



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

## BUSINESS LICENSE APPLICATION - Grant of Location

File #: 25-023923

License #: BL25-000120

Address: 156 ALBION 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:** Excavating to provide the Comcast Service to number 156 Albion Street in Somerville.

**Insert here the same detailed description of the work as appears in the attached Grant of Location**

**Order:** Albion Street: Starting at existing Utility Pole No. 3/22 excavating to place (1) 4" PVC conduit 64' ± to provide the Comcast Service to number 156 Albion Street.

### Approved By:

**Malik Drayton, Approved with Conditions**

APPROVAL CONDITION: MD20250918: Contractor shall take all necessary precautions to avoid damaging any tree or tree part with equipment.

APPROVAL CONDITION: MD20250918: 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. . 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: MD20250918: 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.

**Mads Filtenborg, Approved with Conditions**

APPROVAL CONDITION 09/10/25-MF: Concrete sidewalk to be restored in-kind after conduit installation.

APPROVAL CONDITION 09/10/25-MF: 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.

**Eric Weisman, Approved**

**Kimberly M. Wells, Approved**



CITY OF SOMERVILLE, MASSACHUSETTS  
CITY CLERK'S OFFICE

KATJANA BALLANTYNE  
MAYOR

KIMBERLY M. WELLS  
CITY CLERK

September 29, 2025

**NOTICE OF PUBLIC HEARING**

You are hereby notified that the Somerville City Council will hold a Public Hearing on the following Petition **on Thursday, October 9, at 7:00 PM**. 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 be conducted in person and by remote participation, using the Zoom platform.**

You have three ways to be heard at this meeting:

1. In person at the City Council Chamber, City Hall, 2<sup>nd</sup> Floor, 93 Highland Avenue, Somerville, MA 02143.
2. Virtually through the Zoom platform. Enter this link into your internet browser any time before the meeting:  
[https://us02web.zoom.us/webinar/register/WN\\_I-ItAkliSlutqzfCD6JyPg](https://us02web.zoom.us/webinar/register/WN_I-ItAkliSlutqzfCD6JyPg).  
You can also find this link on the City Council's calendar. You will then be asked to register; after registering, you will receive an email with instructions to join the webinar.
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 [publiccomments@somervillema.gov](mailto:publiccomments@somervillema.gov). Your comments must arrive no later than 4:30pm the day before the Hearing, in order to be sure they are conveyed to the Council.

**PETITION:** Comcast is applying for a Grant of Location to install approximately a total of 64 feet of conduit in Albion Street, from an existing Utility Pole 3/22 to an approximate point of pickup at 156 Albion Street.

**TIME:** Thursday, October 9, 2025, at 7:00 PM.

**PURPOSE:** This work is necessary to provide the Comcast Service to 156 Albion Street in Somerville.

**PETITION FOR GRANT OF LOCATION FOR  
WIRES, CABLES, POLES, PIERS, ABUTMENTS, CONDUITS OR FIXTURES**

**City of Somerville, Massachusetts  
In Board of Aldermen**

Date September ,2025

RESPECTFULLY REPRESENTS Comcast Cable Communications Management LLC  
(hereinafter known as the PETITIONER), that it desires to construct upon, along, under or across  
the public way(s) of the City of Somerville, wires, cables, poles, piers, abutments, conduits or  
fixtures.

WHEREFORE, the PETITIONER prays that, after due notice and public hearing as provided by law,  
the Board of Aldermen may by Order grant to the PETITIONER permission to construct, in  
accordance with plan(s) dated September 8,2025, the following (describe work):

Albion Street: Starting at existing Utility Pole No. 3/22 excavating to place (1) 4" PVC conduit 64' ±  
to provide the Comcast Service to number 156 Albion Street.

The PETITIONER understands and agrees that:

1. PETITIONER shall locate and complete all work as specified and approved by the City.
2. PETITIONER shall comply with the requirements of existing ordinances and such as may  
hereafter be adopted governing the construction.
3. PETITIONER shall perform all work to the requirements and satisfaction of the Department of  
Public Works or other such officer(s) as may be hereafter appointed by the City.

For the PETITIONER:

Signature: \_\_\_\_\_

Name: David R. Flewelling

Title: Specialist 2, Construction

Mailing Address: 9 Forbes Rd Suite 9B

Woburn, MA 01801

Telephone 617-279-7864

**ORDER FOR GRANT OF LOCATION FOR  
WIRES, CABLES, POLES, PIERS, ABUTMENTS, CONDUITS OR FIXTURES**

**City of Somerville, Massachusetts  
In Board of Aldermen**

WHEREAS, Comcast Cable Communications Management, LLC (hereinafter known as the PETITIONER) has petitioned for permission to construct upon, along, under or across the public way(s) of the City of Somerville, the following (describe work):

Albion Street: Starting at existing Utility Pole No. 3/22 excavating to place (1) 4" PVC conduit 64' ± to provide the Comcast Service to number 156 Albion Street.

AND WHEREAS, notice has been given and a hearing held on said petition as provided by law;  
NOW THEREFORE BE IT

ORDERED that the PETITIONER be and hereby is granted permission by the Board of Aldermen to complete the construction described above, all in accordance with the following conditions:

1. PETITIONER shall locate and complete all work as shown by plan(s) dated \_\_\_\_\_, and as may have been amended by the City.
2. PETITIONER shall comply with the requirements of existing ordinances and such as may hereafter be adopted governing the construction.
3. PETITIONER shall perform all work to the requirements and satisfaction of the Department of Public Works or other such officer(s) as may be hereafter appointed by the City.

Approved by the Board of Aldermen on the \_\_\_\_\_ day of \_\_\_\_\_, 2025

A True Record. Attest: \_\_\_\_\_ Date: \_\_\_\_\_ City Clerk

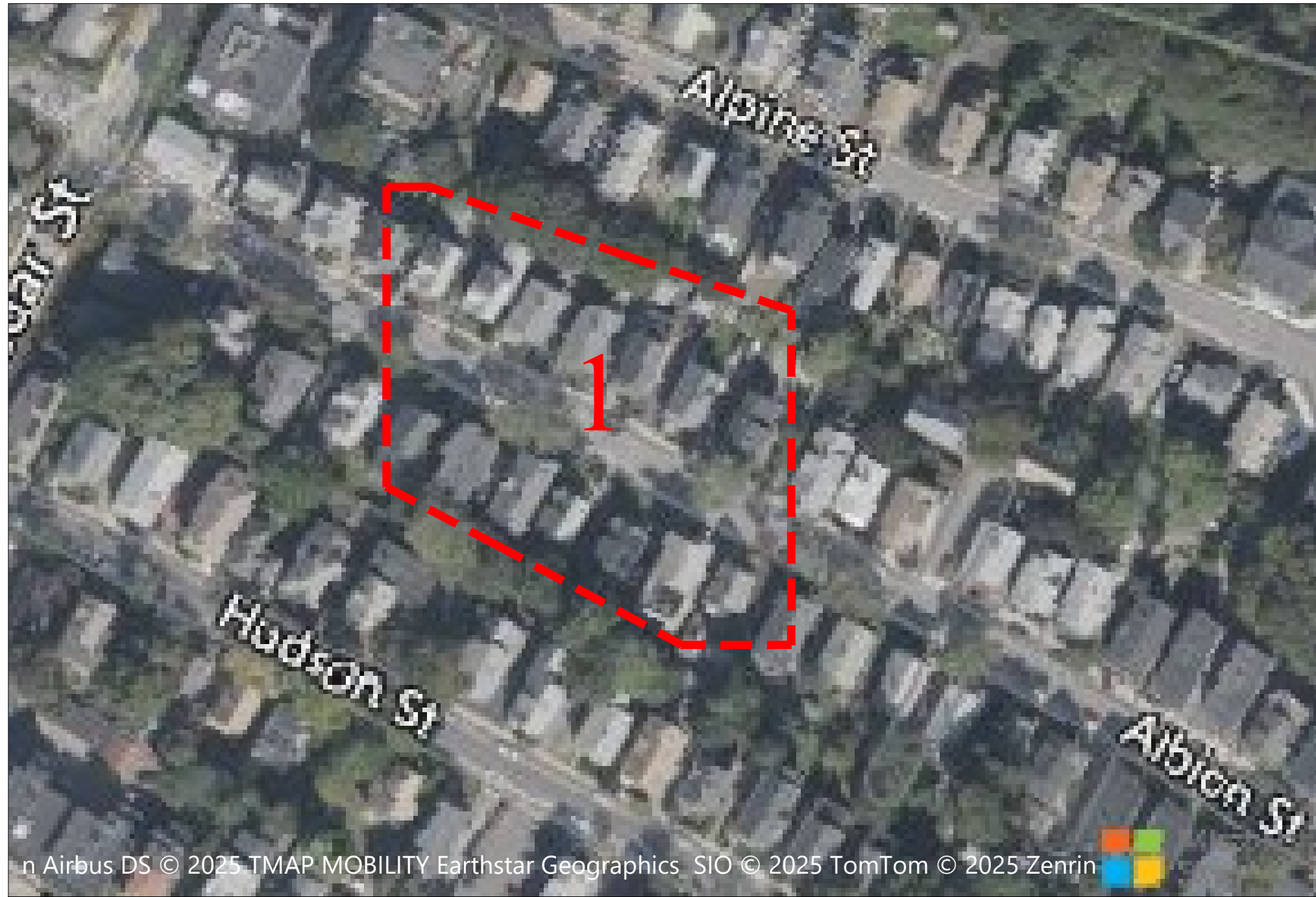
**Certificate**

I hereby certify that the foregoing Order was adopted by the Board of Aldermen on the \_\_\_\_\_ day of \_\_\_\_\_ 2025, after due notice and public hearing as prescribed by Section 22 of Chapter 166 of the General Laws and any additions or amendments thereto, said public hearing held in said City on the \_\_\_\_\_ day of \_\_\_\_\_ 2025, and recorded with the records of Grant of Location Orders of said City, in Book \_\_\_\_\_, Page \_\_\_\_\_

Certified. Attest: \_\_\_\_\_ City Date: \_\_\_\_\_  
Clerk



**PROPOSED CONDUIT INSTALLATION  
AT  
156 ALBION ST  
SOMERVILLE, MA**



**LOCUS**  
N.T.S

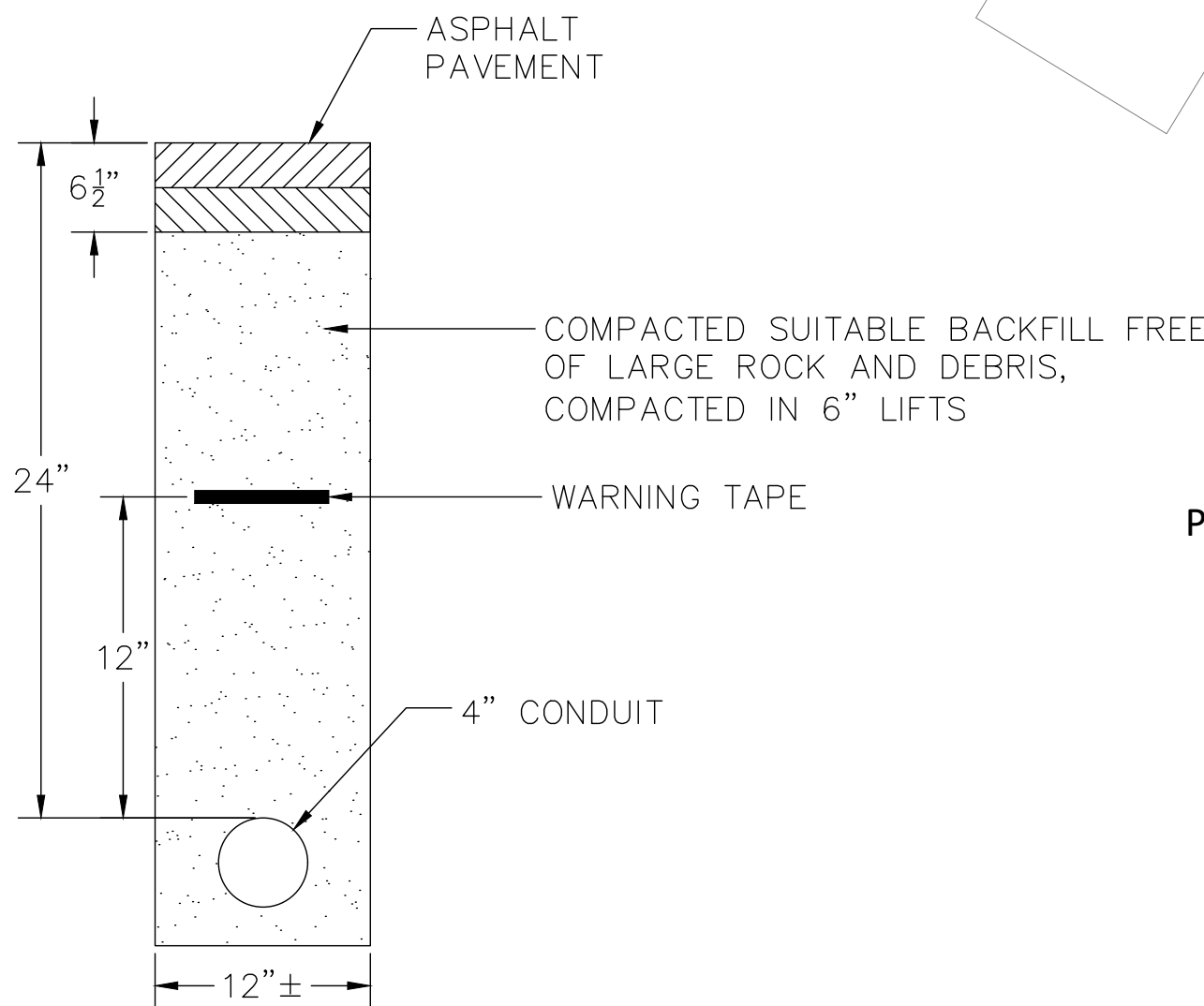
INDEX OF DRAWING	
SHEET NO.	DESCRIPTION
--	COVER SHEET
01	PROPOSED CONDUIT INSTALLATION



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.

- ITEM SHOWN ON UTILITY RECORDS,  
BUT NOT FOUND IN FIELD.
- ITEM FOUND IN FIELD,  
BUT NOT IN UTILITY RECORDS.



ROADWAY PATCH AND DUCT BANK  
INSTALLATION DETAIL

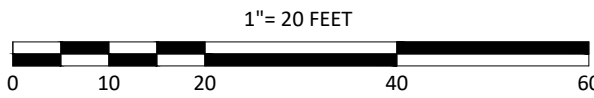
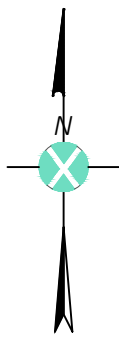
N.T.S.

TRENCH DETAIL NOTES:

1. 24" 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.



PROPOSED ±64' OF  
(1) 4" COMMUNICATION CONDUIT (SCHEDULE 40)  
FROM EXISTING PRIVATE PROPERTY HANDHOLE  
TO EXISTING P.3/22



LEGEND			
✕	ELECTRIC POLE	⦿	STREET LIGHT
⊗	JOINT UTILITY POLE	⦶	ELECTRIC HH
⊗	LAMP POST	⦶	TEL HH
⊗	TRAFFIC LIGHT	⦶	CATV HH
⊗	SEWER MH	⊗	COMM PEDESTAL
⊗	DRAIN MH	⊗	IRRIGATION VALVE
⊗	TELEPHONE MH	⊗	WATER METER
⊗	ELECTRIC MH	⊗	GAS METER
⊗	CATV MH	⊗	SEWER GATE
⊗	WATER MH	⊗	GAS GATE
⊗	PAG	⊗	WATER GATE
⊗	BUSH/SHRUB	⊗	HYDRANT
— R/W —	RIGHT OF WAY	⊗	MAIL BOX
— CULVERT —	CULVERT	⊗	STONE BOUND
— GUARD RAIL —	GUARD RAIL	⊗	PARKING METER(S)
— FENCE —	FENCE	⊗	STEEL POST
⊗	ELECTRIC VAULT	⊗	SIGN POLE
⊗	TRAFFIC HH	⊗	UG CABLE MARKER
⊗	PROPOSED HH	⊗	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.  
**CALL 1-888-DIG-SAFE**

PREPARED BY:



AXIS  
ENGINEERING GROUP

PREPARED FOR:



COMCAST

REV #	DESCRIPTION	DATE

TITLE:

PROPOSED CONDUIT INSTALLATION  
156 ALBION ST  
SOMERVILLE, MA

DRAWN BY: EE	PRINT NO: 1 OF 1	PLAN DRAWN ON:
CHECKED BY: MB	SCALE: 1" = 20'	D 36" X 24"
DATE: 09/08/2025		



TRAFFIC MANAGEMENT PLAN  
AT  
156 ALBION ST  
SOMERVILLE, MA



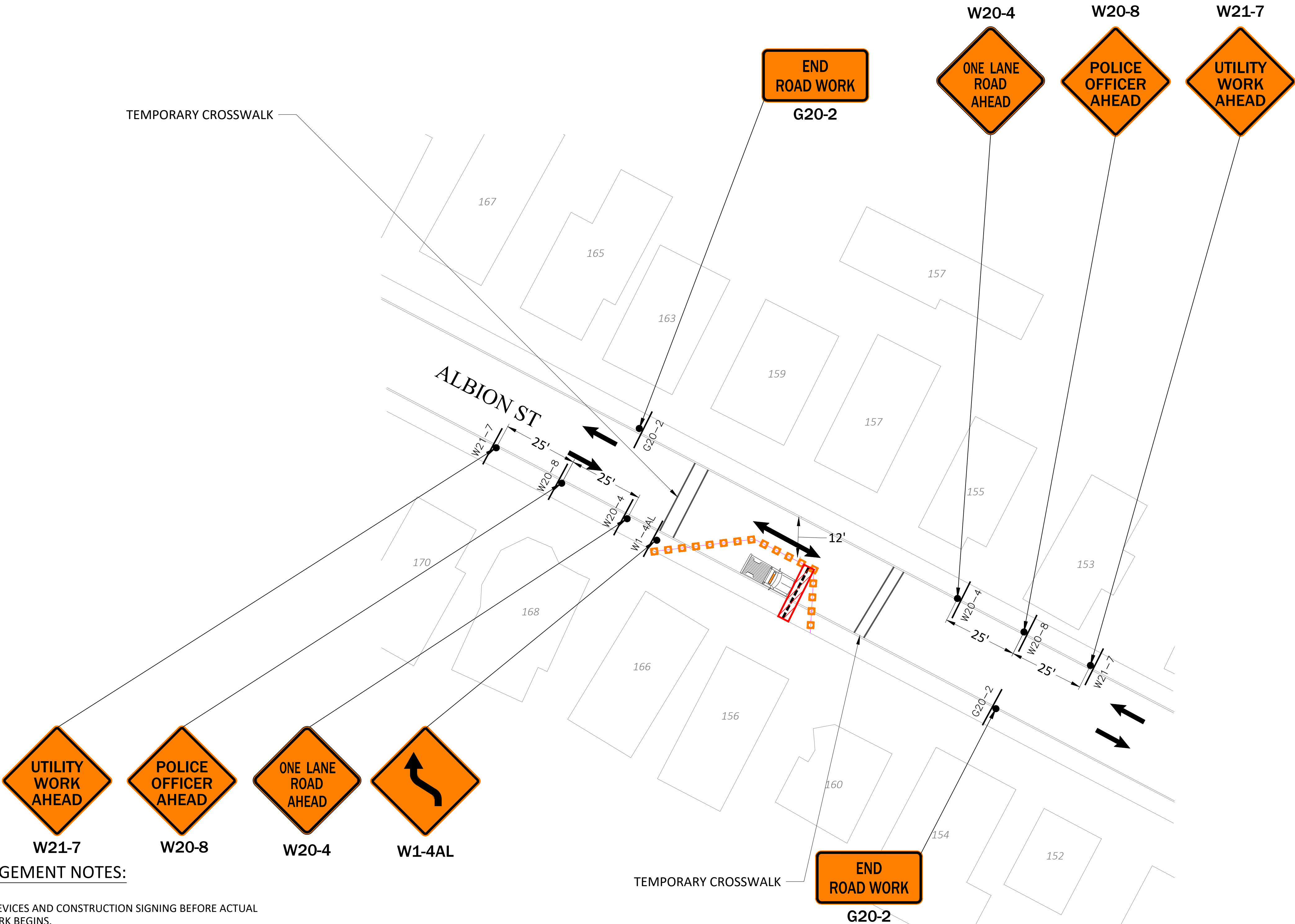
LOCUS  
N.T.S

INDEX OF DRAWING

SHEET NO.	DESCRIPTION
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01	TRAFFIC CONTROL 01
02	TRAFFIC CONTROL 02



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09/09/2025



TRAFFIC MANAGEMENT NOTES:

1. PLACE ALL SAFETY DEVICES AND CONSTRUCTION SIGNING BEFORE ACTUAL CONSTRUCTION WORK BEGINS.
2. USE FLAGS ON ADVANCED WARNING SIGNS. FLAGS SHALL BE AT LEAST 16" X16".
3. DISTANCES ARE A GUIDE AND MAY BE ADJUSTED BASED ON FIELD CONDITIONS.
4. NO TRAFFIC CONTROL DEVICES SHALL REMAIN ON THE ROADWAY AT THE END OF EACH WORKDAY, COVER SIGNS AS NECESSARY WHEN NOT IN USE.
5. ALL WARNING SIGNS SHALL BE BLACK LEGEND ON A REFLECTIVE ORANGE. ALL DRUMS SHALL BE PLACED APPROPRIATELY OR MOVED AS NECESSARY TO MAINTAIN ADEQUATE ABUTTER ACCESS AT ALL TIMES. CONTRACTOR MUST PLACE TRAFFIC CONTROLS AND HAVE ROAD PLATES ON SITE TO ALLOW ABUTTER ACCESS TO DRIVEWAYS AS NECESSARY.
6. MAINTAIN TRAVEL LANES OF MINIMUM 11' WIDTH AT ALL TIMES FOR EMERGENCY VEHICLES.
7. TEMPORARY NO PARKING SIGNS MUST BE INSTALLED AT LEAST 48 HOURS PRIOR TO OCCUPYING STREET/SIDEWALK FOR STAGING OR CONSTRUCTION IN ANY WORK ZONE. 311 MUST BE NOTIFIED AFTER THE TEMPORARY NO PARKING SIGNS ARE INSTALLED. NO PARKING SIGNS CAN ONLY BE INSTALLED FOR A ONE WEEK PERIOD. NEW TEMPORARY NO PARKING SIGNS MUST BE INSTALLED IF WORK LASTS LONGER THAN ONE WEEK IN ANY WORK ZONE.
8. CONTRACTOR MUST HAVE A COPY OF AN APPROVED TMP AT THE JOB SITE AT ALL TIMES. ALL SIGNAGE AND TRAFFIC CONTROL DEVICES MUST BE INSTALLED AS INDICATED ON THE TMP.

TRAFFIC CONTROL LEGEND

	TRAFFIC CONE		WORK AREA
	POLICE DETAIL		UTILITY WORK SIGN

LEGEND

	ELECTRIC POLE		STREET LIGHT
	JOINT UTILITY POLE		ELECTRIC HH
	LAMP POST		TEL HH
	TRAFFIC LIGHT		CATV HH
	SEWER MH		COMM PEDESTAL
	DRAIN MH		IRRIGATION VALVE
	TELEPHONE MH		WATER METER
	ELECTRIC MH		GAS METER
	CATV MH		SEWER GATE
	WATER MH		GAS GATE
	PAG		WATER GATE
	BUSH/SHRUB		HYDRANT
	RIGHT OF WAY		MAIL BOX
	CULVERT		STONE BOUND
	GUARD RAIL		PARKING METER(S)
	FENCE		STEEL POST
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DigSafe.com  
MA-ME-NH-NY-VT

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PREPARED BY:

AXIS  
ENGINEERING GROUP

PREPARED FOR:

COMCAST

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TITLE:

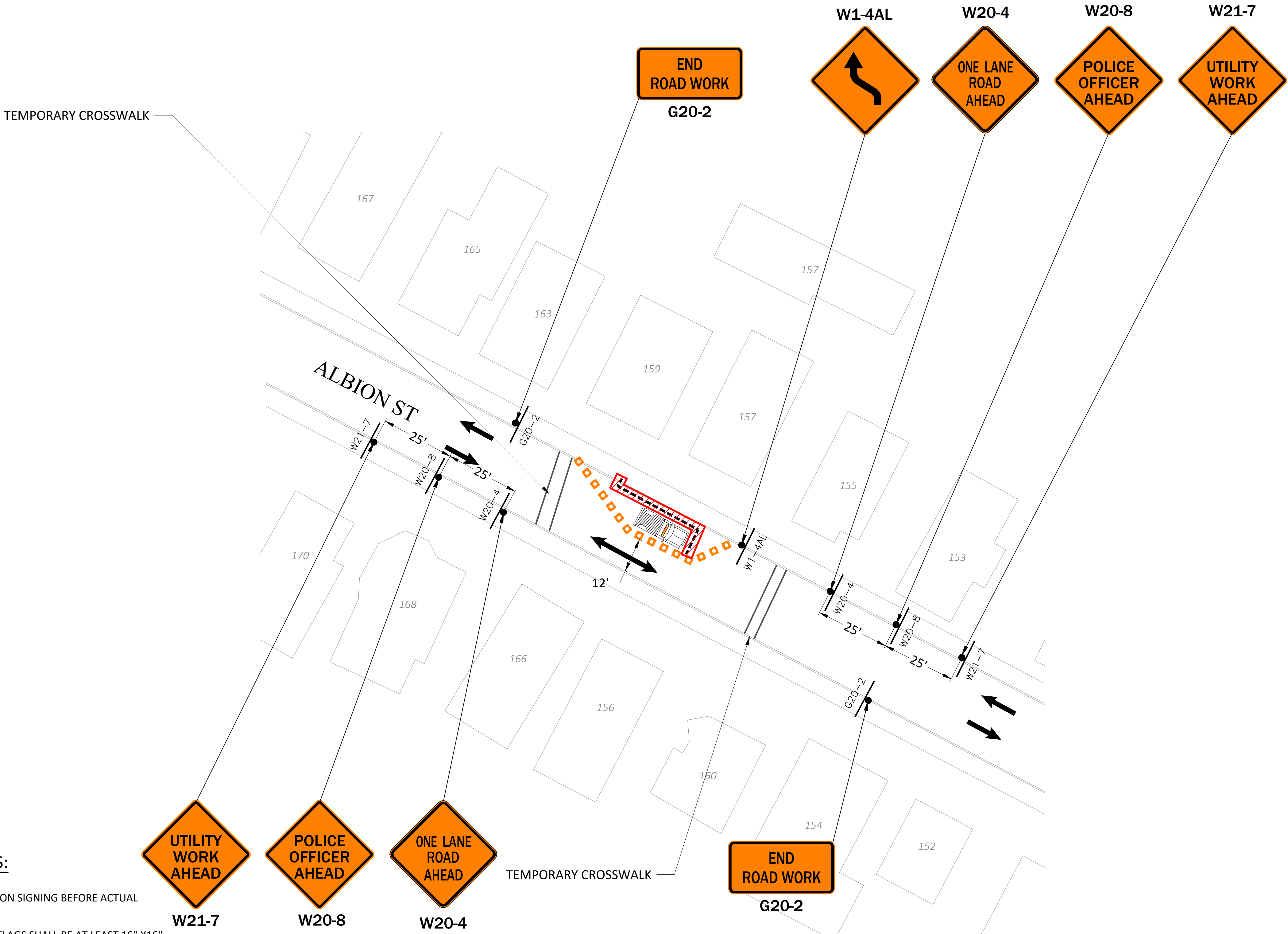
TRAFFIC CONTROL 01  
156 ALBION ST,  
SOMERVILLE, MA

DRAWN BY: EE	PRINT NO: 1 OF 2	PLAN DRAWN ON:
CHECKED BY: MB	SCALE: 1" = 20'	D 36" X 24"
DATE: 09/09/2025		

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09/09/2025 10:00:00 AM

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TRAFFIC CONTROL LEGEND

	TRAFFIC CONE		WORK AREA
	POLICE DETAIL		UTILITY WORK SIGN

LEGEND

	ELECTRIC POLE		STREET LIGHT
	JOINT UTILITY POLE		ELECTRIC HH
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PREPARED BY:

AXIS  
ENGINEERING GROUP

PREPARED FOR:

COMCAST

REV #	DESCRIPTION	DATE

TITLE:

TRAFFIC CONTROL 02  
156 ALBION ST,  
SOMERVILLE, MA

DRAWN BY: EE	PRINT NO: 2 OF 2	PLAN DRAWN ON:
CHECKED BY: MB	SCALE: 1" = 20'	D
DATE: 09/09/2025		36" X 24"

156 ALBION LLC  
32 MURDOCK ST. APT B  
SOMERVILLE, MA 02145

GALLAGHER LISA  
1 HUTCHINSON ROAD  
WINCHESTER, MA 01890

MACHADO LUCILLE M TRUSTEE  
54 CONCORD AVE  
SOMERVILLE, MA 02143

POTKIN LANE & ERIC  
160 ALBION ST  
SOMERVILLE, MA 02144

RAPOSO JOHN S & LUCIA A FOR LIFE  
157 ALBION ST  
SOMERVILLE, MA 02144