

Date: March 13, 2026
To: Christine Zale, Senior Planner
Cc: Elizabeth Hughes, Town Planner
CMLP Engineering Division
From: Jeffrey Cosgrove, CMLP LE Engineer
Subject: 166 Commonwealth Ave – CMLP Comments
Proposed Country Store & Gas Station, Special Permit & Site Plan Review

The CMLP Engineering Division has reviewed the proposed special permit and plans for the proposed country store and gas station. In summary CMLP has no concerns with this project and offers the following comments and conditions should the project be approved.

- 1) **Prior to the issuance of any Building Permit or Pre-construction Meeting**, the Applicant shall provide CMLP with a detailed electrical load letter for the proposed electric service installation. This letter should indicate whether a second electric service will be installed for the proposed EV charger or if this will be tied to the main building service. This letter shall also include calculations, voltage requirements, and the proposed service size(s) in order to properly size the padmount transformer, cables, and subsequent equipment.
- 2) **Prior to the issuance of any Building Permit**, the Applicant shall provide CMLP a digital copy of the utility plans in AutoCAD format. This will allow CMLP to issue an electrical and Town fiber communication design and issue an estimate for CMLP's construction costs. The estimated cost for CMLP's portion of the job will be paid for in advance by either the contractor, developer, and/or property owner as per CMLP's terms and conditions. It is the responsibility of the Applicant to coordinate with Comcast and/or Verizon if additional communication facilities are to be installed.
- 3) **Prior to the issuance of any Building Permit**, all applicable metering shall be approved by the CMLP Meter Supervisor.
- 4) **Prior to the issuance of the Certificate of Occupancy**, as applicable, a utility easement may be required. The easement shall be reviewed and approved by CMLP prior to recording. All easements shall be recorded with the Middlesex South Registry of Deeds by the Applicant and shall provide copies of the recorded documents to CMLP and the Town Planner. It should be noted that the individual underground electric services are owned and maintained by the property owner and will require approval from the Town of Concord Electrical Inspector.
- 5) **Prior to the issuance of the Certificate of Occupancy**, the Applicant shall provide to CMLP a copy of the stamped As-built plans in PDF and electronic copy in AutoCAD.