



One NSTAR Way
Westwood, Massachusetts 02090

May 1, 2006

Ms. Maureen G. Valente, Town Manager
Sudbury Town Hall
288 Old Sudbury Road
Sudbury, MA 01776

Dear Ms. Valente:

Thank you for your letter regarding the vegetative maintenance NSTAR will be performing on our transmission Right-of-Way located in the Town of Sudbury. I have enclosed a plan depicting the location of the Right-of-Way where our vegetation management will be occurring.

As we've discussed, the work is necessary to ensure reliability and is contained to NSTAR easements. We have, of course, notified area residents of the upcoming work as a courtesy. I have also enclosed a copy of one of the easements on this Right-of-Way to illustrate the type of language that addresses the Company's right to undertake its vegetation management work. The relevant language is as follows:

"This conveyance includes also the perpetual right and easement, at any time and from time to time, and without other or further payment than that herein provided, to clear and keep clear said strip or any part thereof of trees, underbrush, buildings and other structures."

The Company's outreach efforts will focus exclusively on residents who reside directly along our Right-Of-Way. We will meet with them individually so the arborist can outline the scope of the work, be made aware of special circumstances and answer any questions they might have. I will also be happy to let you or your designee know when we will be working in the area.

Following the blackout of 2003, the Federal Energy Regulatory Commission (FERC) and the Independent System Operator-New England (ISO-NE) issued guidelines for maintaining transmission system reliability, including vegetation management. ISO-NE is the entity charges with maintaining the reliability of the regional transmission grid. The organizations primary function is to make sure the transmission grid that is hooked up to the national system is operating safely and reliably. For example, they were responsible for preventing the blackout of 2003 from affecting Massachusetts. This blackout prompted more stringent vegetation maintenance standards. Residents and town officials can access information from FERC at www.ferc.gov/industries/electric/indus-act/reliability/veg-mgmt-rpt-final.pdf. They also have access to the ISO-NE requirements for transmission lines at www.iso-ne.com. I have also enclosed a copy of the Energy Policy Act of 2005 along with a report issued by FERC.

Finally, you have requested a status of the Stock Farm Road and Pelham Island area planting plan. Please be advised that NSTAR completed the plantings in this area. The company arborist inspected the trees that were planted last year at Stock Farm Road and discovered some plants that did not survive the winter. These plants will be replaced this spring.

If you have any other questions, please call me at 617-369-6356.

Sincerely,

Annemarie Walsh
Community Relations Representative

Enclosures

RECEIVED
BOARD OF SELECTMEN
SUDBURY, MA
2006 MAY - 1 P 3:32

We, Mary Sears, ^{formerly} of Wayland, being unmarried, Katharine C. Sears of Wayland, being unmarried, and Edmund H. Sears of Sudbury, being ~~of married, all in Middlesex~~ County, Massachusetts, ~~being married~~ (hereinafter called the Grantors), for consideration paid, grant to BOSTON EDISON COMPANY, a Massachusetts corporation, (hereinafter called the Grantee) and its successors and assigns forever, with warranty covenants, the perpetual right and easement to erect, install, construct, reconstruct, replace, repair, maintain, use, operate, inspect and patrol one or more transmission lines for the transmission of high and low voltage electric current, and one or more lines for ground wire attachments, and one or more lines for telephone and signal purposes, all of such lines to consist of towers or poles or pole structures or combinations of all or any of the same, together with wires, cables and ground wires strung upon and from the same (except that ground wires may be installed underground or in part underground and in part overhead), and all necessary foundations, anchors, guys, braces, insulators, hardware, fittings, equipment and appurtenances, including the right to erect such lines or any of them at any time hereafter or at the same or different times, over, across and upon a strip of land Two Hundred Fifty (250) feet in width, said strip being part of the premises conveyed to us by our father, Edmund H. Sears,.

by deed dated October 15, 1913, and recorded — registered as Document No. in the Middlesex South District Registry of Deeds — Registry District — Book 3849, page 375 ~~noted on certificate of title No.~~, and situated on the Northerly side of Sudbury River Street in Wayland and Sudbury, Middlesex County, Massachusetts. Said strip extends across said premises in a ~~direction from land now or formerly belonging to~~ Northerly, but slightly Northwesterly, direction from the Sudbury River, then in a Northwesterly direction, and then in a Northwesterly, but more Northerly, direction

~~and crosses said premises to land now or formerly of Lester M. Smith and is situated in said Sudbury.~~

This conveyance includes the perpetual right and easement to erect, maintain, use, repair and replace such footbridges within said strip, if any, as may be reasonably necessary for the convenient operation, inspection and patrolling of said transmission lines.

The exact location of said strip ~~shall become established and determined by and upon the recording of a plan showing the center line or a side line of said strip in accordance with the final survey of the Grantee~~ is shown upon a plan entitled, "Plan of Land in Sudbury and Wayland Owned by Mary, Katharine C. and Edmund H. Sears Showing Location of Transmission Line Easement," by T. L. Hughes, Engineer, dated May, 1948, to be recorded herewith.

This conveyance includes also the perpetual right and easement, at any time and from time to time, and without other or further payment than that herein provided, to clear and keep clear said strip or any part thereof of trees, underbrush, buildings and other structures; and to renew, add to, replace, remove, and otherwise change the lines and each and every part thereof and the location thereof within said strip; and to enter upon and to pass along said strip to and from the adjoining lands for all of the above purposes and to pass over the Grantors' premises to and from said strip as reasonably required.

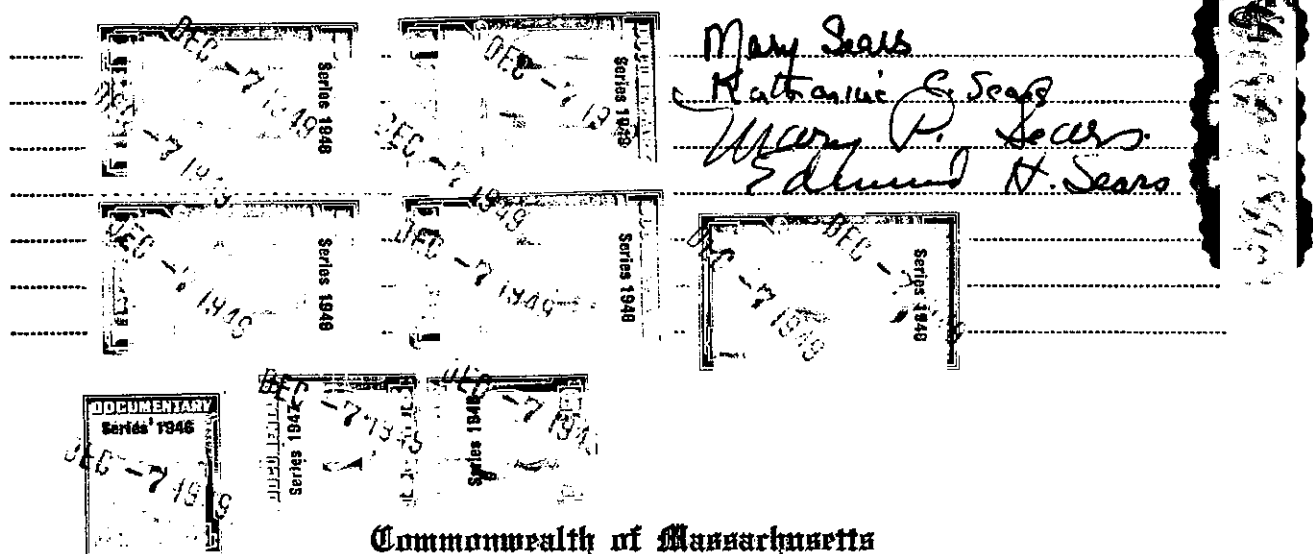
It is understood and agreed that said lines and the structures and appurtenances comprising the same, whether or not attached to the realty, shall remain the property of the Grantee and that the Grantee shall pay all taxes assessed thereon.

This conveyance is made upon the condition that this instrument be recorded — ~~registered~~ — in the Middlesex South District Registry of Deeds — ~~Registry District~~ — on or before the 25 day of February, 1950, and if it is not so recorded — ~~registered~~ — on or before said date, this conveyance shall be null and void and all payments theretofore made by the Grantee to the Grantors..... shall be retained by the Grantor S.....

It is understood and agreed that if and when this instrument is recorded — ~~registered~~ — as aforesaid by the Grantee or its representatives, the Grantee shall be obligated to pay and shall pay to the Grantor S..... as a debt, and not as a condition, the further sum of Seventy eight hundred Dollars (\$78.00.00). The right to receive said further sum shall be personal to the Grantor S....., shall not pass with a conveyance of the premises which are subject to the rights and easements granted herein, and shall not pass to other than the Grantor S..... except after an assignment of the right to receive the same, of which the Grantee has received actual notice in writing. Said Mary Sears, now of Falmouth, Barnstable County, Massachusetts.
I., Mary P. Sears,..... husband — wife — of said Edmund H. Sears,

release.....to the Grantee all rights of ~~curety~~, dower, homestead and other interests therein so far as may be necessary to give full force and effect to the preceding grants.

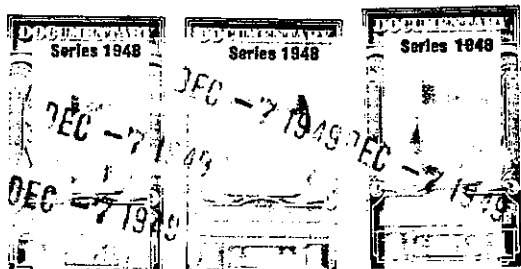
WITNESS our hands.....and seal S this Twenty-fifth day of November, 1949.



Middlesex, ss. November 25, 1949.

Then personally appeared the above-named Edmund H. Sears

and acknowledged the foregoing instrument to be his free act and deed, before me



John J. Quinn
Notary Public — Justice of the Peace
My Commission expires Feb. 12, 1954

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8-56

PHOTOSTATED

Easement

- ① -

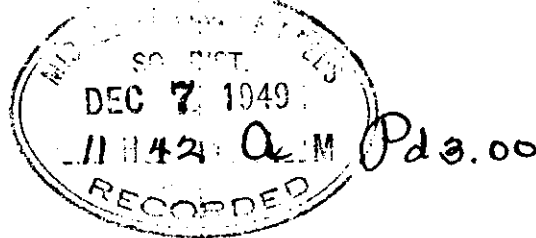
1969

SEE BOOK 7515 PAGE 32.

Mary Sears, et al. 3v

TO

BOSTON EDISON COMPANY



Cambridge, Dec. 7, 1949

at 11 o'clock and 42 minutes A.m.

Received and entered with

Middlesex So. Dist. Deeds

Book 7515 Page 32

Attest:

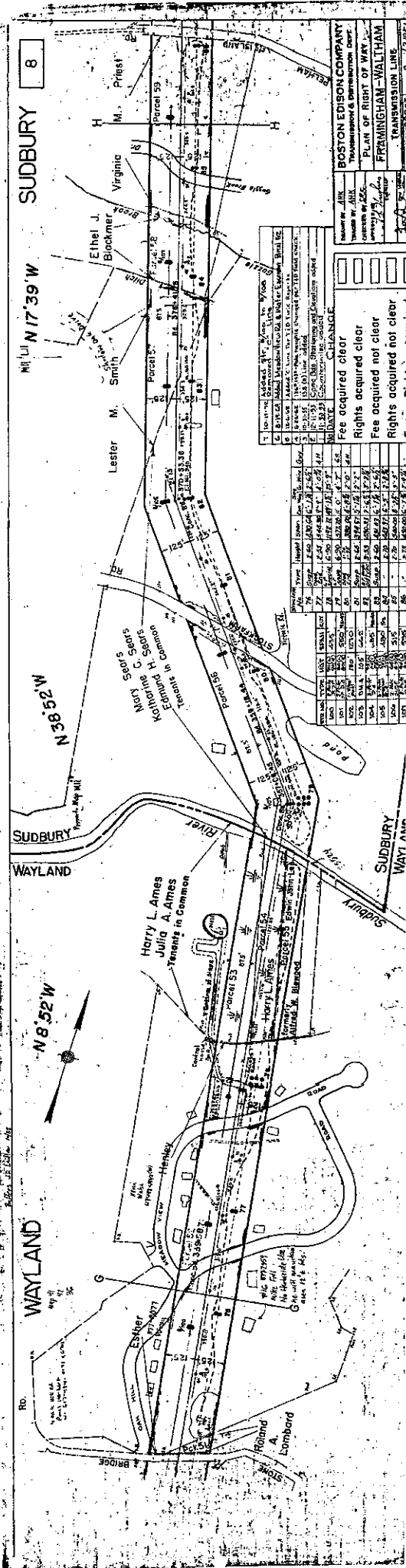
West D. Genthien

REGISTER.

MAIL TO

Johnson, Clapp, Ives & King,

50 State Street, Boston 9, Mass.

[illegible][illegible]

DATE	CHANGE
	Fee acquired clear
	Rights acquired clear
	Fee acquired not clear
	Rights acquired not clear