

CITY CLERK  
GLOUCESTER, MA  
2022 SEP 29 PM 3:02



GLOUCESTER CITY COUNCIL  
**Planning & Development Committee Meeting**  
Wednesday, October 5, 2022 – 5:30 p.m.  
**REMOTE MEETING**  
**AGENDA**

*(Items may be taken out of order at the discretion of the Committee)*

Consistent with Chapter 107 of the Acts of 2022, this meeting will be conducted by remote participation. The public may not physically attend this meeting but every effort will be made to allow the public to view and listen to the meeting in real-time and participate when necessary. Persons who wish to do so are invited to view the meeting at:

Join from Computer, Smart Device: <https://gloucester-ma-gov.zoom.us/j/86709804916>  
Join via Phone: 1-301-715-8592 or 1-312-626-6799  
Meeting ID: 867 0980 4916

Please visit <http://gloucester-ma.gov/remote-public-meetings> for instructions and guidance on how to join a remote meeting

- 1. Public Hearing: PP#2022-009: Request by Comcast: Main Street: Locating existing conduit in the sidewalk and placing a 17"x30" vault. From newly placed vault excavating to place one 4" PVC Conduit 84' +/- to a proposed 3'x3' manhole located at the intersection of Rowe Square. Continuing from the newly placed manhole with one 4" PVC Conduit 115' +/- to Rowe Square #1 (TBC 10/19/22)**

**COMMITTEE**  
Chair, Councilor Jason Grow  
Vice Chair, Councilor Val Gilman  
Councilor Tracy O'Neil

CC: Mayor Greg Verga; Jill Cahill; Joanne M. Senos; Suzanne Egan  
The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



CITY CLERK  
GLOUCESTER, MA

2022 SEP 15 AM 11:00

PP#2022-009

Comcast  
David R. Flewelling  
Specialist 2 Construction  
9 Forbes Road, Suite 9B  
Woburn, MA 01801  
Cell – 617-279-7864  
[dave\\_flewelling@comcast.com](mailto:dave_flewelling@comcast.com)

September 15, 2022

Ms. Joanne M. Senos  
City Clerk  
Gloucester City Hall  
9 Dale Avenue  
Gloucester, MA 01930

RE: 1 Rowe Square Gloucester  
Grant of Location-Petition

Dear Ms. Senos:

Enclosed please find materials supporting Comcast request for a grant of location from the City of Gloucester. The work associated with the attached petition is for the purpose of installing a new underground conduit system to provide the Comcast Service to number 1 Rowe Square. For a more detailed description of the work please refer to the attached construction sketch.

I look forward to the opportunity to address this matter in further detail at the next available Gloucester Planning and Development Committee Meeting.

Should you have any questions or concerns, please feel free to contact me at (617) 279-7864.

Sincerely,

David R. Flewelling  
Comcast  
Specialist 2, Construction

Enclosure (5)


PETITION OF COMCAST FOR LOCACTION FOR CONDUITS AND MANHOLES

To the City of Gloucester, Massachusetts Planning and Development Committee:

Respectfully represents Comcast of Connecticut/Georgia/Massachusetts/New Hampshire/New York/North Carolina/Virginia/Vermont, LLC. A company incorporated for the distribution of broadband services that it desires to construct a line for such broadband under the public way or ways hereinafter specified.

**Main Street:** Locating the existing conduit in the sidewalk and placing a 17"x 30" vault. From the newly placed vault excavating to place (1) 4" PVC Conduit 84'+/\_ to a proposed 3'x3' manhole located at the intersection of Rowe Square. Continuing from the newly placed manhole with (1) 4" PVC Conduit 115'+/\_ to number 1 Rowe Square.

Wherefore, your petition prays that, after due notice and hearing as provided by law, the Planning and Development Committee may by Order grant your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located, substantially as shown on the plan made by Comcast. Dated September 14, 2022, and filed here with, under the following public way or ways of said City of Gloucester:

Comcast  
By:   
David R. Flewelling  
Specialist 2, Construction

Dated this September 15, 2022

City of Gloucester Massachusetts

Received and filed \_\_\_\_\_, 2022.

ORDER FOR CONDUIT LOCATION

In the City of Gloucester Planning & Development Committee

ORDERED:

That permission be and hereby is granted to Comcast of Connecticut/Georgia/Massachusetts / New Hampshire/New York/North Carolina/Virginia/Vermont, LLC., to lay and maintain underground conduits and manholes, with the wires and cables to be placed therein, under the surface of the following public way or ways as requested in petition of said Company dated September 15, 2022.

**Main Street:** Locating the existing conduit in the sidewalk and placing a 17"x 30" vault. From the newly placed vault excavating to place (1) 4" PVC Conduit 84'+/\_ to a proposed 3'x3' manhole located at the intersection of Rowe Square. Continuing from the newly placed manhole with (1) 4" PVC Conduit 115'+/\_ to number 1 Rowe Square.

Substantially as shown on plan marked - Proposed Comcast Underground, filed with said petition.

Also that permission be and hereby is granted said Comcast to lay and maintain underground conduits, manholes, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

The foregoing permission is subject to the following conditions:

1. The conduits and manholes shall be of such materials and construction and all work done in such manner as to be satisfactory to the Planning and Development Committee or to such officers as it may appoint to the supervision of the work.
2. Said Company shall indemnify and save the City harmless against all damages, costs and expense whatsoever to which the City may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.
3. In addition said Company shall, before a public way is disturbed for the laying of its wire or conduits, execute its bond in a penal sum of Twenty-Five Thousand Dollars (\$25,000) (reference being had to the bond already on file with said City) conditioned for the faithful performance of its duties under this permit.
4. Said Company shall comply with the requirements of existing by-laws and such as may hereafter be adopted governing the construction and maintenance of conduits and wires, so far as the same are not inconsistent with the laws of the Commonwealth.

I hereby certify that the foregoing order was adopted at a meeting of the Planning and Development Committee for the City of Gloucester, Massachusetts, held on the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

(over)

\_\_\_\_\_  
City Clerk

We hereby certify that on \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., at Gloucester, Massachusetts a public hearing was held on the petition of the Comcast for permission to lay and maintain underground conduits, manholes and connections, with the wires and cables to be placed therein, described in the order herewith recorded, that we mailed at least seven days before said hearing a written notice the time and place of said hearing to each of the owners of real estate determined by the last preceding assessment for taxation along the ways parts of ways upon which the Company is permitted to construct the lines said Company under said order. And that thereupon said order was duly adopted.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Gloucester Planning and Development Committee; Gloucester,

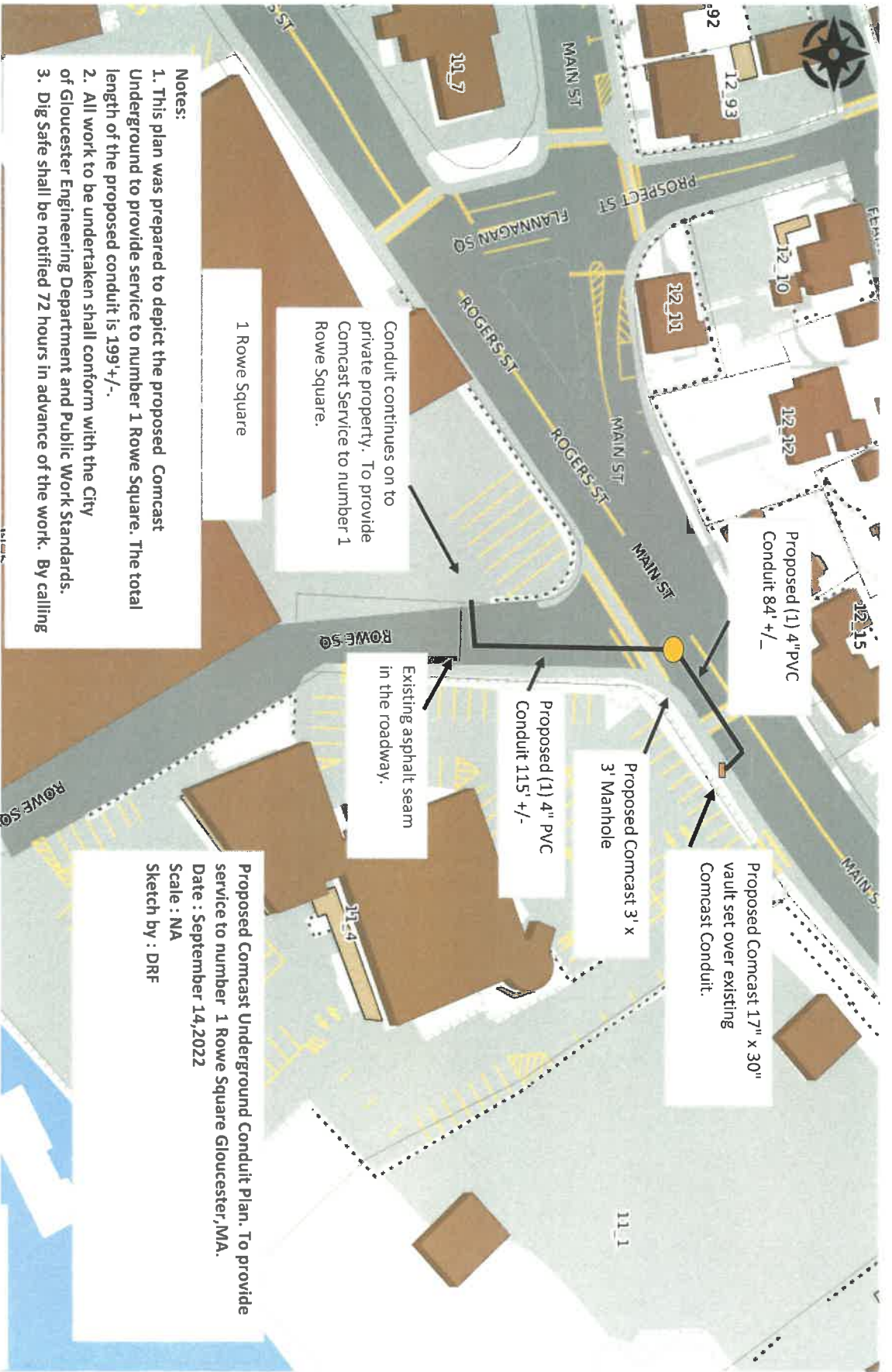
Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of a location order, and certificate of hearing with the notice adopted by the Planning and Development Committee for the City of Gloucester, Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_ 2022, recorded with the records of location orders of said City, Book \_\_\_\_\_, Page \_\_\_\_\_. This certified copy is made under the provision of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

\_\_\_\_\_  
City Clerk



Proposed (1) 4" PVC  
Conduit 84' +/-

Proposed Comcast 17" x 30"  
vault set over existing  
Comcast Conduit.

Proposed Comcast 3' x  
3' Manhole

Proposed (1) 4" PVC  
Conduit 115' +/-

Existing asphalt seam  
in the roadway.

Conduit continues on to  
private property. To provide  
Comcast Service to number 1  
Rowe Square.

1 Rowe Square

- Notes:**
1. This plan was prepared to depict the proposed Comcast Underground to provide service to number 1 Rowe Square. The total length of the proposed conduit is 199' +/-.
  2. All work to be undertaken shall conform with the City of Gloucester Engineering Department and Public Work Standards.
  3. Dig Safe shall be notified 72 hours in advance of the work. By calling

**Proposed Comcast Underground Conduit Plan. To provide service to number 1 Rowe Square Gloucester, MA.**  
 Date : September 14, 2022  
 Scale : NA  
 Sketch by : DRF



# City of Gloucester Abutters Report

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements.  
Gloucester Board of Assessors.

Abutters to Parcel: Map-Lot-Unit 11-5

This list of owners of record as shown on the most recent tax list of the City of Gloucester has been prepared for the purposes of notifying abutters within 100ft as required by the City's City Council and it reflects the abutters to the Parcel known as Map 11 Lot 5 as further shown on the attached map dated 9/14/2022.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
10-3 GORTONS INC	128 ROGERS ST	10-3	GORTONS INC 128 ROGERS ST GLOUCESTER, MA 01930
11-4 GLOUCESTER MARINE TERMINAL LLC	6 ROWE SQ	11-4	GLOUCESTER MARINE TERMINAL LLC 6 ROWE SQ GLOUCESTER, MA 01930
11-6 GORTONS INC	127 ROGERS ST	11-6	GORTONS INC 128 ROGERS ST GLOUCESTER, MA 01930
12-11 SHARAC LEE S	164 PROSPECT ST	12-11	SHARAC LEE S 164 PROSPECT ST GLOUCESTER, MA 01930
12-12 LEAHY GEOFFREY & RACHEL	316 MAIN ST	12-12	LEAHY GEOFFREY & RACHEL 316 MAIN ST GLOUCESTER, MA 01930
11-7 KENNEDY ROBERT TR R & K FLANNAGAN INC	1 FLANNAGAN SQ	11-7	KENNEDY ROBERT TR R & K FLANNAGAN INC 1 FLANNAGAN SQ GLOUCESTER, MA 01930
12-13 GLEASON JAMES E TR J & S TRUST	320 MAIN ST	12-13	GLEASON JAMES E TR J & S TRUST 30 SUMNER ST GLOUCESTER, MA 01930 0000
10-5 MASSACHUSETTS ELECTRIC CO C/O PROPERTY TAX DEPT	109 ROGERS ST	10-5	MASSACHUSETTS ELECTRIC CO C/O PROPERTY TAX DEPT 40 SYLVAN RD WALTHAM, MA 02451
11-5 ART MORTGAGE BORROWER PROPCO 2010 -4 LLC C/O MARVIN F POER & COMPANY	1 ROWE SQ	11-5	ART MORTGAGE BORROWER PROPCO 2010 -4 LLC C/O MARVIN F POER & COMPANY 10 GLENLAKE PARKWAY #600 ATLANTA, GA 30328



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ABUTTER

STREET ADDRESS

PARCEL NO.

TAX BILL ADDRESS

The Gloucester Board of Assessors certifies that the Abutters Report program written to create a list of the names and addresses of property owners from the applicable tax list has been reviewed. To the best of our knowledge and belief the Abutters Report program generates an accurate list from the most recent tax list of the assessed owner of record and the mailing information of the parties in interest as defined within and required by the law and therefore the within document constitutes a certified abutters list.

Nancy A. Papows, MAA  
Gary I. Johnstone, MAA  
Timothy W. Good, IV, MAA  
GLOUCESTER BOARD OF ASSESSORS

City of Gloucester Assessors' Office, City Hall, 9 Dale Avenue, Gloucester, MA 01930

9/14/2022



