



CITY OF SOMERVILLE
Commonwealth of Massachusetts
93 Highland Avenue
Somerville, MA 02143
(617) 625-6600

BUSINESS LICENSE APPLICATION - Grant of Location

File #: 23-022720

License #: BL23-000125

Address: 495 COLUMBIA ST

Licensee: Dave Flewelling Comcast of Massachusetts/ New Hampshire, LLC

DBA Name: Comcast Cable Communications Management, LLC

Business Ownership Type: LLC

Legal Name of Entity: Comcast Cable Communications Management, LLC

Owners/Officers: Brian Roberts, Brian Roberts, Brian Roberts, Brian Roberts

License Information:

Grant of location issued to: Comcast Cable Communications Management, LLC

Describe the reason for the work, and the intended beneficiaries: Providing the Comcast Service to number 495 Columbia Street

Insert here the same detailed description of the work as appears in the attached Grant of Location Order: Columbia Street: Starting at the existing Utility Pole No. 362/6 excavating to place 4" PVC Conduits 701'+/_ and(3) 4'x 6' manholes to provide the Comcast Service to number 495 Columbia Street in Somerville.

Approval Conditions:

Approved By:

Isabela Maia, Approved with Conditions

APPROVAL CONDITION IMM 231106: Telecom providers will share trench with conduits; Comcast is only be responsible for the conduits shown on plans provided on 11/02/2023 labeled "Somerville MA_495 Columbia St_Civil_10-10-2023_R2 (003).pdf".

APPROVAL CONDITION IMM 231106: Provide the City a copy of approved MWRA 8(m) Permit when submitting for Street Occupancy permit.

APPROVAL CONDITION IMM 231106: Any work requiring the use of the street and/or sidewalk will require a Street/Sidewalk Occupancy Permit from the Engineering Department. Apply via Citizen Serve before conduit installation.

APPROVAL CONDITION IMM 231106: MH3 installation must be verified prior to installation. MH3 location must not conflict with water main and proposed curb line. Coordinate installation with Consigli, Derenzo and Engineering avoid reconstruction of manhole.

APPROVAL CONDITION IMM 231106: Before construction starts, coordinate with Boynton Gateway and Engineering. Access to Columbia St cannot be more restrict than it already is.

Malik Drayton, Approved with Conditions

APPROVAL CONDITION: MD20231102: Contractor shall take all necessary precautions to avoid damaging any tree or tree part with equipment.

APPROVAL CONDITION: MD20231102: All nearby street tree(s) shall be protected prior to and during all construction activities using TREE BOX or TREE WRAPS. . TREE BOX shall be constructed from 2 in. x 4 in. lumber creating a box around the border of the tree pit with 2 in. x 4 in. lumber standing straight up at the corners and wrapped with orange snow fence. Detail attached. . TREE WRAPS (TREE TRUNK WRAPPING PROTECTION LUMBER) shall consist of 2 in. x 4 in. and 8 ft. height lumber wired together in close spacing with zip ties or 16 gauge galvanized steel wire to form a protective enclosure around tree trunks. Use burlap to separate the wood from the bark if necessary to prevent wood from scraping or bruising bark. Do not use staples or puncture the trunk in any way.

APPROVAL CONDITION: MD20231102 Any tree roots less than two (2) inches in diameter that cannot be avoided during construction shall be carefully and cleanly cut with a clean pair of pruning shears or loppers. Roots are to be cut back flush with the edge of the trench. If any tree roots greater than two (2) inches in diameter are encountered, stop work immediately and contact the City Urban Forester. Any and all pruning of roots greater than 2 inches in diameter must be completed under the supervision of the City Urban Forester.

Eric Weisman, Approved

Kimberly M. Wells, Approved



CITY OF SOMERVILLE, MASSACHUSETTS
CITY CLERK'S OFFICE
KATJANA BALLANTYNE
MAYOR

KIMBERLY M. WELLS
CITY CLERK

December 5, 2023

NOTICE OF PUBLIC HEARING

You are hereby notified that the Somerville City Council will hold a Public Hearing on the following Petition. You are receiving this Notice because the Petitioner has reported that you own property that abuts the work that is being proposed. You and other members of the public are invited to attend and be heard at this Hearing.

This meeting of the City Council will also be conducted via remote participation, online in a webinar hosted on the Zoom platform.

You have three ways to be heard at this meeting:

1. To attend and be heard, enter the link exactly as it appears below into your internet browser any time before the meeting. You will then be asked to register for the meeting. After registering, you will receive an email with instructions to join the webinar when it starts.
2. You may also testify in person in the City Council Chamber, City Hall, 2nd Floor, 93 Highland Avenue, Somerville, MA 02143
3. If you are unable to attend but wish to be heard, you may send written comments by US mail to the City Clerk at the address below, or by email to cityclerk@somervillema.gov. Your comments must arrive no later than 12 Noon on the day of the Hearing, in order to be sure they are conveyed to the Council.

PETITION: Comcast seeks a Grant of Location to install a total of 632 feet of conduit in Columbia Street as follows: Starting from Utility Pole 362/6 located at the intersection of Tremont Street and Columbia Street, to three proposed manholes to a point of pickup at 495 Columbia Street. Additionally, from first proposed manhole located at the intersection of Tremont Street and Columbia Street install 21 feet of conduit to an existing manhole located near 239 Tremont Street. From third proposed manhole located in Columbia Street, install 48 feet of conduit to existing utility pole located near 510 Columbia Street.

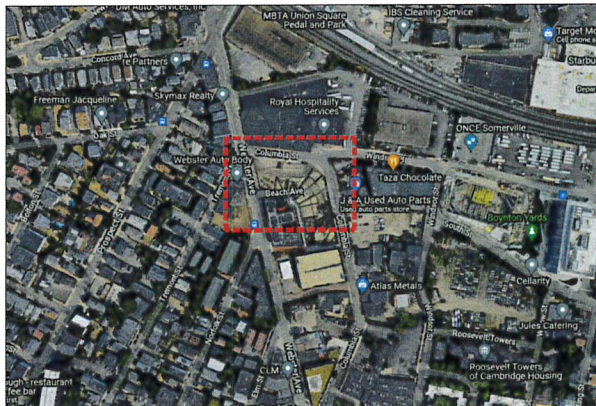
PLACE: https://us02web.zoom.us/webinar/register/WN_D9f_urC4STGQPD8fEqGhNA or City Council Chambers, City Hall, 2nd Floor, 93 Highland Avenue, Somerville, MA 02143

TIME: Thursday, December 14, 2023, at 7:00 PM.

PURPOSE: The work is necessary to provide service to 495 Columbia Street.



**PROPOSED CONDUIT INSTALLATION
AT
495 COLUMBIA ST
SOMERVILLE, MA**



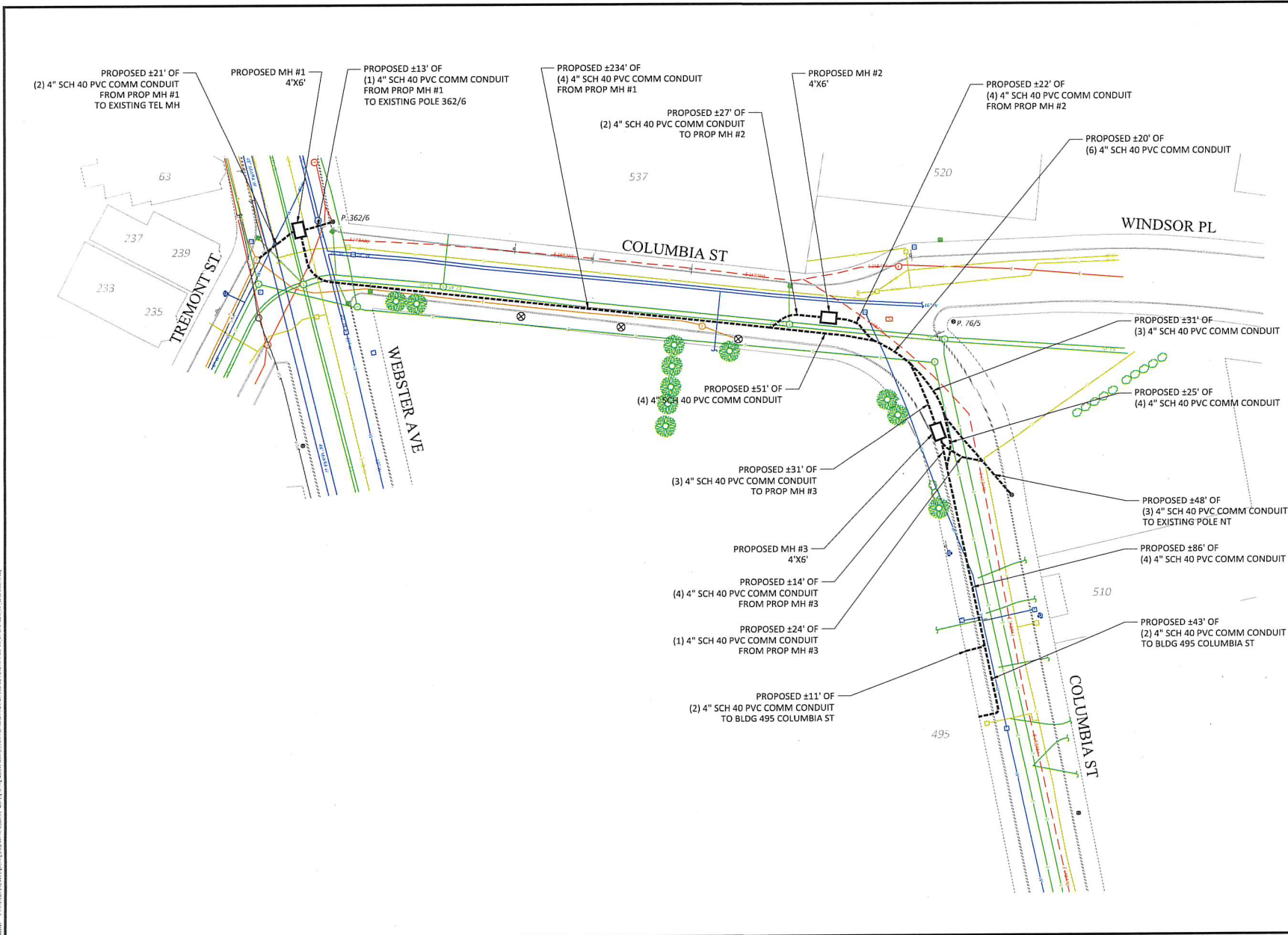
LOCUS
N.T.S


INDEX OF DRAWING

SHEET NO.	DESCRIPTION
-	COVER SHEET
01	PROPOSED CONDUIT INSTALLATION
02	GENERAL NOTES AND DETAILS



AXIS
ENGINEERING GROUP
201 Boston Post Rd West - Suite 100
Marlborough, MA 01752
(774) 556-2924 www.axisgroup.com





LEGEND			
⊗	ELECTRIC POLE	⊗	STREET LIGHT
⊙	WENT UTILITY POLE	⊗	ELECTRIC MH
⊠	LAMP POST	⊗	TEL MH
⊠	TRAFFIC LIGHT	⊗	CATV MH
⊗	SEWER MH	⊗	COMMON PERS. VAL
⊗	DRAIN MH	⊗	IRIGATION VALVE
⊗	TELEPHONE MH	⊗	WATER METER
⊗	ELECTRIC MH	⊗	GAS METER
⊗	CATV MH	⊗	SEWER GATE
⊗	WATER MH	⊗	GAS GATE
⊗	POLE	⊗	WATER GATE
⊗	BUS/SHRUB	⊗	HYDRANT
—	A-V-1 RIGHT OF WAY	⊗	MANHOLE
—	CULVERT	⊗	STONE BOUND
—	GUARD RAIL	⊗	PARKING METER
—	FENCE	⊗	STEEL POST
⊗	ELECTRIC VAULT	⊗	SIGN POLE
⊗	TRAFFIC MH	⊗	LOG CABLE MARKER
⊗	PROPOSED HV	⊗	TRANSFORMER
⊗	PROPOSED CONDUIT	⊗	CATCH BASIN

NOTE:
EXISTING UTILITIES SHOWN ARE APPROXIMATE AND NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO BEGINNING ANY EXCAVATION.

CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
72 HOURS NOTICE REQUIRED.
ENTER 1 888 DIG SAFE

PREPARED BY:
AXIS
ENGINEERING GROUP

PREPARED FOR:
Comcast

REV #	DESCRIPTION	DATE
1	CHG PROP CONDUIT PATH	9/21/23
2	CHG MANHOLE SIZE	10/10/23

TITLE:
PROPOSED CONDUIT INSTALLATION
495 COLUMBIA ST
SOMERVILLE, MA

SURVEYED BY: AXIS ENGINEERING	PRINT NO: 1 OF 2
DRAWN BY: AH	SCALE: AS SHOWN
DATE: 3/20/2023	SHEET SIZE: B (36"x24")

GENERAL NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

3. THE CONTRACTOR SHOULD MAINTAIN A SEPARATION OF 18 INCHES MIN. WHEN CROSSING EXISTING WATER FACILITIES.

4. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANY.

5. THE CONTRACTOR SHALL NOT DISTURB PUBLIC TREES AND SHRUBS.

6. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT NO EXPENSE TO THE OWNER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING AND MAINTAINING TEMPORARY RESURFACING AND/OR PLATING FOR ALL EXCAVATIONS IN PAVED STREETS AND SIDEWALKS UNTIL PERMANENT RESURFACING IS COMPLETE.

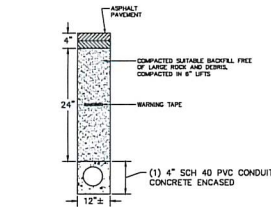
8. JOINTS BETWEEN NEW BITUMINOUS CONCRETE ROADWAY PAVEMENT AND SAW CUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACK SANDED.

9. THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL EXISTING UTILITY LINES THAT BECOME EXPOSED DUE TO EXCAVATION REQUIRED TO INSTALL THE PROPOSED CONDUIT.

10. THE CONTRACTOR SHALL REPLACE ALL DISTURBED TRAFFIC SIGNAL LOOP DETECTORS TO GOOD WORKING CONDITION AS REQUIRED BY THE LATEST STANDARDS OF THE MUNICIPAL TRAFFIC DEPARTMENT.

11. ALL EXISTING STATE, COUNTY, CITY, AND TOWN LOCATION LINES AND PRIVATE PROPERTY LINES HAVE BEEN ESTABLISHED FROM AVAILABLE INFORMATION AND THEIR EXACT LOCATION ARE NOT GUARANTEED.

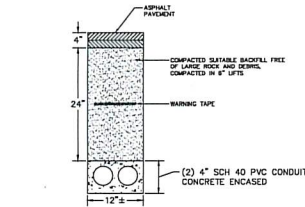
12. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT MARKINGS IN THEIR ENTIRETY THAT HAVE BEEN DAMAGED BY TRENCH EXCAVATION OR OPERATIONS OF THE CONTRACTOR WITH SIMILAR COLOR AND SIZE THERMOPLASTIC MARKINGS.



ROADWAY PATCH AND DUCT BANK INSTALLATION DETAIL
N.T.S.

TRENCH DETAIL NOTES:

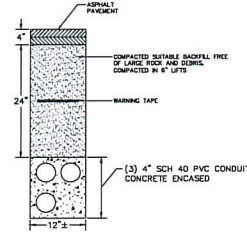
1. 28" MAXIMUM FROM TOP OF CONDUIT TO SURFACE.
2. 12" FROM TOP OF CONDUIT TO METALLIC WARNING TAPE PLACED ABOVE.
3. REPAIR SIDEWALKS AND WALKWAYS WITH SAME MATERIALS AS EXISTING.



ROADWAY PATCH AND DUCT BANK INSTALLATION DETAIL
N.T.S.

TRENCH DETAIL NOTES:

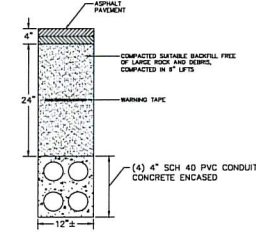
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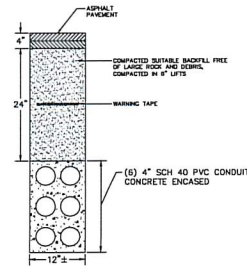
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N.T.S.

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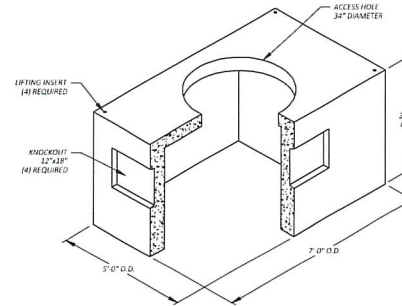
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ROADWAY PATCH AND DUCT BANK INSTALLATION DETAIL
N.T.S.

TRENCH DETAIL NOTES:

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4'x6'x3' I.D. MANHOLE W/6" WALLS & ROOF
CHASE STANDARD - 3,500 Lbs.
MUST MEET OR EXCEED ALL STATE, LOCAL D.O.T. REGULATIONS FOR ROADWAY LOADINGS
N.T.S.

LEGEND

X	ELECTRIC POLE	⊗	STREET LIGHT
⊗	LOW VOLTILITY POLE	⊗	ELECTRIC MH
⊗	LAMP POLE	⊗	TEL MH
⊗	TRAFFIC LIGHT	⊗	CATV MH
⊗	SEWER MH	⊗	CO/MAN FLD/STAL
⊗	DRAIN MH	⊗	IRING/AT ON VALVE
⊗	TELEPHONE MH	⊗	WATER METER
⊗	ELECTRIC MH	⊗	GAS METER
⊗	CATV MH	⊗	SEWER GATE
⊗	WATER MH	⊗	GAS GATE
⊗	PAID	⊗	WATER GATE
⊗	BROOK/SUBURB	⊗	HYDRANT
—	RIGHT OF WAY	⊗	MANHOLE
—	ENVIERT	⊗	STONE BOUND
—	GUARD RAIL	⊗	PARKING METERS
—	FENCE	⊗	STREET POST
—	ELECTRIC WALL	⊗	SEWER
—	TRAFFIC MH	⊗	UG CABLE MANHOLE
—	PROPOSED MH	⊗	TRANSFORMER
—	PROPOSED CONDUIT	⊗	CATCH BASIN

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PREPARED BY: **AXIS ENGINEERING GROUP**

PREPARED FOR: **Comcast**

REV #	DESCRIPTION	DATE
1	ENG PROP CONDUIT PATH	5/27/23
2	ENG MARK-HOLE SIZE	10/10/23

TITLE
GENERAL NOTES AND DETAILS
495 COL JARVIS ST
SPOKANE, WA

SURVEYED BY: AXIS ENGINEERING PRINT NO: 2 OF 2
DRAWN BY: AH SCALE: N.T.S.
DATE: 3/20/2023 SHEET SIZE: 0167(24")

Abutting Properties for
211 TREMONT ST #11 SOMERVILLE, MA
02143
83/ B/ 31/ 11/
(350 Feet)

Location:
83/ B/ 6/ /
237 TREMONT ST
Owner:
ABREGO RUBEN A
237 TREMONT ST
SOMERVILLE, MA 02143

Location:
96/ A/ 27/ /
508 COLUMBIA ST
Owner:
J A T REALTY CORP
508 COLUMBIA ST
SOMERVILLE, MA 02143

Location:
96/ A/ 31/ /
520 COLUMBIA ST
Owner:
517 MSF, LLC & TRIAD ALPHA
PARTNERS,LLC
S/O 202 WESTBROOKLINE ST LLC
181 DUDLEY RD
NEWTON, MA 02459

Location:
96/ F/ 9/ /
495 COLUMBIA ST
Owner:
BOYNTON GATEWAY OWNER,LLC
315 PARK AVENUE SOUTH
NEW YORK, NY 10010

Location:
96/ B/ 1/ /
481 COLUMBIA ST
Owner:
BEACON TRUCK REAL ESTATE LLC
32 ESSEX AVE
SWAMPSCOTT, MA 01907

Location:
96/ A/ 23/ /
490 COLUMBIA ST
Owner:
NISSENBAUM JOSEPH L & ALLEN L
TRUSTEES
COLUMBIA REAL ESTATE TRUST
480 COLUMBIA ST
SOMERVILLE, MA 02143

Location:
96/ A/ 28/ /
512 COLUMBIA ST
Owner:
JAT REALTY CORP
512 COLUMBIA ST
SOMERVILLE, MA 02143

Location:
96/ A/ 32/ /
56 WEBSTER AVE
Owner:
517 MSF, LLC & US ASSET FUNDING,LLC
&
201 WEST BROOKLINE STREET,LLC
181 DUDLEY RD
NEWTON, MA 02459

Location:
83/ B/ 5/ /
63 WEBSTER AVE
Owner:
BURUCA RIGOBERTO & KATHLEEN
29 HOUGHTON ST
SOMERVILLE, MA 02143

Location:
96/ A/ 26/ /
498 COLUMBIA ST
Owner:
ROTOR REALTY CORPORATION
480 COLUMBIA STREET
SOMERVILLE, MA 02143

Location:
96/ A/ 29/ /
516 COLUMBIA ST
Owner:
WEISBERG JANICE TRUSTEE
THE CHERYL LANE 2018 REALTY
TRUST
33 CHERYL LANE
WALTHAM, MA 02451

Location:
96/ B/ 5/ /
475 COLUMBIA ST
Owner:
WEISBERG REALTY INC
C/O ELM REALTY TRUST
475 COLUMBIA ST
SOMERVILLE, MA 02143

Location:
83/ B/ 7/ /
233 TREMONT ST
Owner:
REILLY JOHN F & LIESE
3 ASHWOOD RD
ACTON, MA 01720