



CITY OF SOMERVILLE

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

BUSINESS LICENSE APPLICATION - Grant of Location

File #: 23-022015

License #: BL23-000121

Address: 495 COLUMBIA ST

Licensee: Bill Conway Axis Engineering Group

DBA Name: RCN Telecom Services of Massachusetts, LLC

Business Ownership Type: Partnership / LLP

Legal Name of Entity: RCN Telecom Services, LLC

Owners/Officers: , , ,

License Information:

Grant of location issued to: RCN Telecom Services of Massachusetts, LLC

Describe the reason for the work, and the intended beneficiaries: To provide telecommunication service to the new building at 495 Columbia St from the existing RCN Network on Webster Ave at Columbia St

Insert here the same detailed description of the work as appears in the attached Grant of Location Order: Starting at Utility Pole #362/6 on Webster Ave at Columbia St, trench and install +/- 13' of (1) 4" Communication Conduit and (1) fiber optic cable within the conduit westerly to Proposed MH #1. From MH #1 continue +/- 261' easterly on Columbia St to Proposed MH #2. From MH #2, continue +/- 73' southerly on Columbia St to Proposed MH #3. From MH #3, continue +/- 45' southeasterly on Columbia St to Utility Pole #76/4. Also, from MH #3, continue +/- 143' southerly on Columbia St to the building located at 495 Columbia St.

Approval Conditions:

Approved By:

Isabela Maia, Approved with Conditions

APPROVAL CONDITION IMM 231030: 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 231030: 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 231030: Before construction starts, coordinate with Boynton Gateway

and Engineering. Access to Columbia St cannot be more restrict than it already is.

APPROVAL CONDITION IMM 231030; Provide the City a copy of approved MWRA 8(m) Permit when submitting for Street Occupancy permit.

Malik Drayton, Approved with Conditions

APPROVAL CONDITION: MD20231106: Contractor shall take all necessary precautions to avoid damaging any tree or tree part with equipment.

APPROVAL CONDITION: MD20231106: 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: MD20231106 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: RCN seeks a Grant of Location to install a total of 490 feet of conduit in Columbia Street as follows: Starting from Utility Pole 362/6 at the intersection of Tremont Street and Columbia Street, to three proposed manholes to a point of pickup at 495 Columbia Street. From the third proposed manhole, install 45 feet of conduit to Utility Pole 76/4 located near 510 Columbia Street.

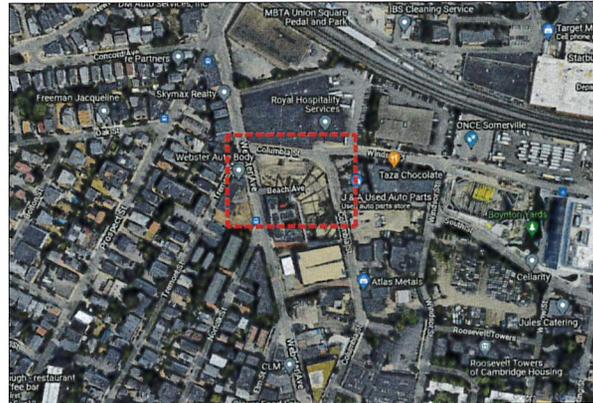
PLACE: https://us02web.zoom.us/webinar/register/WN_D9f_urC4STGQPD8fEqGhNA or City Council Chambers, City Hall, 2nd Floor, 93 Highland Avenue, Somerville, MA 02143

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

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



PROPOSED CONDUIT INSTALLATION
AT
495 COLUMBIA ST
SOMERVILLE, MA



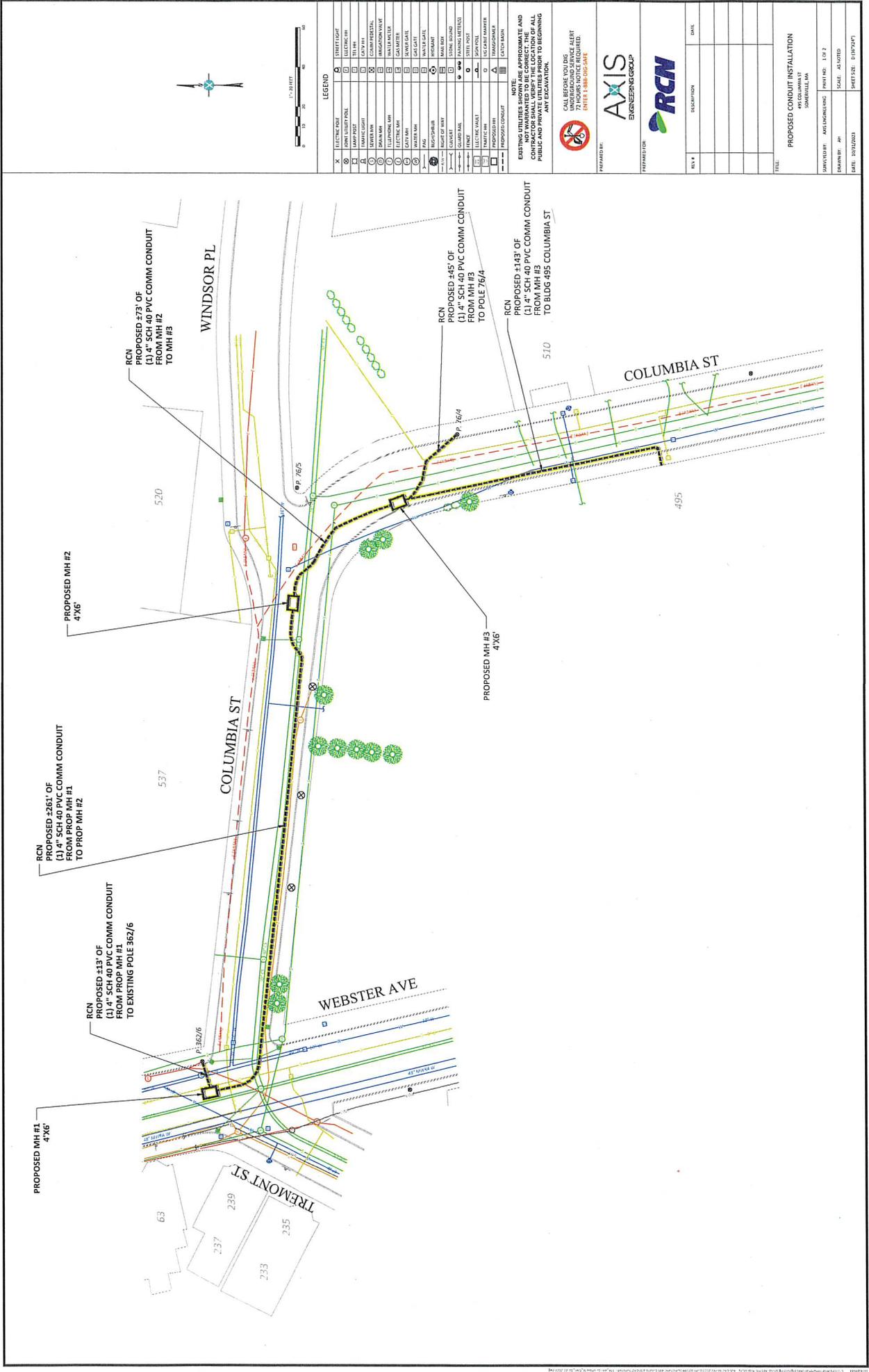
LOCUS
N.T.S

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
⊗	TELEPHONE POLE	⊗	TELEPHONE
⊗	WATER MAIN	⊗	SEWER MAIN
⊗	4\"/>		

EXISTING UTILITIES SHOWN ARE APPROXIMATE AND NOT WARRANTED TO BE CORRECT. ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO BEGINNING ANY EXCAVATION.

PREPARED BY: **AXIS ENGINEERING GROUP**

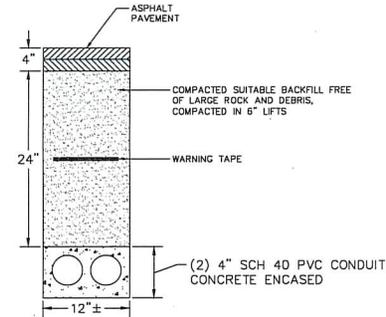
 PREPARED FOR: **RCN**

NO.	DESCRIPTION	DATE

TITLE: PROPOSED CONDUIT INSTALLATION
 PROJECT NO: 17-03
 DRAWN BY: AP
 SCALE: AS NOTED
 DATE: 10/10/2017
 SHEET NO: 01 OF 04

GENERAL NOTES

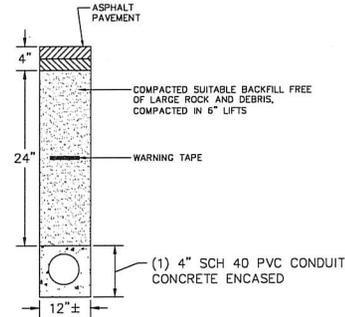
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY 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:

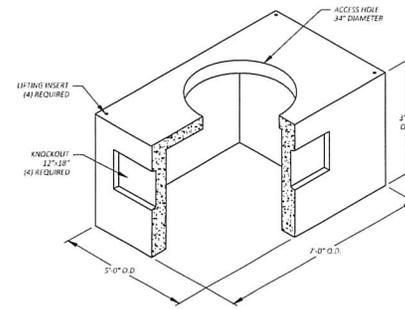
1. 28" MAXIMUM FROM TOP OF CONDUIT TO SURFACE.
2. 12" FROM TOP OF CONDUIT TO METALLIC WARNING TAPE PLACED ABOVE.
3. REPAIR SIDEWALKS AND WALKWAYS WITH SAME MATERIALS AS EXISTING.



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

TRENCH DETAIL NOTES:

1. 28" MAXIMUM FROM TOP OF CONDUIT TO SURFACE.
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3. REPAIR SIDEWALKS AND WALKWAYS WITH SAME MATERIALS AS EXISTING.



4'x6'x3' I.D. MANHOLE W/6" WALLS & ROOF
CHASE STANDARD - 3,000 Lbs.
MUST MEET OR EXCEED ALL STATE, LOCAL D.O.T.
REGULATIONS FOR ROADWAY LOADINGS
N.T.S.

LEGEND

⊗	ELECTRIC POLE	⊗	STREET LIGHT
⊗	JOINT UTILITY POLE	⊗	CALLING IRM
⊗	LAMP POST	⊗	TEL IRM
⊗	TRAFFIC LIGHT	⊗	CATV IRM
⊗	SEWER MH	⊗	COLEM PEDestal
⊗	DRAIN MH	⊗	IRREGULAR VALVE
⊗	TELEPHONE MH	⊗	WALKER PILEUP
⊗	ELECTRIC MH	⊗	GAS METER
⊗	CATV MH	⊗	SEWER GATE
⊗	WATER MH	⊗	GAS GATE
⊗	PAV	⊗	WALKER GATE
⊗	POUGHOLEUR	⊗	HYDRANT
⊗	RIGHT OF WAY	⊗	MAIL BOX
⊗	CULVERT	⊗	STONE BOUND
⊗	GUARD RAIL	⊗	PARKING METERS
⊗	FINISH	⊗	STEEL POST
⊗	ELECTRIC VALVE	⊗	SIGN POLE
⊗	TRAFFIC MH	⊗	UG CABLE MARKER
⊗	PROPOSED IRM	⊗	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.



PREPARED BY: **AXIS ENGINEERING GROUP**

PREPARED FOR: **RCN**

REV #	DESCRIPTION	DATE

TITLE: **GENERAL NOTES AND DETAILS**
495 EQUIMMBS ST
SOMERVILLE, MA

SURVEYED BY: AXIS ENGINEERING	PRINT NO: 2 OF 2
DRAWN BY: AM	SCALE: N.T.S.
DATE: 10/17/2013	SHEET SIZE: D (36"x48")

Abutting Properties for
495 COLUMBIA ST SOMERVILLE, MA
96/ F/ 9/ /
(250 Feet)

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

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:
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