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CITY OF AMESBURY

PLANNING BOARD DECISION

Property Ownership: **Massachusetts Electric Company
170 Data Drive, Waltham, MA 02451**

Applicant: **Massachusetts Electric Company
170 Data Drive, Waltham, MA 02451**

Application Type: **SITE PLAN REVIEW**

Project: **Expansion of existing National Grid Electric Substation**

Location: **9 Allenclair Drive, Amesbury MA 01913**

Date: **November 3rd, 2025**

A. GENERAL

On or about 8/26/2025, the Planning Board of Amesbury (the “Board”) received application for Site Plan Review for property located at 9 Allenclair Drive in Amesbury MA. The application was submitted along with a Site Plan (the “Plan”) titled “National Grid Hillside Ave., Sub-Station No. 66, Civil Site Drawings” consisting of eleven (11) sheets prepared by National Grid drawn on 8/22/2025. The application and supporting materials were submitted by Joseph Duquette of Bowditch & Dewey LLP, 446 Main Street, Suite 1101, Worcester, MA 01608 on behalf of Massachusetts Electric Company (the “Applicant”).

The Board held the initial public hearing on 9/22/2025. The public hearing was closed and a decision was rendered on 11/03/2025. This is the Final Action of the Board (“Decision”) on the Site Plan Review application.

B. FINDINGS

1. **Existing Conditions:** The substation is located in a density-developed residential area and has residential structures on either side and across Allenclair Drive. Currently, the substation equipment is largely screened from abutting residential properties and the public street by mature trees and vegetation. The existing mature vegetation on the site greatly reduces the visual impact of the substation and screens the substation electric equipment, tall electric poles and the high-tension wires located towards the rear of the property, making the facility largely unnoticeable from the public street and from abutting properties.
2. **Proposed Project:** The Applicant provided a Statement of Support (Exhibit #1) that outlines the background, purpose and project scope for the proposed project. The Applicant also provided a Site Plan (Exhibit #2) set that shows the new substation equipment and building within the new expanded electrical yard.
3. **Proposed Site Plan:** The proposed project seeks to remove aging substation equipment located in a 8,000 sf +/- yard and replace it with the installation of metal clad switchgear enclosure, two new transformers and related substation equipment in approximately 20,000+/- square feet enclosed yard. This work involves the expansion of the substation yard and according to the Applicant will require removal of mature trees along Allenclair Drive and existing trees and any vegetation within the proposed limit of work. Currently, there is one driveway on site. The proposal seeks to create two 20 feet wide driveways from Allenclair Drive to gated entrances at the end of each driveway. The expanded substation area will be enclosed with a chain link fence with a barbed wire running on top of the fence for a total height of approximately 12 feet.
4. **Noise and Visual Impacts:** The proposed site plan indicates that the expansion will bring the substation yard limits much closer to the abutting residential property boundaries and the street edge. The clear cutting and removal of essentially all the trees and any vegetation on the site will make the substation highly visible to the abutting residents and all the residents living along Allenclair Drive and potentially have a substantial adverse impact on the residential character of this neighborhood. The abutting property owners have expressed concerns regarding the loss of mature vegetative buffers and the resulting negative impact

on the value of their properties with the expansion of the boundaries of the yard closer to their side yards. The residents have requested a more robust landscape and screening buffer along their properties. The neighborhood is also seeking the mitigation of the loss of mature trees and vegetation along Allenclair Drive and preservation of the some of these trees, including the mature red oak tree along it.

5. **Landscape Buffers and Screening:** A landscaping/planting plan proposed for this site shows landscaped buffers along the abutting properties as well as along the edge of Allenclair Drive. The Board has asked the Applicant to modify the initial plan and provide more evergreen shrubs along the front that are atleast twelve (12) feet tall at the time of installation, provide additional trees and make other changes to the planting plan as recommended by the City. The Applicant has not proposed any irrigation to support the long-term maintenance of the new landscape screening. The Board thus finds that the plant materials – shrubs and trees that are planted will need to be monitored for overall health and to prevent any damage for atleast 2 – 3 growing seasons.
6. **Site Plan Compliance:** The Board relied on the representation by the Applicant in the application, supporting documents and statements made during the public hearing. The Board finds that the proposed project is not detrimental and is necessary to the extent presented and as per plans provided to the Board. Based on the findings noted above and the information and details included in the application materials, the Board finds that the Project, as detailed in the project materials would likely be a suitable development in compliance with the criteria and design performance standards set forth in the Zoning Ordinance – subject to the conditions and design performance conditions imposed in this decision to ensure the health, safety, and welfare of the community.

C. APPROVAL OF THE APPLICATION AND CONDITIONS THERETO

After public hearing, upon notice in accordance with the statute (General Laws, Chapter 40A, section 11) and the Amesbury Zoning Ordinance, and after full consideration of the evidence presented, and upon the findings made by the Board as set forth herein, application for Site Plan Review for proposed expansion of an existing National Grid Substation at 9 Allenclair Drive in Amesbury, MA are hereby approved for the premises described in the application upon the conditions that follow:

1. COMPLIANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS

The Project and all construction, utilities, roads, drainage, earth removal and filling and all related appurtenances with respect to the Project, shall comply with all applicable local, state and federal regulations except as waived specifically by this Decision. The Applicant shall be responsible for acquiring all other local, state and federal permits and approvals as necessary to construct the Project as approved by the Board. Final action on all other permits shall be submitted to the Board for record, including any renewals.

2. GENERAL CONDITIONS

1. **Allowed Uses:** This Decision allows the Applicant to expand the substation yard and install new equipment at this unmanned substation location per details shown on civil plans and landscape plans, further revised as outlined in letter dated 10/24/2025 (Exhibit #4).
2. **Landscape Plan:** The Applicant shall install landscape on site and vegetative buffers as per revised landscape plan dated 10/22/2025 and approved by this Decision (Exhibit #3). The major revisions made to the initial landscape plan are further noted in letter dated 10/24/2025.
3. **Fencing:** Substation yard fencing shall be black epoxy chain link fence, with vertical barb wire as approved by the Board.

4. **Entrance Gates:** The gates shall be black and will have black slats to provide additional screening of the substation yard. Details of the installation of these slats shall be included in the plan set.
5. **Existing Trees:** The red oak tree along with another tree identified on the landscape plan along Allenclair Drive shall be permanently protected and additional care shall be taken to protect the root system during construction and installation activity.
6. **Landscape Monitoring:** After the installation of landscape plan is fully complete, the installation shall be monitored for three full years from that date and the Applicant's landscape architect shall provide a report at the start and end of each growing season during this period.
7. **Landscape Inspections:** The Board shall retain a construction and landscape monitoring agent to oversee the installation of the landscape plan and to also review monitoring reports and health of the landscape buffers. The Applicant shall pay for the services of this landscape monitoring consultant prior to start of any construction on site.
8. **Lighting:** All lighting fixtures shall be dark sky and shall be properly shielded from directing any light on abutting properties and on the public way. Free standing poles shall be no taller than 10 feet from finished grade and shall be black in color. Details of free-standing light fixtures shall be included in the plan set.
9. **Offsite impacts:** The work along Hillside and other public ways shall be performed pursuant to plans and details approved by DPW.
10. **Final Release of the Landscape Performance Bond** - Final release of landscape performance bond shall be made when all the following conditions have been met:
 - a) Upon completion of work as shown on the Final Plans, the Applicant shall furnish a report from the Board's construction observation consultant indicating that all work has been completed as per the Board's Decision and as shown on the Final Plans.
 - b) All City Departments have recommended release of bond funds.

- c) Upon completion of all off-site improvements and stormwater management system, submission of an "As-Built Plan" to the Board along with a written confirmation from a Registered Professional Engineer (P.E.), indicating that construction complies with the approved site plans and conditions of approval.
11. **As-Built Plans and Repairs:** To ensure compliance with the terms and conditions of this Decision and any approval or order by any federal, state-agency, the Applicant shall submit plans with a certification from a Professional Engineer registered in the Commonwealth of Massachusetts that the Project "As-Built Plan" complies in all substantive respects with this Decision and any other approval or order by any federal, state or local agency. Any damage to public roads and walkways shall be repaired and/or replaced to the satisfaction of the DPW Director and City Engineer.
12. **Changes in Project Design** - Any change to the site plan or any of these conditions of approval, including, but not limited to, the limit of work, buildings and driveway locations, landscaping plans, design criteria and approved construction materials, site improvements and finished grades shall only be allowed after review and approval by the Board. Substantive revisions to the Final Plans shall not be permitted without further review and written approval of the Board.
13. **Site Plan Modifications:** Prior to expansion, addition or alteration of uses allowed by this Approval, the Applicant shall provide detailed information and plans along with a formal written request for modification to the approved Site Plan for determination of minor or major modification and approval by the Board. Any substantial modifications to the Site Plan or changes that impact the Performance Standards under XI.C.8 or conditions of approval of this Decision shall be subject to review and approval of the Board. The Board shall, if it so determines, require the applicant to submit a new application for modification to the approved Site Plan or uses and hold a new public hearing for review of the requested modifications.
14. **Validity:** This permit is valid only for the use and structure to the extent approved in the Decision. Any changes to the site plan, uses or other improvements shown on the approved

plan without the approval of the Board shall render those unauthorized improvements or changes null and void. This permit shall become final only upon 1) the recording of the Site Plan Approval granted by the Board for the final Site Plan and improvements shown on said Plan and accompanying Site Plan set (civil only); and 2) the issuance of all other state and federal permits required to start any construction activity allowed per this permit.

15. **Certification of Improvements** – Upon completion of all site improvements, the Applicant shall request the Board for a Certificate of Improvements and submit it to the Building Inspector from the Board verifying that conditions of approval have been met and that construction to date is per the approved plans.
16. **Public Way Repairs**: Any damage to public roads and walkways shall be repaired and/or replaced to the satisfaction of the DPW Director and City Engineer.

3. PRIOR TO START OF CONSTRUCTION:

The Applicant shall file with the Board and all other relevant public agencies for review and for consistency with this Decision any documents and shall have completed the following actions:

1. **Legal Documents**: The following documents shall be submitted to the Board and the Building Inspector:
 - a) **Documents Recorded at the Southern Essex Registry of Deeds**: Planning Board Decision and Plan Set - A copy of this Decision and Approved Plan Set endorsed by the Board.
 - b) **Covenant** - A covenant shall be placed on the development or building(s) or other structures erected or placed on and require a release by the Board. The covenant shall require 1) an Erosion Control and Sedimentation Bond to be established prior to start of any construction onsite, and 2) a Landscape Performance Bond shall be established for maintenance and establishment of the landscape plan prior to starting operation of the expanded substation.

2. **Sedimentation and Erosion Control Bond:** The Applicant shall be required to post Surety with the Board for Sedimentation and Erosion Control to ensure that all drainage and erosion control measures associated with building pad, driveways, stormwater management system, site grading plan are implemented as per the Final Plans and other engineering drawings. Prior to release of any Surety, the Board shall verify with its staff that the disturbed areas have stabilized, and that there is evidence of healthy mature grass and/or landscaping on the site.
3. **Request for Pre-construction Conference:** The request for a Pre-construction Conference shall be acted upon by the Board only AFTER the Board has received and reviewed ALL of the documents required per this Decision before start of construction and has determined that the Project is ready to proceed to the construction phase. Further, the Applicant shall submit a Construction Mitigation and Management Plan (CMMP) to the City for review and approval in advance of the Pre-Construction Conference. Upon authorization by the Board, its representatives shall schedule the Pre-construction Conference; and
4. **Pre-Construction Conference** - At least five (5) business days prior to any initial site work, a Pre-Construction conference shall be held with the Applicant, Applicant's contractor, a representative of the Board, its consulting engineer, and representatives of the City Departments having an interest in the Plan. Said meeting shall be for the purpose of familiarization with the project, the conditions of approval, and the project's construction sequence and timetable. Copies of all other permits shall be provided to the Board in advance of this meeting.

4. DURING CONSTRUCTION:

The following shall apply to all construction activity as per approved Site Plan:

1. **Utility Trenches:** Utility trenches within the public Right of Way shall be saw-cut prior to excavation. Open trenches shall be backfilled with bank gravel and compacted to 95%. Trenches shall be paved with asphalt binder to a minimum depth of three (3) inches and overlaid curb to curb on Allenclair Drive to a minimum depth of one and half (1.5) inches. Water service trenches shall be infrared joint paved. The DPW Director and the City

Engineer shall have the final signoff on the right of way improvements and any change to these standards or those shown on approved plans shall be subject to their review and approval.

2. **Repair and Cleanup:** The existing public roadways shall be kept clean of all earth materials during the construction phase. Any damage to public roads and walkways shall be repaired and/or replaced to the satisfaction of the DPW Director and City Engineer.
3. **Construction Activities** - During construction, except within the building envelope, the Applicant and its agents and employees shall conform to all local, state and federal laws regarding noise, vibration, dust and use of public roads and utilities. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area and maintain safe and adequate vehicular access on Allenclair Drive. Construction shall not commence on any day Monday through Saturday before 7:00 AM. Construction activities shall cease by 6:00 PM Monday through Friday and by Noon on Saturday. No construction or activity whatsoever (except for interior finishing) shall take place on Sunday.

Chair, Amesbury Planning Board

EXHIBITS

Exhibit #1

Statement of Support submitted on 8/26/2025 with application by Bowditch & Dewey LLP, 446 Main Street, Suite 1101, Worcester, MA 01608

Exhibit #2

Site Plan titled “National Grid Hillside Ave. Substation No. 66 Civil Site Drawings” consisting of eleven (11) sheets prepared by National Grid dated 8/22/2025 and further revised per letter dated 10/24/2025, and with digital seal date of 10/15/2025.

Exhibit #3

Landscape Plan dated 10/22/2025 titled “Landscape Plan” Hillside 66 Substation, 9 Allenclair Dr. Amesbury MA and prepared by VHB, Watertown MA 02471

Exhibit #4

Letter dated 10/24/2025 from Bowditch & Dewey LLP, 446 Main Street, Suite 1101, Worcester, MA 01608

Statement in Support of Massachusetts Electric Company
Application to City of Amesbury Planning Board for Site Plan Review Approval for
Electric Substation Improvement Project at 9 Allenclaire Drive, Amesbury, Massachusetts

Massachusetts Electric Company (“MEC”) seeks site plan review approval from the Amesbury Planning Board (the “Board”) pursuant to Section XI.C of the Amesbury Zoning Ordinance (the “Zoning Ordinance”) in connection with the replacement, installation and/or construction of certain substation-related equipment and facilities (the “Project”) at MEC’s existing electric substation known as Hillside Avenue Substation #66 (the “Substation”) located at 9 Allenclaire Drive, Amesbury, Massachusetts.

I. **Background, Purpose and Project Scope.**

The Substation is located on an approximately 1.14-acre parcel of land that is owned and operated by MEC (the “Substation Property”).¹ The Substation Property is located in the Residence 8 (“R8”) zoning district and no overlay districts, and is surrounded by residential properties to the north, east and west and a transmission line corridor to the south.

The Substation has been in operation for over 50 years, and is currently comprised of a control building and various substation-related equipment and facilities (e.g., transformers, circuit breakers, switches, dead-end structures, etc.), all of which are secured by a chain link fence that is 7 feet tall topped with 1 foot of barbed wire. MEC has determined that the replacement, installation and/or construction of certain substation-related equipment and facilities is necessary to improve the overall capacity and reliability of electric service for the City.

The Project involves the replacement, installation and/or construction of certain substation-related equipment and facilities, which include the following primary components: 1. an approximately 10,500 square foot expansion of the substation yard to accommodate the construction and/or installation of new substation-related equipment and facilities, including, but not limited to, an approximately 28’ x 55’ control building (i.e., 1,540 square feet), transformers, circuit breakers, feeders, switches and associated support structures and foundations; 2. replacement of all fencing and expansion with chain link fencing having a height of 8 feet plus 1 foot of barbed wire with gates; 3. installation of two gravel access roads and gravel pads, crushed stone fill, duct banks, ground grid and lighting poles and fixtures; 4. planting of trees and other landscape screening along property lines; 5. removal of existing equipment and facilities; and 6. excavation, grading and clearing of trees and other vegetation.

II. **Requirement for Site Plan Review.**

Sections XI.C and V.D Table of Use Regulations of the Zoning Ordinance require site plan review for any Limited Public Utilities use. The Project involves an approximately 10,500 square foot expansion of the substation yard, and, therefore, site plan review approval is required from the Board. The Project requires a waiver from the Board from the 25-foot continuous landscape buffer requirement, along with any other applicable waivers.

¹ The Substation Property is shown on Assessor’s Map 76, Lot #58.

In addition, the Project requires an order of conditions from the Amesbury Conservation Commission, a fence permit from the Amesbury Board of Fence Viewers. A stormwater permit may also be required from the Board pursuant to Section 398-6 of the City of Amesbury Code, and to the extent applicable a separate application will be filed.

III. Reasons for Site Plan Review Approval.

The Board should approve the proposed site plan and applicable waivers for the reasons set forth below.

A. Compliance with Development and Performance Standards.

Except as provided herein, the Project will comply with the Development and Performance Standards set forth in Section XI.C.8 of the Zoning Ordinance.

1. Access and Traffic Impacts. Access to and from the Substation Property along Allenclaire Drive will be slightly modified to include a second access drive that will allow vehicles to safely access both sides of the Substation. The additional access will continue to provide for safe and effective flow of traffic to and from the Substation Property, which is limited to service vehicles visiting the site to perform routine inspections, testing and equipment maintenance, as necessary. The Project will not result in a nuisance or hazard to vehicles or pedestrians within or off the Substation Property. The Project will not create any line-of-sight hazards along streets. Because the Substation will continue to be an unmanned electric substation facility and closed to the public, the Project will not result in increases in traffic volumes or negative impacts on adjacent streets and ways. Convenient, safe and adequate access for firefighting and emergency vehicles will continue to be provided up to the Substation gate.

2. Off-Street Parking and Loading. There are no designated parking or loading spaces at the Substation due to the specialized vehicles that come to the site that do not require conventional, designated parking spaces, the unique nature of the substation equipment and layout within the substation yard which limits areas for parking and the limited visitations to the site for routine inspections, testing and equipment maintenance, as necessary. Unlike other properties and uses in the zoning district and elsewhere, MEC and the Project must comply with electrical safety, security and clearance requirements (e.g., setbacks from buildings, equipment, facilities, fencing and property lines), standards and codes, including, but not limited to, the National Electric Safety Code, which substantially limits the developable area for the Project control building, equipment and facilities, the existing equipment, the driveways and overhead lines and structures.

This is an unmanned electric substation with unique vehicles and limited parking needs. While public utility use under Section VIII Table of Off-Street Parking Regulations requires 1 parking space per 1,000 square feet of gross floor area for uses other than office,² this minimum parking space requirement is not intended to apply to unmanned substation facilities, and the site is otherwise pre-existing nonconforming with respect to parking and loading. The substation yard will continue to be adequate for any parking and loading needs for the substation use. Snow will be stored along the driveway and side and rear lot lines of the Substation Property.

² No office use is proposed.

3. Preservation of Improvement to Landscaping. To the extent practicable, the Project has been designed to limit the amount of earth disturbance, cut and fill volumes and tree and vegetative clearing. No stone walls are contemplated to be removed under the Project, and no wetland vegetation will be displaced. Except for the removal of trees and vegetation to accommodate the expanded substation yard and installation of new plantings along the front and sides of the Substation Property, the natural features of the site located outside of the Substation fence line will largely remain undisturbed, and will be compatible with the neighborhood. There are no notable natural terrain features or scenic views or landscapes at the Substation Property, and the Project will not obstruct any views of same from publicly accessible locations or otherwise.

4. Site Plan and Architectural Design. The size, type, design, color, height, materials and location of the Project are consistent with industry and company standards, designs and practices applicable to electric substation facilities, and will adequately provide for all proposed and appropriate operations of the public utility use. The Substation Property is not within an historic district, contains no historic or cultural features, landmarks or designations and is not listed in the Massachusetts Cultural Resource Information System (MACRIS), the Inventory of Historic Assets of the Commonwealth, the National Register of Historic Places or the State Register of Historic Places.

5. Stormwater Runoff and Erosion Control: Water Quality. There will be no increase of volume or rate of surface water runoff to neighboring properties and streets, and downstream properties, water courses, channels and conduits will not be affected by stormwater runoff as a result of the Project. The addition of crushed stone fill at select locations as shown in the project plans will consist of 3-4-inch of crushed stone, as is used currently in the existing Substation yard. This crushed stone surface treatment promotes the infiltration of stormwater, enhances water quality and diminishes overland flow velocities while dissipating concentrated flows. In addition to the proposed 3-4-inch crushed stone yard surface, the Project is also proposing two shallow depressions, similar to those existing at the property. vegetated infiltration basins. These proposed stormwater management features will attenuate peak flows for the prerequisite storm events as well as provide in excess of the minimum required storage, infiltration and water quality. For details and calculations, see the submitted stormwater report and supporting materials.

The design elements of the Project are consistent with the protection of groundwater quality and quantity. The Project use is not noxious, harmful or hazardous, will not involve the storage or generation of hazardous materials or wastes and will have no harmful or negative effects pertaining to pollution of surface water, waterways or groundwater. The Project will not negatively affect any public water, sewer or storm drainage systems. Both during and after the construction of the Project, the Substation will result in zero reduction to the groundwater yield.

During construction, stormwater on the site will be controlled using approved erosion and sedimentation perimeter controls. Erosion and sedimentation controls on the site will utilize additional BMPs as set forth in MEC's Best Management Practices Manual for Massachusetts, including perimeter controls, a stabilized construction entrance, and stockpile stabilization. MEC intends to address construction-period impacts to the extent practicable using standard construction mitigation. The proposed design will prevent pollution of and degradation to surface water and

groundwater, minimize erosion and sedimentation, prevent changes in groundwater levels and limit the potential for flooding. No sensitive environmental resources will be impacted.

6. Hazardous Materials and Explosive Materials. No hazardous wastes or explosive materials will be generated or disposed of on site. However, the power transformers will continue to use mineral oil dielectric fluid (MODF) for insulation and cooling in the ordinary course of their operation. Although MODF is not listed as a hazardous material, it is hydrocarbon based. The transformers are equipped with secondary containment to protect against leaks. The Project is not located in a floodplain, Water Resource Protection District, aquifer protection zone or other environmentally sensitive area.

7. Lighting. There will be no deleterious effect on neighboring properties as a result of the proposed lighting for the Project. The proposed lighting will not result in any increase in impacts with respect to light or glare that would be noticeable by any abutting properties. This outdoor lighting will be mounted at heights that are sufficient and adequate for security and safety purposes and will be installed and directed in a downwards angle towards the substation equipment and facilities, and away from neighboring properties, and, therefore, compatible, and in harmony with, the surrounding properties. All proposed new lighting will be located a significant distance from the nearest public way, and will comply with the City's standards. Minimal lighting may be left on overnight for safety and to deter trespassing.

8. Environmental Performance Standards. The Project will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare. The Project will not result in any emission of odorous gasses, solid or liquid particles, dangerous radioactivity and any emissions from the Substation use will be effectively confined to the premises. The Substation has existed at the site for decades, and there will not be substantial harm to the neighborhood or derogation from the purpose and intent of the Zoning Ordinance as a result of the Project.

9. Noise. The Project will not result in excessive noise and will not exceed the maximum permissible sound pressure at the property line.

10. Utilities. Given the unique and utilitarian nature of the Substation and distribution lines associated therewith, the electric facilities, equipment and lines will continue to be placed both aboveground and underground.

11. Roadways and Sidewalks. The Project will not require new connections or tie-ins to any public water, sewer or storm drainage systems or roadway infrastructure, and, given that the Substation will continue to be an unmanned facility, there will be no increases in traffic congestion, strains on parking or undue concentrations of the population. Based on the foregoing, no off-site improvements are proposed for public roads, sidewalks or other municipal facilities.

12. Specific Design and Construction Standards. To the extent applicable and practicable, construction specifications will comply with the standards in the Amesbury Subdivision Rules and Regulations, Massachusetts Highway Standards and/or standard engineering practices. Low Impact Development strategies for managing stormwater will be in

accordance with standards promulgated by Massachusetts Department of Environmental Protection and any design manuals produced by the Amesbury Department of Public Works.

- B. The Site Plan minimizes traffic and safety impacts of the proposed development on adjacent highways or roads, and maximizes the convenience and safety of vehicular and pedestrian movement with the site.

The Project will not result in a nuisance or hazard to vehicles or pedestrians within or off the Substation Property. The Project will not create any line-of-sight hazards along streets. The Substation will continue to be unmanned with limited vehicle trips to and from the Property, and, therefore, there will be little to no traffic impacts on Allenclair Drive. Because the Substation will continue to be an unmanned electric substation facility and closed to the public, the Project will not result in increases in traffic volumes or negative impacts on adjacent streets and ways. Traffic generated by the Substation will continue to be limited to service vehicles visiting the site to perform routine inspections, testing and equipment maintenance, as necessary. Convenient, safe and adequate access for firefighting and emergency vehicles will continue to be provided up to the Substation gate.

- C. The proposed development, to the extent feasible: (a) is integrated into the existing landscape; (b) minimizes adverse environmental impacts on such features as wetlands, floodplains, and aquifer recharge areas; (c) minimizes obstruction of scenic views from publicly accessible locations; (d) preserves unique natural or historical features; (e) minimizes tree, vegetation and soil removal and grade changes; (f) maximizes open space retention; (g) screens objectionable features from neighboring properties and roadway; and (h) minimizes noise and odors associated with commercial/industrial activities.

The Project will be located a significant and safe distance from the public way and property lines and visually screened from to the extent practicable by the existing substation facilities, dense vegetation and opaque fencing on neighboring properties, along with proposed new landscape screening and buffers along the front and side yards and new taller security fencing with tightly woven chain-link with small mesh openings of 1-inch along the side and rear yards.

The Project is not located in a floodplain, Water Resource Protection District, aquifer protection zone or other environmentally sensitive areas. The Substation Property is not within an historic district, contains no historic or cultural features, landmarks or designations and is not listed in the Massachusetts Cultural Resource Information System (MACRIS), the Inventory of Historic Assets of the Commonwealth, the National Register of Historic Places or the State Register of Historic Places. Tree, vegetation and soil removal and grade changes will be minimized to the extent practicable. The Project will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare. The Project will not result in excessive noise or odors, and will not exceed the maximum permissible sound pressure at the property line.

- D. The architectural design of the proposed development is in harmony with the vernacular architecture of the City.

The size, type, design, color, height, materials and location of the proposed control building, equipment and facilities are consistent with industry and company standards, designs and practices applicable to electric substation facilities, and will adequately provide for all proposed and appropriate operations of the public utility use.

- E. The proposed development is served with adequate water supply and waste disposal systems and will not place excessive demands on City services and infrastructure.

The Project will be an unmanned substation, and will, therefore, place little to no demand on the City's water supply and waste disposal systems, and other services and infrastructure.

- F. The Site Plan shows or includes adequate measures to prevent pollution of surface or groundwater, to minimize erosion and sediments, and to prevent changes in groundwater levels, increased run-off and potential for flooding.

There will be no increase of volume or rate of surface water runoff to neighboring properties and streets, and downstream properties, water courses, channels and conduits will not be affected by stormwater runoff as a result of the Project. The design elements of the Project are consistent with the protection of groundwater quality and quantity. The Project use is not noxious, harmful or hazardous, will not involve the storage or generation of hazardous materials or wastes and will have no harmful or negative effects pertaining to pollution of surface water, waterways or groundwater. The Project will not negatively affect any public water, sewer or storm drainage systems. Both during and after the construction of the Project, the Substation will result in zero reduction to the groundwater yield.

During construction, stormwater on the site will be controlled using approved erosion and sedimentation perimeter controls. Erosion and sedimentation controls on the site will utilize additional BMPs as set forth in MEC's Best Management Practices Manual for Massachusetts, including perimeter controls, a stabilized construction entrance, and stockpile stabilization. MEC intends to address construction-period impacts to the extent practicable using standard construction mitigation.



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PO Box 9151
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617.924.1770



Hillside 66 Substation

9 Allencair Dr
Amesbury, MA 01913

October 22, 2025

Permit

Landscape Plan



17.01



22377

PLANT SCHEDULE

SIMBOL	CODE	QTY	POTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES					
	ADO	1	Acer rubrum 'October glory'	October Glory Maple	5 1/2"-4" CAL/ B&B
	NSW	1	Nyssa sylvatica 'Wildfire'	Wildfire Black Tupelo	5 1/2"-4" CAL/ B&B
EVERGREEN TREES					
	JB	26	Juniperus virginiana 'Buxifol'	Blue Eastern Redcedar	12 - 14' HT.
	PPH	5	Pinus pangaea 'Isopalm'	Isopalm Blue Spruce	12 - 14' HT.
	THH	71	Taxus x media 'Hidcote'	Hidcote Yew	12 - 14' HT.
	YZO	52	Thuja occidentalis 'Dugroton's Spire'	Dugroton's Spire Arborvitae	12 - 14' HT.
FLOWERING TREES					
	CC	5	Cercis canadensis 'Aprochalcian Red'	Aprochalcian Red Redbud	2 1/2 - 3" CAL/ B&B
	CAL	7	Cornus alternifolia	Payson Dogwood	2 1/2 - 3" CAL/ B&B
SHRUBS					
	C4H	28	Gratia helvetica 'Yarrowhedges'	'Yarrowhedges' Summerweet	5 GAL/ 1/2" - 3/4" WT.
	KGS	48	Bes galyana 'Shanarets'	Shanarets Inkberry	5 GAL/ 1/2" - 3/4" WT.
	FVJ	15	Bes verticillata 'In the Dandy'	In the Dandy Inkberry	5 GAL/ 1/2" - 3/4" WT.
	BB	15	Bes x maximowii 'Blue Princess'	Blue Princess Holly	5 GAL/ 1/2" - 3/4" WT.
	KL	11	Kalmia latifolia	Mountain Laurel	5 GAL/ 1/2" - 3/4" WT.
	RM	8	Rhododendron maximum	Blossy Rhododendron	4 - 5' HT.
	VC	10	Veitchia corymbosum	Highbush Blueberry	5 GAL/ 1/2" - 3/4" WT.

LOAD & RETURN

PLANT STRIPS

Three Year Maintenance Period

- [illegible]

Plant Maintenance Notes

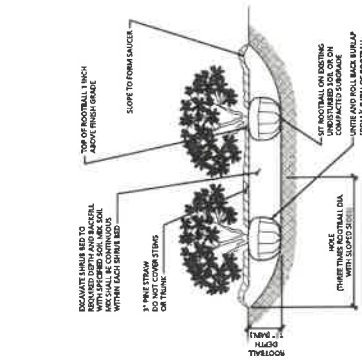
1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWN AND PLANTINGS FOR A DURATION OF 3 YEARS. NO IRIGATION IS PROPOSED FOR THE SITE. THE CONTRACTOR SHALL SUPPLY SUFFICIENT WATERING FOR NEW LAWN AND PLANTINGS DURING THE ONE YEAR INITIAL PROTECTIVE PERIOD.

Planting Notes

- [illegible]

Requirements

- PLANTING**
1. 2" LANDSCAPE BUFFER STEP
 - SOLELY FOR DEVELOPMENT FROM VIEW
 - COMPOSED OF VARIOUS EVERGREEN SPECIES
 - 6' HEIGHT AT PLANTING
 2. PRICING MAY BE ALLOWED IN CONSULTATION WITH PLANTING DESIGN AND HEIGHT SUBJECT TO PLANNING BOARD APPROVAL
- FOR MATERIALS ORD.**
- TRUCKS WITHIN 2' OF DRIVEWAY HAD TO BE SUBJECT TO 2" TALL OR 15' LESS.

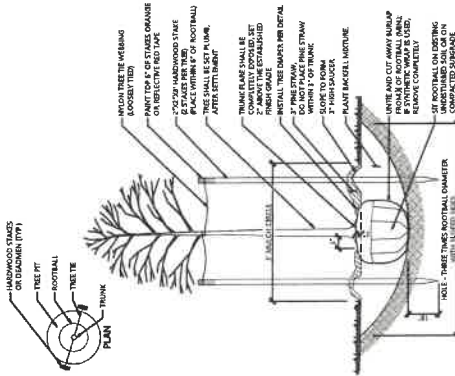


NOTE

1. OFFSHOOT ROOTS OF THE CENTRE BEGONIA GROWN SHRUB

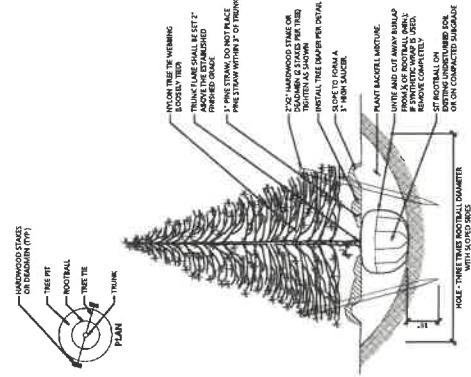
Shrub Bed Planting

N.T.S. Source: VHB REV 1/06 LD 501



Tree Planting (For Trees Under 4" Caliper)

N.T.S. Source: VHB REV 9/01 LD 502



Evergreen Tree Planting

N.T.S. Source: VHB REV 9/01 LD 504

NOT ONE-SIZE-FIT-ALL

TreeDiaper • Dia. Should be Double Rootball Dia.

Container Size	Rootball Size	Rootball Diameter	Rootball Length	Rootball Volume	Rootball Weight	Rootball Volume	Rootball Weight
12"	12"	12"	12"	1.1	1.1	1.1	1.1
15"	15"	15"	15"	1.8	1.8	1.8	1.8
18"	18"	18"	18"	2.7	2.7	2.7	2.7
21"	21"	21"	21"	3.8	3.8	3.8	3.8
24"	24"	24"	24"	5.1	5.1	5.1	5.1
27"	27"	27"	27"	6.6	6.6	6.6	6.6
30"	30"	30"	30"	8.2	8.2	8.2	8.2
33"	33"	33"	33"	9.9	9.9	9.9	9.9
36"	36"	36"	36"	11.7	11.7	11.7	11.7
39"	39"	39"	39"	13.6	13.6	13.6	13.6
42"	42"	42"	42"	15.5	15.5	15.5	15.5
45"	45"	45"	45"	17.5	17.5	17.5	17.5
48"	48"	48"	48"	19.5	19.5	19.5	19.5
51"	51"	51"	51"	21.6	21.6	21.6	21.6
54"	54"	54"	54"	23.7	23.7	23.7	23.7
57"	57"	57"	57"	25.8	25.8	25.8	25.8
60"	60"	60"	60"	28.0	28.0	28.0	28.0
63"	63"	63"	63"	30.2	30.2	30.2	30.2
66"	66"	66"	66"	32.4	32.4	32.4	32.4
69"	69"	69"	69"	34.6	34.6	34.6	34.6
72"	72"	72"	72"	36.9	36.9	36.9	36.9
75"	75"	75"	75"	39.2	39.2	39.2	39.2
78"	78"	78"	78"	41.5	41.5	41.5	41.5
81"	81"	81"	81"	43.8	43.8	43.8	43.8
84"	84"	84"	84"	46.1	46.1	46.1	46.1
87"	87"	87"	87"	48.4	48.4	48.4	48.4
90"	90"	90"	90"	50.7	50.7	50.7	50.7
93"	93"	93"	93"	53.0	53.0	53.0	53.0
96"	96"	96"	96"	55.3	55.3	55.3	55.3
99"	99"	99"	99"	57.6	57.6	57.6	57.6
102"	102"	102"	102"	59.9	59.9	59.9	59.9
105"	105"	105"	105"	62.2	62.2	62.2	62.2
108"	108"	108"	108"	64.5	64.5	64.5	64.5
111"	111"	111"	111"	66.8	66.8	66.8	66.8
114"	114"	114"	114"	69.1	69.1	69.1	69.1
117"	117"	117"	117"	71.4	71.4	71.4	71.4
120"	120"	120"	120"	73.7	73.7	73.7	73.7
123"	123"	123"	123"	76.0	76.0	76.0	76.0
126"	126"	126"	126"	78.3	78.3	78.3	78.3
129"	129"	129"	129"	80.6	80.6	80.6	80.6
132"	132"	132"	132"	82.9	82.9	82.9	82.9
135"	135"	135"	135"	85.2	85.2	85.2	85.2
138"	138"	138"	138"	87.5	87.5	87.5	87.5
141"	141"	141"	141"	89.8	89.8	89.8	89.8
144"	144"	144"	144"	92.1	92.1	92.1	92.1
147"	147"	147"	147"	94.4	94.4	94.4	94.4
150"	150"	150"	150"	96.7	96.7	96.7	96.7
153"	153"	153"	153"	99.0	99.0	99.0	99.0
156"	156"	156"	156"	101.3	101.3	101.3	101.3
159"	159"	159"	159"	103.6	103.6	103.6	103.6
162"	162"	162"	162"	105.9	105.9	105.9	105.9
165"	165"	165"	165"	108.2	108.2	108.2	108.2
168"	168"	168"	168"	110.5	110.5	110.5	110.5
171"	171"	171"	171"	112.8	112.8	112.8	112.8
174"	174"	174"	174"	115.1	115.1	115.1	115.1
177"	177"	177"	177"	117.4	117.4	117.4	117.4
180"	180"	180"	180"	119.7	119.7	119.7	119.7
183"	183"	183"	183"	122.0	122.0	122.0	122.0
186"	186"	186"	186"	124.3	124.3	124.3	124.3
189"	189"	189"	189"	126.6	126.6	126.6	126.6
192"	192"	192"	192"	128.9	128.9	128.9	128.9
195"	195"	195"	195"	131.2	131.2	131.2	131.2
198"	198"	198"	198"	133.5	133.5	133.5	133.5
201"	201"	201"	201"	135.8	135.8	135.8	135.8
204"	204"	204"	204"	138.1	138.1	138.1	138.1
207"	207"	207"	207"	140.4	140.4	140.4	140.4
210"	210"	210"	210"	142.7	142.7	142.7	142.7
213"	213"	213"	213"	145.0	145.0	145.0	145.0
216"	216"	216"	216"	147.3	147.3	147.3	147.3
219"	219"	219"	219"	149.6	149.6	149.6	149.6
222"	222"	222"	222"	151.9	151.9	151.9	151.9
225"	225"	225"	225"	154.2	154.2	154.2	154.2
228"	228"	228"	228"	156.5	156.5	156.5	156.5
231"	231"	231"	231"	158.8	158.8	158.8	158.8
234"	234"	234"	234"	161.1	161.1	161.1	161.1
237"	237"	237"	237"	163.4	163.4	163.4	163.4
240"	240"	240"	240"	165.7	165.7	165.7	165.7
243"	243"	243"	243"	168.0	168.0	168.0	168.0
246"	246"	246"	246"	170.3	170.3	170.3	170.3
249"	249"	249"	249"	172.6	172.6	172.6	172.6
252"	252"	252"	252"	174.9	174.9	174.9	174.9
255"	255"	255"	255"	177.2	177.2	177.2	177.2
258"	258"	258"	258"	179.5	179.5	179.5	179.5
261"	261"	261"	261"	181.8	181.8	181.8	181.8
264"	264"	264"	264"	184.1	184.1	184.1	184.1
267"	267"	267"	267"	186.4	186.4	186.4	186.4
270"	270"	270"	270"	188.7	188.7	188.7	188.7
273"	273"	273"	273"	191.0	191.0	191.0	191.0
276"	276"	276"	276"	193.3	193.3	193.3	193.3
279"	279"	279"	279"	195.6	195.6	195.6	195.6
282"	282"	282"	282"	197.9	197.9	197.9	197.9
285"	285"	285"	285"	200.2	200.2	200.2	200.2
288"	288"	288"	288"	202.5	202.5	202.5	202.5
291"	291"	291"	291"	204.8	204.8	204.8	204.8
294"	294"	294"	294"	207.1	207.1	207.1	207.1
297"	297"	297"	297"	209.4	209.4	209.4	209.4
300"	300"	300"	300"	211.7	211.7	211.7	211.7
303"	303"	303"	303"	214.0	214.0	214.0	214.0
306"	306"	306"	306"	216.3	216.3	216.3	216.3
309"	309"	309"	309"	218.6	218.6	218.6	218.6
312"	312"	312"	312"	220.9	220.9	220.9	220.9
315"	315"	315"	315"	223.2	223.2	223.2	223.2
318"	318"	318"	318"	225.5	225.5	225.5	225.5
321"	321"	321"	321"	227.8	227.8	227.8	227.8
324"	324"	324"	324"	230.1	230.1	230.1	230.1
327"	327"	327"	327"	232.4	232.4	232.4	232.4
330"	330"	330"	330"	234.7	234.7	234.7	234.7
333"	333"	333"	333"	237.0	237.0	237.0	237.0
336"	336"	336"	336"	239.3	239.3	239.3	239.3
339"	339"	339"	339"	241.6	241.6	241.6	241.6
342"	342"	342"	342"	243.9	243.9	243.9	243.9
345"	345"	345"	345"	246.2	246.2	246.2	246.2
348"	348"	348"	348"	248.5	248.5	248.5	248.5
351"	351"	351"	351"	250.8	250.8	250.8	250.8
354"	354"	354"	354"	253.1	253.1	253.1	253.1
357"	357"	357"	357"	255.4	255.4	255.4	255.4
360"	360"	360"	360"	257.7	257.7	257.7	257.7
363"	363"	363"	363"	260.0	260.0	260.0	260.0
366"	366"	366"	366"	262.3	262.3	262.3	262.3
369"	369"	369"	369"	264.6	264.6	264.6	264.6
372"	372"	372"	372"	266.9	266.9	266.9	266.9
375"	375"	375"	375"	269.2	269.2	269.2	269.2
378"	378"	378"	378"	271.5	271.5	271.5	271.5
381"	381"	381"	381"	273.8	273.8	273.8	273.8
384"	384"	384"	384"	276.1	276.1	276.1	276.1
387"	387"	387"	387"	278.4	278.4	278.4	278.4
390"	390"	390"	390"	280.7	280.7	280.7	280.7
393"	393"	393"	393"	283.0	283.0	283.0	283.0
396"	396"	396"	396"	285.3	285.3	285.3	285.3
399"	399"	399"	399"	287.6	287.6	287.6	287.6
402"	402"	402"	402"	289.9	289.9	289.9	289.9
405"	405"	405"	405"	292.2	292.2	292.2	292.2
408"	408"	408"	408"	294.5	294.5	294.5	294.5
411"	411"	411"	411"	296.8	296.8	296.8	296.8
414"	414"	414"	414"	299.1	299.1	299.1	299.1
417"	417"	417"	417"	301.4	301.4	301.4	301.4
420"	420"	420"	420"	303.7	303.7	303.7	303.7
423"	423"	423"	423"	306.0	306.0	306.0	306.0
426"	426"	426"	426"	308.3	308.3	308.3	308.3
429"	429"	429"	429"	310.6	310.6	310.6	310.6
432"	432"	432"	432"	312.9	312.9	312.9	312.9
435"	435"	435"	435"	315.2	315.2	315.2	315.2
438"	438"	438"	438"	317.5	317.5	317.5	317.5
441"	441"	441"	441"	319.8	319.8	319.8	319.8
444"	444"	444"	444"	322.1	322.1	322.1	322.1
447"	447"	447"	447"	324.4	324.4	324.4	324.4
450"	450"	450"	450"	326.7	326.7	326.7	326.7
453"	453"	453"	453"	329.0	329.0	329.0	329.0
456"	456"	456"	456"	331.3	331.3	331.3	331.3
459"	459"	459"	459"	333.6	333.6	333.6	333.6
462"	462"	462"	462"	335.9	335.9	335.9	335.9
465"	465"	465"	465"	338.2	338.2	338.2	338.2
468"	468"	468"	468"	340.5	340.5	340.5	340.5
471"	471"	471"	471"	342.8	342.8	342.8	342.8
474"	474"	474"	474"	345.1	345.1	345.1	345.1
477"	477"	477"	477"	347.4	347.4	347.4	347.4
480"	480"	480"	480"	349.7	349.7	349.7	349.7
483"	483"	483"	483"	352.0	352.0	352.0	352.0
486"	486"	486"	486"	354.3	354.3	354.3	354.3
489"	489"	489"	489"	356.6	356.6	356.6	356.6
492"	492"	492"	492"	358.9	358.9	358.9	358.9
495"	495"	495"	495"	361.2	361.2	361.2	361.2
498"	498"	498"	498"	363.5	363.5	363.5	

October 24, 2025

**VIA ONLINE PORTAL, OVERNIGHT FEDERAL EXPRESS
AND ELECTRONIC MAIL (JAINN@AMESBURYMA.GOV AND FREYR@AMESBURYMA.GOV)**

City of Amesbury Community & Economic Development
MDC Building
39 South Hunt Road
Amesbury, MA 01913
ATTN: Nipun Jain and Rebecca Frey

**Re: *Massachusetts Electric Company – Supplemental Plans and Materials for Site Plan
Review for Electric Substation Improvement Project at 9 Allencair Drive***

Dear Nipun and Becky:

With respect to the above-referenced matter, we have provided you with certain updates and revisions to plans, renderings and other materials to supplement our site plan review filing with the Planning Board. All supplemental items have been submitted via email and the City's online portal. Below is a summary of the supplemental items that have been provided.

- Lighting fixture information and profile – Submitted to portal on October 9, 2025.
- Structure and equipment profiles – Submitted to portal on October 9, 2025.
- Photograph of sample distribution substation equipment – Submitted to portal on October 9, 2025.
- Updated landscape layout and renderings – Submitted to portal on October 21 and 23, 2025. Revisions include the following:
 - The 28-inch Oak tree at the front of the property and an existing evergreen on the east side are now proposed to be preserved. Associated notes detail preservation measures, revised plantings beneath these trees, and specific guidelines for areas with existing roots.
 - Additional plantings have been provided adjacent to the left gravel drive, which has been reduced to 16 feet in width.

- Two priority evergreens - *Hoopsi Blue Spruce* - have been added along the front edge, selected for their suitability to site conditions and anticipated mature height of at least 35 feet to accomplish significant screening. Three additional large evergreens have been included: two on the west side and one on the east side.
- One Maple has been replaced with a deciduous *Tupelo* tree on the west side property line bed.
- Planting beds along both the west and east sides have been extended to the property line for enhanced screening. *Rhododendrons* and *Mountain Laurel* have been proposed along the front and supplemented on the east side to improve lower-level evergreen coverage.
- The initial height of installed evergreens has been increased to 12 feet.
- Notes have been included on the 3-year maintenance period.
- Tree diaper watering bags have been incorporated into the notes and planting details.
- The layout of evergreen trees has been adjusted to achieve a more natural, neighborhood-appropriate appearance.
- The plant list has been reviewed for ecological appropriateness. Most selected species are native and drought tolerant with the following substitutions made:
 - *Pieris japonica* (not native) replaced by *Kalmia latifolia* (*Mountain Laurel*)
 - *Amelanchier alnifolia* (not native) replaced by *Cornus alternifolia* (*Pagoda Dogwood*)
 - *Malus* (not native) replaced by *Cercis canadensis* '*Appalachian Red*' (*Appalachian Redbud*)
- Updated civil plan set – Submitted to portal on October 24, 2025. Revisions include the following:
 - Reduced western driveway width from 20 feet to 16 feet.
 - Revised fence detail for black coating, and gates facing road 2-inch chain link mesh with privacy slats.
 - Revised grading to protect Red Oak tree near eastern driveway.

Please do not hesitate to contact me if you have any further questions or comments. We greatly appreciate the ongoing assistance and guidance that you and your colleagues have provided with respect to this important reliability project. We look forward to meeting with you and the Board at the October 27th meeting.

Thank you.

Very truly yours,

A handwritten signature in dark ink, appearing to read "J. Lee Smith", is written over a faint, circular official stamp.

Joshua Lee Smith

JLS

Enclosures

cc: Nicholas J. Cracknell, AICP, Director, OCED
Howard Snyder, Senior Project Manager
Project Team

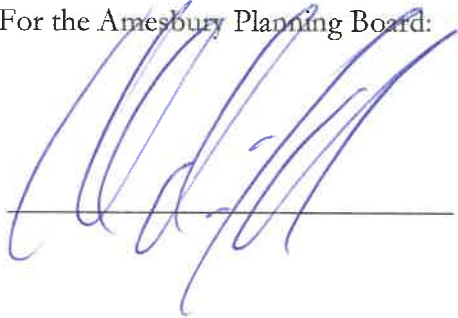
Amesbury Planning Board

TO:
Massachusetts Electric Company
170 Data Drive
Waltham, MA 02451

PLANNING BOARD VOTE:

On November 3, 2025 the Amesbury Planning Board voted to approve the Site Plan Review application for the proposed expansion of an existing substation facility at 9 Attencclair Drive in Amesbury MA subject to the findings, waivers and conditions noted in this Decision.

For the Amesbury Planning Board:



Filed with the City Clerk on December 8, 2025



City Clerk