

## **INSTALLATION OF DISTRIBUTION EQUIPMENT FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT**

1. Upon request from a developer proposing to construct a qualifying residential and commercial development consisting of dwelling facilities and facilities accessory thereto and subject to the provisions hereinafter set forth, the Hudson Light & Power Department (Department) will provide a distribution system in public or private ways, or rights-of-way to be installed throughout the entire development. A qualifying development is one proposed to be built on a land area defined in a real estate development plan, approved by the municipality in which it is proposed to be located and recorded, or suitable, in the opinion of the Department 's property attorney, to be recorded in the appropriate Registry of Deeds. Said land area shall be situated where no electric distribution system exists and where no electric distribution system other than that provided pursuant to the provisions of this policy will be required, and approved by the Department pursuant to all the relevant provisions and conditions of this policy
2. The developer must present to the Department a plan showing the physical sequence in which the residential development is to be built and indicating the estimated elapsed time within which the total development, or a significant and separable portion thereof, will be completed. Both the physical sequence and the estimated elapsed time of completion shall be subject to the approval of the Department as reasonable.
3. The developer shall make a nonrefundable payment of the actual cost as an in-aid of construction charge in accordance with the charges and fees applicable at the time.
4. For developments of single family residences, multi-families residential structures (condominiums and apartments, etc.), and commercial and industrial structures, a non-returnable payment shall be made to the Hudson Light & Power Department in amount of the estimated cost to provide electric service to the project prior to the start of construction.
5. Street light installations are the responsibility of the developer, the quantity and location shall be designated by the Planning Board and coordinated with the Selectmen and the Hudson Light and Power Department. The developer shall have a sign off from the Planning Board and the Selectmen of the towns in the service area of the Hudson Light and Power Department.
6. For an underground distribution system, developers shall excavate trenches, install conduits, and install transformer pads and appropriate vehicle protection equipment in accordance with the Department's specifications, at their expense. Conduit sizes will be specified by the Department. The Department will install transformers, high voltage and secondary cables, except for the underground secondary service conductors as covered in paragraph 11 of this policy.
7. Special requirement will result in additional cost to the developer.
  - a. Whenever, in order to properly supply electricity to a development, it is necessary to install additional equipment or attachments due to changes requested by the developer or local authorities, the developer shall reimburse the Department for any additional costs, including those for engineering, incurred as a result thereof.
  - b. If power for construction is required before the final layout and grades are completed, the cost of temporary service shall be borne by the Developer. The Department shall not provide permanent equipment or conductors to the site until after the installation of a binder coat on traveled ways to ensure acceptable layouts and grades.
  - c. For an underground system, if street surfacing is completed prior to installation of the conduit system and shall in any respect interfere with the installation of any facilities, the developer shall be responsible for any additional expense caused thereby.
8. The developer shall furnish the Department with an approved development plan(s), complying with the provisions of Section 1, together with all available grades and land clearing information, street improvement details, and locations of water mains, sewer lines, gas lines, property lines, and easements to parties other than the Department. At the time the Department is requested to install the distribution system, the developer must have placed stakes showing final grades and lines and must have graded to within two inches below final grade. During the installation period, the developer shall coordinate other construction so as to permit unimpeded operation of the Hudson Light and Power Department crews.
9. The owners of record shall grant the Department , without cost, perpetual rights and easements free and clear of encumbrances of record, the form and content of which shall be acceptable to and approved by the Department's property attorney, including rights of ingress and egress acceptable to the Department for:

- a. Poles, wires, cable, anchors, guys, fixtures and appurtenance associated with overhead construction. Paragraph 9b through 12 relate to underground construction.
  - b. Transformer locations and installations, including the cable connections. In developments of single-family residences, such locations will, in general, be on private property approximately six feet back from the street line and centered on the boundary between abutting properties. In all other projects, such locations will, in general, be on private property within ten feet of traveled ways or other paved areas accessible by the Department. Further, a fence will not be allowed to be built across the front of a transformer pad, as it would interfere with operation and maintenance of the transformer. However, a fence may be built 7 feet from the rear and sides of the pad. The top of the pad shall be 4 inches above final grade.
  - c. Secondary connection points. In developments of single-family residences, such locations will, in general be between the street line and the transformer installations and on the boundary line of abutting properties or approximately two feet back from the street line and centered on the boundary between abutting properties. In other projects, such locations will, in general, be adjacent to the transformer locations described in paragraph "a" above.
  - d. Primary and secondary cables in conduit. In developments of single-family residences, these cables will, in general, be located in public ways or private ways between the paved surface and the immediately adjacent property line. In developments of other projects, these cables will, in general, be located in public ways or private ways between the paved surface and the immediately adjacent property lines or in rights-of-way accessible by the Department's vehicles and crews. Cables and conduits located under traveled ways shall be encased in concrete.
  - e. Any other underground or pad-mounted facilities to be owned and maintained by the Department which are required to provide electric service, including street lighting, as laid out or planned.
10. The secondary service conductors running from secondary connection points or transformer locations to residential buildings shall be provided by the developer and maintained by the property owner of record in accordance with Department specifications and with any local ordinances and/or bylaws applicable thereto. Such conductors shall be installed in duct or conduit of a Department approved type.
  11. Where the Department's metering devices are located on the outside of structures, the cable shall, in all cases, be enclosed in rigid galvanized conduit mechanically coupled to such devices and firmly attached to the structures supporting the devices. Where Department metering devices are located indoors, the cables shall, in all cases, penetrate structure walls in accordance with applicable regulations.
  12. Underground systems installed in accordance with the provisions above shall be owned and maintained by the Department, except for secondary service conductors and other devices described elsewhere in this policy. Applicable provisions contained in the Department Terms and Conditions, where not inconsistent herewith, shall apply to all installations made hereunder.
  13. Underground systems shall be installed in accordance with the latest revision of Department's Construction Handbook and associated specifications.

Effective: February 1, 2017  
Filed by Brian R. Choquette, General Manager