



CITY of BEVERLY
PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000
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Mayor

Michael P. Cahill

Director

Darlene Wynne, AICP

Assistant Planning Director

<vacant>

Environmental Planner

Jenna Pirrotta

Economic Development Planner

Denise Deschamps, AICP

Associate Planner

Victoria Healey

May 12, 2022

Beverly City Council
Beverly City Hall
191 Cabot Street
Beverly, MA 01915

Dear Council President Flowers:

Please accept this letter in response to your email, dated May 5, 2022, to the Historic District Commission (HDC), care of the Planning Department. I was uncertain if your request is specifically of the HDC (as addressed) or rather seeking staff level response. Therefore, I am writing this response on behalf of the Planning Department and will share your letter with the HDC at their next meeting on May 26, 2022. My commentary here is on the regulatory environment and the process which was previously undertaken to review this subject.

Specifically, you requested that the HDC/Planning Department evaluate two documents related to the N192 Cable Relocation/Beverly Regional Transmission Reliability Project (the "Transmission Project") proposed by National Grid:

- Post-Review Discoveries Plan for New England Power Company Beverly Regional Transmission Reliability Project N-192 Cable Replacement (Exhibit E)
- Project memorandum from Greg Dubell and Suzanne Cherau, N192 Cable Relocation/Beverly Transmission Reliability Project – Archaeological Intensive Survey and Monitoring, dated 9/16/2020 (Exhibit F)

Your letter requested the following actions:

1. Evaluate how accurate, appropriate, and likely to be successful in achieving its goals this/these document(s) is/are. Evaluate, as well, any potential shortcomings or missed items you see in the document(s), as well as anything that may not be accurate in this document.
2. Respond to the Council with your insight/feedback about this proposed plan from National Grid.

This letter, and the enclosed attachment, is the written response as to Item 2. Response to Item 1 follows.

The HDC reviewed and discussed the above documents and a presentation on said project during the summer and fall of 2020 as part of a Section 106 review. I was not involved in that review and the staff planner who coordinated it, Emily Hutchings, no longer works for the City; but I have discussed this request with Emily and summarily reviewed the information in our project files. Note, I have not conducted a re-evaluation of Exhibit E and Exhibit F as those documents have been previously reviewed

and discussed by various local and state agencies, including the Beverly HDC and the Massachusetts Historical Commission (MHC).

Section 106 of the National Historic Preservation Act of 1966 (36 CFR 800) requires Federal Agencies to take into account the effects of projects to historic properties and provide the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment. Review is triggered by projects that are carried out, assisted, funded, permitted, licensed, or approved by a federal agency. The local historic district commission is entitled to participate in a Section 106 review as a consulting party. The State Historic Preservation Office (SHPO), in this case the MHC, is also a consulting party to the ACHP. According to a distribution letter sent by the applicant, the documentation was also shared with Native American Tribes and the Massachusetts Board of Underwater Archaeological Resources (MBUAR) for their independent consultation.

The Beverly HDC reviewed the technical information at a meeting on August 27, 2020 and provided comments (attached) to National Grid related to the extent and sensitivity of nearby archaeological resources. The HDC discussed this subject again at their September 24, 2020 meeting, after receiving additional information, hearing a presentation, and having discussion with the archaeological consultant.

The HDC's letter indicates their appreciation that the team considered the HDC's prior comments. The HDC refined their comments to align with the MHC and accepted the proposed treatment for the portions of the project to take place in Beverly, including monitoring as an appropriate treatment for the Monument Square area. Considering the HDC's thorough review in 2020, which is reflected in the meeting minutes (attached), upon receipt of the City Council's request, it is possible that the HDC may decide another review is redundant and direct the City Council to the 2020 materials.

I would also add my own commentary. From my years of prior experience in permitting and entitlement for projects in Massachusetts, the MHC is known for being thorough and stringent in its project review. Similarly, the consultant team Public Archaeology Laboratory (PAL) is well-regarded and considered to be experts in the field. I also respect the expertise and time our City's volunteer Commission members expended on this review in 2020. I am confident that the technical information was adequately and appropriately reviewed and any adverse impacts were resolved or conditioned in an appropriate manner that satisfies the high standards of the HDC and MHC.

Thank you for the opportunity to provide feedback from our Department. I will plan to attend the City Council meeting on May 16, 2022. Please don't hesitate to follow up with questions.

Respectfully,



Darlene Wynne, AICP
Planning Director

CC: Historic District Commission Members
Michael Cahill, Mayor

Enc.:

Ltr: Beverly HDC to National Grid, dated October 1, 2020

Ltr: Beverly HDC to National Grid, dated September 1, 2020

Ltr: MHC to National Grid, dated August 5, 2020

HDC Meeting Minutes: August 27, 2020 and September 24, 2020



CITY of BEVERLY
HISTORIC DISTRICT COMMISSION

191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000
Fax (978) 921-6187

Mayor

Michael P. Cahill
Chairperson
William Finch

Members

Suzanne LaMont
Caroline Baird Mason
Wendy Pearl

September 8, 2020

Andrew Cole
New England Power Company d/b/a National Grid
40 Sylvan Way
Waltham, MA 02451

RE: New England Power Company d/b/a National Grid N192 Cable Relocation/Beverly Regional Transmission Reliability Project, Salem and Beverly, MA. MHC #RC.65410.
Section 106 Review

Dear Mr. Cole,

The Beverly Historic District Commission (BHDC) appreciates the opportunity to review the proposed project involving the replacement of N192 cable with new underground cable in portions of Salem and Beverly. Having reviewed the proposed project and based on the nature of the project, the BHDC has the following comments:

- The Route Segment (STA) 136+5- to 139+50, Hale Avenue from Abbott Street to Atlantic Avenue through Monument Square, is considered of high archaeological sensitivity for post-contact resources, due to the proximity of the Ancient Burying Ground.
- The BHDC has concerns that, based on previous research and inventory work on the Ancient Burial Ground, ancient burial sites associated with the Ancient Burying Ground may or may not extend into the aforementioned area.
- The BHDC hereby requests that the scope of work for the archaeological survey be revised to require the same level of research and protection applied to the Waite Street Substation site, being an intensive survey of the area, for the highly sensitive Ancient Burying Ground/Monument Square area.

Should there be any questions about the presented comments, please contact Assistant Planning Director Emily Hutchings at ehutchings@beverlyma.gov.

Sincerely,

William Finch, Chairman
Beverly Historic District Commission

WF/ekh

CC: Brona Simon, Massachusetts Historical Commission
Gregory R. Dubell, RPA, Public Archaeology Laboratory, Inc.
File



CITY of BEVERLY
HISTORIC DISTRICT COMMISSION

191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000
Fax (978) 921-6187

Mayor

Michael P. Cahill
Chairperson
William Finch

Members

Suzanne LaMont
Caroline Baird Mason
Wendy Pearl

October 1, 2020

Andrew Cole
New England Power Company d/b/a National Grid
40 Sylvan Way
Waltham, MA 02451

RE: New England Power Company d/b/a National Grid N192 Cable Relocation/Beverly Regional
Transmission Reliability Project, Salem and Beverly, MA. MHC #RC.65410.
Section 106 Review


Dear Mr. Cole,

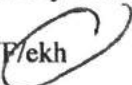
The Beverly Historic District Commission (BHDC) would like to recognize and note its appreciation for the fact that, in light of the BHDC's previous comments on the project, your team took the time to further review the proposed project involving the replacement of N192 cable with new underground cable in portions of Salem and Beverly at the BHDC's regular meeting on September 24, 2020.

In light of the presentation and following discussion at the September BHDC meeting, which provided additional information and clarified the BHDC's understanding of the project, the BHDC hereby amends its comments on the project to concur with the Massachusetts Historical Commission's letter and comments. The BHDC hereby accepts the proposed treatment for the portions of the project to take place in Beverly, and would specifically like to note acceptance of monitoring as an appropriate treatment for the Monument Square area.

Should there be any questions about the presented comments, please contact Assistant Planning Director Emily Hutchings at ehutchings@beverlyma.gov.

Sincerely,


William Finch, Chairman
Beverly Historic District Commission

WF/ekh


CC: Brona Simon, Massachusetts Historical Commission
Gregory R. Dubell, RPA, Public Archaeology Laboratory, Inc.
File



The Commonwealth of Massachusetts

August 5, 2020 William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

Andrew Cole
New England Power Company d/b/a National Grid
40 Sylvan Way
Waltham, MA 02451

RE: New England Power Company d/b/a National Grid N192 Cable Relocation/ Beverly Regional Transmission Reliability Project, Salem and Beverly, MA. MHC #RC.65410.

Dear Mr. Cole:

Staff of the Massachusetts Historical Commission (MHC), have reviewed the archaeological report, *Archaeological Reconnaissance Survey National Grid Beverly Regional Transmission Reliability Project N-192 Cable Replacement, Beverly and Salem, Massachusetts*, prepared and submitted by the PAL, Inc., received July 14, 2020, for the project referenced above. The archaeological report incorporates current project plans.

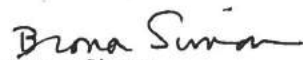
The project impact area is within and adjacent to multiple historic and archaeological resources included in the MHC's Inventory of Historic and Archaeological Assets of the Commonwealth. The archaeological reconnaissance survey has defined archaeologically sensitive portions of the project impact area.

The MHC looks forward to reviewing the draft written post-review discoveries plan consistent with the Massachusetts Unmarked Burial Law (M.G.L.C. 7, s. 38A, C. 38, s.6, C.9, ss. 26A & 27C and C. 114, s. 17, all as amended) to assist in consultation to avoid, minimize or mitigate adverse effects to significant archaeological resources, including unmarked burials, during project construction.

The MHC looks forward to reviewing the State Archaeologists permit application (950 CMR 70) from the PAL to conduct intensive (locational) archaeological survey within the Waite Street substation portion of the project. The State Archaeologist's permit application should also include the research design and methodology for archaeological monitoring during construction within right-of-ways in Bridge Street in Salem, and Hale Avenue, Monument Square, and Beverly East Substation, in Beverly.

These comments are offered to assist in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800), M.G.L c. 9, ss. 26-27C (950 CMR 70-71) and/or MEPA (301 CMR 11). If you have any questions or require additional information, please contact Jonathan K. Patton at this office.

Sincerely,


Brona Simon
State Historic Preservation Officer
Executive Director
State Archaeologist
Massachusetts Historical Commission

XC: Barbara Newman, USACOE-NED
Bettina Washington, Wampanoag Tribe of Gay Head (Aquinnah)
David Weeden, Mashpee Wampanoag Tribe
Jim Peters, MCLA
Local Historical Commissions: Salem and Beverly
Historic Salem, Inc.
Deborah C. Cox, PAL, attn.: Suzanne Cherau

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1. Historic Preservation Plan: Review draft recommendations

Chair Finch reports that this Historic Preservation Plan draft was prepared by Peter Benton. Benton states that the format of the draft was mandated by Massachusetts Historical Commission guidelines based upon their grant. He provides a recap of the Steering Committee's meeting (which was immediately prior to the HDC meeting), and reports the following draft recommendations as the major points of discussion:

1. Beverly to become a certified local government.
2. The HDC to have access to professional consultants when needed.
3. Historic properties to be inventoried as a category.

Property Surveys

1. The HDC will continue to inventory properties on a case by case basis, with each year looking at priorities of funding and inventory work. This is to encourage a regular rhythm of inventory work that may be prioritized.
2. The HDC will inventory downtown neighborhoods with a priority on the area between Rantoul Street and Cabot Street, from the waterfront to Elliott Street. It is noted that there is no real record of what is there except for Broadway. The plan is to encourage inventorying entire neighborhoods working on the most vulnerable as a priority. This plan may help to target a social justice initiative in housing plans.

Proposed Local Historic Districts

1. Expanded Fish Flake Hill District, to match the existing National Register district.
2. Beverly Center Business District – Local Historic District, based on the existing National Register district and the proposed expansion.
3. Beverly Farms Village as a local historic district if there is neighborhood momentum.
4. Local historic landmarks to include single property districts and a local landmark program. This initiative is proposed to address future concerns of care and upkeep in buildings such as the library and City Hall. With a Local Historic Landmark, most public buildings would be covered when administration or other changes occur. This initiative also enables property owners to have their property listed as historical enabling them to take a preservation step under a local historic district. It is reported that Wellesley uses this model.
5. Conservation Districts – it is recommended that the Cabot/Rantoul neighborhood become a conservation district so that it would be under the HDC. This could expedite HDC reviews with the purpose of preventing worst case scenarios. This plan could allow the HDC to provide guidelines for the treatment of new neighborhoods and would deny demolition of historic structures.

Chair Finch states that in local historic districts, a certificate of appropriateness (COA) must be acquired to demolish a building. Benton says that this is currently the only mechanism to say no to demolition of a historic structure, rather than simply placing a temporary delay on the demolition permit. Chair Finch reports that in 2014, at 62 Water Street, there was an application for demolition, and a delay was placed on the demolition. Chair Finch says that the COA was denied, so no demolition permit could be issued.

Other significant recommendations included:

1. Public Awareness – a city interpretive plan/presentation to raise people's awareness of buildings on Cabot Street. This would be tied to Essex Heritage and Historic Beverly.
2. Creation of a Preservation Advocate Agency – there is a model of this used in Cape Cod.
3. Working with ordinances:
 - a. Cultural Heritage Ordinance
 - b. Historic and Scenic Road Corridors
4. Municipal Policy
 - a. Preservation Act, to establish the priority of preserving historic resources
 - b. Recommendation on the Arts – cultural landscape reports would benefit future staff
 - c. Grants to work on cemetery stones

Hutchings refers to page 33 of the draft recommendations. She asks about the encroachment of property maintenance codes and how they coordinate with housing policies in relation to social inequity. Benton answers that the main objective is to incorporate these residential principles into districts, as a way of preventing demolition by neglect. He says that this is an intervention through a systematic approach of set provisions within the demolition ordinance.

Such provisions include:

1. Incorporating the Secretary of Interior's Standards into Building Department reviews and other community improvement strategies. Benton notes that strengthening historic properties strengthens economics. This initiative will provide property maintenance through enforcement staff who are aware of the historic character of neighborhoods, requiring training and programs to meet consistent goals to strengthen neighborhood character.
2. Landlord Policy – landlords must register so that when there is an issue with a rental properties, the City knows how to reach landlords.

Pearl asks to strike the term “blight” from the verbiage and replace it with “areas that need improvement.”

3. Archives – the need for funding and best practices.

Mason says that she is interested in the idea of the HDC working more actively with other aspects of the City government, as she does not think that currently they are as integral as they could be. Benton recommends a strong policy statement from the City that historic buildings should be preserved and incorporated into new developments. He suggests that the HDC should actively evaluate projects that are undergoing review, even if HDC review is not required. Chair Finch notes that the HDC's relation to the other Boards is an important issue. To address this issue, Benton suggests the following:

1. The Planning Department should provide the HDC with a spreadsheet of development projects that are in process.
2. Members of the HDC should attend meetings of the Planning Board to be kept aware of all projects.

Emily Hutchings reports that the Planning Department keeps an email list to send the agendas from the Planning Board and the Conservation Committee, and the HDC could request to be placed on the email list. Pearl says that while they should further discuss the power that the HDC can have in this, it is important to note that part of the draft talks about the coordination with other commissions. Pearl suggests that the plan should mention a crossover, such as a recommendation of an annual review that includes something like a PowerPoint of all buildings that were either demolished or saved, and what grants were secured. She says that the purpose of such a review would be to show the public the number of buildings that have been lost versus protected.

Hutchings says the city does provide a yearly report of each Board and Commission, and that this is something that they could easily carry over into a more individualized report. It is suggested that a report could be prepared for the City Council. LaMont says this is also a substantial way to show how funds were allocated.

Pearl asks if the HDC can operate fundraisers, and Benton says they should be able to accept grants and donations.

Chair Finch asks if a notification process could occur for the HDC to be made aware of buildings over 50 years-old that are being considered for demolition. Benton suggests that the HDC request documents for all Planning Board projects so that they could write letters, not just wait for a time to speak at meetings. He says that the HDC should be notified whenever a new subdivision or land development is planned.

Sue Gogonian, a member from the public speaks. She says that she is grateful for all that the HDC does to preserve public buildings and historic landmarks. She also says that she feels local landmarking and conservation districts offer the best protection for historic sites. She says that demolition by neglect happens for two reasons: a homeowner cannot afford to fix his property or a homeowner chooses a deliberate degradation. Because of this, Gogonian stresses the need for advocacy, prevention, and enforcement. She says that the city needs to be held to these standards. Gogonian also states that she supports the CPC funding of document archiving.

In reference to previous applications for CPA funds for document archiving, Pearl says that Historic Beverly serves as an archive, hosting important city documents. She states that the City Clerk has been trying to get these documents scanned in order to preserve them as they are stored in horrible conditions. Benton says that the HDC could recommend that the documents be moved to a better storage area, and Finch requests information on any type of index for existing documents.

Benton suggests that the HDC review the Historic Preservation Plan with the intention of meeting again for more discussion. He says that Hutchings is working to schedule a public forum with the date to be confirmed within the next week. Benton states he will be developing a PowerPoint presentation to share the big picture of the overall plan.

- **Discussion: Considerations for Small Preservation Projects Grant Program via CPC**

Wendy Pearl says that the purpose of this discussion is to construct a plan to address private homes that wish to apply for CPC grants, ensuring a way or the CPC to fund smaller grants but recapture funds if the property is sold or the publicly funded preserved features are altered. She says that the purpose of a recapture clause rather than requiring a preservation restriction is to make the process less onerous for the applicant and the City.

Hutchings shares the most recent iteration of draft recommendations for the program, last reviewed by the HDC in 2018. Hutchings notes that comments from the Solicitor's Office are included in the draft, and describes and clarifies the comments for the HDC. Pearl notes The Cabot Lobby project and its implementation of a step down recapture clause. She says that the City Solicitor seemed to see this as a sufficient way to protect the investment. Pearl says that in order for one to apply for such a grant it would already have to be listed on the National Register or determined eligible. She suggests that they further develop and compose a recommendation for the program to submit to the CPC after their new grant cycle set for early October.

Benton asks if they could put some type of recapture in the recommendation plan for both commercial and residential. Hutchings adds that the funding of small grants for preservation was a priority in the public survey (described in chapter 3 of the draft Historic Preservation Plan), and that a recapture plan could help to facilitate historic preservation.

Pearl says that the CPC already funds projects on private property that have a clear public purpose, and suggests they fully develop the criteria of what can be funded with more guidance to better protect buildings and to facilitate projects that meet a higher standard than what would normally be done by the homeowner. Chair Finch adds that the condition of a higher standard and public purpose is essential.

Hutchings says that she will discuss these items with CPC staff member Denise Deschamps. Pearl suggests adding a second bullet on the report that indicates the necessary criteria for each project with examples provided. Hutchings agrees to return to the HDC with revised project requirements and review criteria, for further discussion and review at later meetings.

- **Section 106 Review: New England Power Company d/b/a National Grid N192 Cabot Relocation/Beverly Regional Transmission Reliability Project, Salem and Beverly, MA. MHC #RC.65410**

Hutchings reviews the underground transmission project that will run through portions of Salem and Beverly. She says that the HDC has been notified due to Section 106 review requirements, and has noted sensitive archeological sites that may be impacted by the project, including at Monument Square and the Beverly E Substation. The Public Archaeology Laboratory has completed a report and recommendations for the treatment of historic sites, with recommendations for sites in Beverly to be monitored, but not treated in any other way.

Mason recommends further monitoring and reviewing of more highly sensitive Beverly sites based on the potential impact to sensitive areas. Chair Finch asks if the HDC has any reason to be stricter than what the Massachusetts Historical Commission has already determined, which has not asked for any additional protection of sites in Beverly. Pearl says that the report states that the Beverly sites are only being monitored and asks why Monument Square is listed as high sensitivity and yet is only requiring the action of monitoring. Pearl asks Hutchings if they could write a letter to the Massachusetts Historical Commission and to the applicant with recommendations and additional questions as noted in a standard Section 106 review.

The Commission discusses the effectiveness of test pits, and the reports of unmarked graves in the area of Monument Square. Mason says that on page 79 of the report it lists the use of both hand and machine digging, and LaMont notes that this is only designated for one Salem site. Mason says that she feels they should be more sensitive in their approach to the area of Monument Square.

Hutchings says that the HDC will need to vote to write a letter to the Massachusetts Historical Commission, which she can compose and submit for HDC review. Chair Finch says that the same standard of work that is being designated for Salem should be used in Beverly.

Pearl: Motions that the HDC draft a letter to the Massachusetts Historical Commission, requesting that the same level of research and protection planned for the Salem site be used at the Beverly site, and that National Grid modify the scope of work to further address the highly sensitive area of Monument Square/Ancient Burying Ground with concern to unmarked burials in that area. LaMont seconds the motion.

There is a formal roll call vote of the HDC with each member voting yes: William Finch, Chair; Suzanne LaMont, Vice Chair; Caroline Mason, and Wendy Pearl. The motion passes (4-0).

- **Approval of minutes**

- a. **July 23, 2020**

Mason motions to approve the minutes from July 23, 2020. Lamont seconds. There is a formal roll call vote of the HDC with each member voting yes: William Finch, Chair; Suzanne LaMont, Vice Chair; Caroline Mason, and Wendy Pearl. The motion passes (4-0).

There is a discussion of the requirements for the members of the HDC. Chair Finch requests that the requirements be removed and recommends a plan for five HDC members with three alternates. Alternates would only come in when needed and would only vote when needed, although they may sit in on meetings at any time. Chair Finch says that they are in the process of scheduling a meeting with the mayor for a fifth member.

- **New/Other Business /Other discussion or action items related to Commission business, if any**

Hutchings reports that the Powder House restoration is complete, and the grant report will be submitted to Denise Deschamps on behalf of the CPC. She says that the Powder House had its first visitors this past week. Hutchings also reports that the Hale House preservation restriction was reviewed and will be sent to the Massachusetts Historical Commission for final signatures, after which it will be submitted to the Registry of Deeds.

- **Adjournment**

LaMont motions to adjourn the meeting at 9:00 pm. Pearl seconds the motion. There is a formal roll call vote of the HDC with all members voting yes: William Finch, Chair; Suzanne LaMont, Vice Chair; Caroline Mason, and Wendy Pearl. The motion passes (4-0).

restoration, and Perinchief reports that the initial plan is to restore everything from the ground up. He says that the grounds are in need of maintenance, and that tree life that is overgrowing headstones must be trimmed back. Perinchief also reports heavy biologic growth on many stones which will need to be removed by hand. He says that work also includes the need to straighten and level all of the existing stones. Perinchief says that he will request a CPA grant for ground penetrating radar (GPR) equipment, as stones have sunken into the ground at approximately 10 cm. per year, over a 200-300 year period. He says if they assess the area with GPR, original stones and burial sites can be determined. Perinchief adds that they want to digitize maps and utilize local contractors for tree maintenance. He reports that three headstones were almost crushed by trees during the last storm. He also states that this project can set the tone for the rest of the historic cemeteries as it is small enough to control and people will see the progression rapidly. Chair Finch reminds Perinchief of the application process with specifics to the work and methodologies that will be required for a full CPA grant application.

Ken McKay, also from the Beverly Veterans Department, reports that in 1941 the cemetery listed 187 names, yet records from 1850 show 47 more names with no stones to be found, indicating that the current records are incorrect.

Pearl states that the significance of this project is clear cut as the site is eligible to be listed on the National Register. She commends the project, stating that a cemetery is much more than just the stones. Pearl requests that the character of any intentional landscape be researched and respected. She states that the project requires all work to meet the Secretary of Interior's Standards for the CPA grant, and that this requires research. Pearl also suggests that the project continue outside of the known cemetery borders with respect to the marginalized public who were sometimes buried outside of the cemetery perimeter.

LaMont: Motions that the Commission find Dodge's Row Cemetery to be historically significant on the basis of its early history, including notable and prominent families and citizens of Beverly such as the Dodge family, and for its well-preserved and distinctive space. Pearl seconds the motion. There is a formal roll call vote with all members voting yes: William Finch, Chair; Suzanne LaMont, Vice Chair; Caroline Mason, and Wendy Pearl. The motion passes (4-0).

Hutchings reports that she will finish the official form and send it to both Perinchief and Denise Deschamps, who staffs the Community Preservation Committee. Perinchief welcomes the HDC to visit the site. Pearl says that there are some historic aerial photographs (historic aerials website) that may prove helpful.

2. Request for Discussion – New England Power Company d/b/a National Grid N192 Cabot Relocation/Beverly Regional Transmission Reliability Project, Salem and Beverly, MA. MHC #RC.65410 – The Public Archaeology Laboratory, Inc.

Chair Finch reports that the HDC received a letter explaining the implications for the preliminary investigation, indicating that National Grid desires to proceed with the level of protection that they originally requested.

Andrew Cole of National Grid gives a brief overview of this project. He reports that it is currently in the planning phases and that they have been working in coordination with Beverly since 2018. He introduces both Gregory Dubell and Suzanne Cherau from the Public

Archaeology Laboratory, who are completing the assessment of potential impacts on, and appropriate treatments for, historic sites.

Dubell is the project manager overseeing this job which requires both federal and state approvals. Dubell reports that the Army Corps has a specific permit area identified at the river crossing going from Salem to Beverly. He says that in 2018, there were concerns brought to National Grid regarding an earlier route where a water line was running. Because of this, Dubell reports that National Grid shifted the line and ordered an archaeological survey based on this urban route. He introduces Suzanne Cherau, who since 2018, has consulted with the local historic commissions and local native tribes.

Cherau reports that they performed extensive research in order to identify that this area (near Monument Square and Hale Street) passed very close to ancient burial grounds. She says that the sensitive area is located underneath the pavement, and that soil samples show fill deposits as there are existing utilities in the area. Cherau says that National Grid will go primarily underneath the utilities, monitoring all construction work with protocols in place. She reports that these protocols include an immediate stoppage of work if any artifacts are found. Cherau adds that there are unmarked burial laws that govern what happens if human remains are found. She says that the methodology includes an archaeologist who will be present alongside the construction crew, and that each bucket that is extracted will receive close inspection. Cherau says that this process will be described in a proposal that will be submitted to the Massachusetts Historical Commission as a part of the permit application package, and that the HDC will be copied on this methodology narrative. Cherau reports that this is a methodology that is tried and true and used all the time, and that the Massachusetts Historical Commission is 100% supportive. Cherau says that this plan will provide a great level of protection with no compromising of integrity or protocol.

Pearl says that monitoring sounds like it only happens if something is seen and the project stopped. She says that she is uncomfortable with this as burials have been found in that area and asks if there is a post review discovery plan.

Cherau says that this plan's level of monitoring is better than a post review discovery plan because in this plan an archaeologist is present. She says that because they expect to see mixed soil and perhaps artifacts, they will be keeping a close eye out for any materials, and if they see anything that resembles a burial area everything will stop. Cherau reports that protocols and safeguards are in place, and that they are present on the site if anything needs review. She reports that if something is found, it will be discussed with the Massachusetts Historical Commission and the native tribes. She also says that this monitoring does not preclude an excavation from happening if remains are found. Dubell says that National Grid is sensitive to cultural resources, and that this stretch of the project may be done in the beginning stages so that if something is found there would be adequate time for a consultation.

Pearl asks of the difference between Waite Street and Monument Square. Cherau says that the area at Waite Street hosts no other materials or utilities, promoting a risk for problems such as gas lines. Chair Finch asks how they install underneath utilities without damaging them, and Dubell answers that both shoring and trench boxes work as they are sometimes 10 feet deep and often dug by hand.

LaMont says that she appreciates this report on the methodology and an explanation of what will happen if artifacts are found as this was not apparent in the previous information given to the HDC. She adds that she appreciates having an archeologist on site and the established protocols. Andrew Cole adds that National Grid provides environmental training to all contractors.

Mason says that while she originally had concerns, tonight's presentation proves a good alternative.

Hutchings says that the HDC can motion to amend the letter that was sent or to amend the recommendations to the Massachusetts Historical Commission reporting that they are comfortable with what is being proposed.

Pearl: Moves that the HDC prepare a letter to recognize that the presentation made tonight has provided additional information that has changed our view of the project, and that the HDC now accepts monitoring as an acceptable treatment for the Monument Square Area. The motion includes an amendment that the HDC concurs with the Massachusetts Historical Commission's determination. LaMont seconds the motion as amended. There is a formal roll call vote with all members voting yes: William Finch, Chair; Suzanne LaMont, Vice Chair; Caroline Mason, and Wendy Pearl. The motion passes (4-0).

Dubell says he will copy Hutchings and the HDC on the proposal sent to the Massachusetts Historic Commission.

3. Discussion – Considerations for Small Preservation Projects Grant Program via CPC

Hutchings says that she submitted an updated outline for HDC review. Pearl asks for clarification in regard to the City Solicitor's comments as to why a small amount of grant money would be allowed.

Hutchings says that this description addresses recommendation #4 on gap funding as a way to support affordable rehabilitation that is historically appropriate. Hutchings adds that this consideration is to provide a streamlined process for smaller projects, and that larger project applicants may find it best to pursue the full amount. Chair Finch provides the example of a roof replacement project, using wood shingle to restore the roof to its historic appearance, rather than using more affordable, non-historic materials. Hutchings says that if the funding is \$15k or more, that a preservation restriction will be required, and that this number can be changed as it is a baseline. Hutchings adds that in condition #4, it reads that the actual funding is the gap between what the applicant wants to do and the actual historical cost, with the intention of the CPC grant funding historically appropriate treatment.

There is a brief discussion on the validity of project cost estimates, and it is suggested that applicants be required to show multiple cost estimates at the request of the CPC. Pearl adds that the CPC has an administrative fund allotment to hire a consultant as a part of due diligence to determine accurate numbers.

It is clarified that this is a proposal from the HDC to the CPC providing a framework that may work if the CPC chooses to fund projects like this, and that is a good example of the HDC acting as a Historic Commission. It is also stated that this could be considered as an affordable housing

asset as someone with a lower income could apply for an attractive treatment that they could otherwise not afford.

Hutchings says that they could present this to the City Solicitor's office and the Planning Department to see if there are any concerns. If so, she will bring these concerns back to the HDC to discuss and possibly amend. Once completed, Hutchings says it can then be presented to the CPC.

4. Historic Preservation Plan – Review draft recommendations, prioritization

Hutchings invites the HDC to share thoughts on the public forum and to discuss the prioritization of the proposed recommendations for the Historic Preservation Plan. She reports that 24 members from the public attended this public forum and that the issue of affordable housing was the most-discussed concern. She states that feedback indicated that there is a concern that improving historic homes could push people out through gentrification. She reports that a small focus group met regarding how to maintain equity, affordability, and under-represented groups, and that their input is being integrated into the recommendations for the plan.

The HDC discusses prioritization of the draft recommendations and suggests a priority based upon impending issues such as at-risk properties or areas and projects that would benefit at-risk properties. Mason suggests that the HDC consider becoming a certified local government, and Chair Finch says that while becoming a certified local government is a rather simple process, other items in the recommendations require extensive man hours and education. He says that community education and outreach is key, and it is suggested that the museum signage that was sent to Hutchings be an example of how to educate people on the history of Beverly.

Pearl states that her priorities are for the downtown local historic district to protect Cabot Street and to develop guidelines for different areas. She says that information should be provided up front regarding regulated areas, including certain proactive options that show preservation in a new way to homeowners.

Chair Finch says that conservation districts are important, as are guidelines that promote good practices. He says that guidance could be provided in books or booklets and cites the Cambridge model which includes both drawings and listings that promote community education and regulatory information.

Mason reports that some important historic properties are not protected at all, and Pearl asks what triggers a review under the Landmark Ordinance. The Commission has a brief discussion on landmarking as a tool to possibly use as a way to better connect places or areas. Hutchings reports that a place can be landmarked as a single-property local historic district under M.G.L. 40C, but nominally landmarking requires a separate type of ordinance that would require separate adoption by the City.

Chair Finch says that the threat of demolition by neglect is important, and that the HDC needs to provide local guidance. Pearl refers to an ordinance in Lowell that requires minimum maintenance guidelines for homeowners, where they can receive a citation and be fined if they do not meet these guidelines. He says he would like to see more practical guidance.

Hutchings states that she will relay the list of the Commission's priorities to consultant Peter Benton of Heritage Strategies. She asks Commission members to contact her if they see anything

else in the plan that needs revision. She says that the section on how to protect investment and private property is being reviewed, and the section on ordinances is also being amended. The Commission then discusses areas in which a historic district would benefit, and historic road corridors that can be treated as conservation districts.

5. Approval of minutes

a. August 27, 2020

The minutes are discussed and amended as needed. LaMont motions to accept the minutes as amended. Pearl seconds. There is a formal roll call vote with all members voting yes: William Finch, Chair; Suzanne LaMont, Vice Chair; Caroline Mason, and Wendy Pearl. The motion passes (4-0).

6. New/Other Business

a. Other discussion or action items related to Commission business, if any

There is a discussion about the timing of new HDC member additions. Hutchings reports that she is continuing to impress the need for haste with the Mayor's Office, and that she is working to set up meetings with prospective members. She reports that there is also a need for Conservation Committee members, with the Mayor needing to meet and appoint these positions as well.

Pearl confirms that City staff has returned to City Hall. Hutchings reports that the first floor is open to the public with two people at the front desk and six members from the public permitted access at one time. Hutchings says that for staff whose offices are housed on the second and third floors, meetings must be scheduled, and that any meetings with individual members of the public are typically held outdoors. She states that no committees or boards staffed by the Planning Department are meeting in person and that there are no in-person public meetings.

Chair Finch requests an update on the hiring of an Associate City Planner. Hutchings reports that the position is not yet filled, and that it was reposted on the City website. The new Associate Planner would likely staff and sit on the Design Review Board, but Hutchings will likely remain the staff Planner for the HDC.

Pearl reports that the scheduled CPC public hearing will be virtual. She says that this year they will invite previous grant recipients to talk about their projects, providing clear examples for new applicants. She adds that the public hearing will be followed by a grant proposal workshop.

Hutchings notes that preservation awards are delayed by the Massachusetts Historic Commission due to the pandemic.

Adjournment

Pearl motions to adjourn the meeting at 9:00 pm. Mason seconds the motion. There is a formal roll call vote with all members voting yes: William Finch, Chair; Suzanne LaMont, Vice Chair; Caroline Mason, and Wendy Pearl. The motion passes (4-0).



Town of Wenham

Town Hall
138 Main Street
P. O. Box 576
Wenham, MA 01984

Office of Select Board/ Town Administrator

TEL 978-468-5520 X2

FAX 978-468-8014

May 12, 2022

Beverly City Council
191 Cabot Street
Beverly, Massachusetts 01915
RE: Beverly Regional Transmission Reliability Project

Dear Councilors:

The Town of Wenham, Massachusetts wishes to inform the Beverly City Council of their support for the Beverly Regional Transmission Reliability Project as it replaces the existing 115-kilovolt underground electric transmission line which is in Salem and Beverly and supplies power to the local grid and 50,000 customers in Beverly, Wenham, Hamilton, Essex, Manchester-By-The Sea, Rockport, and Gloucester. As you know, the original cable was installed in 1971 and after 50 years, is in serious need of replacement. It has been repaired on numerous times. When it is repaired, it creates an outage, thus compromising reliability as well as daily operations and public safety in our municipalities. The new project will improve reliability in the Beverly/Cape Ann region and will minimize maintenance, repair costs, and provide future capacity growth. It is important to all of our area communities, including our town of Wenham, that we are able to provide reliable electricity to our residents. The Town of Wenham hopes that you support this project for all of our communities going forward. If there are any questions, please feel free to contact me. Thank you.

Sincerely,

Gary Cheeseman, Chair
Wenham Select Board

Cc: Faith Hassell, Community Manager, National Grid



CITY of BEVERLY
DEPARTMENT of PUBLIC SERVICES and
ENGINEERING

191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000
Fax (978) 921-6003

Mayor

Michael P. Cahill

Commissioner

Michael P. Collins, P.E.

City Engineer

Eric Barber, PE

May 12, 2022

RE: National Grid - Beverly Regional Transmission Reliability Project

Dear President Flowers and Council Members,

This letter is being written in regards to the documents provided by National Grid regarding the above mentioned project. The Department of Public Services and Engineering have reviewed the provided documents with the following comments and concerns. Our comments refer to the SWPPP provided, as well as the project in general.

1. The Department requires Attachment A to be updated with current contact information, as well as the proposed timeline within the document to be updated to reflect current schedule. A signed copy of the document shall be provided to Engineering as soon as it is executed by all necessary parties.
2. The Applicant needs to adhere to City of Beverly Engineering Department Rules and Regulations in addition to the state and Federal guidelines outlined within the document.
3. The applicant shall review all of the "Shalls, wills and musts" outlined in the provided SWPPP with the understanding that the City will be enforcing each item outlined and expecting all documentation to fall in line with what is proposed.
4. Applicant shall prepare a weekly email update to the Engineering Department including a two-week look ahead construction schedule, so that we may provide that information to the public in advance of the work being performed, if needed.
5. Applicant shall keep a contact log when having discussions with any residents so that the Engineering Department can coordinate all communications with the public. With such a highly visible project, timely communication is key, and the Engineering and Constituency Services Departments will be receiving the residents' concerns.

If there are any further questions, please feel free to contact the Engineering Department at 978-921-2355.

Regards,

Eric Barber, PE
City Engineer
Engineering Department



CITY of BEVERLY
BOARD of HEALTH
90 Colon Street
Beverly, Massachusetts 01915
Phone (978) 921-8591
Fax (978) 922-5695



Public Health
Prevent. Promote. Protect.

Mayor

Michael P. Cahill

Director of Public Health

William T. Burke III, RS, CHO

TO: Julie Flowers, City Council President

FROM: William T. Burke, RS, CHO, Director of Public Health

DATE: May 11, 2022

RE: National Grid Beverly/Salem Transmission Line – Rodent Control Plan

Per your May 5, 2022 request via email, attached, and based on several meetings with National Grid representatives the health department reviewed the provided document entitled “N-192 Beverly-Salem Transmission Line Replacement – Rodent Control Plan”.

The proposed plan captures best management practices. Key components of the plan include preconstruction survey, preconstruction treatment (recommend no less than 14 days prior to work commencement) and the establishment of a “neighborhood complaint call” program for the investigation of resident concerns and implementation of concentrated baiting and/or trapping procedures at exterior locations as necessary.

Although no program can eliminate all rodent activity, having a direct method of real time communication for residents and city officials will facilitate adjusting resources as needed to minimize negative impacts. I would recommend that a meeting be conducted prior to construction start up for all pertinent municipal departments/officials and publicizing the call program to the public.

William Burke <bburke@beverlyma.gov>

A letter from President Flowers regarding the NATIONAL GRID PROJECT

1 message

Lisa Kent <lkent@beverlyma.gov>
To: William Burke <bburke@beverlyma.gov>

Thu, May 5, 2022 at 3:45 PM

Dear Mr. Burke,

As you may already be aware, the City Council is currently in the midst of a Public Hearing process working to decide whether to approve a grant of location for a major transmission (electricity) project for National Grid.

As part of this public process, the Council has requested – and has received – from National Grid a variety of documents to help it better understand National Grid's level of preparedness to mitigate impact to residents and to better understand ways in which National Grid proposes to handle aspects of this project.

As a next step, the Council would welcome hearing from your Department as to how thorough and successful National Grid's plans (one or more of which is attached to this email) are/are likely to be in the professional opinions of those who know these areas of City work and life best.

One (or more) of the documents/plans received from National Grid is attached to this email. It would be extremely helpful to the Council in its process if you/your team in your Department could review this National Grid document and then

1. Evaluate how accurate, appropriate, and likely to be successful in achieving its goals this/these document(s) is/are. Evaluate, as well, any potential shortcomings or missed items you see in the document(s), as well as anything that may not be accurate in this document.
2. Respond to the Council with your insight/feedback about this proposed plan from National Grid. It would be extremely helpful if you would do this in writing, sent to the City Clerk (lkent@beverlyma.gov) NO LATER THAN noon on May 12th,* so that it can be included with the agenda information for the May 16th Council meeting. If you or another member of your Department can also plan to attend the May 16th Public Hearing on this matter at 8 p.m. in Council Chambers, that would also be extremely helpful and appreciated. You can let City Clerk Lisa Kent know if you are able to attend.

*We recognize that this timeline may feel tight *and* how busy you/your Department is; if you are unable to look at this exhibit/document in time to meet this goal timeline, please just let Ms. Kent know that, and we will adjust accordingly/plan to receive your review and assessment later.

Thank you so very much!

Your help and attention to detail in this matter is greatly appreciated.

Sincerely,

Julie Flowers
City Council President