impact. She discussed the impacts with implementing all the traffic measures. It is comparable to no build conditions at most intersections. At Central and Gould there are still issues in the a.m. but it improves the rest of the time. All intersections are at Level D or better. Highland and Hunting will still have some movement issues but they are minimizing the total queue and delays at that intersection.

Finance Committee member Ms. Smith-Fachetti asked if the proposed modification in traffic will still have some areas at Level E and F and, if so, what it would take to improve that. Ms. Brown noted at Central and Gould it would require the addition of a lane on Gould, which would require a property taking on one or both corners. The Highland, Hunting and Gould intersection would also need a taking. Some of the issue is the signal cycle is so long. The greatest need is Hunting northbound approaching the intersection. This should be 3 lanes with a dedicated right, a dedicated left and a through lane but that would require substantial takings. Ms. Smith-Fachetti feels if they are going to do this zoning they need to do better than the current.

Select Board member Mr. Bulian noted he travels north on Hunting regularly. He stated there will be more traffic exiting off Exit 18 flowing up to Hunting. He feels there is an underestimate of traffic on Hunting going straight to the Muzi site. It looks like it jogs to the right to go straight, which will be an issue. He believes it would be necessary to have right, straight and left lanes on Hunting to manage the traffic on Hunting. He noted Christina Street at Oak was just straightened in Newton to make it more even with each other. This should be looked at for Highland, Hunting and Gould with any redesign. Select Board Chair Moe Handel asked if the Planning Board would require a traffic mitigation levy on any site development. He noted there is a large fluctuation in terms of work patterns at this point. He feels the Town should concentrate on how the site will be used and managing traffic in and out of the site. Residential use reduces traffic substantially in and out of the site. Ms. Brown stated traffic is about the same now but more spread out throughout the day. Ms. Newman had asked GPI to look at a residential component. Residential was not recommended by the Planning Board or the Select Board as this is not a Transit Oriented site.

Finance Committee member Mr. Levy noted the Central and Gould intersection. In the morning at times the traffic at Eliot Street in Newton backs up to this intersection. He asked if the traffic would back up even further. Ms. Brown noted the eastbound queue in the morning is 870 feet. This project would need a dedicated right turn lane onto Gould and property takings to cut this queue in about half. Installing a signal brings it back to no build

conditions. Ms. McKnight stated, in response to Mr. Handel, that the Planning Board would require traffic mitigation by the developer. The property owner would be expected to pay for improvements. Mr. Alpert stated all these improvements sound necessary but very expensive. No one has talked about costs. The developer could say it is too expensive to be economically viable. He would like to see how much money this would be. Post epidemic he has no idea what this would be like but in his experience it takes years to get a traffic light approved and built.

Select Board member Dan Matthews asked what the proposed path for this initiative is and what are the next steps. He asked if the members support this and if the aim is the May Town Meeting. Ms. Cooley stated she wanted this information to inform the decision. She believes the path was to May but asked if this information changed that path. Redevelopment under the current zoning is not a benefit to the Town. Ms. Newman stated this is doable by May Town Meeting but there would need to be collective satisfaction to proceed at that density profile. Mr. Handel stated to rezone does not mean a mandate. It creates an envelope to manage. He feels it makes sense to proceed as this creates an opportunity for a higher and better use of this site. He noted the question is, if certain expenses come to the Town beyond those imposed for the developer, would the increase in taxes offset that to an advantageous benefit to the residents of the town. Ms. McKnight noted life sciences businesses are expanding to the north and south of Needham. She would encourage zoning that allows that. Mr. Alpert feels they should go forward with the rezoning with a Spring Town Meeting. Mr. Reilly stated he is concerned with putting too rigid an envelope on what can be done at this site. He asked if there is enough flexibility for a variety of uses. Mr. Handel stated he would not preclude housing here. Conditions could be set for the housing and to mitigate traffic as well. Mr. Bulian agrees he would not preclude housing. He would also consider a sports complex similar to Wellesley's on Route 9.

Ms. Newman stated she wants a foundational agreement for a build out of about a 1.35 FAR. The platform for zoning would be to take 1.35 and use it for the build out for this property. All agree. Mr. Connelly asked what the ability is to have any developer pay for work at the Central and Gould intersection that far away from their property. He also asked if the Town could add that project to its list of priorities. Town Manager Kate Fitzpatrick will look at this.

Upon a motion made by Mr. Block, and seconded by Mr. Alpert, it was by a roll call vote of the three members present unanimously:

VOTED: to adjourn the meeting at 9:25 p.m.

Respectfully submitted,
Donna J. Kalinowski, Notetaker

Paul Alpert, Vice-Chairman and Clerk