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:	**Temporary Mobile Substation**
Location:	**0 – 14 Mill Street, Amesbury MA 01913**
Date:	**November 10th, 2025**

A. GENERAL

On or about 9/29/2025, the Planning Board of Amesbury (the "Board") received applications for Site Plan Review for property located at 0 Mill Street in Amesbury MA. The application was submitted along with a Site Plan (the "Plan") titled "National Grid Temporary Substation" consisting of eleven (11) sheets prepared by Simpson Gumpertz & Heger, 480 Totten Pond Road, Waltham, MA 02451 drawn on 9/9/2025. The application and supporting materials were submitted by Joshua Lee Smith 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 11/10/2025. The public hearing was closed and a decision was rendered on 11/10/2025. This is the Final Action of the Board ("Decision") on the application for Site Plan Review.

B. FINDINGS

1. **Proposed Project:** The Applicant provided a Statement of Support (Exhibit #1) along with their request dated 9/29/2025. It outlines the background, purpose and project scope as intended in this Site Plan Application. The Applicant also provided a Site Plan (Exhibit #2) set that shows the alterations to the site required for the installation of the proposed temporary mobile substation. The Board relied on the representation in that letter and finds that the proposed project is necessary and desirable to the extent presented to the Board and as per plans provided to the Board.

2. **Stormwater Management:** The Applicant provided a letter dated 9/9/2025 to the Amesbury Conservation Commission (ACC) outlining stormwater management approach and erosion control measures that are being proposed by the project engineer (Exhibit #3). The Board did not require any additional supporting calculations verifying stormwater impact and proposed mitigation since the Applicant has proposed site restoration after this temporary use is decommissioned, as indicated in the application. Further, the Board finds that any stormwater impact would need to be addressed in the application to ACC and that it will rely on the approval by ACC relative to stormwater management.

3. **Public Impact:** The proposed use is temporary and the Applicant has stated that upon installation and start of service from the expanded substation and supporting infrastructure at the Hillside/Allenclaire location in Amesbury, this temporary mobile substation will be decommissioned and removed. Additionally, the visual impact from this project on the abutters is proposed to be mitigated by a landscape buffer to screen the electrical equipment from public street. A landscape plan provided by the Applicant has been further revised by the Board to address visual impact concerns.

4. **Other Permits Needed:** The Board finds that the Applicant is responsible for requesting and getting approval for any other permits that may be required before commencing any construction on site. The Board has not determined which permits are needed except the Order of Conditions from the Amesbury Conservation Commission.

5. **Site Plan Compliance:** 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 referenced in Exhibit 1 and as conditioned in this decision, constitutes 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 SITE PLAN 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 Temporary Mobile Substation for National Grid Substation at 0 -14 Mill Street in Amesbury, MA is 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 Activities:** This Site Plan Approval is for the activity associated with the installation of the temporary mobile substation only and does not authorize any activity associated with the physical removal of the existing substation electrical components or other site activities

including but not limited to alteration of river-bank, site grades or removal of vegetation. Any changes to the limit of work associated with the installation of the temporary mobile substation from that as shown on the plans presented to the Board shall require further review and approval by the Board.

2. **Buffers and Screening:** The proposed activities and temporary substation shall be screened with landscaped screening as per Landscape Plan modified and approved by the Board per this Decision. At a minimum all vegetation installed as per approved landscape plan shall be 8-12 feet in height at the time of installation.

3. **Restoration Plan:** The Site shall be restored to a natural state upon the decommissioning of the temporary substation. Any changes to the proposed restoration plan shall require approval by the Board.

4. **Environmental Impact Mitigation:** The Site Plan Approval is subject to the Order of Conditions issued by ACC. The Applicant's engineer shall provide written statement that the area being used for the installation of the temporary substation does not require any filling or alteration of floodplain areas along the Powwow River. Alternatively, if there is any alteration of the floodplain areas that results in the loss of flood storage capacity, then the Applicant shall provide plans and details to demonstrate satisfactory mitigation of such loss and subject to all applicable local and state regulations.

5. **Earth Filling and Removal Activities:** Any earthwork that requires the permanent storage of soils or earth material on site, shall be stabilized for the duration of time the temporary substation remains active with grass and seed mix to prevent any erosion or run-off and shall be subject to any local and state environmental regulations.

6. **Landscape Maintenance:** The landscape buffers shall be maintained at a minimum for the duration of the operation of the temporary substation and any damaged or dead plants shall be replaced immediately as per specifications outlined in the landscape plan.

7. **Perimeter Fencing:** Substation yard fencing will have the black slats and barbed wire, if any, will be vertical and not slanted.

8. **Lighting:** Any lighting at the facility shall be dark sky compliant, and

9. **Validity:** The Site Plan approval shall be for no more than three years from the date of issuance of this Decision. The Applicant shall be required to seek extension from the Planning Board if the temporary substation is not decommissioned and the site is not restored to its natural state within 30 months from the date of issuance of this approval.

Chair, Amesbury Planning Board

EXHIBITS

Exhibit #1

Statement of Support attached to the letter dated 9/29/2025 from Bowditch & Dewey LLP, 446 Main Street, Suite 1101, Worcester, MA 01608

Exhibit #2

Site Plan titled "National Grid Temporary Substation" consisting of eleven (11) sheets prepared by Simpson Gumpertz & Heger, 480 Totten Pond Road, Waltham, MA 02451 drawn on 9/9/2025.

Exhibit #3

Letter dated 9/9/2025 to the Amesbury Conservation Commission from Simpson Gumpertz & Heger, 480 Totten Pond Road, Waltham, MA 02451.

Statement in Support of Massachusetts Electric Company
Application to City of Amesbury Planning Board for Site Plan Review Approval for
Temporary Mobile Substation Project at 0 and 14 Mill Street, 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 installation and/or construction of a temporary mobile substation and substation-related equipment and facilities (the "Project") next to MEC's existing substation known as Amesbury Substation No. 5 (the "Substation") located at 0 and 14 Mill Street, Amesbury, Massachusetts (the "Substation Property").[1]

I. Background, Purpose and Project Scope.

The Substation Property is owned by MEC and contains approximately 1.67 acres of land. The Substation Property is located partially in the Central Industrial ("IC") zoning district and the Central Business ("CB") zoning district and no overlay districts, and is surrounded by a mix of residential properties to the south and west, and is bounded by the Powwow River to the north and east. The Project will be located entirely within the IC portion of the Substation Property along Mill Street and Mill Street Extension and perpendicular to Valley Street.

The existing Substation has been in operation for over 100 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.) 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 existing Substation needs to be retired and eventually restored to its natural state. Because the retaining wall along the Powwow River that provides lateral support for the Substation is in a state of disrepair and the observed soil loss around essential equipment within the existing substation, a temporary mobile substation and related equipment and facilities (the "Temporary Substation") must be installed within a new substation yard to be located to the southeast of the existing Substation yard, in order to maintain safety of the site and the overall reliability of electric service for the City.

The Project involves the installation and/or construction of the following primary components: 1. approximately 60' x 118.5' (7,110 square feet) substation yard enclosed by chain link security fencing having a height of 8 feet plus 1 foot of barbed wire with 3 access gates; 2. temporary mobile substation and related equipment and facilities; 3. crushed stone fill and duct banks; and 4. curb cut with 24-foot wide crushed stone driveway. The Project also includes the 5. re-vegetation of re-graded areas and areas disturbed by construction; 6. minor excavation and grading; and 7. clearing of existing vegetation for Right of Way maintenance.

II. Requirement of Site Plan Review.

Sections XI.C and V.D Table of Use Regulations of the Zoning Ordinance require site plan review for limited public utilities use. The Project involves the installation and construction of a temporary mobile substation and related equipment and facilities, and, therefore, site plan review

[1] The Substation Property is shown on Assessor's Map 53, Lot 121, Map 53, Lot 123 and Map 53, Lot 124.

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.

In addition, the Project requires a stormwater permit from the Board pursuant to Section 398-6 of the City of Amesbury Code, a rear yard setback variance from the Amesbury Zoning Board of Appeals, an order of conditions from the Amesbury Conservation Commission and a fence permit from the Amesbury Board of Fence Viewers.

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. A new curb cut and crushed stone driveway at the convergence of Mill Street, Mill Street Extension and Valley Street will allow vehicles to safely access the Temporary Substation. The new access will 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 Temporary Substation will 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 main substation gate.

2. Off-Street Parking and Loading. The Table of Off-Street Parking Regulations requires 1 parking space per 1,000 square feet of gross floor area for public utility uses other than office. The Table of Off-Street Loading Regulations requires 1 loading space per 75,000 square feet of gross floor area for public utility establishments with over 5,000 square feet of gross floor area. The Project does not include any structures with a gross floor area, and there are no proposed parking or loading spaces at the Temporary Substation. Moreover, these minimum parking and loading space requirements are not intended to apply to unmanned substation facilities, and the site is otherwise pre-existing nonconforming with respect to parking and loading. Designated parking and loading for this unmanned facility is not necessary due to the limited visitations to the site for routine inspections, testing and equipment maintenance, as necessary, the specialized vehicles that come to the site that do not require conventional, designated parking or loading spaces and the unique nature of the substation equipment and layout within the substation yard which limits areas for parking and loading.

3. Landscaping. Section XI.C.8.c of the Zoning Ordinance requires that a 25-foot continuous landscaped buffer strip be located between commercial and industrial districts and any residential districts and/or property lines. Due to setback clearance requirements, limited area for equipment and vehicular maneuverability within the site and other site constraints (e.g., overhead transmission lines, the Powwow River), the Temporary Substation must be located close to the street with no landscape buffer, and, therefore, the Project requires a waiver from the 25-foot landscape buffer requirement. The mobile substation itself will be a significant and safe distance from the public way and property lines and visually screened to the extent practicable by the new taller security fencing with tightly woven 1-inch mesh openings and re-vegetation of re-graded areas and areas disturbed by construction.

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. Under existing conditions, runoff generally flows overland from west to the east/southeast towards the Powwow River. Under proposed conditions, runoff from the site will continue to flow overland west to east/southeast towards the Powwow River, similar to existing conditions. 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 adversely affected by stormwater runoff as a result of the Project. In consideration of the proposed scope of work, temporary nature of the project, and goal to limit proposed work within the Riverfront Area and Buffer Zone, structural Best Management Practices are not proposed. Additionally, National Grid anticipates restoring the spare transformer site to pre-construction conditions once the temporary substation is constructed, which will help mitigate overall impacts within the Riverfront Area and Buffer Zone. See the submitted stormwater letter and supporting materials for additional information on the proposed stormwater management approach.

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.

During construction, erosion and sedimentation control measures are proposed to prevent the transport of sediment off-site. 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, 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. 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 Temporary Substation use will be effectively confined to the premises. The Substation has existed at the site for decades, and the Temporary Substation will not cause substantial harm to the neighborhood or derogation from the purpose and intent of the Zoning Ordinance.

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 Temporary 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 Temporary Substation will 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 with the overall approach of limiting impacts within the resource area buffer.

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. Because the Temporary Substation will 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 Temporary Substation will 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 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.

There are limited natural features at the site, however, to the extent feasible, the Project will be integrated into the existing landscape. The mobile substation itself will be a significant and safe distance from the public way and property lines and visually screened to the extent practicable by the new taller security fencing with tightly woven 1-inch mesh openings and re-vegetation of re-graded areas and areas disturbed by construction along the side and rear property lines. 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. 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 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 proposes no bathroom facilities or waste disposal systems. The Project will place no demand on City services and/or 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.

Under proposed conditions, runoff from the site will continue to flow overland west to east/southeast towards the Powwow River, similar to existing conditions. 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 adversely 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.

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.

NATIONAL GRID TEMPORARY SUBSTATION

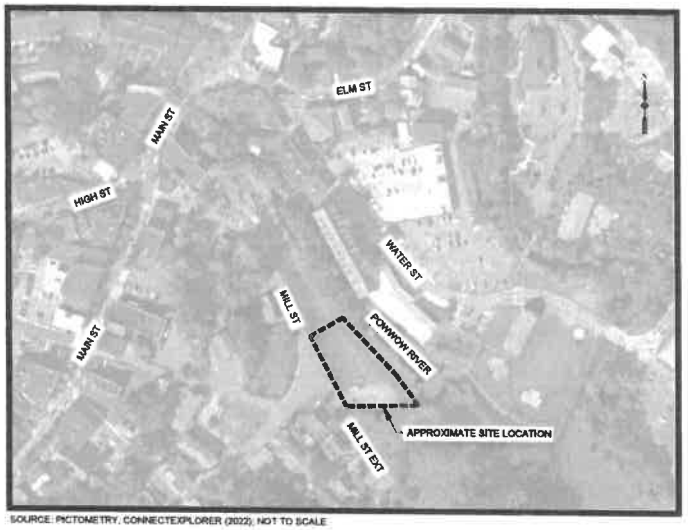
0 & 14 MILL STREET

IN THE CITY OF

AMESBURY, MA

ISSUED FOR CITY OF AMESBURY REVIEW

INDEX



SOURCE: PICTOMETRY, CONNECTEXPLORER (2022); NOT TO SCALE

SIMPSON GUMPERTZ & HEGER
480 Totten Pond Road
Waltham, MA 02451
781.907.9000
sgh.com

Consultant

NOT FOR CONSTRUCTION

No.	Date	Description	By
A	09/09/25	ISSUED FOR PERMIT	SPD

NATIONAL GRID TEMPORARY SUBSTATION
0 & 14 MILL STREET
AMESBURY, MA

Project

COVER SHEET

Drawing Title

Project No.	Checked	Date
211340.01	CAC	09/09/2025
Drawn	Approved	Scale
BA	SPD	NTS

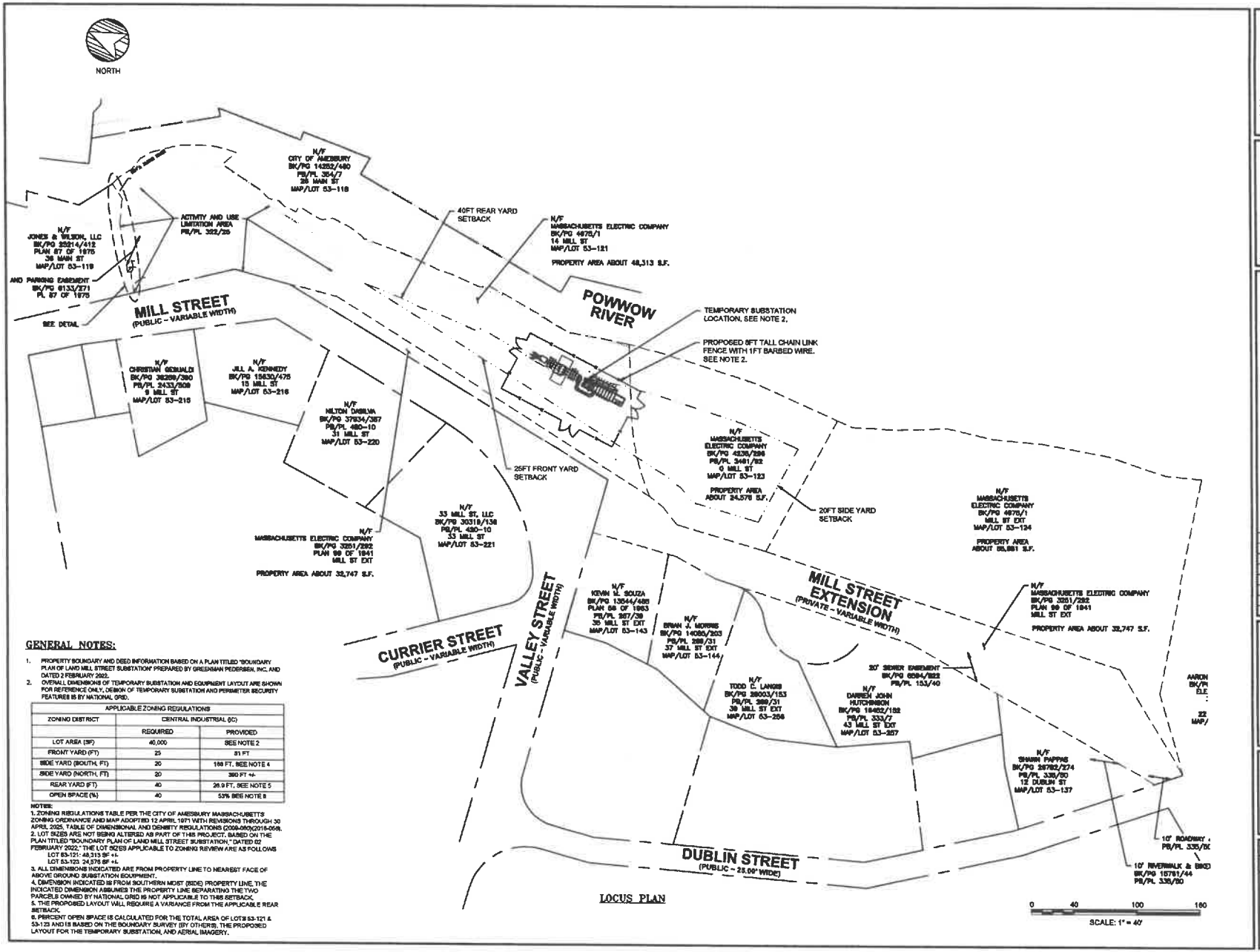
SEAN P. BOHLEN No. 49291 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

09/09/2025

Seal

Drawing No.

G-0



GENERAL NOTES:

1. PROPERTY BOUNDARY AND DEED INFORMATION BASED ON A PLAN TITLED "BOUNDARY PLAN OF LAND MILL STREET SUBSTATION" PREPARED BY GREENMAN PEDERSEN, INC. AND DATED 2 FEBRUARY 2022.
2. OVERALL DIMENSIONS OF TEMPORARY SUBSTATION AND EQUIPMENT LAYOUT ARE SHOWN FOR REFERENCE ONLY, DESIGN OF TEMPORARY SUBSTATION AND PERIMETER SECURITY FEATURES IS BY NATIONAL GRID.

APPLICABLE ZONING REGULATIONS		
ZONING DISTRICT	CENTRAL INDUSTRIAL (IC)	
	REQUIRED	PROVIDED
LOT AREA (SF)	40,000	SEE NOTE 2
FRONT YARD (FT)	25	81 FT
SIDE YARD (SOUTH, FT)	20	166 FT, SEE NOTE 4
SIDE YARD (NORTH, FT)	20	360 FT +/-
REAR YARD (FT)	40	26.9 FT, SEE NOTE 5
OPEN SPACE (%)	40	53% SEE NOTE 6

NOTES:
1. ZONING REGULATIONS TABLE PER THE CITY OF AMESBURY MASSACHUSETTS' ZONING ORDINANCE AND MAP ADOPTED 12 APRIL 1971 WITH REVISIONS THROUGH 30 APRIL 2025, TABLE OF DIMENSIONAL AND DENSITY REGULATIONS (2009-05/02015-058).
2. LOT SIZES ARE NOT BEING ALTERED AS PART OF THIS PROJECT. BASED ON THE PLAN TITLED "BOUNDARY PLAN OF LAND MILL STREET SUBSTATION," DATED 02 FEBRUARY 2022," THE LOT SIZES APPLICABLE TO ZONING REVIEW ARE AS FOLLOWS
   LOT 53-121- 48,313 SF +/-
   LOT 53-123- 24,578 SF +/-
3. ALL DIMENSIONS INDICATED ARE FROM PROPERTY LINE TO NEAREST FACE OF ABOVE GROUND SUBSTATION EQUIPMENT.
4. DIMENSION INDICATED IS FROM SOUTHERN MOST (SIDE) PROPERTY LINE. THE INDICATED DIMENSION ASSUMES THE PROPERTY LINE SEPARATING THE TWO PARCELS OWNED BY NATIONAL GRID IS NOT APPLICABLE TO THIS SETBACK.
5. THE PROPOSED LAYOUT WILL REQUIRE A VARIANCE FROM THE APPLICABLE REAR SETBACK.
6. PERCENT OPEN SPACE IS CALCULATED FOR THE TOTAL AREA OF LOTS 53-121 & 53-123 AND IS BASED ON THE BOUNDARY SURVEY (BY OTHERS), THE PROPOSED LAYOUT FOR THE TEMPORARY SUBSTATION, AND AERIAL IMAGERY.

SIMPSON GUMPERTZ & HEGER
480 Totten Pond Road
Waltham, MA 02451
781.907.9000
sgh.com

Consultant

NOT FOR CONSTRUCTION

No.	Date	Description	By
A	09/09/25	ISSUED FOR PERMIT	SPD

NATIONAL GRID TEMPORARY SUBSTATION

0 & 14 MILL STREET
AMESBURY, MA

Project

LOCUS PLAN

Drawing Title

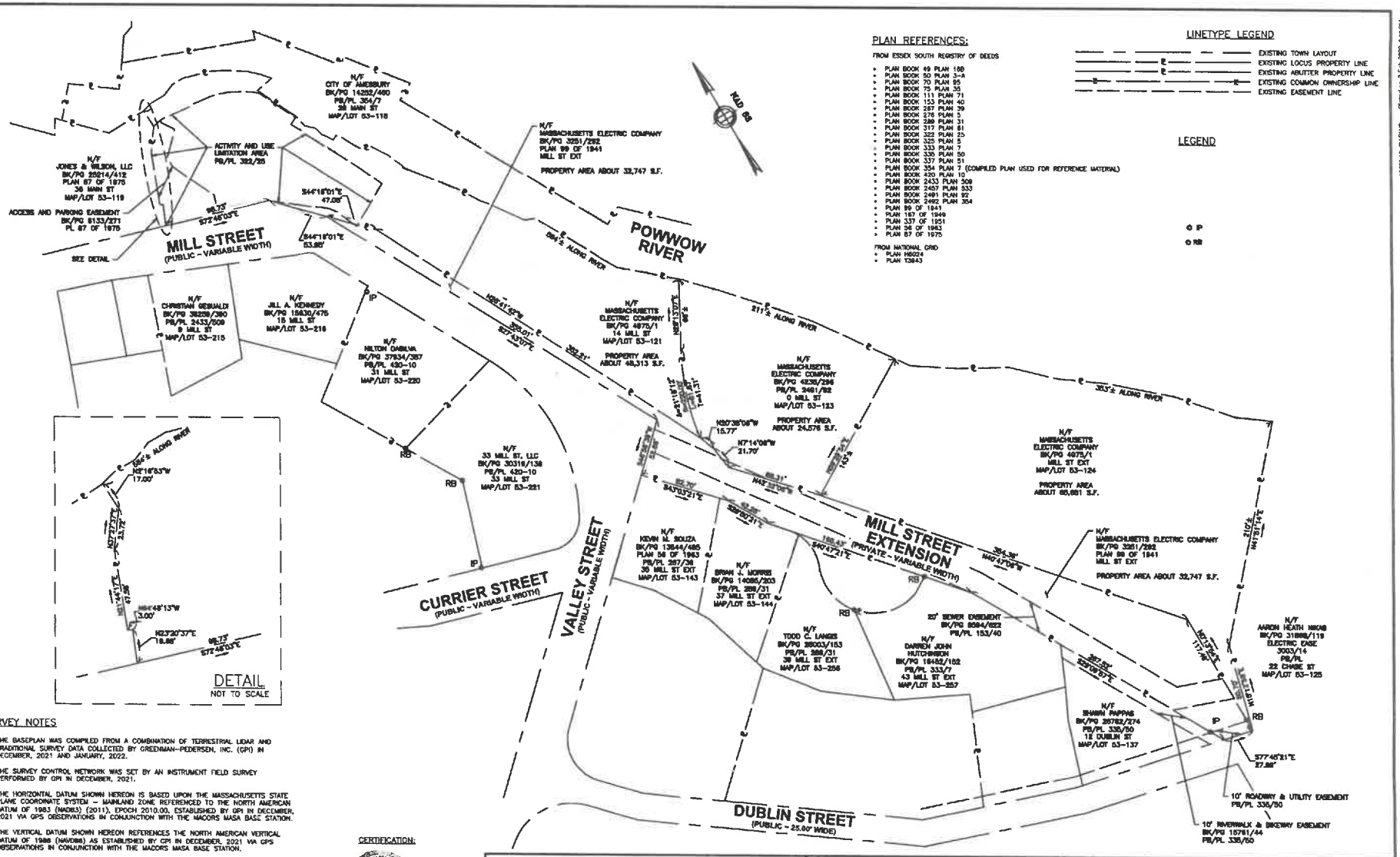
Project No.	Checked	Date
211340.01	CAF	09/09/2025
Drawn	Approved	Scale
BA	SPD	AS SHOWN

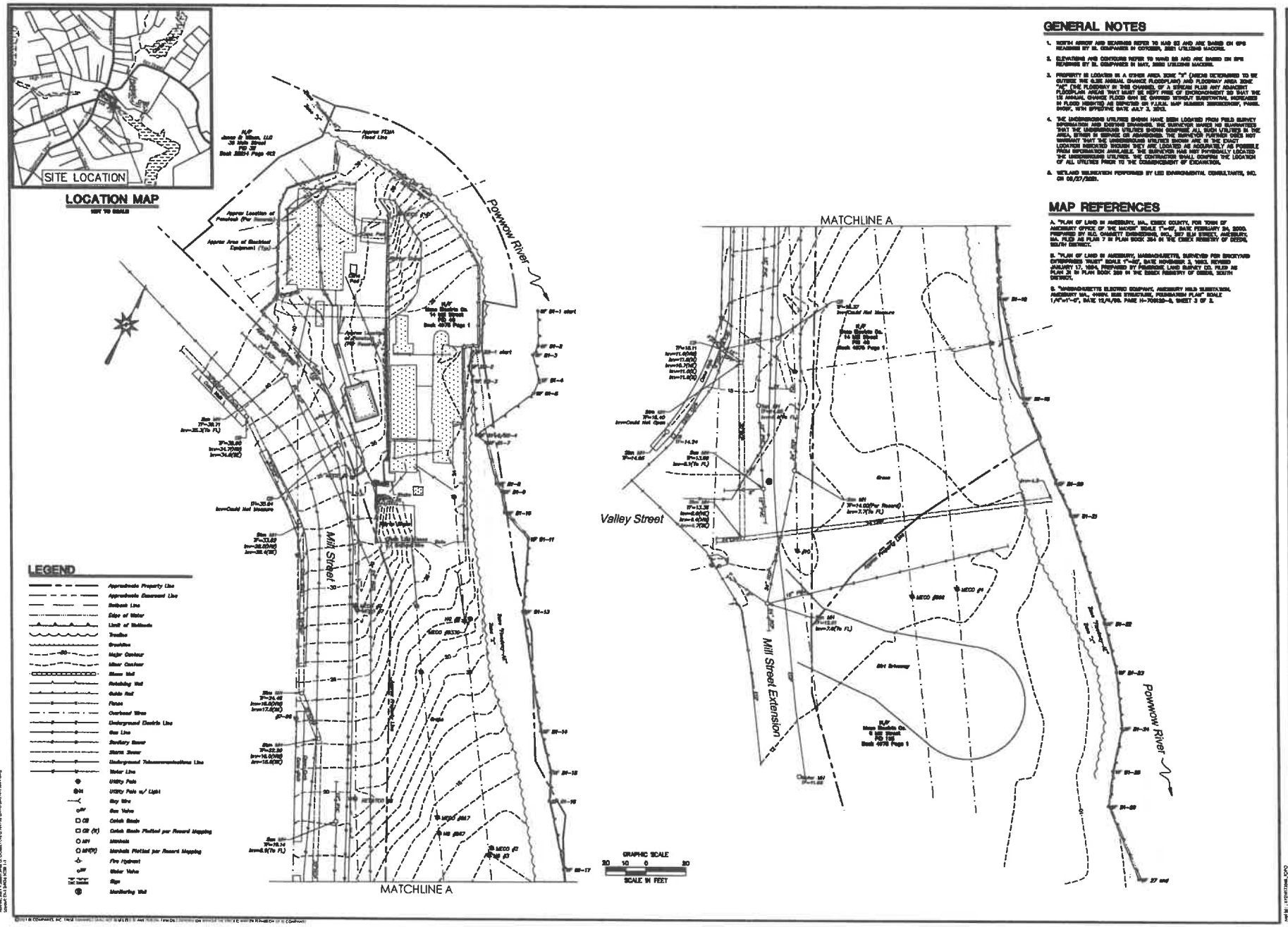
SEAN P. DONLON No. 49901 REGISTERED PROFESSIONAL ENGINEER
Seal 09/09/2025

Drawing No.

G-1

SURVEY BY OTHERS
SEE NOTE 1


PLAN REFERENCES:
FROM ESSEX SOUTH REGISTRY OF DEEDS
• PLAN BOOK 69 PLAN 188
• PLAN BOOK 50 PLAN 3-A
• PLAN BOOK 70 PLAN 95
• PLAN BOOK 75 PLAN 35
• PLAN BOOK 111 PLAN 71
• PLAN BOOK 153 PLAN 40
• PLAN BOOK 287 PLAN 39
• PLAN BOOK 276 PLAN 5
• PLAN BOOK 280 PLAN 31
• PLAN BOOK 317 PLAN 81
• PLAN BOOK 322 PLAN 25
• PLAN BOOK 325 PLAN 5
• PLAN BOOK 333 PLAN 7
• PLAN BOOK 335 PLAN 50
• PLAN BOOK 337 PLAN 51
• PLAN BOOK 354 PLAN 7 (COMPILED PLAN USED FOR REFERENCE MATERIAL)
• PLAN BOOK 420 PLAN 10
• PLAN BOOK 2433 PLAN 508
• PLAN BOOK 2457 PLAN 533
• PLAN BOOK 2491 PLAN 92
• PLAN BOOK 2492 PLAN 354
• PLAN 99 OF 1941
• PLAN 167 OF 1949
• PLAN 337 OF 1951
• PLAN 36 OF 1963
• PLAN 87 OF 1975
FROM NATIONAL GRID
• PLAN H6024
• PLAN T3843
LINETYPE LEGEND
EXISTING TOWN LAYOUT
EXISTING LOCUS PROPERTY LINE
EXISTING ABUTTER PROPERTY LINE
EXISTING COMMON OWNERSHIP LINE
EXISTING EASEMENT LINE
LEGEND
IP
RB
MILL STREET
(PUBLIC - VARIABLE WIDTH)
POWWOW RIVER
MILL STREET EXTENSION
(PRIVATE - VARIABLE WIDTH)
CURRIER STREET
(PUBLIC - VARIABLE WIDTH)
VALLEY STREET
(PUBLIC - VARIABLE WIDTH)
DUBLIN STREET
(PUBLIC - 25.00' WIDE)
DETAIL
NOT TO SCALE
SURVEY NOTES
1. THE BASEPLAN WAS COMPILED FROM A COMBINATION OF TERRESTRIAL LIDAR AND TRADITIONAL SURVEY DATA COLLECTED BY GREENMAN-PEDERSEN, INC. (GPI) IN DECEMBER, 2021 AND JANUARY, 2022.
2. THE SURVEY CONTROL NETWORK WAS SET BY AN INSTRUMENT FIELD SURVEY PERFORMED BY GPI IN DECEMBER, 2021.
3. THE HORIZONTAL DATUM SHOWN HEREON IS BASED UPON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM - MAINLAND ZONE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) (2011), EPOCH 2010.00, ESTABLISHED BY GPI IN DECEMBER, 2021 VIA GPS OBSERVATIONS IN CONJUNCTION WITH THE MACORS MASA BASE STATION.
4. THE VERTICAL DATUM SHOWN HEREON REFERENCES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED BY GPI IN DECEMBER, 2021 VIA GPS OBSERVATIONS IN CONJUNCTION WITH THE MACORS MASA BASE STATION.
5. THE UNITS SHOWN HEREIN ARE US SURVEY FEET.
6. LOCUS PROPERTY LINES AND THE RIGHTS-OF-WAY WERE ESTABLISHED VIA CADASTRAL SURVEY, FOUND MONUMENTATION AND RECORD INFORMATION INCLUDING LAYOUT PLANS, DEEDS AND PLANS OBTAINED AT THE SOUTHERN ESSEX COUNTY REGISTRY OF DEEDS.
7. SUBSURFACE UTILITY INFORMATION NOT SHOWN ON THIS PLAN. GPI ASSUMES NO RESPONSIBILITY FOR UNDERGROUND UTILITIES NOT DEPICTED ON THIS PLAN.
8. CONTACT "DIG SAFE" AT 1 (888) 344-7233 PRIOR TO CONSTRUCTION.
CERTIFICATION:
JEFFREY P. BRADFORD, P.L.S.
REG. NO. 41882
GREENMAN-PEDERSEN, INC.
SCALE: 1" = 40'
PREPARED BY:
GPI
Engineering
Design
Planning
Construction Management
978.570.2222 GPINET.COM
Greenman-Pedersen, Inc.
181 Ballardvale Street
Suite 202
Wilmington, MA 01887
PREPARED FOR:
nationalgrid
MASSACHUSETTS ELECTRIC COMPANY
d/b/a NATIONAL GRID
40 SYLVAN ROAD
WALTHAM, MASSACHUSETTS 02451
FILE NAME: 19030.1B_SV.DWG
FIELD CHIEF: EPG
DRAWN BY: MCS/JPB
CHECKED BY: JPB
DATE: FEBRUARY 2, 2022
BOUNDARY PLAN OF LAND
MILL STREET SUBSTATION
IN THE CITY OF
AMESBURY, MASSACHUSETTS
ESSEX COUNTY
1 OF 1



Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-3615 Fax

LAND OF
MASSACHUSETTS ELECTRIC COMPANY
14 MILL STREET
AMESBURY, ESSEX COUNTY, MASSACHUSETTS

No	Revisions	Date

Surveyed	JW
Drawn	JW
Reviewed	PJC
Scale	1"=20'
Project No	2109.733
Date	10/19/2021
CAD File	8421017.DWG

Title
EXISTING CONDITIONS MAP

Sheet No.
EX-1

GENERAL CIVIL NOTES

PART 1 - GENERAL REQUIREMENTS AND DESIGN CRITERIA

1.1 SCOPE OF WORK (FOR REFERENCE ONLY, REFER TO PLANS)
- A. PROVIDE TEMPORARY CONSTRUCTION FACILITIES AS REQUIRED.
- B. INSTALL ALL NECESSARY EROSION AND SEDIMENTATION CONTROLS.
- C. REMOVE AND DISPOSE ALL EXISTING SITE FEATURES AS INDICATED ON THE PLANS.
- D. INSTALL PROPOSED UTILITIES.
- E. PREPARE BASE MATERIAL AND INSTALL SUBSTATION EQUIPMENT & APPURTENANCES.
- F. PERFORM FINE GRADING.
- G. INSTALL SURFACE MATERIALS AS INDICATED.
- H. REMOVE EROSION AND SEDIMENTATION CONTROLS ONCE SITE IS COMPLETELY STABILIZED.

1.2 GENERAL
- A. THE PROPOSED WORK INDICATED HEREIN SHALL BE CONSISTENT WITH ALL RELEVANT CITY PERMITS AND APPROVALS. PERMITS AND APPROVALS SHALL BE OBTAINED PRIOR TO PROCEEDING WITH ANY AFFECTED WORK RELATED TO THE PROJECT.
- B. THE TERM "CONTRACTOR" REFERS TO NATIONAL GRID OR OTHER CONTRACTOR DESIGNATED BY NATIONAL GRID TO COMPLETE THE WORK.
- C. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY WORKS REQUIRED FOR CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, TEMPORARY PEDESTRIAN FACILITIES & TEMPORARY FENCING AND SITE ACCESS.
- D. DEFICIENT WORK AND/OR WORK NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPENSATE THE OWNER FOR SERVICES RESULTING FROM DEFICIENT WORK, REVIEW OF MODIFICATIONS/CONTRACTOR SUBSTITUTION, OR EXPEDITING OF SUBMITTALS.
- E. COST OF INVESTIGATION AND/OR REDESIGN INCURRED BY THE ENGINEER OF RECORD DUE TO CONTRACTOR ERRORS WILL BE AT THE CONTRACTOR'S EXPENSE.
- F. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND LOCAL REQUIREMENTS. CONTRACTOR MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES AND ALL WORKER SAFETY STANDARDS. WORK SHALL NOT COMMENCE UNTIL ALL PERMITS REQUIRED FOR THE SUBJECT PORTION OF THE WORK ARE OBTAINED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL REQUIRED PERMITS AND/OR EVIDENCE OF COMPLIANCE WITH APPLICABLE REGULATIONS ON SITE AT ALL TIMES DURING THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL CONSTRUCTION PERMITS NOT FURNISHED BY THE OWNER, PRIOR TO THE START OF ANY CONSTRUCTION. ALL FEES AND PERMITS SHALL BE PAID FOR BY THE CONTRACTOR.
- G. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.
- H. CONTRACTOR IS TO PROTECT ALL SITE FEATURES UNLESS OTHERWISE NOTED ON THE PLAN INCLUDING BUT NOT LIMITED TO CURBS, PAVEMENT, SIGNS, LANDSCAPED AREAS ETC., AND IS TO RESTORE ANY FEATURES THAT ARE DISTURBED BY THE CONTRACTOR'S OPERATIONS TO THEIR ORIGINAL CONDITION OR BETTER.
- I. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WHILE WORKING IN PUBLIC AND PRIVATE ROW OR ADJOINING PROPERTIES. ALL SIGNAGE AND TRAFFIC CONTROL DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATIONS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, ANY APPLICABLE MASSDOT TRAFFIC CONTROL DESIGN CRITERIA, OR REQUIREMENTS OF THE CITY OF AMESBURY AS APPLICABLE.
- J. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. SPECIAL PRECAUTIONS MAY BE REQUIRED IN THE VICINITY OF POWER LINES AND OTHER UTILITIES.
- K. TRUCKING ON OR ABOUT THE SITE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH EQUIPMENT AND MATERIALS. THE STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED UPON BY THE OWNER AND CONTRACTOR.
- L. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS / DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND LOCAL REGULATIONS AND REQUIREMENTS.
- M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- N. THE CONTRACTOR SHALL NOT RESTRICT ACCESS TO ADJOINING AREAS OF THE PROPERTY DURING DEMOLITION OR CONSTRUCTION. ACCESS SHALL BE MAINTAINED SO AS NOT TO INTERRUPT NORMAL PEDESTRIAN MOVEMENTS TO ADJACENT FACILITIES. FURNISH AND INSTALL ALL MATERIALS, EQUIPMENT, AND LABOR AS REQUIRED TO MAINTAIN ACCESS.
- O. RESTORE ALL ACCESS ROADS, LANDSCAPED AREAS, AND SIDEWALKS OUTSIDE OF THE LIMIT OF WORK DAMAGED DURING CONSTRUCTION.
- P. ALL NOTES APPLY TO ALL CONSTRUCTION PLANS.

1.3 EXISTING CONDITIONS, SURVEY, ELEVATIONS, & DIMENSIONS
- A. ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. DIMENSIONS AND ELEVATIONS NOTED IN THE CONTRACT DOCUMENTS AS (+/-) AND ALL FIELD CONDITIONS SHALL BE VERIFIED IN THE FIELD (VIF) BY THE CONTRACTOR PRIOR TO THE SUBMISSIONS OF SHOP DRAWINGS. UPON RECEIPT OF SHOP DRAWINGS, THE ENGINEER HAS THE RIGHT TO ASSUME THAT ALL FIELD DIMENSIONS, ELEVATIONS AND CONDITIONS HAVE BEEN VERIFIED BY THE CONTRACTOR AND THAT THE SHOP DRAWINGS ACCURATELY REFLECT SUCH VERIFICATIONS UNLESS STATED OTHERWISE ON THE SHOP DRAWINGS. CONTRACTOR SHALL SPECIFY COMPONENTS TO BE CUT TO FIT IN FIELD ON SHOP DRAWINGS.
- B. EXISTING TOPOGRAPHIC AND SUBSURFACE UTILITY INFORMATION WITHIN THE LIMITS OF WORK ARE BASED UPON ELECTRONIC FILES, PREPARED BY BL COMPANIES IN OCTOBER 2021.
- C. WETLAND DELINEATION PERFORMED BY LEC ENVIRONMENTAL CONSULTANTS IN SEPTEMBER 2021 AND IS SHOWN IN THE ELECTRONIC SURVEY FILE PREPARED BY BL COMPANIES.
- D. ALL ELEVATIONS INDICATED ON PLANS ARE REFERENCED TO NAVD88 DATUM.
- E. HORIZONTAL DATUM IS BASED ON MASS GRID SYSTEM, NAD 83.
- F. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY STAMPED BY A REGISTERED LICENSED SURVEYOR IN THE COMMONWEALTH OF MASSACHUSETTS OF ALL THE IMPROVEMENTS WITHIN THESE CONSTRUCTION DOCUMENTS.

1.4 BUILDING CODES AND REFERENCED STANDARDS
- A. NATIONAL GRID ENVIRONMENTAL GUIDANCE, DOCUMENT NO. EG-303NE, DATED 06 AUGUST 2020.

1.5 QUALITY ASSURANCE
- A. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH ALL APPLICABLE LAWS, AND REGULATIONS OF THE CITY OF AMESBURY AND WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. ALL SUCH REQUIREMENTS SHALL TAKE PRECEDENCE OVER THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS HEREIN EXCEPT IN CASES WHERE THE REQUIREMENTS OF THE SPECIFICATIONS ARE MORE EXACTING OR STRINGENT.
- B. TESTING OF MATERIALS AND INSPECTIONS OF INSTALLED WORK SHALL BE COMPLETED THROUGHOUT THE DURATION OF THE PROJECT, AS REQUIRED OR DIRECTED BY THE CIVIL EOR AND/OR THE CITY OF AMESBURY. THE CITY RESERVES THE RIGHT TO PERFORM INSPECTIONS AND TESTING AT ANY TIME DURING THE EXECUTION OF WORK. CONTRACTOR SHALL PROVIDE FREE AND SAFE ACCESS TO ALL RECORDS, MATERIAL STOCKPILES, AND FACILITIES FOR THE CIVIL EOR AND/OR CITY INSPECTORS.
- C. THE TESTING AGENCY SHALL SUBMIT THE RESULTS OF ALL REQUIRED EARTHWORKS TESTING TO THE CIVIL EOR AND OWNER FOR REVIEW AND APPROVAL.

PART 2 - SITE PREPARATION AND TEMPORARY EROSION AND SEDIMENTATION CONTROL

2.1 SCOPE OF WORK (FOR REFERENCE ONLY, REFER TO PLANS)
- A. INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE DRAWINGS.
- B. REMOVE EROSION AND SEDIMENTATION CONTROL MEASURES ONCE ALL SITE WORK IS COMPLETE AND FINAL GROUND COVER IS ESTABLISHED.

2.2 GENERAL
- A. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NATIONAL GRIDS ENVIRONMENTAL GUIDANCE (DOCUMENT NO. EG-303NE).
- B. CONTRACTOR IS TO MAINTAIN EROSION CONTROL MEASURES IN GOOD CONDITION TO ENSURE PROPER EROSION CONTROL DURING WORK UNTIL AFTER LAWN/PAVEMENT/VEGETATION HAS BEEN ESTABLISHED IN GRADED AREAS.
- C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT TO SURFACE DRAINS DURING CONSTRUCTION.
- D. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN-PLACE UNTIL SITE WORK IS COMPLETE AND FINAL GROUND COVER IS ESTABLISHED.
- E. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH SEDIMENT FILTER TUBE. THE LOCATION OF STOCKPILE AREAS MAY BE MODIFIED AS CONSTRUCTION PROGRESSES, HOWEVER MAY NOT BE LOCATED ON OR ON TOP OF ANY DRAINAGE OR UTILITY STRUCTURES, OR BELOW OVERHEAD UTILITIES. STOCKPILE LOCATIONS SHALL BE COORDINATED BY NATIONAL GRID.
- F. IT IS RECOMMENDED THAT THE TOPS OF STOCKPILES BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THEM UNSUITABLE FOR FILL USE.
- G. ALL DISTURBED OR EXPOSED AREAS SHALL BE STABILIZED WITH MULCH OR SEEDED FOR TEMPORARY VEGETATIVE COVER WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR HAVE TEMPORARILY BEEN SUSPENDED FOR MORE THAN 14 DAYS.
- H. A CATCH BASIN FILTER BAG SHALL BE INSTALLED IN EXISTING CATCH BASINS SUBJECT TO SEDIMENTATION. CONTRACTOR IS RESPONSIBLE TO CONTINUALLY MONITOR SEDIMENTATION FROM CONSTRUCTION ACTIVITY AND PROVIDE CATCH BASIN FILTER BAGS AS REQUIRED TO PREVENT SEDIMENTATION OF CATCH BASINS, WHETHER OR NOT THOSE CATCH BASINS ARE INDICATED HEREIN. INLET PROTECTION TO BE PROVIDED FOR THE DRAINAGE SYSTEM UNTIL ALL WORK HAS BEEN COMPLETED AND LAWNS ESTABLISHED.
- I. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND CLEANED/REPAIRED AS NEEDED THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTION SHALL TAKE PLACE WITHIN 24 HOURS AFTER A RAINFALL EVENT OF GREATER THAN 0.25 IN. OF RAINFALL WITHIN A 24 HOUR PERIOD.
- J. THE CONTRACTOR SHALL KEEP ON-SITE AT ALL TIMES ADDITIONAL EXTRA SEDIMENT FILTER TUBE TO MITIGATE ANY EMERGENCY OR REPAIR CONDITION.
- K. UNLESS OTHERWISE PROTED, ALL PROPOSED TEMPORARY SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL MATTING, INCLUDING AT THE TOE OF THE TEMPORARY SOE.
- L. THE AREA OF ENTRANCE AND EXIT TO AND FROM THE CONSTRUCTION AREA SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ANY PUBLIC WAY OR BUFFER ZONE. ALL SEDIMENT SPILLED, DROPPED WASHED OR TRACKED ONTO A PUBLIC WAY MUST BE REMOVED IMMEDIATELY.
- M. STOCKPILE OF TOPSOIL OR SUBSOIL SHALL BE SEEDED WITH ANNUAL RYE GRASS IF LEFT OVER 30 DAYS TO MINIMIZE SILTATION.

PART 3 – DEMOLITION, EARTHWORK, AND GRADING

3.1 SCOPE OF WORK (FOR REFERENCE ONLY, REFER TO PLANS)
- A. LOCATE ALL (E) UTILITY INFRASTRUCTURE WITHIN AREA(S) OF DEMOLITION.
- B. REMOVE & DISPOSE (E) SURFACING AS INDICATED ON THE PLANS
- C. REMOVE DEMOLISHED MATERIALS, SURPLUS SOIL MATERIAL, AND WASTE MATERIALS, INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE THEM OFF SITE.
- D. MAINTAIN/PROTECT (E) SITE FEATURES AND UTILITIES AS NOTED.
- E. EXCAVATE FOR (P) UTILITIES.
- F. COMPACT SUBGRADE AND INSTALL BACKFILL FOR (P) UTILITIES.
- G. PERFORM FINE GRADING AND INSTALL PROPOSED SURFACE MATERIAL AS INDICATED ON THE PLANS.

3.2 GENERAL
- A. INSTALL ALL NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO THE START OF ANY DEMOLITION/GRADING ACTIVITIES. REFER TO EROSION CONTROL PLAN FOR ADDITIONAL DETAILS.
- B. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE OWNER, AND UTILITY COMPANIES AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY DIG-SAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION. DIG-SAFE CAN BE CONTACTED AT 1.888.344.7233, FAX 1.800.322.4844.
- C. EXISTING TOPOGRAPHY, STRUCTURES, AND SITE FEATURES ARE SHOWN SCREENED AND/OR LIGHT-LINED. PROPOSED STRUCTURES AND SITE FEATURES ARE SHOWN HEAVY-LINED.
- D. DO NOT INTERRUPT UTILITIES SERVING OWNER'S FACILITIES, OR OTHER FACILITIES UNLESS PERMITTED IN WRITING BY OWNER. UTILITY OWNER, AND OWNER OF FACILITIES BEING SERVED BY THE UTILITY, PROVIDE TEMPORARY UTILITY SERVICES AS REQUIRED.
- E. THE CONTRACTOR SHALL CLEAN UP THE CONSTRUCTION SITE DAILY AND THE SITE SHALL BE KEPT IN A NEAT AND ORDERLY CONDITION.
- F. REMOVE SURPLUS SOIL MATERIAL, CONCRETE, UNSUITABLE TOPSOIL, TRASH, AND OTHER DEBRIS AND LEGALLY DISPOSE OF THEM OFF SITE.
- G. PROTECT ALL OPEN TRENCHES AND EXCAVATIONS UNLESS IN AREAS OF ACTIVE CONSTRUCTION. PROVIDE ADEQUATE BRACING AND SHORING AS REQUIRED OF ALL EXCAVATIONS IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS. SLOPE ALL EXCAVATIONS PER OSHA. CONTRACTOR TO OBTAIN ANY REQUIRED TRENCH OR EXCAVATION PERMIT AS APPLICABLE.
- H. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ANY TEMPORARY SUPPORT OF EXCAVATION (SOE). SUBMIT SOE DESIGN STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MASSACHUSETTS TO THE EOR FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- I. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING ALL EXISTING UTILITIES WITHIN PROPOSED AREAS OF EXCAVATION PRIOR TO CONSTRUCTION AND TAKE PRECAUTION TO NOT DAMAGE ANY EXISTING UTILITIES AS PART OF THE PROPOSED WORK.
- J. STOP WORK IN THE VICINITY OF SUSPECTED CONTAMINATED SOIL. IMMEDIATELY NOTIFY THE OWNER AND EOR SO THAT APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN. RESUME WORK IN THE IMMEDIATE VICINITY ONLY UPON DIRECTION BY THE OWNER AND EOR.
- K. THE CONTRACTOR SHALL EXERCISE CARE WHEN OPERATING EQUIPMENT ADJACENT TO (E) STRUCTURES SO AS NOT TO CAUSE DAMAGE OR DISPLACEMENT. IF THE CONTRACTOR'S PLACEMENT AND COMPACTION OPERATIONS RESULT IN DAMAGE TO THE STRUCTURES, THE CONTRACTOR SHALL BE REQUIRED TO REPAIR ALL DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
- L. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE SOIL MATERIALS AND OBSTRUCTIONS. OBSTRUCTIONS MAY INCLUDE BUT ARE NOT LIMITED TO COBBLES, REINFORCED CONCRETE, BOULDERS, ETC.
- M. ALL MATERIAL TO BE PLACED IN MAXIMUM OF 6" LIFTS AND COMPACTED TO 95% (MINIMUM) OF STANDARD PROCTOR MAXIMUM DRY DENSITY PER ASTM D698 BEFORE PLACING NEXT LIFT. UNIFORMLY MOISTEN OR AERATE EACH SUBSEQUENT BACKFILL SOIL LAYER BEFORE COMPACTION TO WITHIN 2% OF OPTIMUM MOISTURE CONTENT. WHEN MOISTURE CONTENT IS EXCESSIVE, DEFER COMPACTION UNTIL THE MATERIAL HAS DRIED TO SUITABLE MOISTURE CONTENT. NATURAL DRYING MAY BE ACCELERATED BY MANIPULATION TO INCREASE THE RATE OF EVAPORATION, OR BY BLENDING SIMILAR MATERIALS FROM A DRY STOCKPILE. IF DRYING IS ACCOMPLISHED BY BLENDING IN A DRY MATERIAL, TAKE CARE NOT TO EXCEED THE SPECIFIED MAXIMUM LAYER THICKNESS FOR COMPACTION. REMOVE ANY EXCESS MATERIAL FROM THE LAYER BEFORE COMPACTION.
- N. PROPOSED GRADES TO BLEND SMOOTHLY WITH EXISTING GRADES.
- O. EXISTING GRADES SHALL BE MATCHED ALONG THE LIMITS OF CONSTRUCTION AND AS INDICATED ON THE PLANS.
- P. SOILS IMPORTED INTO THE SITE FOR BACKFILL SHALL BE CLEAN AND FREE OF ORGANIC MATERIALS.
- Q. NO SLOPE SHALL EXCEED A 3:1 SLOPE.
- R. CONSTRUCTION SHALL PROCEED SUCH THAT ALL STORMWATER FACILITIES WITHIN A WATERSHED AREA ARE IN PLACE AND OPERATIONAL PRIOR TO CONSTRUCTION OF IMPERVIOUS SURFACES WITHIN THAT AREA.

PART 4 - UTILITIES

5.1 SCOPE OF WORK (FOR REFERENCE ONLY, REFER TO PLANS)
- A. PROTECT ALL (P) AND (E) UTILITIES DURING CONSTRUCTION.
- B. INSTALL UTILITIES FOR PROPOSED SUBSTATION (DESIGN OF UTILITIES FOR SUBSTATION BY NATIONAL GRID).

5.2 GENERAL
- A. DESIGN, LAYOUT, AND INSTALLATION OF ALL EQUIPMENT AND UTILITIES RELATED TO THE TEMPORARY SUBSTATION IS BY NATIONAL GRID AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- B. ALL UTILITIES SHALL BE KEPT IN OPERATION EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE UTILITY OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE (E) UTILITIES AND ANY AND ALL DAMAGE TO (E) UTILITIES AS A RESULT OF THE CONTRACTOR'S ACTIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

PART 5 - MATERIALS AND PRODUCTS

GRAVEL	PER MHD M1.03.1
CRUSHED STONE	PER MHD M2.01.4 OR AASHTO NO. 57 STONE
SAND BEDDING	PER NATIONAL GRID REQUIREMENTS
CB FILTER BAG	CATCH BASIN FILTER BAG SHALL BE "SILTSACK" HIGH FLOW, MANUFACTURED BY SI GEOSOLUTIONS, ACF ENVIRONMENTAL, TERRAFIX GEOSYNTHETICS INC. OR APPROVED EQUAL.
SEDIMENT FILTER TUBE	SEDIMENT FILTER TUBE SHALL BE MULTI-FILAMENT, POLYPROPYLENE, W/ 100% STRENGTH FROM UV EXPOSURE AT 1000 HRS, MANUFACTURED BY FILTRESS, MVK SILT SOCK, GEI WORKS, OR APPROVED EQUAL.
SUITABLE BACKFILL	SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS, FREE OF ROCK OR GRAVEL LARGER THAN 3 IN. IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER. ONSITE MISCELLANEOUS FILL MAY BE USED AS BACKFILL UPON APPROVAL FROM ENGINEER OF RECORD.
FILTER FABRIC	NON-WOVEN GEOTEXTILE MEETING THE REQUIREMENTS OF AASHTO M288-06 CLASS 2.
WARNING TAPE	ACID- AND ALKALINE-RESISTANT, POLYETHYLENE FILM MANUFACTURED FOR MARKING AND IDENTIFYING UNDERGROUND UTILITIES. 6 IN. WIDE AND 4 MILS THICK.

*SUBMIT ALL PRODUCTS TO THE EOR FOR REVIEW AND APPROVAL, INCLUDING ANY PRODUCTS NOT SPECIFIED HEREIN.

ABBREVIATIONS

APPROX	APPROXIMATE
BM	BENCH MARK
(E)	EXISTING
E & S	EROSION AND SEDIMENTATION
EOR	ENGINEER OF RECORD
LOW	LIMIT OF WORK
MAX	MAXIMUM
ME	MATCH EXISTING
MIN	MINIMUM
NTS	NOT TO SCALE
(P)	PROPOSED
TEMP	TEMPORARY
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WF	WETLAND FLAG

LEGEND

- APPROXIMATE LIMIT OF WORK
- WETLAND BUFFER
- PROPERTY LINE
- PROPERTY SETBACK
- WETLAND LIMITS
- (E) OVERHEAD POWER UTILITY LINES
- (E) CONTOUR
- (E) TREELINE
- (P) CHAIN LINK FENCE
- 95 (P) SEDIMENT FILTER TUBE
- 20 (P) CONTOUR
- (P) DEMO
- (P) CRUSHED STONE
- (P) GRAVEL

SIMPSON GUMPERTZ & HEGER
480 Totten Pond Road
Waltham, MA 02451
781.907.9000
sgh.com

Consultant

NOT FOR CONSTRUCTION

No.	Date	Description	By
A	09/09/25	ISSUED FOR PERMIT	SPD

NATIONAL GRID TEMPORARY SUBSTATION

D & 14 MILL STREET
AMESBURY, MA

Project

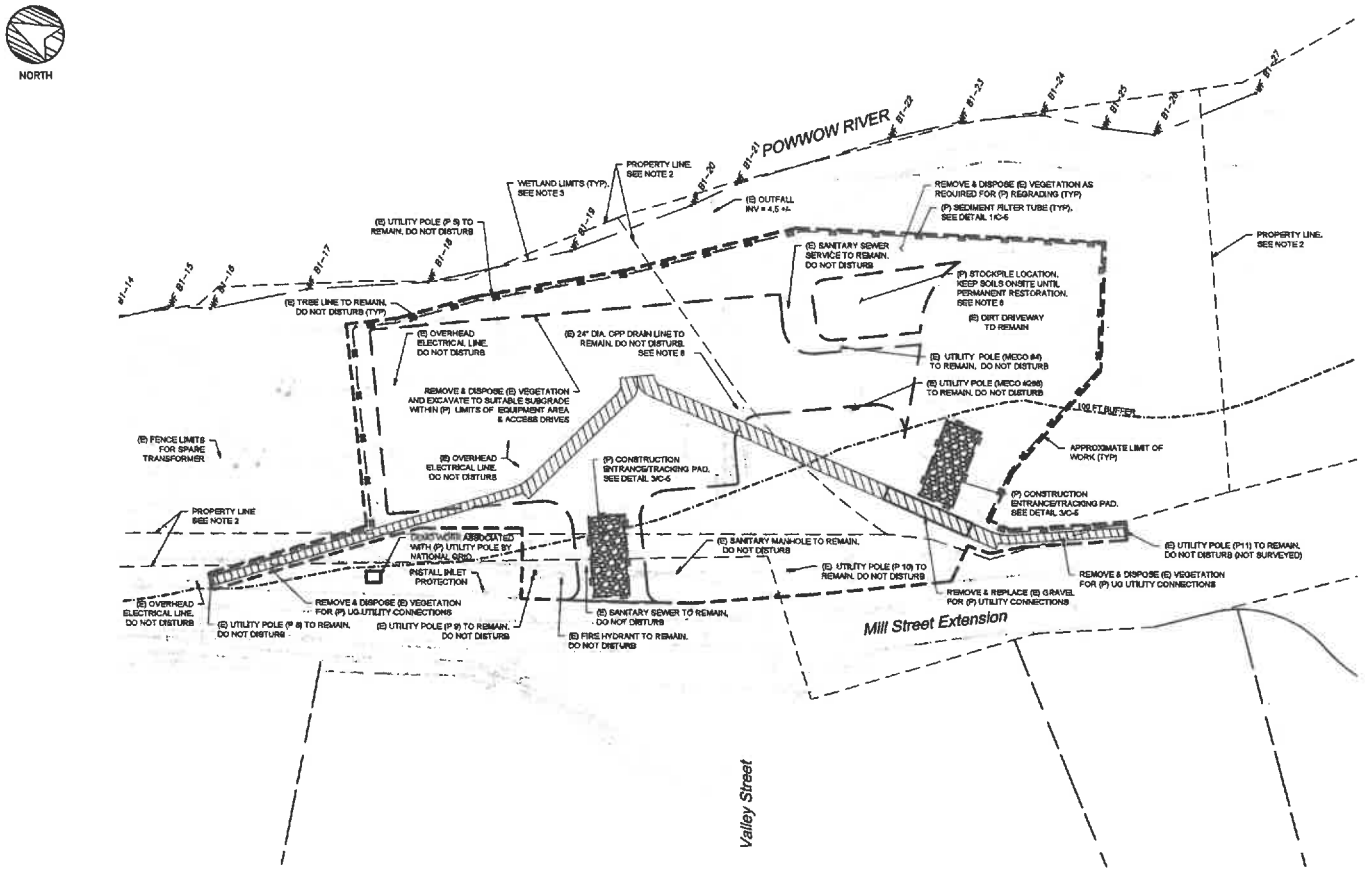
CIVIL GENERAL NOTES

Drawing Title

Project No. 211340.01	Checked CAC	Date 09/09/2025
Drawn BA	Approved SPD	Scale NTS

Drawing No. C-0

SEAN P. DONLON No. 49501 REGISTERED PROFESSIONAL ENGINEER
Seal 09/09/2025



GENERAL NOTES:

1. EXISTING TOPOGRAPHIC AND SUBSURFACE UTILITY INFORMATION WITHIN THE LIMITS OF WORK ARE BASED UPON ELECTRONIC FILES, PREPARED BY BL COMPANIES IN OCTOBER 2021.
2. PROPERTY BOUNDARY AND DEED INFORMATION BASED ON A PLAN TITLED "BOUNDARY PLAN OF LAND MILL STREET SUBSTATION" PREPARED BY GREENMAN PEDERSEN, INC. AND DATED 2 FEBRUARY 2022.
3. WETLAND DELINEATION PERFORMED BY LEC ENVIRONMENTAL CONSULTANTS IN SEPTEMBER 2021 AND IS SHOWN IN THE ELECTRONIC SURVEY FILE PREPARED BY BL COMPANIES.
4. THE ENTIRE PROJECT IS LOCATED WITHIN THE 200FT RIVERFRONT AREA.
5. PORTIONS OF THE PROPOSED WORK ARE LOCATED WITHIN FEMA FLOOD X (NO BFE) PER THE FEMA FLOOD INSURANCE RATE MAP NO. 25009C0106G, DATED 06 JULY 2025. THE AE FLOOD ZONE LIMIT FOR THE POWWOW RIVER IS APPROXIMATELY ELEVATION 10.5+/- (NAVD88).
6. CONTRACTOR SHALL NOT STOCKPILE MATERIAL BELOW OVERHEAD UTILITIES OR AT LOCATIONS THAT MAY CAUSE DAMAGE TO OTHER EXISTING STRUCTURES OR UTILITIES. STOCKPILE LOCATIONS ARE SUBJECT TO CHANGE AND SHALL BE COORDINATED BY NATIONAL GRID. SEE C-8 FOR ADDITIONAL REQUIREMENTS.
7. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS FOR WORK WITHIN THE RIGHT OF WAY.
8. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING DRAIN LINE IN FIELD PRIOR TO FENCE INSTALLATION. NOTIFY EOR OF ANY DISCREPANCIES.
9. RESTORATION WILL INCLUDE THE REMOVAL OF INSTALLED MATERIAL AND RESTORING TO PRE-CONSTRUCTION CONDITION.

SIMPSON GUMPERTZ & HEGER
480 Totten Pond Road
Waltham, MA 02451
781.907.9000
sgh.com

Consultant

NOT FOR CONSTRUCTION

No.	Date	Description	By
A	[illegible]	ISSUED FOR PERMIT	SPD

NATIONAL GRID TEMPORARY SUBSTATION

0 & 14 MILL STREET
AMESBURY, MA

Project

DEMO, SITE PREP AND E&S PLAN

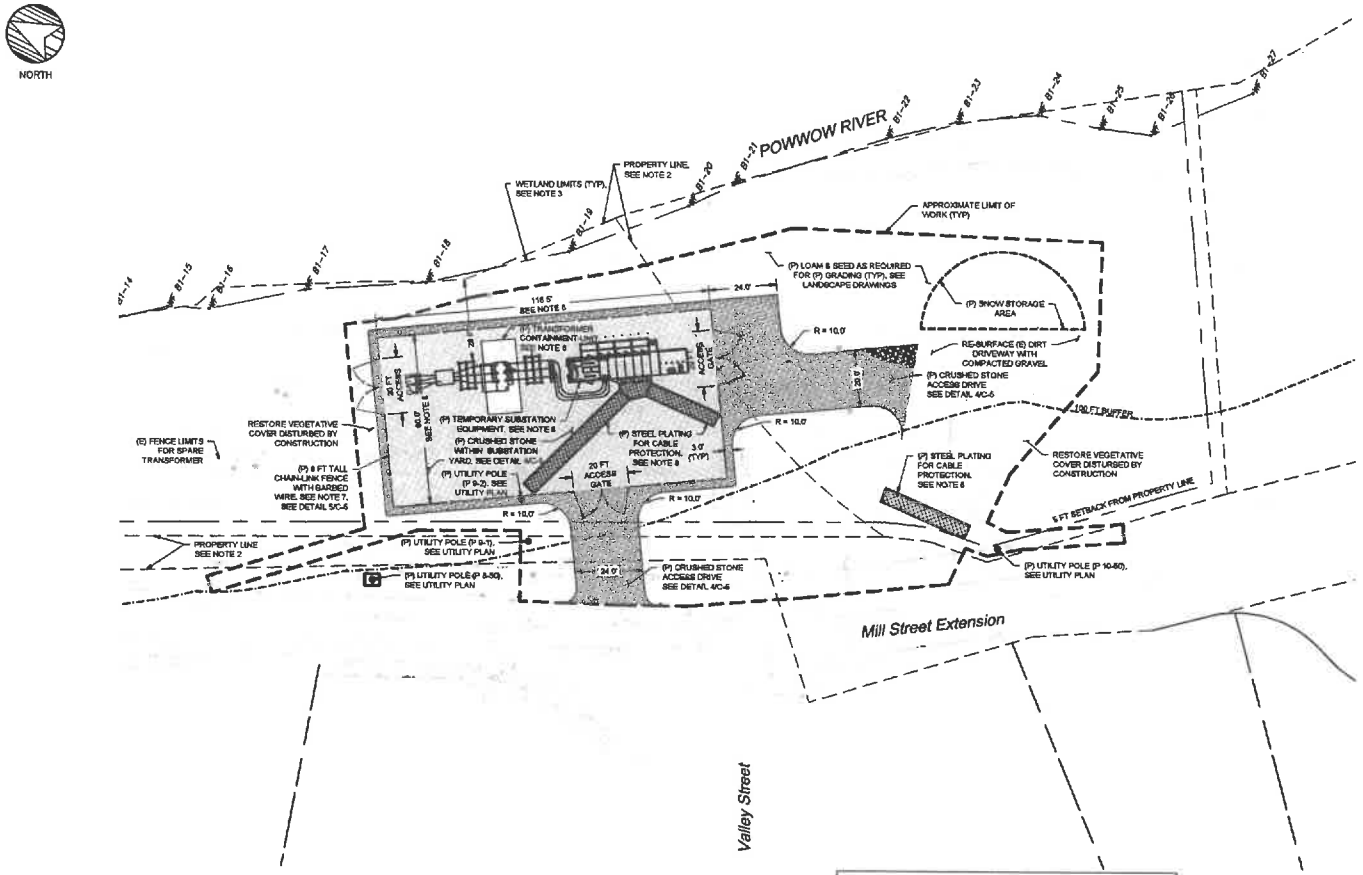
Drawing Title

Project No.	Checked	Date
211340.01	CAC	09/09/2025
Drawn	Approved	Scale
BA	SPD	AS SHOWN

COMMONWEALTH OF MASSACHUSETTS
SEAN P. DORLON
No. 46801
REGISTERED PROFESSIONAL ENGINEER
Seal 09/09/2025

Drawing No.

C-1



GENERAL NOTES:

1. EXISTING TOPOGRAPHIC AND SUBSURFACE UTILITY INFORMATION WITHIN THE LIMITS OF WORK ARE BASED UPON ELECTRONIC FILES, PREPARED BY BL COMPANIES IN OCTOBER 2021.
2. PROPERTY BOUNDARY AND DEED INFORMATION BASED ON A PLAN TITLED "BOUNDARY PLAN OF LAND MILL STREET SUBSTATION" PREPARED BY GREENMAN PEDERSEN, INC. AND DATED 2 FEBRUARY 2022.
3. WETLAND DELINEATION PERFORMED BY LEC ENVIRONMENTAL CONSULTANTS IN SEPTEMBER 2021 AND IS SHOWN IN THE ELECTRONIC SURVEY FILE PREPARED BY BL COMPANIES.
4. THE ENTIRE PROJECT IS LOCATED WITHIN THE 200FT RIVERFRONT AREA.
5. PORTIONS OF THE PROPOSED WORK ARE LOCATED WITHIN FEMA FLOOD X (NO BFE) PER THE FEMA FLOOD INSURANCE RATE MAP NO. 25009C0109G, DATED 09 JULY 2025. THE AE FLOOD ZONE LIMIT FOR THE POWWOW RIVER IS APPROXIMATELY ELEVATION 10.5+/- (NAVD88).
6. OVERALL DIMENSIONS OF TEMPORARY SUBSTATION, EQUIPMENT LAYOUT, EQUIPMENT FOUNDATIONS/PADS, AND CONTAINMENT UNIT REQUIREMENTS AND SIZING ARE BY NATIONAL GRID AND SHOWN FOR REFERENCE ONLY. CONTAINMENT UNIT INCLUDES A HYDROCARBON FILTER STOP VALVE.
7. (P) CHAIN LINK FENCE, GATES, AND APPURTENANCES TO BE CONSTRUCTED PER NATIONAL GRID STANDARDS AND REQUIREMENTS.
8. STEEL PLATING REQUIREMENTS FOR UNDERGROUND CABLE PROTECTION ARE BY NATIONAL GRID.
9. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS FOR WORK WITHIN THE RIGHT OF WAY.

APPLICABLE ZONING REGULATIONS		
ZONING DISTRICT	CENTRAL INDUSTRIAL (IC)	
	REQUIRED	PROVIDED
LOT AREA (SF)	40,000	SEE NOTE 2
FRONT YARD (FT)	25	51 FT
SIDE YARD (SOUTH, FT)	20	186 FT, SEE NOTE 4
SIDE YARD (NORTH, FT)	20	390 FT +/-
REAR YARD (FT)	40	28.9 FT, SEE NOTE 5
OPEN SPACE (%)	40	53% SEE NOTE 6

NOTES:
1. ZONING REGULATIONS TABLE PER THE CITY OF AMESBURY MASSACHUSETTS ZONING ORDINANCE AND MAP ADOPTED 12 APRIL 1971 WITH REVISIONS THROUGH 30 APRIL 2025, TABLE OF DIMENSIONAL AND DENSITY REGULATIONS [2008-080\2014-058].
2. LOT SIZES ARE NOT BEING ALTERED AS PART OF THIS PROJECT. BASED ON THE PLAN TITLED "BOUNDARY PLAN OF LAND MILL STREET SUBSTATION," DATED 02 FEBRUARY 2022," THE LOT SIZES APPLICABLE TO ZONING REVIEW ARE AS FOLLOWS:
   LOT 53-121 48,313 SF +/-
   LOT 53-123 24,578 SF +/-
3. ALL DIMENSIONS INDICATED ARE FROM PROPERTY LINE TO NEAREST FACE OF ABOVE GROUND SUBSTATION EQUIPMENT.
4. DIMENSION INDICATED IS FROM SOUTHERN MOST (SIDE) PROPERTY LINE. THE INDICATED DIMENSION ASSUMES THE PROPERTY LINE SEPARATING THE TWO PARCELS OWNED BY NATIONAL GRID IS NOT APPLICABLE TO THIS SETBACK.
5. THE PROPOSED LAYOUT WILL REQUIRE A VARIANCE FROM THE APPLICABLE REAR SETBACK.
6. PERCENT OPEN SPACE IS CALCULATED FOR THE TOTAL AREA OF LOTS 53-121 & 53-123 AND IS BASED ON THE BOUNDARY SURVEY (BY OTHERS), THE PROPOSED LAYOUT FOR THE TEMPORARY SUBSTATION, AND AERIAL IMAGERY.

0 20 50 100
SCALE: 1" = 20'

SIMPSON GUMPERTZ & HEGER
480 Totten Pond Road
Waltham, MA 02451
781.907.9000
sgh.com

Consultant

NOT FOR CONSTRUCTION

No.	Date	Description	By
A	09/09/25	ISSUED FOR PERMIT	SPD

NATIONAL GRID TEMPORARY SUBSTATION

0 & 14 MILL STREET
AMESBURY, MA

Project

SITE PLAN

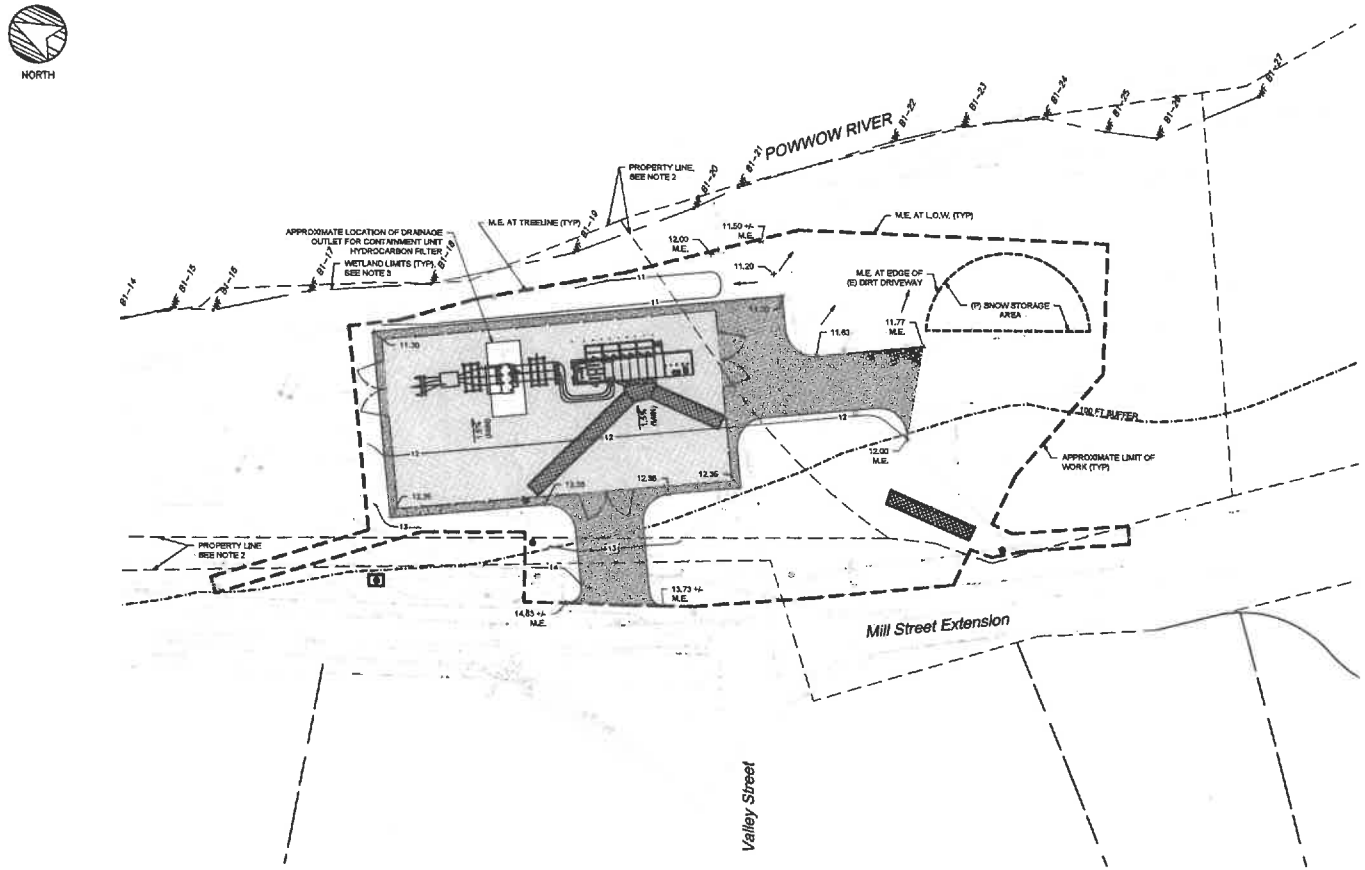
Drawing Title

Project No.	Checked	Date
211340.01	CAC	09/09/2025
Drawn	Approved	Scale
BA	SPD	AS SHOWN

Seal & Signature

Drawing No.

C-2



GENERAL NOTES:

1. EXISTING TOPOGRAPHIC AND SUBSURFACE UTILITY INFORMATION WITHIN THE LIMITS OF WORK ARE BASED UPON ELECTRONIC FILES, PREPARED BY BL COMPANIES IN OCTOBER 2021.
2. PROPERTY BOUNDARY AND DEED INFORMATION BASED ON A PLAN TITLED "BOUNDARY PLAN OF LAND MILL STREET SUBSTATION" PREPARED BY GREENMAN PEDERSEN, INC. AND DATED 2 FEBRUARY 2022.
3. WETLAND DELINEATION PERFORMED BY LEC ENVIRONMENTAL CONSULTANTS IN SEPTEMBER 2021 AND IS SHOWN IN THE ELECTRONIC SURVEY FILE PREPARED BY BL COMPANIES.
4. THE ENTIRE PROJECT IS LOCATED WITHIN THE 200FT RIVERFRONT AREA.
5. PORTIONS OF THE PROPOSED WORK ARE LOCATED WITHIN FEMA FLOOD X (NO BFE) PER THE FEMA FLOOD INSURANCE RATE MAP NO. 25009C0109G, DATED 06 JULY 2025. THE AE FLOOD ZONE LIMIT FOR THE POWWOW RIVER IS APPROXIMATELY ELEVATION 10.0+/- (NAVD88).
6. CONTRACTOR SHALL OBTAIN APPLICABLE PERMITS FOR WORK WITHIN THE RIGHT OF WAY.

0 20 50 100
SCALE: 1" = 20'

SIMPSON GUMPERTZ & HEGER
480 Totten Pond Road
Waltham, MA 02451
781.907.9000
sgh.com

Consultant

NOT FOR CONSTRUCTION

No.	Date	Description	By
A	[illegible]	ISSUED FOR PERMIT	SPD

Project

NATIONAL GRID TEMPORARY SUBSTATION
0 & 14 MILL STREET
AMESBURY, MA

Drawing Title

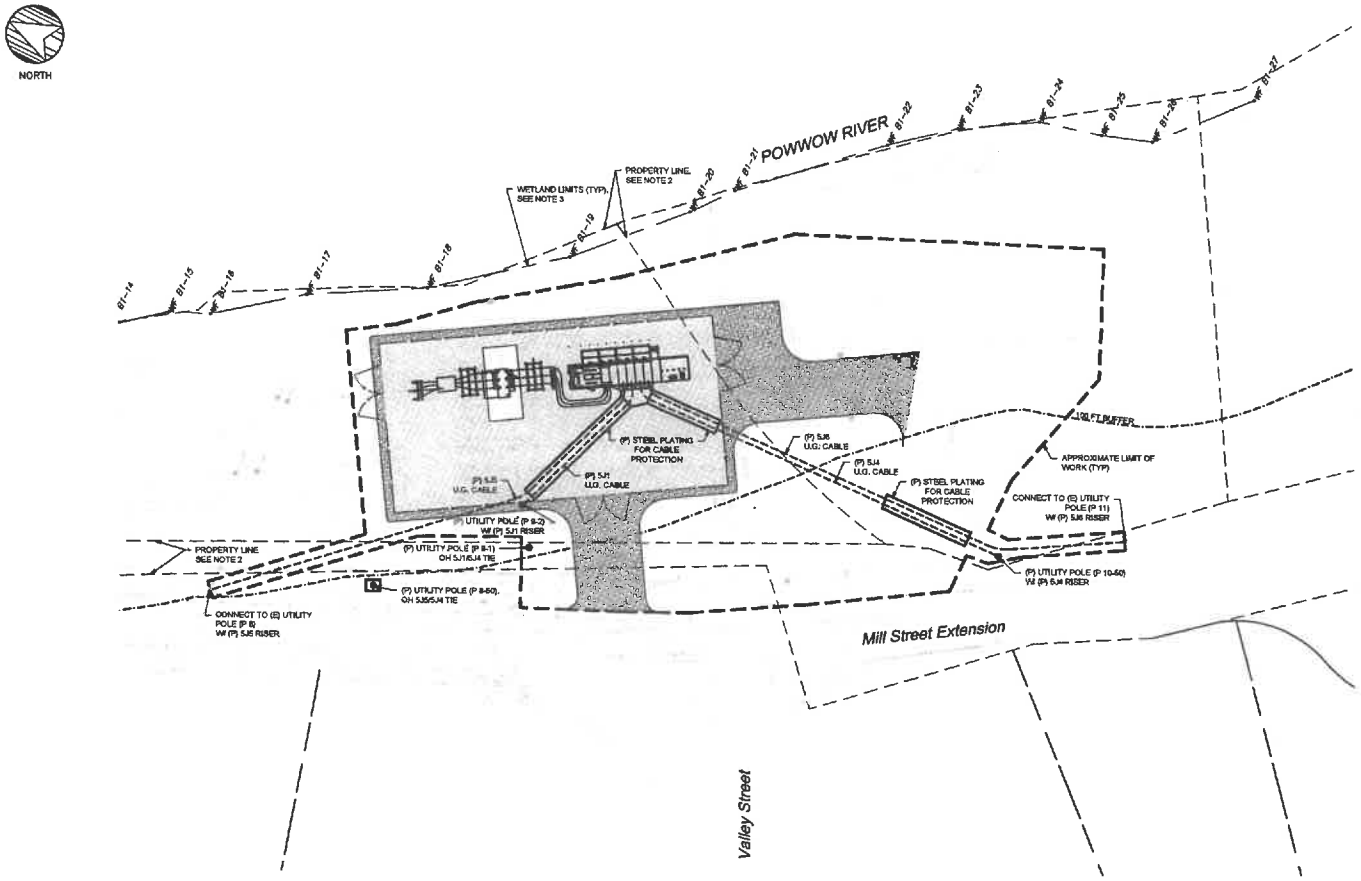
GRADING AND DRAINAGE PLAN

Project No.	Checked	Date
211340.01	CAC	09/09/2025
Drawn	Approved	Scale
BA	SPD	AS SHOWN

Seal 09/09/2025

Drawing No.

C-3



GENERAL NOTES:

1. EXISTING TOPOGRAPHIC AND SUBSURFACE UTILITY INFORMATION WITHIN THE LIMITS OF WORK ARE BASED UPON ELECTRONIC FILES, PREPARED BY BL COMPANIES IN OCTOBER 2021.
2. PROPERTY BOUNDARY AND DEED INFORMATION BASED ON A PLAN TITLED "BOUNDARY PLAN OF LAND MILL STREET SUBSTATION" PREPARED BY GREENMAN PEDERSEN, INC. AND DATED 2 FEBRUARY 2022.
3. WETLAND DELINEATION PERFORMED BY LEC ENVIRONMENTAL CONSULTANTS IN SEPTEMBER 2021 AND IS SHOWN IN THE ELECTRONIC SURVEY FILE PREPARED BY BL COMPANIES.
4. THE ENTIRE PROJECT IS LOCATED WITHIN THE 200-FT RIVERFRONT AREA.
5. PORTIONS OF THE PROPOSED WORK ARE LOCATED WITHIN FEMA FLOOD X (NO BFE) PER THE FEMA FLOOD INSURANCE RATE MAP NO. 25009C0109G, DATED 08 JULY 2025. THE AE FLOOD ZONE LIMIT FOR THE POWWOW RIVER IS APPROXIMATELY ELEVATION 10.8+- (NAVD88).
6. PROPOSED UTILITY DESIGN, UTILITY LAYOUT, AND ASSOCIATED STEEL PLATING IS BY NATIONAL GRID AND SHOWN FOR REFERENCE ONLY. SEE DETAIL 8/C-5 FOR UTILITY TRENCH REQUIREMENTS.
7. MATERIAL EXCAVATED FOR UNDERGROUND CABLES SHALL BE BACKFILLED INTO TRENCH WITH THE EXCEPTION OF NEW BEDDING MATERIAL. SURPLUS MATERIAL SHALL BE REUSED ON SITE.
8. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS FOR WORK WITHIN THE RIGHT OF WAY.

0 20 50 100
SCALE: 1" = 20'

SIMPSON GUMPERTZ & HEGER
480 Totten Pond Road
Waltham, MA 02451
781.907.9000
sgh.com

Consultant

NOT FOR CONSTRUCTION

No.	Date	Description	By
A	09/09/25	ISSUED FOR PERMIT	SPD

NATIONAL GRID TEMPORARY SUBSTATION

0 & 14 MILL STREET
AMESBURY, MA

Project

UTILITY PLAN

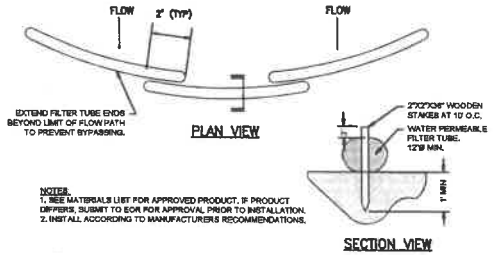
Drawing Title

Project No.	Checked	Date
211340.01	CAC	09/09/2025
Drawn	Approved	Scale
RA	SPD	AS SHOWN

SEAN P. DONLON No. 48201 REGISTERED PROFESSIONAL ENGINEER
Seal 09/09/2025

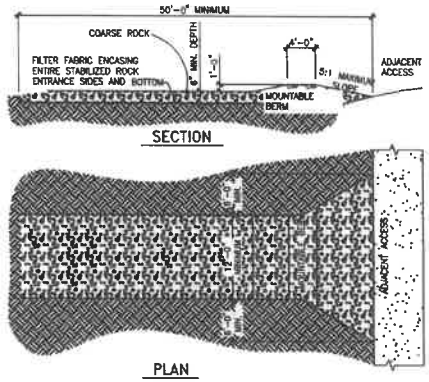
Drawing No.

C-4



NOTES:
1. SEE MATERIALS LIST FOR APPROVED PRODUCT. IF PRODUCT DIFFERS, SUBMIT TO EOR FOR APPROVAL PRIOR TO INSTALLATION.
2. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

1 SEDIMENT FILTER TUBE
NTS



3 CONSTRUCTION ENTRANCE
NTS

STABILIZED CONSTRUCTION ENTRANCE NOTES:

A. STONE SIZE – USE AASHTO #2 STONE

B. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET

C. DEPTH – NOT LESS THAN SIX (6) INCHES

D. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS

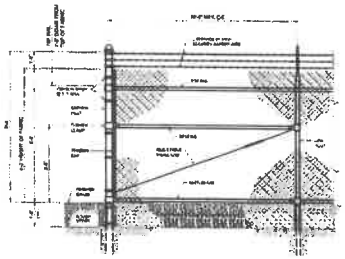
E. FILTER FABRIC – PLACE OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE

F. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

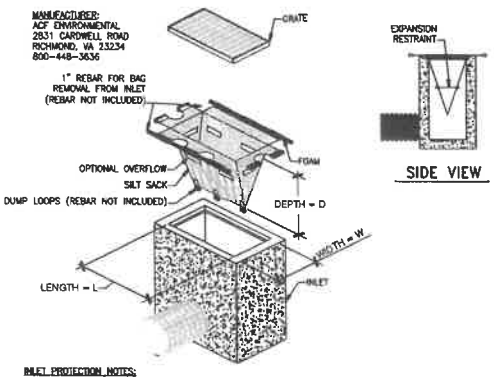
G. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO EXITING THE LIMIT OF WORK. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. USE WATERING TRUCK OR ONSITE SUPPLY AS AVAILABLE.

H. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.

I. DETAIL PROVIDED FOR REFERENCE ONLY. CONTRACTOR MAY USE TRACKING PAD PER NATIONAL GRID STANDARDS.



5 CHAIN LINK FENCE (BY NATIONAL GRID)
FOR REFERENCE ONLY



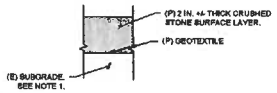
INLET PROTECTION NOTES:

A. INSTALLATION: THE SILTSACK PRODUCT SHOULD BE PLACED UNDER THE GRATE. INSTALL FOAM BLOCK TO BLOCK CURB INLET OPENING IF APPLICABLE. FOLLOW ALL MANUFACTURES RECOMMENDATIONS FOR INSTALLATION AND REMOVAL.

B. MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA AS NEEDED. IF USING OPTIONAL OIL ASSORBENTS: REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

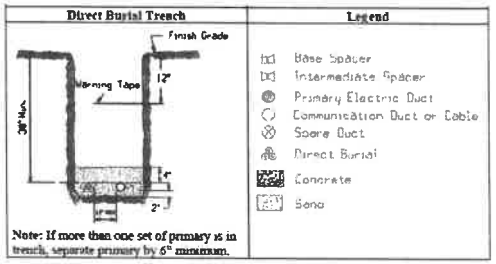
C. SUBSTITUTIONS WILL BE ALLOWED ONLY UPON APPROVAL BY THE ENGINEER.

2 SILT SACK INLET PROTECTION
NTS



NOTES:
1. (E) SUBGRADE WITHIN THE PROPOSED PROJECT LIMITS IS ASSUMED TO BE SUITABLE HYDROLOGIC SOIL GROUP A SOIL BASED UPON AVAILABLE SOIL INFORMATION FOR THE EXISTING SUBSTATION.

4 CRUSHED STONE TYPICAL SECTION
NTS



6 DIRECT BURIAL TRENCH (BY NATIONAL GRID)
FOR REFERENCE ONLY

SIMPSON GUMPERTZ & HEGER
480 Totten Pond Road
Waltham, MA 02451
781.907.9000
sgh.com

Consultant

NOT FOR CONSTRUCTION

No.	Date	Description	By
A	09/09/25	ISSUED FOR PERMIT	SPD

NATIONAL GRID TEMPORARY SUBSTATION
0 & 14 MILL STREET
AMESBURY, MA

Project

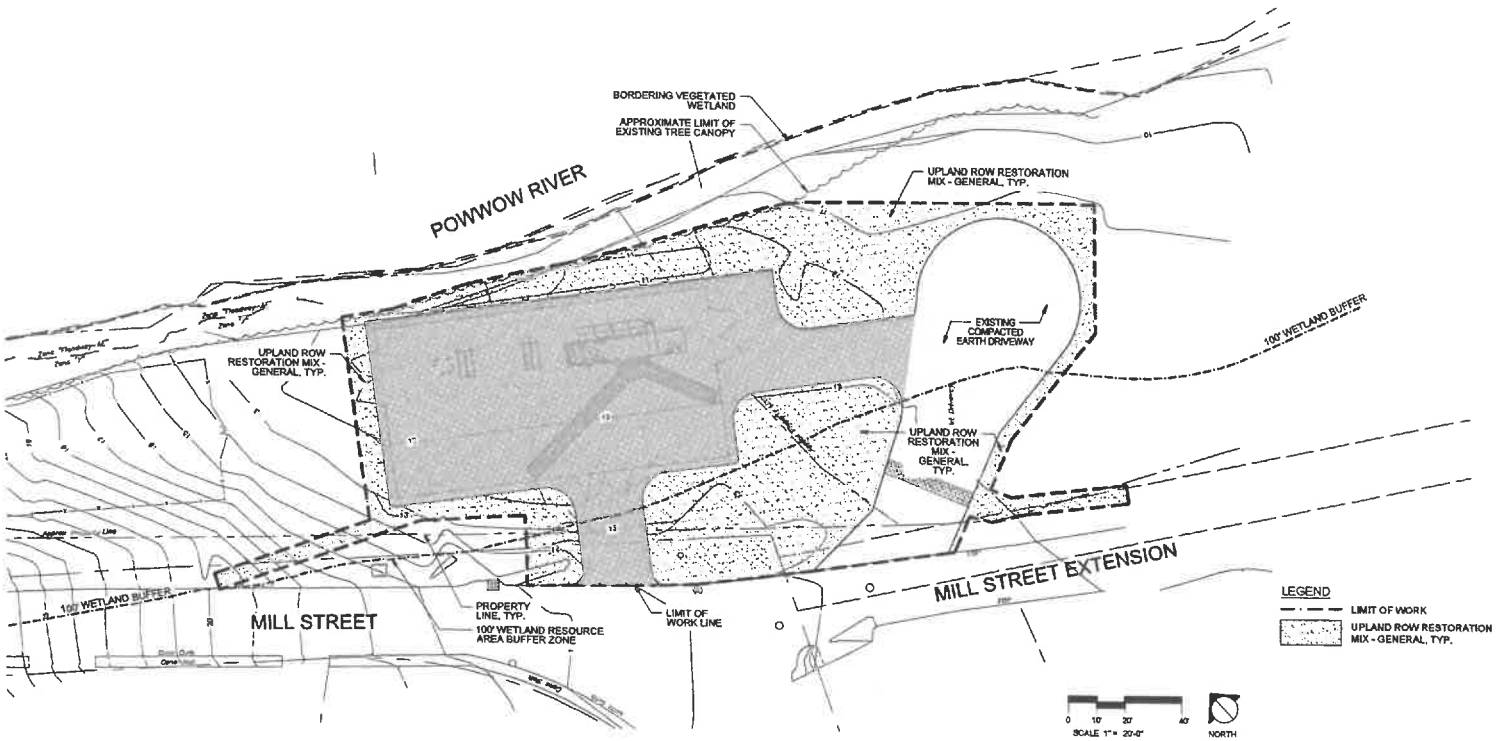
CIVIL DETAILS

Drawing Title

Project No.	Checked	Date
211340.01	CAC	09/09/2025
Drawn	Approved	Scale
BA	SPD	AS SHOWN

Seal

Drawing No.
C-5



PLANTING NOTES:

1. SEE SHEET C-0 FOR GENERAL NOTES.
2. WETLAND DELINEATION PERFORMED BY LEC ENVIRONMENTAL CONSULTANTS IN SEPTEMBER 2021 AND IS SHOWN IN THE ELECTRONIC SURVEY FILE PREPARED BY BL COMPANIES.
3. THE ENTIRE PROJECT AREA IS LOCATED WITHIN THE 200FT RIVERFRONT AREA.
4. PORTIONS OF THE PROPOSED WORK ARE LOCATED WITHIN FEMA FLOOD X (NO BFE) PER THE FEMA FLOOD INSURANCE RATE MAP NO. 25009C0106G, DATED 08 JULY 2025. THE AE FLOOD ZONE LIMIT FOR THE POWWOW RIVER IS APPROXIMATELY ELEVATION 10.8± (NAVD88).
5. SEED ALL DISTURBED AREAS WITH APPROVED SEED MIX.
6. NO SEEDING SHALL BE APPLIED PRIOR TO ACCEPTANCE OF FINAL GRADING BY THE OWNER'S REPRESENTATIVE.
7. WATERING OF SEEDED AREAS, SHALL OCCUR AT THE TIME OF SEEDING AND CONTINUE AS OUTLINED IN THE CONTRACT DOCUMENTS.

SEED MIX:

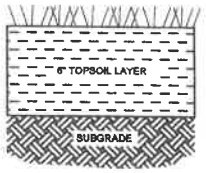
REFER TO DOC.NO.: EG-303NE

UPLAND ROW RESTORATION MIX - GENERAL

Species Composition Options:
- Andropogon gerardii; Niagara Big Bluestem
- Schizachyrium scoparium; Little Bluestem
- Elymus Canadensis; Canada Wild Rye
- Elymus virginicus; Virginia Wildrye
- Lolium multiflorum; Annual Ryegrass
- Sorghastrum nutans; Indiangrass
- Chamaecrista fasciculate; Partridge Pea
- Desmodium canadense; Showy Tick Trefoil
- Helliopsis helianthoides; Ox-Eye Sunflower
- Panicum virgatum; Switchgrass
- Rudbeckia hirta; Black Eyed Susan
- Poa palustris; Fowl Bluegrass
- Agrostis perennens; Upland Bentgrass
- Agrostis alba; Redtop
- Festuca rubra; Red Fescue
- Lotus corniculatus; Birds-Foot Trefoil
- Chrysanthemum leucanthem; Ox-Eye Daisy
- Aster novae - angliae; New England Aster

Example Seed Mixes
1. Native Upland wildlife forage and Cover Meadow Mix - Ernst Conservation Seeds (ERNMX-123)
2. Eastern Ecotype Native Grass Mix - Ernst Conservation Seeds (ERNMX - 177)
3. New England Native Warm Season Grass Mix - New England Wetland Plants, Inc.
4. New England Logging Road Mix - New England Wetland Plans, Inc.
5. Northeast Upland Wildflower/ Restoration Erosion Mix - Southern Tier Consulting (STCMX-2)

- Grass varieties shall be within the top 50 percent and 25 percent respectively, of varieties tested in National Turfgrass Evaluation Program, or currently recommended as low maintenance varieties by University of Massachusetts or the University of Rhode Island.
- Seeding rate shall be 30 pounds per acre.



1 Topsoil Restoration
SCALE: NTS

TOPSOIL NOTE:
1. UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS, ALL DISTURBED AREAS SHALL BE DECOMPACTED AND RESTORED WITH 6" OF TOPSOIL, SEED AND FERTILIZER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATERING REQUIRED TO RESTORE DISTURBED AREAS.

SGH
SIMPSON GUMPERTZ & HEGER
480 Totten Pond Road
Waltham, MA 02451
781.907.9000
sgh.com

HATCH
260 Franklin Street, Suite 1010
Boston, MA 02110
tel. 978.224.3123 www.hatch.com
Consultant

NOT FOR CONSTRUCTION

No.	Date	Description	By
A	09/09/25	ISSUED FOR PERMIT	JB

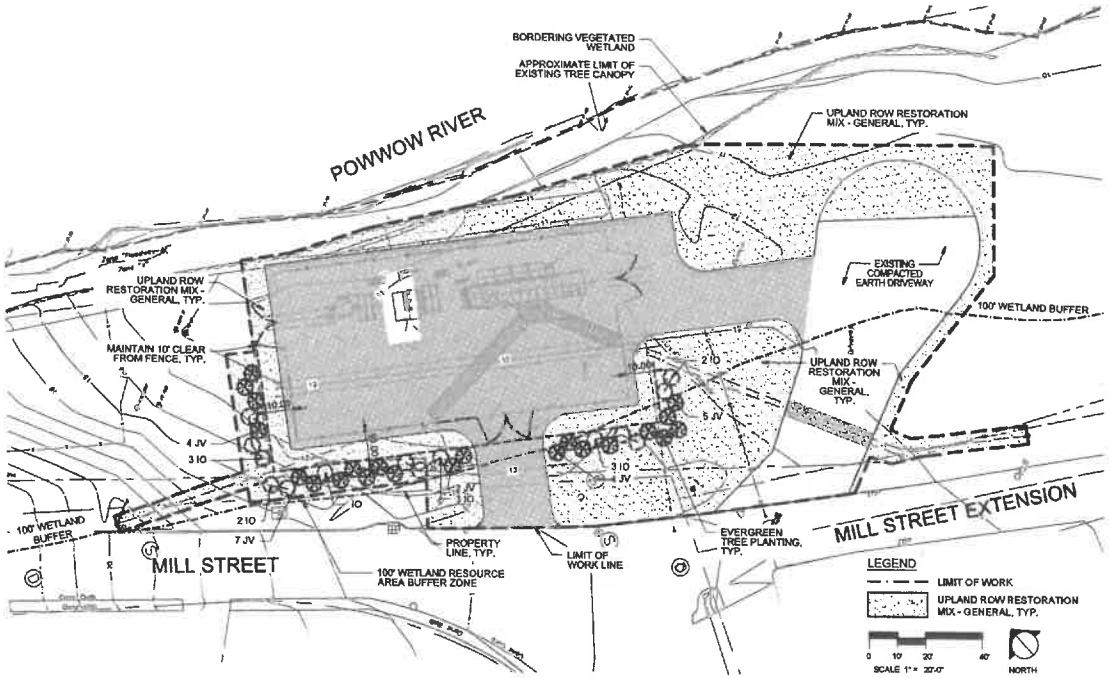
NATIONAL GRID TEMPORARY SUBSTATION
0 & 14 MILL STREET
AMESBURY, MA
Project

PLANTING PLAN
Drawing Title

Project No.	Checked	Date
N-367991	AK	09/09/2025
Drawn	Approved	Scale
CCH	AK	AS NOTED

Drawing No. L-1

Seal



PLANTING NOTES:

1. SEE SHEET C-0 FOR GENERAL NOTES.
2. WETLAND DELINEATION PERFORMED BY LEC ENVIRONMENTAL CONSULTANTS IN SEPTEMBER 2021 AND IS SHOWN IN THE ELECTRONIC SURVEY FILE PREPARED BY BL COMPANIES.
3. THE ENTIRE PROJECT AREA IS LOCATED WITHIN THE 200FT RIVERFRONT AREA.
4. PORTIONS OF THE PROPOSED WORK ARE LOCATED WITHIN FEMA FLOOD X (NO BFE) AND ZONE AE (BFE = 10.8, NAVD88) PER THE FEMA FLOOD INSURANCE RATE MAP NO. 25009C0108G, DATED 08 JULY 2025.
5. ALL PLANTING SHALL BE COMPLETED PRIOR TO SEEDING OPERATIONS.
6. SEED ALL DISTURBED AREAS WITH APPROVED SEED MIX.
7. NO SEEDING SHALL BE APPLIED PRIOR TO ACCEPTANCE OF FINAL GRADING BY THE OWNER'S REPRESENTATIVE.
8. WATERING OF SEEDED AREAS, SHALL OCCUR AT THE TIME OF SEEDING AND CONTINUE AS OUTLINED IN THE CONTRACT DOCUMENTS.

SEED MIX:

REFER TO DOC.NO.: EG-303NE

UPLAND ROW RESTORATION MIX - GENERAL

Species Composition Options:
Andropogon gerardii; Niagara Big Bluestem
Schizachyrium scoparium; Little Bluestem
Elymus Canadensis; Canada Wild Rye
Elymus virginicus; Virginia Wildrye
Lolium multiflorum; Annual Ryegrass
Sorghastrum nutans; Indiangrass
Chamaecrista fasciculate; Partridge Pea
Desmodium canadense; Showy Tick Trefoil
Helliopsis helianthoides; Ox-Eye Sunflower
Panicum virgatum; Switchgrass
Rudbeckia hirta; Black Eyed Susan
Poa palustris; Fowl Bluegrass
Agrostis perennans; Upland Bentgrass
Agrostis alba; Redtop
Festuca rubra; Red Fescue
Lotus corniculatus; Birds-Foot Trefoil
Chrysanthemum leucanthem; Ox-Eye Daisy
Aster novae - angliae; New England Aster

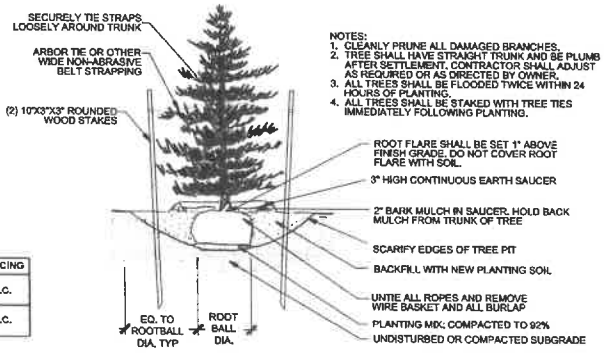
Example Seed Mixes
1. Native Upland wildlife forage and Cover Meadow Mix - Ernst Conservation Seeds (ERNMX-123)
2. Eastern Ecotype Native Grass Mix - Ernst Conservation Seeds (ERNMX - 177)
3. New England Native Warm Season Grass Mix - New England Wetland Plants, Inc.
4. New England Logging Road Mix - New England Wetland Plans, Inc.
5. Northeast Upland Wildflower/ Restoration Erosion Mix - Southern Tier Consulting (STCMX-2)

- Grass varieties shall be within the top 50 percent and 25 percent respectively, of varieties tested in National Turfgrass Evaluation Program, or currently recommended as low maintenance varieties by University of Massachusetts or the University of Rhode Island.
- Seeding rate shall be 30 pounds per acre.

PLANT SCHEDULE

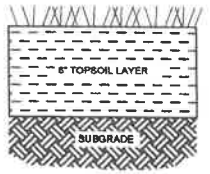
SYM	ID	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
	IO	14	ILEX OPACA	AMERICAN HOLLY	10'-12', B&B	6' O.C.
	JV	22	JUNIPERUS VIRGINIANA	BRODIE REDCEDAR	10'-12', B&B	6' O.C.

3 Plant Schedule
SCALE: NTS



NOTES:
1. CLEANLY PRUNE ALL DAMAGED BRANCHES.
2. TREE SHALL HAVE STRAIGHT TRUNK AND BE PLUMB AFTER SETTLEMENT. CONTRACTOR SHALL ADJUST AS REQUIRED OR AS DIRECTED BY OWNER.
3. ALL TREES SHALL BE FLOODED TWICE WITHIN 24 HOURS OF PLANTING.
4. ALL TREES SHALL BE STAKED WITH TREE TIES IMMEDIATELY FOLLOWING PLANTING.

2 Evergreen Tree Planting
SCALE: NTS



TOPSOIL NOTE:
1. UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS, ALL DISTURBED AREAS SHALL BE DECOMPACTED AND RESTORED WITH 6" OF TOPSOIL, SEED AND FERTILIZER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATERING REQUIRED TO RESTORE DISTURBED AREAS.

1 Topsoil Restoration
SCALE: NTS

SGH
SIVERSON GOMPERTZ & HEGEL
488 Totten Pond Road
Waltham, MA 02451
781.907.9600
sgh.com

HATCH
260 Franklin Street, Suite 1010
Boston, MA 02110
tel. 978.224.3123 www.hatch.com
Consultant

NOT FOR CONSTRUCTION

No.	Date	Description	By
C	10/06/25	ISSUED FOR PERMIT	JB
B	10/01/25	ISSUED FOR PERMIT	JB
A	09/09/25	ISSUED FOR PERMIT	JB

NATIONAL GRID
TEMPORARY SUBSTATION
0 & 14 MILL STREET
AMESBURY, MA
Project

PLANTING PLAN
Drawing Title

Project No.	Checked	Date
11-167991	AK	09/09/2025
Drawn	Approved	Scale
CCH	AK	AS NOTED

Seal

Drawing No.
L-1

9 September 2025

City of Amesbury Conservation Commission
62 Friend Street
Amesbury, MA 01913

Project 211340.01 – Stormwater Management Summary for the National Grid Temporary Substation Project, 0 and14 Mill Street, Amesbury, MA

Dear Members of the Commission:

This letter summarizes the stormwater management approach for the above-referenced project.

1. BACKGROUND

The Amesbury No. 5 National Grid Substation is located along the Powwow River in Amesbury, Massachusetts. Beginning in December 2021, National Grid observed localized areas of subsidence (soil loss) within the existing substation. Accordingly, National Grid has completed subsurface investigations and equipment removal to mitigate potential issues with the soil loss. In February 2022, National Grid installed a spare transformer south of the existing substation to take on the load of Transformer T2, which was removed as part of the mitigative work.

In September 2024, National Grid observed soil loss at additional locations around essential equipment and closer to the existing retaining walls. The purpose of this project is to construct a temporary substation to the south of the existing substation so that all major equipment can be removed from the existing substation in response to the additional soil loss. The proposed temporary substation will serve as the primary substation until the electrical load can be transferred to the upgraded Hillside No. 66 Substation, located off Allenclair Drive, in late 2028 or early 2029 (design by others). The temporary substation will be deconstructed, and the site will be restored to pre-construction conditions once the new Hillside No. 66 Substation is operational.

The proposed work is located within the 200 ft riverfront area. Portions of the proposed work lie within FEMA Flood Zone X (no base elevation) per the FEMA Flood Insurance Rate Map Number 25009C0106G, dated 08 July 2025 (See Attachment 1).

2. EXISTING CONDITIONS

We base our current understanding of the existing (pre-construction) site conditions on visual field observations, survey data, aerial imagery, and available record drawings.

The property is located off Mill Street in Amesbury, Massachusetts, within the Central Industrial (IC) Zoning District, per the City of Amesbury Zoning Map. The site generally consists of green space with an existing gravel access drive, and wooden utility poles with overhead wires that serve the existing substation. The project site is bounded by National Grid properties to the north (existing substation site) and south, the Powwow River to the east, and Mill Street/Mill Street Extension to the west. See Figure 1 for additional information.

Under existing conditions, runoff generally flows overland from west to the east/southeast towards the Powwow River. Existing slopes range from approximately 1 to 7%, with an average slope of approximately 4%. The National Resources Conservation Service (NRCS) soil data classifies site soils as Urban Land with an undefined Hydrologic Soil Group (HSG). See Attachment 2 for additional information.

3. PROPOSED CONDITIONS

The proposed temporary substation project consists of the substation equipment, security fencing and access gates, and crushed stone surfacing for equipment installation and access. The project also includes new underground utility connections from the equipment to existing and new utility poles. Under proposed conditions, runoff from the site will generally flow overland west to east/southeast towards the Powwow River, similar to existing conditions. Proposed grading is sloped uniformly within the temporary substation limits with a slope of approximately 1.5% +/-.

4. STORMWATER MANAGEMENT APPROACH

Ground cover characteristics under existing (pre-construction) conditions generally consist of grasslands and an existing gravel access drive, resulting in a weighted Curve Number (CN) of 50. The weighted curve number assumes a Hydrologic Soil Group (HSG) A classification based on soil data for the existing substation site, located to the north of the proposed substation. Proposed ground cover characteristics generally consist of the re-surfaced gravel access drive, 2-inch thick crushed stone over geotextile, vegetative cover, and impervious features associated with the substation equipment and associated utilities, resulting in a proposed weighted curve number of 65. The difference in CN between pre-construction and proposed conditions is mainly attributable to the assumed CN for crushed stone (CN = 77) relative to the existing grasslands (CN=39). This assumption for the curve number results in calculated proposed peak flow rates greater than existing rates.

In consideration of the proposed scope of work, temporary nature of the project, and goal to limit proposed work within the Riverfront Area and Buffer Zone, structural Best Management Practices are not proposed. Additionally, National Grid anticipates restoring the spare transformer site to pre-construction conditions once the temporary substation is constructed,

which will help mitigate overall impacts within the Riverfront Area and Buffer Zone until the Hillside No. 66 Substation is operational.

5. EROSION AND SEDIMENTATION CONTROLS

Erosion and Sedimentation (E&S) controls will consist of a sediment filter tube located on the downstream end of the site and the area adjacent to the riverbank. The E&S controls will be installed and maintained in accordance with National Grid's Environmental Guidance (Document No. EG-303). The project proposes to stockpile topsoil that is stripped from the site for the installation of the crushed stone. The stockpile will be surrounded by sediment filter tube and seeded, and will remain on site until the temporary substation is decommissioned and the site is restored. See Permit Plans for additional information.

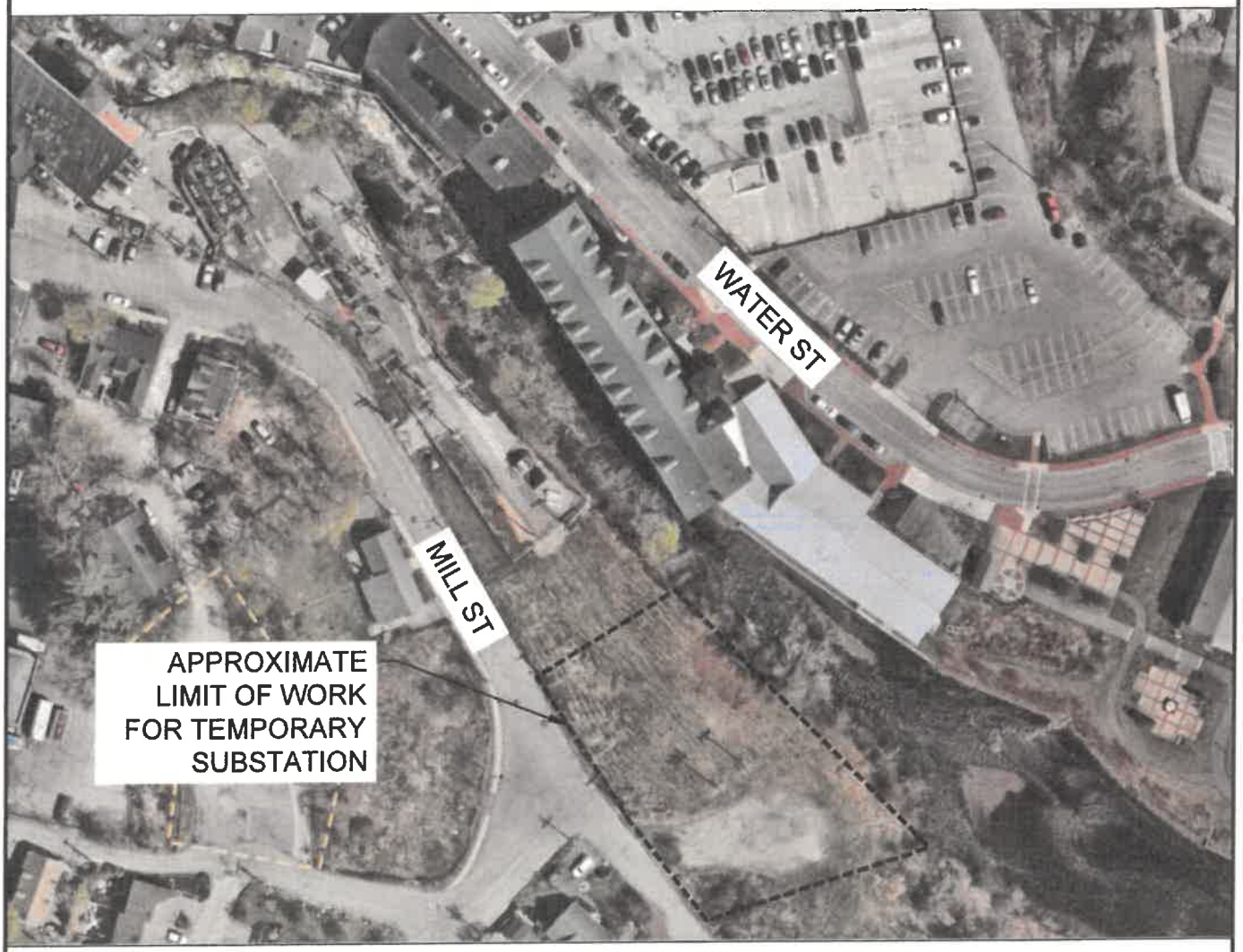
6. CONCLUSION

It is our intent that the information presented herein provides the Conservation Commission with an understanding of the proposed stormwater management approach for the project. Please let us know if you have any questions or concerns.

Sincerely yours,

Cory A. Cormier, P.E.
Senior Project Manager
MA License No. 53751
I:\BOS\Projects\2021\211340.00-MILL\WP\007CACormier-L-211340.00.ras.docx

Sean P. Donlon, P.E.
Associate Principal
MA License No. 49201
Digitally signed by Sean P Donlon
Date: 2025.09.10 08:35:47-04'00'



SOURCE: NEARMAP (2025); NOT TO SCALE

SIMPSON GUMPERTZ & HEGER
480 Totten Pond Road
Waltham, MA 02451
781.907.9000
sgh.com

Project: 0 & 14 MILL STREET, AMESBURY, MA				Drawing No.: FIGURE 1
Title: LOCATION MAP				Scale: N.T.S.
Drawn: BA	Checked: CAC	Approved: SPD	Project No.: 211340.01	Date: 09/09/2025

Amesbury Planning Board

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

PLANNING BOARD VOTE:

On 11/10/2025 the Amesbury Planning Board voted to approve the Site Plan Review application for a temporary substation at 0-14 Mill Street 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 1, 2025

City Clerk