

Notice of Intent Application Temporary Substation



September 15, 2025

Subject Property

Massachusetts Electric Company
14 & 0 Mill Street
Amesbury, Massachusetts

Applicant

Massachusetts Electric Company d/b/a National Grid
170 Data Drive
Waltham, MA 02451

LEC Environmental Consultants, Inc.

100 Grove Street, Suite 310
Worcester, MA 01605
508-753-3077

www.lecenvironmental.com



September 15, 2025

Federal Express and Electronic Delivery

Amesbury Conservation Commission
Office of Community & Economic Development
39 South Hunt Road
Amesbury, MA 01913

RE: Notice of Intent Application
Temporary Substation
Massachusetts Electric Company
14 & 0 Mill Street
Amesbury, Massachusetts

[LEC File #: NG\18-256.04]

Dear Members of the Commission:

On behalf of Massachusetts Electric Company (MECo) (Applicant), LEC Environmental Consultants, Inc. (LEC) respectfully submits the enclosed Notice of Intent Application (NOI) for work associated with the construction of a temporary substation yard within a distribution line right-of-way south of the Amesbury No. 5 Substation in Amesbury, Massachusetts. This filing is submitted pursuant to the *Massachusetts Wetlands Protection Act* (Act, M.G.L.c.131 § 40) and its implementing Regulations (*Act Regulations*, 310 CMR 10.00), and the *City of Amesbury Wetlands Protection Ordinance* (effective June 26, 2008, the *Ordinance*) and its implementing *Amesbury Wetland Regulations* (revised June 20, 2012, *Ordinance Regulations*).

Project details are provided on the attached Site Plans, entitled *National Grid Temporary Substation*, prepared by Simpson Gumpertz & Heger, dated September 9, 2025, and *Stormwater Management Summary*, prepared by Simpson Gumpertz & Heger, dated September 9, 2025.

The temporary substation will replace the Amesbury No. 5 Substation and serve as the primary substation until the electric load can be transferred to the upgraded Hillside No. 66 Substation, located off Allenclair Drive, by approximately 2029. Following the electric load transfer, the temporary substation will be removed and area restored to pre-existing conditions (i.e., herbaceous cover). As part of the proposed activities, the Applicant will implement erosion controls and establish a clearly defined Limit-of-Work. The project area is located within the previously disturbed and/or developed 100-foot Buffer Zone to Bank and 200-foot Riverfront Area associated with the Powwow River.

LEC Environmental Consultants, Inc.

www.lecenvironmental.com

12 Resnik Road
Suite 1
Plymouth, MA 02360
508.746.9491

380 Lowell Street
Suite 101
Wakefield, MA 01880
781.245.2500

100 Grove Street
Suite 310
Worcester, MA 01605
508.753.3077

P. O. Box 590
Rindge, NH 03461
603.899.6726

680 Warren Avenue
Suite 3
East Providence, RI 02914
401.685.3109

PLYMOUTH, MA

WAKEFIELD, MA

WORCESTER, MA

RINDGE, NH

EAST PROVIDENCE, RI



Payments in the amount of Three Hundred Eighty-Seven Dollars and Fifty Cents (\$387.50) and Seven Hundred and Fifty Dollars (\$750.00) for the purpose of filing this NOI Application under the State and Local guidelines, respectively, have been made mailed to the Amesbury Conservation Commission. Electronic payment to the Commonwealth of Massachusetts for Three Hundred, Sixty-Two Dollars and Fifty Cents (\$362.50) for the purpose of filing this Application under the State guidelines has been made via *eDEP*. As required, LEC will legally post the NOI Application and required public hearing so as to appear on the Conservation Commission's October 6, 2025 agenda. Pursuant to the *Act* and *Ordinance*, abutters within 300 feet will be notified that this NOI has been filed with the Amesbury Conservation Commission.

In conclusion, the project fully complies with the governing regulations such that we respectfully request the Commission to issue an Order of Conditions allowing the work to proceed as described herein.

We trust that the information included herein is sufficient to facilitate your review. Should you have any questions regarding this NOI or require additional information, please contact me in our Worcester office at 508-753-3077 or at akendall@lecenvironmental.com. Thank you for your consideration of this NOI, and we look forward to meeting with the Commission on October 6, 2025.

Sincerely,

LEC Environmental Consultants, Inc.

A handwritten signature in black ink, reading 'Andrea Kendall', is positioned above the printed name.

Andrea Kendall, PWS

Senior Environmental Scientist

cc: DEP, Northeast Region
Travis Yandow, PWS, Massachusetts Electric Company

Notice of Intent Application

- i. WPA Form 3 – Notice of Intent
- ii. WPA Appendix B – Wetland Fee Transmittal Form
- iii. Affidavit of Service
- iv. Abutter Letter
- v. Abutter Notification
- vi. Certified Lists of Abutters

NOI Report & Wetland Resource Area Analysis

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Appendix A

Locus Maps

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Appendix B

Stormwater Management Summary, prepared by Simpson Gumpertz & Heger, dated September 9, 2025

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Site Plans

National Grid Temporary Substation, prepared by Simpson Gumpertz & Heger, dated September 9, 2025



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
and City of Amesbury Wetlands Protection Ordinance

Provided by MassDEP:

MassDEP File Number

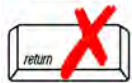
Document Transaction Number

Amesbury

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

14 Mill Street and 0 Mill Street

a. Street Address

Amesbury

b. City/Town

01913

c. Zip Code

Latitude and Longitude:

53

f. Assessors Map/Plat Number

42.85621

d. Latitude

-70.92913

e. Longitude

121 & 123

g. Parcel /Lot Number

2. Applicant:

Travis

a. First Name

Yandow

b. Last Name

Massachusetts Electric Company

c. Organization

170 Data Drive

d. Street Address

Waltham

e. City/Town

MA

f. State

02451

g. Zip Code

978-956-4159

h. Phone Number

i. Fax Number

travis.yandow@nationalgrid.com

j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Andrea

a. First Name

Kendall

b. Last Name

LEC Environmental Consultants, Inc.

c. Company

100 Grove Street, Suite 310

d. Street Address

Worcester

e. City/Town

MA

f. State

01605

g. Zip Code

508-753-3077

h. Phone Number

508-753-3177

i. Fax Number

akendall@lecenvironmental.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$750.00

a. Total Fee Paid

\$362.50

b. State Fee Paid

\$387.50 (per WPA)

\$750.00 (per Ordinance)

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The project includes construction of a temporary substation yard located approximately 170 feet south of the existing Amesbury No. 5 Substation within an existing distribution line right-of-way. Activities are located within the previously disturbed and/or developed 100-foot Buffer Zone and 200-foot Riverfront Area associated with the Bank/MAWH line to the Powwow River.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. ☐ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☐ Commercial/Industrial | 4. ☐ Dock/Pier |
| 5. ☒ Utilities | 6. ☐ Coastal engineering Structure |
| 7. ☐ Agriculture (e.g., cranberries, forestry) | 8. ☐ Transportation |
| 9. ☐ Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☐ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Essex

a. County

4975

c. Book

b. Certificate # (if registered land)

1

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☒ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☒ Riverfront Area	Powwow River (inland) 1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project:

48313 (14 Mill Street)
24,576 (0 Mill Street)

4. Proposed alteration of the Riverfront Area:

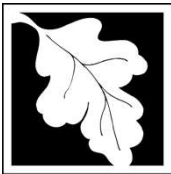
16,350 (P); 11,980 (T)	13,300 (P); 7,610 (T)	3,050 (P); 4,370 (T)
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? ☒ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☒ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. ☐ Land Subject to Coastal Storm Flowage	1. square feet	

4. ☐ Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

August 2021

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site

- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Bourne to Rhode Island border, and
the Cape & Islands:

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project?

- d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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Amesbury

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C. Other Applicable Standards and Requirements (cont'd)

Online Users:

Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. ☒ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. ☒ A portion of the site constitutes redevelopment
 3. ☐ Proprietary BMPs are included in the Stormwater Management System.
- b. ☐ No. Check why the project is exempt:
 1. ☐ Single-family house
 2. ☐ Emergency road repair
 3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

National Grid Temporary Substation

a. Plan Title

Simpson Gumpertz & Heger (SGH)

Sean P. Donlon

b. Prepared By

c. Signed and Stamped by

September 9, 2025

variable (20-40 scale)

d. Final Revision Date

e. Scale

Stormwater Management Summary, prepared by SGH

September 9, 2025

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☒ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

41533

9/15/2025

2. Municipal Check Number

3. Check date

Electronic payment via eDEP

4. State Check Number

5. Check date

LEC Environmental Consultants, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

September 14, 2025

1. Signature of Applicant Travis Yandow, Massachusetts Electric Company

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative Andrea Kendall, LEC Environmental Consultants, Inc.

September 12, 2025

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

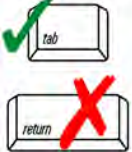
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

14 Mill Street and 0 Mill Street

a. Street Address

Amesbury

b. City/Town

Electronic Payment via eDEP

\$362.50

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Travis

a. First Name

Yandow

b. Last Name

Massachusetts Electric Company

c. Organization

170 Data Drive

d. Mailing Address

Waltham

e. City/Town

MA

f. State

02451

g. Zip Code

978-956-4159

h. Phone Number

i. Fax Number

travis.yandow@nationalgrid.com

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2j	1.5	\$500	\$750.00

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$750.00
	a. Total Fee from Step 5
State share of filing Fee:	\$362.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	\$387.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

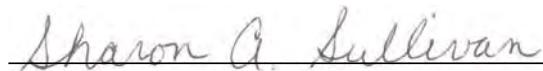
AFFIDAVIT OF SERVICE

Under the
Massachusetts Wetlands Protection Act
and the
City of Amesbury Wetlands Protection Ordinance

I, Sharon A. Sullivan, on behalf of Massachusetts Electric Company, hereby certify under the pains and penalties of perjury that on September 22, 2025 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and Section 40 and 310 CMR 10.05 (4) (a) and the City of Amesbury Wetlands Protection Ordinance, in connection with the following matter:

A Notice of Intent Application filed under the *Massachusetts Wetlands Protection Act* and the *City of Amesbury Wetlands Protection Ordinance* by LEC Environmental Consultants, Inc., on behalf of Massachusetts Electric Company, with the City of Amesbury Conservation Commission on September 15, 2025 for activities located at 14 and 0 Mill Street (Assessor's Parcel IDs: 53/121 and 53/123), Amesbury, Massachusetts.

The form of notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.


Sharon A. Sullivan
Permitting Technician

9/22/2025
Date



September 22, 2025

Certificate of Mailing

«Name»

«Name2»

«Address»

«City», «State» «Zip»

Re: Notice of Intent Application
14 and 0 Mill Street
(Assessor's Parcel IDs: 53/121 and 53/123)
Amesbury, Massachusetts

[LEC File #: NG\18-256.04]

Dear Abutter:

On behalf of the Applicant, Massachusetts Electric Company, LEC Environmental Consultants, Inc. (LEC) has filed a Notice of Intent (NOI) Application for work associated with the construction of a temporary substation yard within a distribution line right-of-way south of the Amesbury No. 5 Substation. This filing has been submitted pursuant to the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, § 40) and its implementing Regulations (310 CMR 10.00), and the *City of Amesbury Wetlands Protection Ordinance* and *Amesbury Wetland Regulations*.

The NOI and accompanying site plans are available for review by the public at the Amesbury Conservation Commission. The remote Public Hearing will be held on October 6, 2025 at 6:30 p.m., in accordance with the provisions of the *Act*, its implementing *Regulations*, the *Ordinance*, and its implementing *Regulations*. Notice of the Public Hearing, including its date, time, and place, will be published at least five (5) days in advance in the *Newburyport Daily News*. Notice of the Public Hearing will also be posted at the Amesbury City Hall at least 48 hours in advance. Please check the City's website and the Board/Committee's page for any updated information on the meeting.

Please do not hesitate to review the materials and/or attend the public hearing should you have questions or concerns about the proposed project.

Sincerely,

LEC Environmental Consultants, Inc.

Andrea Kendall
Senior Environmental Scientist

LEC Environmental Consultants, Inc.

www.lecenvironmental.com

12 Resnik Road
Suite 1
Plymouth, MA 02360
508.746.9491

380 Lowell Street
Suite 101
Wakefield, MA 01880
781.245.2500

100 Grove Street
Suite 310
Worcester, MA 01605
508.753.3077

P.O. Box 590
Rindge, NH 03461
603.899.6726

680 Warren Avenue
Suite 3
East Providence, RI 02914
401.685.3109

PLYMOUTH, MA

WAKEFIELD, MA

WORCESTER, MA

RINDGE, NH

EAST PROVIDENCE, RI

**NOTIFICATION TO ABUTTERS
UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT
AND AMESBURY WETLANDS PROTECTION ORDINANCE**

In accordance with the Massachusetts General Laws, Chapter 131, Section 40, and the Amesbury Wetlands Protection Ordinance, you are hereby notified of the following:

The Amesbury Conservation Commission will hold a public hearing on

_____ at _____, located _____
(date) (time) (hearing location)

Amesbury, to consider a _____ submitted by
(application type)

to _____
(brief description of the proposed project)

at _____
(project location)

Copies of the application may be examined at the Conservation Commission office, 39 South Hunt Road, Amesbury, MA 01913. The application can also be viewed by visiting the Amesbury Conservation Commission website at <https://www.amesburyma.gov/AgendaCenter/Conservation-Commission-12>. For more information concerning the date, time or place of hearing, contact the Conservation Commission at 978-388-8110.

NOTE: Notice of the public hearing, including its date, time, and place will be posted in City Hall not less than 48 hours in advance. **The meeting link will be on the agenda posted on the City's website.**

NOTE: Notice of the public hearing, including its date, time, and place will be published in the Newburyport Daily News not less than 5 business days prior to the public hearing.

NOTE: You may also contact the Amesbury Conservation Commission or the Department of Environmental Protection (DEP) Wetlands Division- Northeast Regional Office (NERO) for more information about this application or the Wetlands Protection Act. The DEP, Northeast Regional Office can be reached at 978-694-3405.

Covid-19 Notice: This meeting will be conducted under the 'Executive Order Suspending Certain Provisions of the Open Meeting Law G.L. c.30A, §20, signed on March 12, 2020. The public can view this meeting on ACTV Channel 6, and the ACTV website.

To submit a public comment, you can email conservation@amesburyma.gov with PUBLIC COMMENT in the subject line.

From: noreply@civicplus.com
Sent: Wednesday, September 3, 2025 4:56 PM
To: Assessor
Subject: Online Form Submittal: REQUEST FOR AN ABUTTERS LIST

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you have confirmed that the content is safe.

REQUEST FOR AN ABUTTERS LIST

LOCATION OF PROPERTY:	14 mill st
MAP/LOT (IF KNOWN)	53/121
REQUESTER:	Sharon Sullivan
PHONE NUMBER:	781-245-2500
EMAIL:	ssullivan@lecenvironmental.com
REQUEST IS MADE FOR APPLICATION TO THE FOLLOWING BOARD	CONSERVATION COMMISSION (300')
When Abutters List is Ready	I would like the abutters list emailed to me & cc' the appropriate City department.
CUSTOM LIST - EXPLAIN (FEE MAY BE REQUIRED)	<i>Field not completed.</i>

NOTE: The Assessor Office will typically complete your request within 10 days from the date of receipt. We will call the requestor when the abutters list is complete. The ORIGINAL COMPLETE ABUTTERS list must be submitted with your application for the appropriate board. LISTS CANNOT BE MAILED UNLESS A PREPAID, SELF ADDRESSED ENVELOPE IS SENT TO OUR OFFICE. We will not be responsible for lists sent through the mail. Completed lists can be picked up at the Assessors Office during normal office hours.

Email not displaying correctly? [View it in your browser.](#)

53-213

ATLANTIC DESIGN PROPERTIES LLC
24 NEWBURY ROAD
IPSWICH, MA 01938

53-215

GESUALDI CHRISTIAN
LAURIE J GESUALDI & EZEQUIEL H GESUALDI
9-11 MILL STREET
AMESBURY, MA 01913

53-214

ATLANTIC DESIGN PROPERTIES LLC
24 NEWBURY ROAD
IPSWICH, MA 01938

53-120

ZEMANIAN ARAM V TRUSTEE
THE JEWELERS BUILDING REALTY TRUST
40 MAIN ST
AMESBURY, MA 01913

53-109

AMESBURY CITY OF
C/O MAYORS OFFICE
CITY HALL
AMESBURY, MA 01913

53-119

JONES & WILSON, LLC
41 INDUSTRIAL DRIVE UNIT 20
EXETER, NH 03833

53-112

WATER STREET REALTY TRUST
LOUIS LAVOIE TRUSTEE
21 WATER STREET
AMESBURY, MA 01913

53-117

KARAS HERBERT S
SUSAN KARAS TRUSTEES
5040 SUFFOLK DRIVE
BOCA RATON, FL 33496

53-52

PHS LLC
9 ROOSEVELT PL
NEWBURYPORT, MA 01950

53-113

TWO MARKET SQUARE REALTY TRUST
SIMON CHIU AND PATRICK ZHONG TRUSTEES
6 MIDDLE ROAD
MERRIMAC, MA 01860

53-116

KARAS HERBERT S
SUSAN KARAS TRUSTEES
5040 SUFFOLK DRIVE
BOCA RATON, FL 33496

53-53

PHS LLC
9 ROOSEVELT PL
NEWBURYPORT, MA 01950

53-54

PHS LLC
9 ROOSEVELT PL
NEWBURYPORT, MA 01950

53-114

TOWNS BRADLEY J
TRES MARKET SQ TRUST
147 HIGH RD
NEWBURY, MA 01951

53-45

MASTER DEED
ELM STREET CONDOS THE
19 ELM ST
AMESBURY, MA 01913

53-46

LONERGAN MARTIN P TRUSTEE
ELM AMESBURY RLTY TRUST
PO BOX 445
SEABROOK, NH 03874

53-30

PROVIDENT INST FOR SAVINGS
62 FRIEND ST
AMESBURY, MA 01913

53-135

AMESBURY CITY OF
C/O MAYORS OFFICE
CITY HALL
AMESBURY, MA 01913

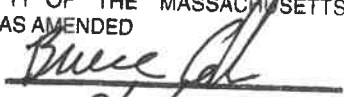
53-118

AMESBURY CITY OF
TOWN HALL
AMESBURY, MA 01913

53-111

LAVOIE LOUIS TRUSTEE
WATER STREET REALTY TRUST
9 WATER ST
AMESBURY, MA 01913

THE BOARD OF ASSESSORS OF THE TOWN OF
AMESBURY, MA HEREBY CERTIFIES THAT THIS
LIST OF ABUTTERS IS THE MOST RECENT
APPLICABLE TAX LIST AS REQUIRED BY CHAPTER
40A, SECTION 11 OF THE MASSACHUSETTS
GENERAL LAWS AS AMENDED


9/5/25

53-121

MASS ELECTRIC CO
C/O PROPERTIES DEPT
40 SYLVAN ROAD
WALTHAM, MA 02451

53-271

MASTER DEED
CLOCK TOWER CONDOS
29-37 MAIN ST
AMESBURY, MA 01913

53-244Z

GRAHAM AMANDA J
49 MAIN ST A
AMESBURY, MA 01913

53-142

BRICKYARD TRUST
SAMANTHA L SERBAN, THOMAS O GONTHIER
ET
112 KIMBALL RD
AMESBURY, MA 01913

53-202

MASTER DEED
BRICKYARD HILL DONDOS
15 CURRIER ST
AMESBURY, MA 01913

53-221

33 MILL ST, LLC
138 ELM ST
AMESBURY, MA 01913

53-219

SOC OF THADEUS KOSCIUSZKO
LODGE 2058
PO BOX 409
AMESBURY, MA 01913

53-211

MCINNIS JOHN P
76 MAIN ST
AMESBURY, MA 01913

53-273

COUNTING HOUSE LLC
C/O JAY GOULD
4 HIGH STREET
HAMPTON, NH 03842

53-272

G4 PROPERTIES LLC
867 BOYLSTON STREET
BOSTON, MA 02116

53-144

MORRIS BRIAN J
TIFFANY L MORRIS T/E
37 MILL ST EXT
AMESBURY, MA 01913

53-124

MASS ELECTRIC CO
C/O PROPERTIES DEPT
40 SYLVAN ROAD
WALTHAM, MA 02451

53-110

AMESBURY CITY OF
62 FRIEND ST
AMESBURY, MA 01913

53-217

MOCADO REALTY TRUST
JAMES F MEARS JR TRUSTEE
9 PASTURE RD
BEVERLY, MA 01915

53-212

MAYSON HOUSE LLC
54 MAIN ST
AMESBURY, MA 01913

53-270

NEWBURYPORT FIVE CENTS SAVINGS BANK
63 STATE ST
NEWBURYPORT, MA 01950

53-254

FULLER BUILDING LLC
45 MAIN ST
AMESBURY, MA 01913

53-256

LANGIS TODD C
AMANDA J GOYETTE-LANGIS T/E
39 MILL ST EXT
AMESBURY, MA 01913

53-143

SOUZA KEVIN M
DARLENE W SOUZA T/E
35 MILL ST EXT
AMESBURY, MA 01913

53-123

MASS ELECTRIC CO
C/O PROPERTIES DEPT
40 SYLVAN ROAD
WALTHAM, MA 02451

53-220

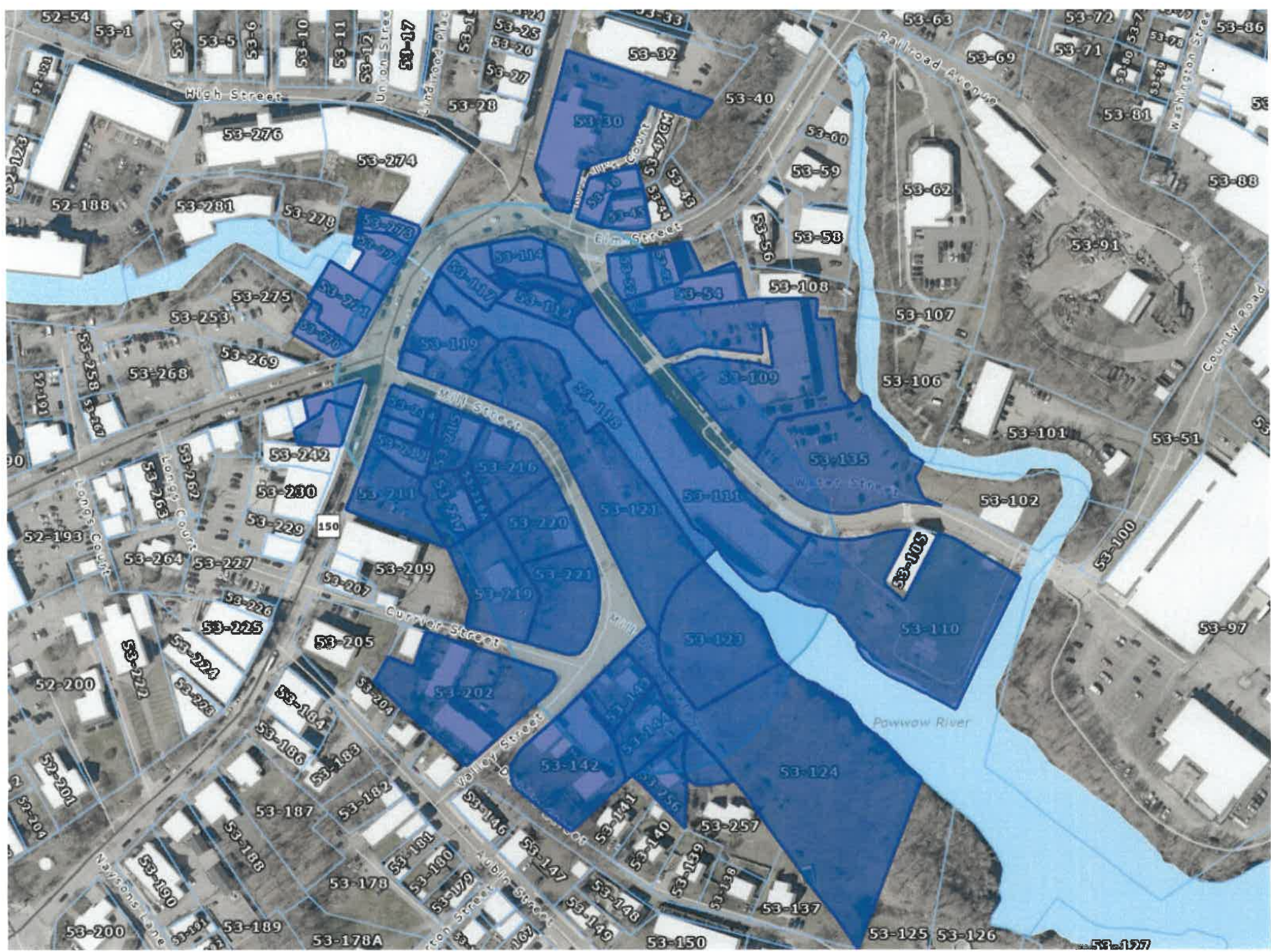
CARVALHO MONTERIO TONY AND MARIA
CARVALHO J/T
14 COLLINS ST
AMESBURY, MA 01913

53-216A

MOCADO REALTY TRUST
JAMES F MEARS JR TRUSTEE
9 PASTURE RD
BEVERLY, MA 01915

53-216

KENNEDY JILL A C BARRY
44 WOOD STREET
GROVELAND, MA 01834



Bruce Collins

From: noreply@civicplus.com
Sent: Wednesday, September 3, 2025 4:57 PM
To: Assessor
Subject: Online Form Submittal: REQUEST FOR AN ABUTTERS LIST

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you have confirmed that the content is safe.

REQUEST FOR AN ABUTTERS LIST

LOCATION OF PROPERTY:	0 Mill Street
MAP/LOT (IF KNOWN)	53/123
REQUESTER:	Sharon Sullivan
PHONE NUMBER:	781-245-2500
EMAIL:	ssullivan@lecenvironmental.com
REQUEST IS MADE FOR APPLICATION TO THE FOLLOWING BOARD	CONSERVATION COMMISSION (300')
When Abutters List is Ready	I would like the abutters list emailed to me & cc' the appropriate City department.
CUSTOM LIST - EXPLAIN (FEE MAY BE REQUIRED)	<i>Field not completed.</i>

NOTE: The Assessor Office will typically complete your request within 10 days from the date of receipt. We will call the requestor when the abutters list is complete. The ORIGINAL COMPLETE ABUTTERS list must be submitted with your application for the appropriate board. LISTS CANNOT BE MAILED UNLESS A PREPAID, SELF ADDRESSED ENVELOPE IS SENT TO OUR OFFICE. We will not be responsible for lists sent through the mail. Completed lists can be picked up at the Assessors Office during normal office hours.

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53-121

MASS ELECTRIC CO
C/O PROPERTIES DEPT
40 SYLVAN ROAD
WALTHAM, MA 02451

53-139

MITCHELL BRYANT
ABIGAIL MITCHELL T/E
8 DUBLIN ST
AMESBURY, MA 01913

53-140

RYAN JOHN J
MARY E RYAN T/E
6 DUBLIN ST
AMESBURY, MA 01913

53-141

BRODERICK SHAWN & VALERIE T/E
4 DUBLIN STREET
AMESBURY, MA 01913

53-257

HUTCHINSON DARREN JOHN
43 MILL ST EXT
AMESBURY, MA 01913

53-256

LANGIS TODD C
AMANDA J GOYETTE-LANGIS T/E
39 MILL ST EXT
AMESBURY, MA 01913

53-142

BRICKYARD TRUST
SAMANTHA L SERBAN, THOMAS O GONTHIER
ET
112 KIMBALL RD
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TIFFANY L MORRIS T/E
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SOUZA KEVIN M
DARLENE W SOUZA T/E
35 MILL ST EXT
AMESBURY, MA 01913

53-202

MASTER DEED
BRICKYARD HILL DONDOS
15 CURRIER ST
AMESBURY, MA 01913

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WALTHAM, MA 02451

53-123

MASS ELECTRIC CO
C/O PROPERTIES DEPT
40 SYLVAN ROAD
WALTHAM, MA 02451

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33 MILL ST, LLC
138 ELM ST
AMESBURY, MA 01913

53-110

AMESBURY CITY OF
62 FRIEND ST
AMESBURY, MA 01913

53-105

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21 WATER STREET
AMESBURY, MA 01913

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CARVALHO J/T
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AMESBURY, MA 01913

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LODGE 2058
PO BOX 409
AMESBURY, MA 01913

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C/O MAYORS OFFICE
CITY HALL
AMESBURY, MA 01913

53-135

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C/O MAYORS OFFICE
CITY HALL
AMESBURY, MA 01913

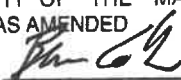
53-118

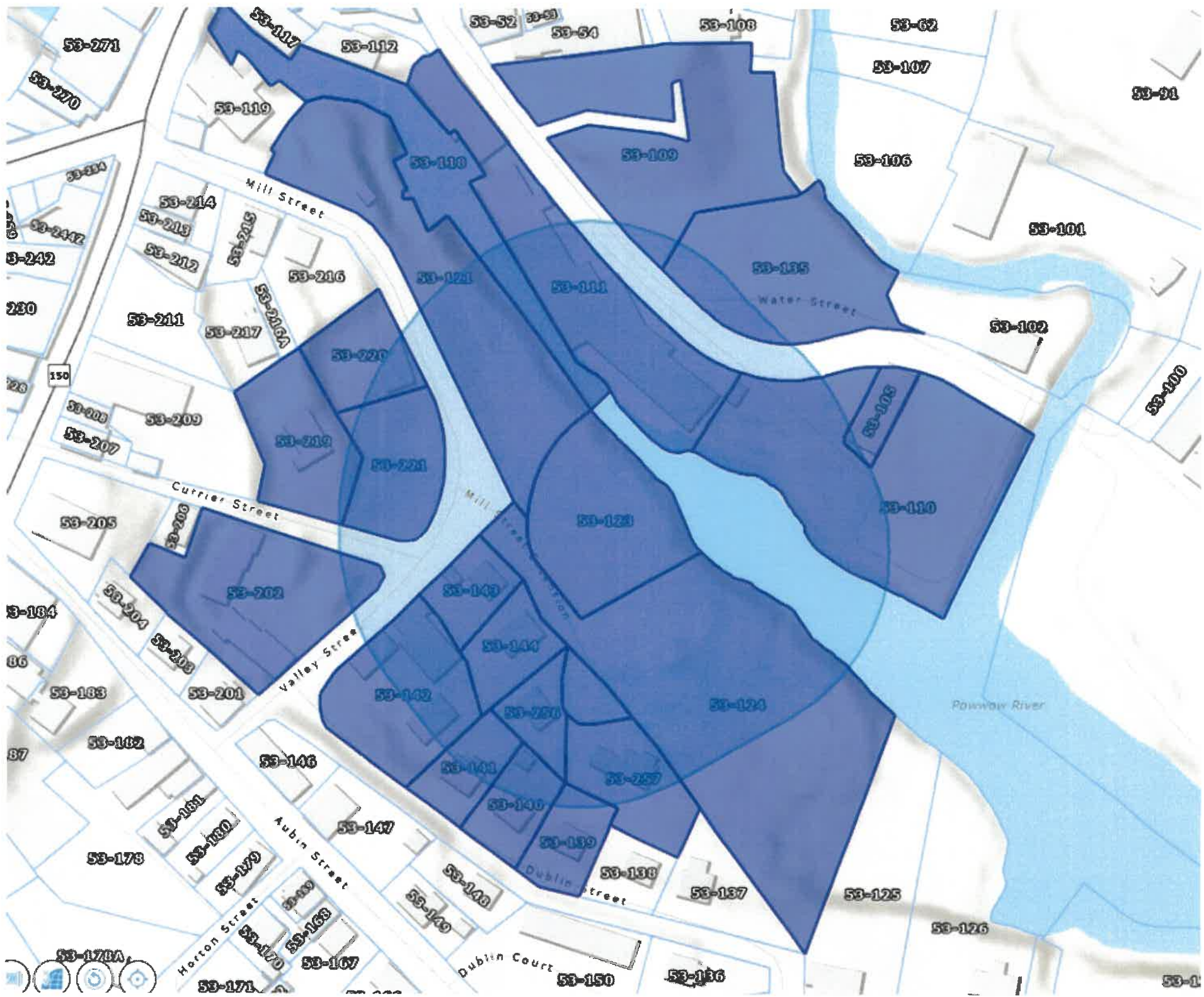
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TOWN HALL
AMESBURY, MA 01913

53-111

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AMESBURY, MA 01913

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APPLICABLE TAX LIST AS REQUIRED BY CHAPTER
40A, SECTION 11 OF THE MASSACHUSETTS
GENERAL LAWS AS AMENDED


9/5/25





**Notice of Intent Application
Temporary Substation**

14 & 0 Mill Street
Amesbury, Massachusetts

September 15, 2025

1. Introduction and Background

On behalf of the Applicant, Massachusetts Electric Company (MECo), LEC Environmental Consultants, Inc. (LEC) is filing the enclosed Notice of Intent Application (NOI) with the Amesbury Conservation Commission for construction of a temporary substation located within an existing distribution line right-of-way (ROW) approximately 170 feet south of the Amesbury No. 5 Substation at 14 & 0 Mill Street, in Amesbury, Massachusetts. The project will occur within the previously disturbed and/or developed 100-foot Buffer Zone to Bank and 200-Foot Riverfront Area associated with the Powwow River. These Wetland Resource Areas are jurisdictional under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40, the *Act*) and implementing Regulations (310 CMR 10.00, *Regulations*), and the *City of Amesbury Wetlands Protection Ordinance* (effective June 26, 2008, the *Ordinance*) and its implementing *Amesbury Wetland Regulations* (revised June 20, 2012, *Ordinance Regulations*).

As discussed in prior filings with the Conservation Commission, MECo conducted a distribution study to identify and address load at risk, asset condition, and reliability constraints within the downtown section of Amesbury in order to provide more reliable electric service to the area. Given the age and condition of the existing Amesbury No. 5 Substation that has been in operation for over 60 years and the current limitation of the substation's capability of creating ties between the surrounding higher voltage feeders, the substation will be decommissioned and restored to its natural state. The Hillside No. 66 Substation will be rebuilt and expanded to accommodate the load of the Amesbury No. 5 Substation. It is anticipated that the Hillside No. 66 Substation will be fully operational by 2029. Because the Amesbury No. 5 Substation retaining wall along the Powwow River is in a state of disrepair, full decommissioning efforts are proceeding with construction of a new temporary substation which will help bridge the gap to provide reliable electric service until the Hillside No. 66 Substation project is complete.

On September 19, 2022, the Amesbury Conservation Commission issued an Order of Conditions (DEP File No. 002-1305, OOC, valid through September 12, 2027 due to automatic 2-year tolling period, Leads Act) for the installation of a spare transformer yard within the ROW directly adjacent to the Amesbury No. 5 Substation.

Project details are provided on the attached site plans, entitled *National Grid Temporary Substation*, prepared by Simpson Gumpertz & Heger, dated September 9, 2025 and *Stormwater Management Summary*, prepared by Simpson Gumpertz & Heger, dated September 9, 2025.

As part of the proposed activities, the Applicant will implement erosion controls, and establish a clearly defined Limit-of-Work in accordance with the *Act* and *Ordinance*.

The following NOI Application provides a description of the existing Wetland Resource Areas, proposed project, and mitigating measures proposed to protect the interests and values of the Wetland Resource Areas enumerated within the above-referenced statutes.

2. General Site Conditions

The project locus (i.e., lot) is located within the downtown section of Amesbury (Appendix A, Figures 1 and 3) and includes two parcels (Assessor's Map 53, Lots 121 and 123) totaling 1.67± acres. The project locus is comprised of an electrical substation yard (Amesbury No. 5 Substation), temporary transformer yard directly adjacent (south) to the substation, and an electric distribution line Right-of-Way (ROW) comprised of wooden poles, overhead wires, and associated infrastructure. The project locus is bound by Mill Street and Mill Street Extension to the west and the Powwow River to the north and east (Appendix A, Figure 1). The substation is located within the northern portion of the project locus and is enclosed by a chain-link security fence, while the maintained distribution line ROW occurs south of the substation and is comprised of herbaceous vegetative cover, a circular gravel parking area opposite Valley Street, wooden utility poles, and overhead wires. A fringing forested upland occurs between the maintained ROW and Powwow River along a steep embankment.

The project site (Site) is located within the southern portion of the project locus and includes the circular gravel parking area and portion of the maintained ROW. Topography within the Site is generally level with gentle southeasterly slopes towards the Powwow River. The Site is located within the previously disturbed (maintained herbaceous cover) and/or developed (gravel parking area/utility infrastructure) 100-foot Buffer Zone to Bank and the 200-foot Riverfront Area to the Powwow River.

2.1 **Natural Heritage and Endangered Species Program Designation**

According to the 15th edition of the *Massachusetts Natural Heritage Atlas* (effective August 1, 2021) published by Natural Heritage & Endangered Species Program (NHESP) and the MassGIS data layer, the Site is not located within areas of Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species. In addition, no Certified Vernal Pools (CVP) or Potential Vernal Pools (PVP) occur on or within the vicinity of the Site (Appendix B, Figure 3).

2.2 **Federal Emergency Management Agency Floodplain Designation**

According to the July 8, 2025 *Federal Emergency Management Agency Flood Insurance Rate Map* for Essex County, Massachusetts (Community Panel 25009C0106G), a portion of the ROW adjacent to the Site is located within the Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood Zone AE, base flood areas determined (NAVD 88', EL 10.8') –*Area subject to flooding by the 1% annual chance flood*. The remainder of the Site is located within a Zone X (shaded): *0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile* (Appendix B, Figure 2).

3. **Wetland Resource Area Descriptions**

Wetland Resource Areas associated with the Site include Bank and Riverfront Area to the Powwow River and are further described below. No portion of the project is located within Bordering Land Subject to Flooding. LEC conducted a site evaluation on September 27, 2021 to determine the extent of existing protectable Wetland Resource Areas located proximate to the Site and identified Bank to the Powwow River. The extent of Bank and Mean Annual High Water line was determined through the criteria set forth in 310 CMR 10.54 and 310 CMR 10.58.

The Bank boundary was demarcated in the field with sequentially-numbered, blue surveyor's flagging tape. Bank flags B2-1 through B2-4 and B1-6 through B1-27 were survey located by BL Companies, Inc. and depicted on the Site Plans.

3.1

Bank-Mean Annual High Water (MAHW) - Mean High Water (MHW) Line

According to the *Act Regulations*, Bank is the *first observable break in slope or the mean annual flood level, whichever is lower. The lower boundary of a Bank is the mean annual low flow level* [310 CMR 10.54 (2) (c)].

The Mean Annual High Water Line of a river is the line that is apparent from visible markings or changes in the character of soils or vegetation due to the prolonged presence of water and that distinguishes between predominantly aquatic and predominantly terrestrial land. Field indicators of bankfull conditions shall be used to determine the mean annual high-water line. Bankfull field indicators include but are not limited to: changes in slope, changes in vegetation, stain lines, top of point bars, changes in bank materials, or bank undercuts. In tidal rivers, the mean annual high-water line is coincident with the mean high water line determined under 310 CMR 10.23 [310 CMR 10.58 (2) (a) 2].

The Mean High Water Line means the line where the arithmetic mean of the high water heights observed over a specific 19-year metonic cycle (the National Tidal Datum Epoch) meets the shore and shall be determined using hydrographic survey data of the National Ocean Survey of the U.S. Department of Commerce [310 CMR 10.02].

The term Bank shall include the land area which normally abuts and confines a water body; the lower boundary being the mean annual low flow level, and the upper boundary being the first observable break in slope or the mean annual high flood level, whichever is higher [Ordinance, Section VIII].

The main hydrologic feature associated with the Site is the Powwow River, a mapped perennial waterway on the latest USGS Topographic Map. The river occurs east of the Site at the bottom of a steep slope and the Bank is generally vegetated and contains roots, rocks, exposed soil, and bank undercuts (refer to Photos 5 and 6). Portions of the Bank contain vertical retaining walls. The Mean Annual High Water (MAHW) Line is consistent with the top of Bank of the river and multiple corroborating Bankfull Indicators were observed to determine the Bank-MAHW line, including bank undercuts, staining, and an abrupt transition between “predominantly aquatic and predominantly terrestrial land. The tidal influence of the river generally occurs east/southeast of the gravel parking area and occurs coincident with the Bank-MAHW line.



Photos 1 and 2. Representative views of the Bank/MAHW line of the Powwow River.

3.2

Riverfront Area

According to 310 CMR 10.58 2 (a): *Riverfront Area is defined as the area of land between a river's mean annual high water line and a parallel line measured horizontally 200 feet away.*

Except as otherwise provided in this Ordinance or in regulations of the Commission, the definitions of term in this Ordinance shall be set forth in the Wetlands Protection Act, M.G.L. Ch. 131, 40 and Regulations, 310 CMR 10.00 [Ordinance, Section VIII].

Riverfront Area includes land within 200 feet of the Bank-MAHW line associated with the Powwow River. The entire Site is located within Riverfront Area. Riverfront Area includes the vegetated slope embankment, maintained herbaceous cover, circular gravel drive, and utility infrastructure (Photos 3 through 5). The maintained herbaceous cover is considered previously disturbed, while the existing gravel drive and wooden utility poles are considered ‘Degraded’ in accordance with 310 CMR 10.58 (5).



Photo 3. Southerly view of Riverfront Area within the Site. Gravel circular drive in background, right.



Photo 4. Westerly view of gravel circular drive and Mill Street Extension in background.



Photo 5. Southerly view of Riverfront Area within the Site. Mill Street on right and gravel circular parking area in background.

4. Proposed Project

4.1 Temporary Substation and Associated Infrastructure

The project includes construction of a temporary substation and comprised of transformers, inverters, and other electrical equipment/components (*Site Plans*). The substation yard will be enclosed by a 9-foot-tall chain-link security fence. The fence will be flush to the ground, have a 1-inch diameter mesh opening, and equipped with a 1-foot-tall barbed wire atop the fence. The substation will be accessed from Mill Street via a new gravel driveway and the resurfaced gravel circular drive. The ground surface within and immediately surrounding the perimeter of the substation will be comprised of a 2-inch layer of crushed stone. The topsoil removed to facilitate establishment of the crushed stone base will be stockpiled for later reuse for site restoration. The stockpile will be located southeast of the temporary substation, adjacent to the southerly entrance and seeded with one of National Grid's upland ROW restoration mix (*Site Plan* and Appendix C, seed mixes).

Electricity will be transmitted to and from the existing overhead electric line located within Mill Street/Mill Street Extension and the temporary substation via underground conduits, four (4) utility poles, and overhead wires. To install the electrical conduit and

communications cable, a roughly 3-foot-wide trench will be excavated deep enough to establish a minimum cover of 30 inches.

The gravel access routes from Mill Street will be maintained to provide vehicular access to the gates for required inspections and maintenance. The snow storage area is proposed at the eastern portion of the circular driveway, as depicted on Plan Sheet C-3.

The overall project footprint (i.e., fence enclosure and crushed stone and gravel surfaces) occupies approximately 16,350 square feet of land, outside the tree line within the existing maintained ROW, and does not require tree clearing. As such, no cutting of woody vegetation will be required.

At their closest, the fence enclosure and transformer/electric equipment are offset approximately 17 and 34 feet from the Bank. Shifting the fence and transformer is not possible due to site topography and configuration of existing ROW utility infrastructure. According to the *Ordinance Regulations, Section 21.7 Structures* and *Section 21.3 Landscaping*, the fence and transformer unit may be subject to the 50-foot or 25-foot offset, respectively. As such, a waiver request form has been prepared (Appendix D) to allow the fence and transformer unit to be located within the offsets, as may be applicable.

The substation is temporary and will remain in place until the Hillside No. 66 substation upgrade project is operational. Once the Hillside No. 66 upgrade is operational, the entirety of the substation will be removed and site restored to preexisting conditions (i.e., herbaceous cover). Disturbed areas will be seeded and stabilized. Consequently, the work and subsequent removal of the fence, transformer, crushed stone, geotextile fabric, and associated infrastructure will not create any permanent impacts to wetland resource areas.

5. Mitigating Measures

The Applicant intends to implement erosion controls during construction activities, in accordance with MECo's Environmental Guidance Document (EG303), to mitigate for any potential impacts to Wetland Resource Areas during construction. MECo's EG303 provides specifications on environmental procedures and best management practices (BMPs) to be followed by MECo personnel, consultants, and contractors. In addition, a description of these mitigating measures is provided below.

5.1 **Erosion and Sedimentation Control**

The Applicant proposes to implement an erosion control program to protect the adjacent Powwow River during installation activities. As shown on the attached *Site Plans*, erosion controls, consisting of staked sediment filter tube, will be installed. The filter tube will demarcate the limit-of-work and provide additional assurance that construction equipment will not further intrude upon the Buffer Zone, Riverfront Area, or adjacent fringing forested uplands. In addition, best management practices (e.g., site housekeeping) will be implemented. Construction material storage and construction vehicles/activity will be confined to within paved areas or ROW. All erosion control barriers will remain in place until disturbed areas are stabilized. Finally, if required, vehicle or equipment refueling will be located beyond the 100-foot Buffer Zone to the extent practicable. As a result of these construction level BMPs, the Powwow River and adjacent Wetland Resource Areas will be protected.

5.2 **Stormwater Management Measures**

Simpson Gumpertz & Heger has reviewed the runoff characteristics of the pre-construction (i.e., herbaceous cover) and post-construction conditions (i.e., crushed stone and gravel cover). In an effort to avoid additional land disturbance and point-source discharge, the installation of new stormwater BMPs is not proposed given the modest change in runoff (Appendix B, *Stormwater Management Summary*). The additional crushed stone and gravel and associated grading of the substation will direct runoff into the herbaceous cover (i.e., existing vegetated filter) of the ROW, thereby minimizing/avoiding direct runoff onto the adjacent forested embankment.

6. **Regulatory Compliance**

The entire project occurs within Riverfront Area. As a result, the project includes measures to ensure compliance with applicable performance standards with the *Act Regulations*. Citations of the pertinent performance standards are provided below, along with a description of how the project meets these standards.

The project will result in an increase in Degraded Riverfront Area; however, once the Hillside No. 66 upgrade is operational, the entirety of the substation will be removed and site restored to preexisting conditions (i.e., herbaceous cover). Disturbed areas will be

seeded and stabilized. Consequently, the work and subsequent removal of the fence, transformer, crushed stone, geotextile fabric, and associated infrastructure will not create any permanent impacts to Riverfront Area.

6.1

Riverfront Area Performance Standards

The performance standards outlined in 310 CMR 10.58 (4) include:

- (a) Protection of Other Resource Areas: Activities occur in Riverfront Area only and construction-level erosion controls are proposed to protect the Bank and Land Under Water of the Powwow River.
- (b) Protection of Rare Species: The Project Site is not contained within Rare Species Habitat according to NHESP as provided in Section 2.1 above.
- (c) Practicable and Substantially Equivalent Economic Alternatives: The project locus is located entirely within Riverfront Area and no other portion of the locus would result in less Riverfront Area alteration. Utilizing the existing gravel parking area and most level portion of the ROW reduces site grading and disturbance. The proposed project has been designed to the greatest extent practicable to contribute to the interests identified in the *Act* and as further discussed above.
- (d) No Significant Adverse Impact: A discussion of Significant Adverse Impacts is provided below.

310 CMR 10.58 (4) (d) states:

The work, including proposed mitigating measures, must have no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131, s. 40...

310 CMR 10.58 (4) (d) 1. states:

Within 200 foot Riverfront Areas, the issuing authority may allow the alteration of up to 5000 square feet or 10% of the riverfront area within the lot, whichever is greater, on a lot recorded on or before October 6, 1997 or lots recorded after October 6, 1997 subject to the restrictions of 310 CMR 10.58 (4) (c) 2.b.vi., or up to 10% of the riverfront area within a lot recorded after October 6, 1997, provided that:

- (a) *At a minimum, a 100-foot wide area of undisturbed vegetation is provided...If there is not a 100-foot wide area of undisturbed vegetation within the riverfront area,*

existing vegetative cover shall be preserved or extended to the maximum extent feasible to approximate a 100-foot wide corridor of natural vegetation...

A 100-foot Riverfront Area exhibits a narrow fringe of undisturbed vegetation and the remainder consists of previously disturbed herbaceous cover. The project is located entirely within the disturbed ROW. Providing a 100-foot-wide corridor of natural vegetation is not possible; however, the project footprint has been kept to a minimum and disturbed areas outside the substation footprint and access areas will be vegetatively restored. In addition, once Hillside No. 66 upgrade is operational, the entirety of the substation will be removed and site restored to preexisting conditions (i.e., herbaceous cover).

(b) Stormwater is managed according to the standards established by the Department in its Stormwater Policy.

Simpson Gumpertz & Heger has reviewed the runoff characteristics of the pre-construction (i.e., herbaceous cover) and post-construction conditions (i.e., crushed stone and gravel cover). In an effort to avoid additional land disturbance and point-source discharge, the installation of new stormwater BMPs is not proposed given the modest change in runoff (Appendix B, *Stormwater Management Summary*). The additional crushed stone and gravel and associated grading of the substation will direct runoff into the herbaceous cover (i.e., existing vegetated filter) of the ROW, thereby minimizing/avoiding direct runoff onto the adjacent forested embankment.

(c) Proposed work does not impair the capacity of the riverfront area to provide important wildlife habitat functions...

No unique wildlife habitat occurs within the Riverfront Area comprised of mown herbaceous cover. The project specifically avoids cutting trees.

(d) Proposed work shall not impair groundwater or surface water quality by incorporating erosion and sedimentation controls and other measures to attenuate nonpoint source pollution.

Erosion controls will be installed and maintained during construction to protect groundwater and surface water quality.

7.

Summary

On behalf of the Applicant, MECo, LEC Environmental Consultants, Inc. is filing this Notice of Intent Application with the Amesbury Conservation Commission to construct a temporary substation within a distribution line ROW adjacent to the Powwow River in Amesbury. The project will occur within the previously disturbed and/or developed 100-foot Buffer Zone to Bank and 200-foot Riverfront Area to the Powwow River. In an effort to mitigate for the proposed construction related activities, erosion control measures and best management practices will be followed to protect adjacent Wetland Resource Areas.

The Applicant respectfully requests that the Commission issue an Order of Conditions allowing the work to proceed as described.

City of Amesbury Wetlands Protection Ordinance, effective June 26, 2008

City of Amesbury Wetlands Regulations, revised June 20, 2012

Federal Emergency Management Agency Flood Insurance Rate Map for Essex County (Community Panel 25009C0106G), effective July 8, 2025

Massachusetts Natural Heritage Atlas, 15th Edition, 2021. Natural Heritage & Endangered Species Program, Massachusetts Division of Fisheries and Wildlife, Route 135, Westborough, MA 01581, http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

Massachusetts Department of Environmental Protection, Division of Wetlands and Waterways 1995. *Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act, A Handbook*. 89 pp.

Massachusetts Wetlands Protection Act (M.G.L. c. 131, §. 40) and its implementing *Regulations* (310 CMR 10.00), www.state.ma.us/dep.

Reed, P.B. 1988. *National List of Plant Species that Occur in Wetlands: 1988 Massachusetts*. U.S. Department of the Interior, Fish and Wildlife Service. NERC-88/18.21

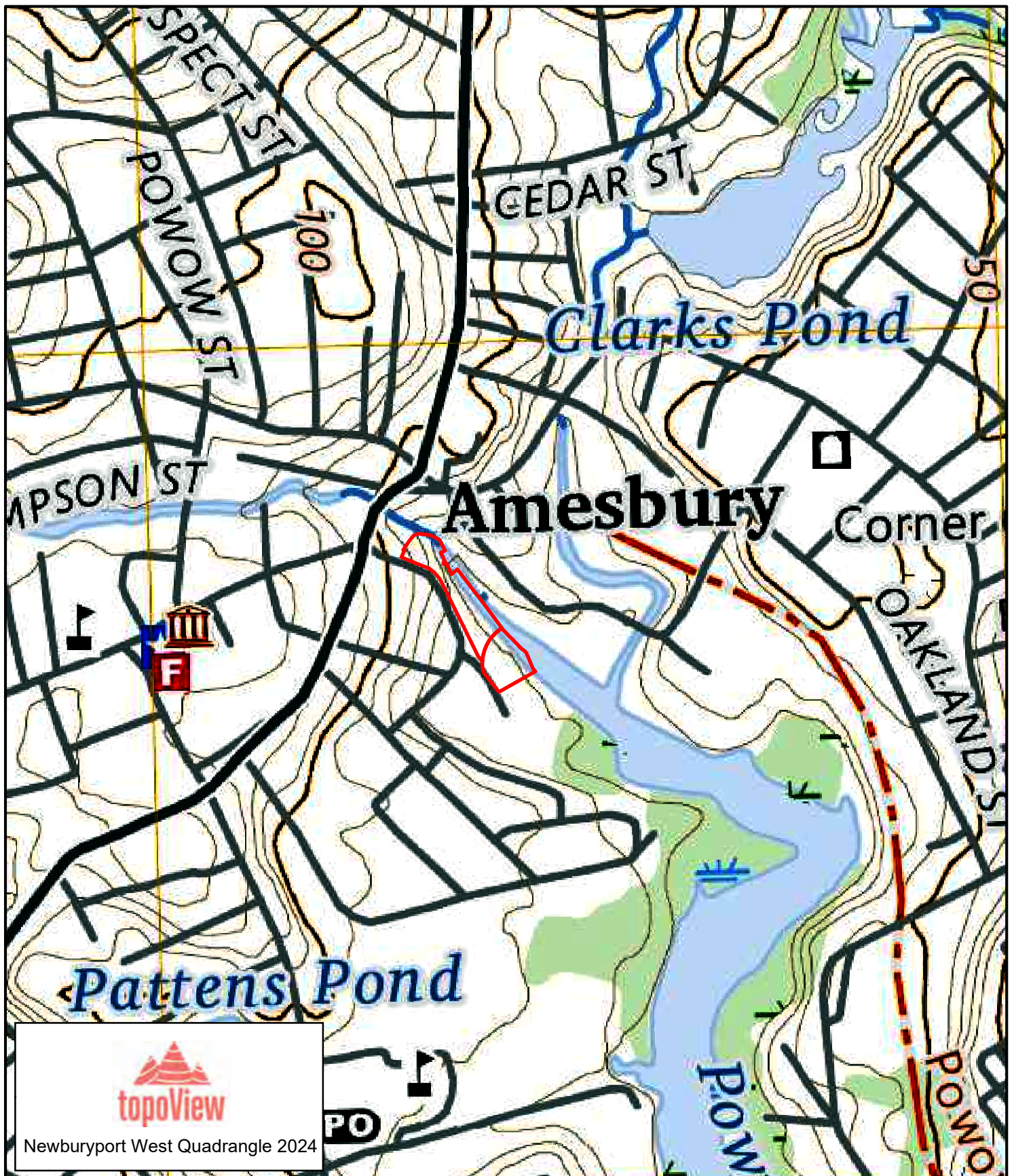
Appendix A

Locus Maps

Figure 1: USGS Topographic Map

Figure 2: FEMA Flood Insurance Rate Map

Figure 3: Aerial Orthophoto and NHESP Map



LEC

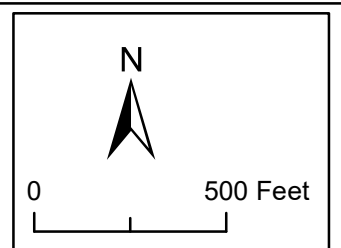
Environmental Consultants, Inc.

Wakefield, MA
781.245.2500

www.lecenvironmental.com

Figure 1: USGS Topographic Map
14 & 0 Mill Street
Amesbury, MA

September 15, 2025



70°56'5"W 42°51'37"N



Legend

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

	Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>

NO SCREEN Area of Minimal Flood Hazard *Zone X*
☐ Effective LOMRs

GENERAL	- - - -	Channel, Culvert, or Storm Sewer
STRUCTURES		Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance
17.5 Water Surface Elevation

8 — — — Coastal Transect
 ~~~~~ Base Flood Elevation Line (BFE)  
 == Limit of Study

**OTHER FEATURES**

- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

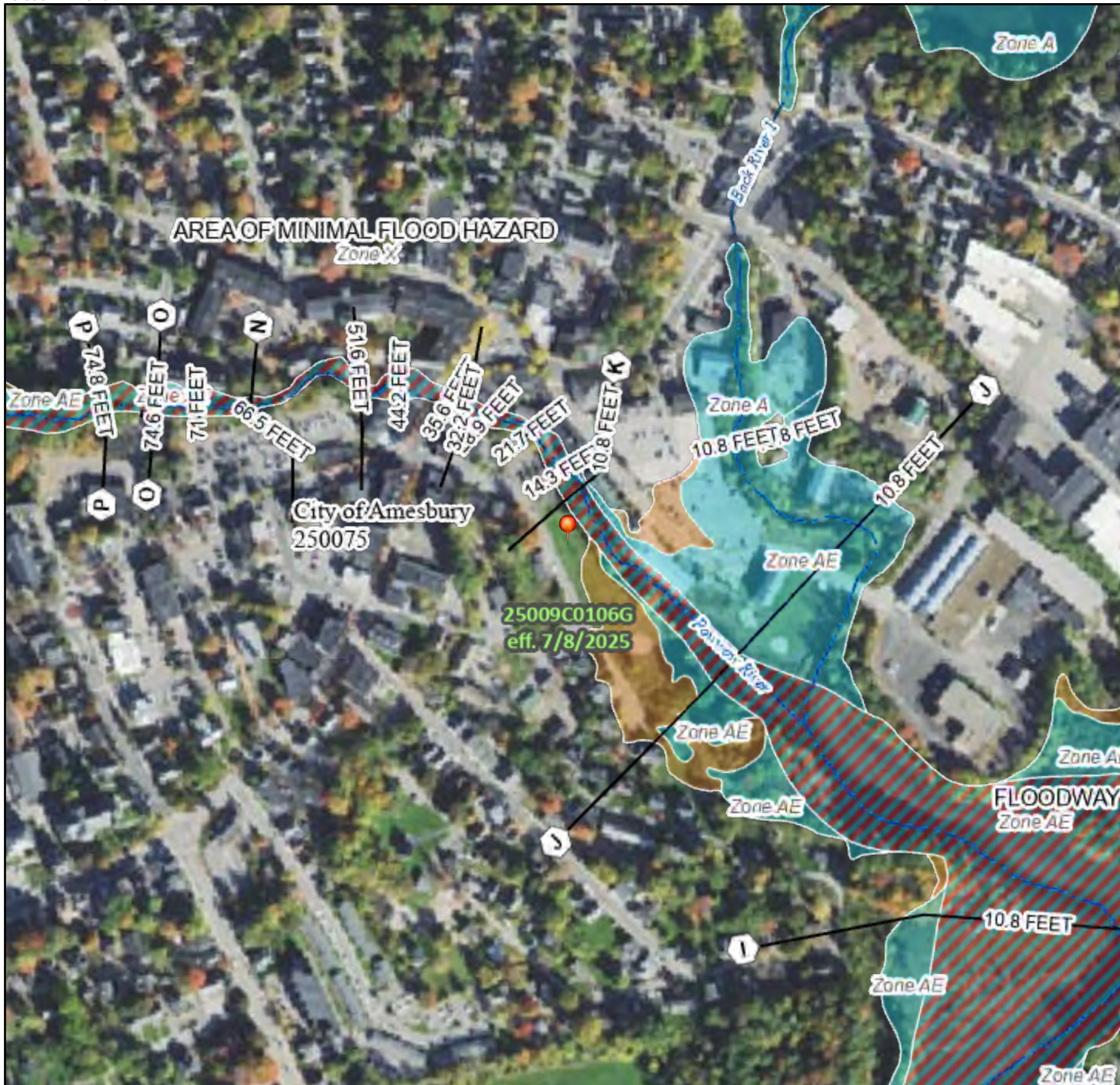
-  Digital Data Available
-  No Digital Data Available
-  Unmapped

 The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

**This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards**

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/11/2025 at 4:56 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0      250      500      1,000      1,500      2,000      Feet

1:6,000

70°55'28"W 42°51'11"N

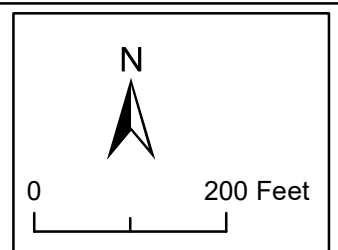
**Basemap Imagery Source: USGS National Map 2023**





Figure 3: MassGIS Orthophoto & NHESP Map  
14 & 0 Mill Street  
Amesbury, MA

September 15, 2025





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## **Appendix B**

*Stormwater Management Summary*  
prepared by Simpson Gumpertz & Heger  
dated September 9, 2025



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 and 14 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







SOURCE: NEARMAP (2025); NOT TO SCALE



SIMPSON GUMPERTZ & HEGER  
480 Totten Pond Road  
Waltham, MA 02451  
781.907.9000  
[sgh.com](http://sgh.com)

|                                              |                 |                  |                           |
|----------------------------------------------|-----------------|------------------|---------------------------|
| Project:<br>0 & 14 MILL STREET, AMESBURY, MA |                 |                  |                           |
| Title:<br>LOCATION MAP                       |                 |                  |                           |
| Drawn:<br>BA                                 | Checked:<br>CAC | Approved:<br>SPD | Project No.:<br>211340.01 |

|                          |
|--------------------------|
| Drawing No.:<br>FIGURE 1 |
| Scale:<br>N.T.S.         |
| Date:<br>09/09/2025      |

## **ATTACHMENT 1**





FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP  
FOR DRAFT FIRM PANEL LAYOUT

|                             |  |                                                                                                                                                                      |
|-----------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99                                                                                                                 |
|                             |  | With BFE or Depth<br>Zone AE, AO, AH, VE, AR                                                                                                                         |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile<br>Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard<br>Zone X                                                                                                            |
|                             |  | Area with Reduced Flood Risk due to Levee<br>See Notes<br>Zone X                                                                                                     |
| OTHER AREAS                 |  | Area with Flood Risk due to Levee<br>Zone D                                                                                                                          |
|                             |  | NO SCREEN<br>Area of Minimal Flood Hazard<br>Zone X                                                                                                                  |
| GENERAL STRUCTURES          |  | Effective LOMRs                                                                                                                                                      |
|                             |  | Area of Undetermined Flood Hazard<br>Zone D                                                                                                                          |
| OTHER FEATURES              |  | Channel, Culvert, or Storm Sewer                                                                                                                                     |
|                             |  | Levee, Dike, or Floodwall                                                                                                                                            |
|                             |  | Cross Sections with 1% Annual Chance                                                                                                                                 |
|                             |  | Water Surface Elevation                                                                                                                                              |
|                             |  | Coastal Transect                                                                                                                                                     |
|                             |  | Coastal Transect Baseline                                                                                                                                            |
|                             |  | Profile Baseline                                                                                                                                                     |
|                             |  | Hydrographic Feature                                                                                                                                                 |
|                             |  | Base Flood Elevation Line (BFE)                                                                                                                                      |
|                             |  | Limit of Study                                                                                                                                                       |
|                             |  | Jurisdiction Boundary                                                                                                                                                |

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-6627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

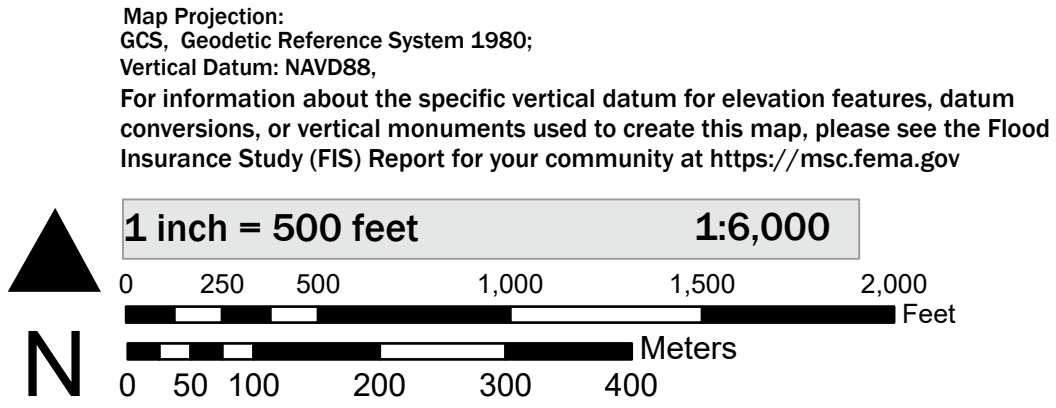
For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction. To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by USDA, Farm Service Agency (FSA). This information was derived from NAIP, dated April 11, 2018.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on 8/11/2025 3:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at <https://www.fema.gov/media-library/assets/documents/118418>

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date.

SCALE



NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP

PANEL 106 OF 552

| COMMUNITY                             | NUMBER | PANEL |
|---------------------------------------|--------|-------|
| CITY OF AMESBURY<br>TOWN OF SALISBURY | 250103 | 0106  |



## **ATTACHMENT 2**



United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Essex County, Massachusetts, Northern Part**





# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

# Contents

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

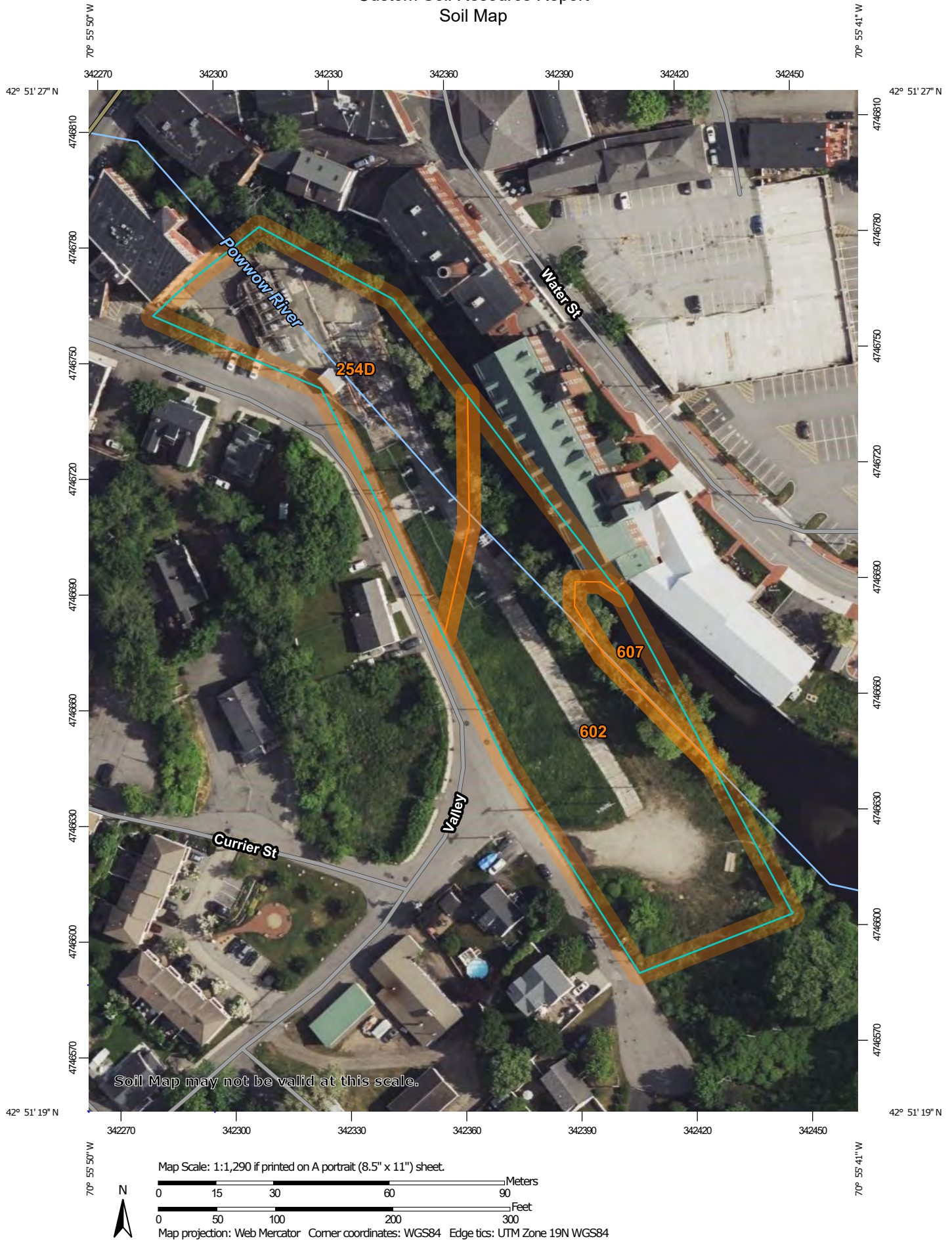


# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



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## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features

 Streams and Canals

### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, Massachusetts, Northern Part  
Survey Area Data: Version 20, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name                                     | Acres in AOI | Percent of AOI |
|------------------------------------|---------------------------------------------------|--------------|----------------|
| 254D                               | Merrimac fine sandy loam, 15 to 25 percent slopes | 0.8          | 35.4%          |
| 602                                | Urban land                                        | 1.3          | 59.8%          |
| 607                                | Water, saline                                     | 0.1          | 4.8%           |
| <b>Totals for Area of Interest</b> |                                                   | <b>2.2</b>   | <b>100.0%</b>  |

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

## Custom Soil Resource Report

development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Essex County, Massachusetts, Northern Part

### 254D—Merrimac fine sandy loam, 15 to 25 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2tyrg  
*Elevation:* 0 to 1,890 feet  
*Mean annual precipitation:* 36 to 71 inches  
*Mean annual air temperature:* 39 to 55 degrees F  
*Frost-free period:* 140 to 250 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Merrimac and similar soils:* 80 percent  
*Minor components:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Merrimac

##### Setting

*Landform:* Outwash plains, outwash terraces, moraines, eskers, kames  
*Landform position (two-dimensional):* Summit, shoulder, backslope, footslope  
*Landform position (three-dimensional):* Side slope, crest, riser, tread  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Loamy glaciofluvial deposits derived from granite, schist, and gneiss over sandy and gravelly glaciofluvial deposits derived from granite, schist, and gneiss

##### Typical profile

*Ap - 0 to 10 inches:* fine sandy loam  
*Bw1 - 10 to 22 inches:* fine sandy loam  
*Bw2 - 22 to 26 inches:* stratified gravel to gravelly loamy sand  
*2C - 26 to 65 inches:* stratified gravel to very gravelly sand

##### Properties and qualities

*Slope:* 15 to 25 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Somewhat excessively drained  
*Runoff class:* Very low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to very high (1.42 to 99.90 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 2 percent  
*Maximum salinity:* Nonsaline (0.0 to 1.4 mmhos/cm)  
*Sodium adsorption ratio, maximum:* 1.0  
*Available water supply, 0 to 60 inches:* Low (about 4.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* A  
*Ecological site:* F145XY008MA - Dry Outwash



## Custom Soil Resource Report

*Hydric soil rating:* No

### Minor Components

#### Hinckley

*Percent of map unit:* 10 percent

*Landform:* Deltas, kames, eskers, outwash plains

*Landform position (two-dimensional):* Summit, shoulder, backslope

*Landform position (three-dimensional):* Head slope, nose slope, side slope, crest, rise

*Down-slope shape:* Convex

*Across-slope shape:* Convex, linear

*Hydric soil rating:* No

#### Windsor

*Percent of map unit:* 5 percent

*Landform:* Outwash terraces, dunes, outwash plains, deltas

*Landform position (three-dimensional):* Tread, riser

*Down-slope shape:* Linear, convex

*Across-slope shape:* Linear, convex

*Hydric soil rating:* No

#### Agawam

*Percent of map unit:* 5 percent

*Landform:* Kame terraces, outwash plains, outwash terraces, moraines, kames

*Landform position (two-dimensional):* Summit, shoulder, backslope, footslope

*Landform position (three-dimensional):* Side slope, crest, riser, tread, rise

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Hydric soil rating:* No

## 602—Urban land

### Map Unit Setting

*National map unit symbol:* vjx3

*Frost-free period:* 125 to 165 days

*Farmland classification:* Not prime farmland

### Map Unit Composition

*Urban land:* 80 percent

*Minor components:* 20 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Urban Land

#### Setting

*Parent material:* Excavated and filled land

### **Minor Components**

#### **Udorthents**

*Percent of map unit: 10 percent*

*Hydric soil rating: No*

#### **Merrimac**

*Percent of map unit: 2 percent*

*Hydric soil rating: No*

#### **Hinckley**

*Percent of map unit: 2 percent*

*Hydric soil rating: No*

#### **Windsor**

*Percent of map unit: 2 percent*

*Hydric soil rating: No*

#### **Charlton**

*Percent of map unit: 2 percent*

*Hydric soil rating: No*

#### **Paxton**

*Percent of map unit: 2 percent*

*Hydric soil rating: No*

## **607—Water, saline**

### **Map Unit Setting**

*National map unit symbol: vk29*

*Frost-free period: 120 to 200 days*

*Farmland classification: Not prime farmland*

### **Map Unit Composition**

*Water, saline: 95 percent*

*Minor components: 5 percent*

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Minor Components**

#### **Westbrook**

*Percent of map unit: 5 percent*

*Landform: Marshes*

*Hydric soil rating: Yes*

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## Appendix C

### Seed Mixes

## SUBJECT

Access, Maintenance and Construction  
Best Management Practices

## Reference

EP No. 3 - Natural Resource  
Protection (Chapter 6)

## UPLAND ROW RESTORATION MIX – GENERAL

### Species Composition Options:

- Andropogon gerardii; Niagra Big Bluestem
- Schizachyrium scoparium; Little Bluestem
- Elymus Canadensis; Canada Wild Rye
- Elymus virginicus; Virginia Wildrye
- Lolium multiflorum; Annual Ryegrass
- Sorghastrum nutans; Indiangrass
- Chamaecrista fasciculata; Partridge Pea
- Desmodium canadense; Showy Tick Trefoil
- Heliopsis 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 Plants, Inc.
5. Northeast Upland Wildflower/Restoration Erosion Mix – Southern Tier Consulting (STCMX-2)

## UPLAND ROW RESTORATION MIX – DRY/ROCKY SITES

### Species Composition Options:

- Festuca rubra; Red Fescue
- Schizachyrium scoparium; Little Bluestem
- Elymus Canadensis; Canada Wild Rye
- Bouteloua gracilis; Blue Grama
- Lolium multiflorum; Annual Ryegrass
- Lolium perenne; Perennial Ryegrass
- Agrostis scabra; Rough Bentgrass
- Agrostis perennans; Upland Bentgrass
- Sorghastrum nutans; Indiangrass

### Example Seed Mixes:

1. New England Erosion Control/ Restoration Mix for Dry Sites – New England Wetland Plants, Inc.
2. Ernst Conservation Seeds and similar companies can create a custom seed mix matching the composition above (with site specific additions if necessary).



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## **Appendix D**

### Waiver Request Form



# Amesbury

CONSERVATION COMMISSION  
Tel: (978) 388-8110  
Fax: (978) 388-6727

62 Friend Street  
Second Floor  
Amesbury, MA 01913

## Amesbury Conservation Commission Waiver Request Form

All projects submitted for review to the Amesbury Conservation Commission should comply with the Amesbury Wetlands Ordinance and its implementing regulations as well as the Massachusetts Wetlands Act and its implementing regulations (310 CMR § 10.00). If you cannot comply with any portion of the Amesbury Wetlands Regulations you should file this waiver request identifying any areas where your proposed project is not in full compliance.

Project: Temporary Substation

Applicant: Massachusetts Electric Company (c/o Travis Yandow)

Applicant's Address: 170 Data Drive, Waltham, MA 02451

\_\_\_\_\_  
\_\_\_\_\_

Contact Information: Telephone: 978-956-4159

Email: travis.yandow@nationalgrid.com

I hereby request a waiver pursuant to the Amesbury Wetlands Regulations § 7.13 from the following section(s)

Section 21.7 Structures and Section 21.3 Landscaping

of the aforementioned regulations. The reason(s) for the waiver request is/are (use additional sheet if necessary):

Site topography and configuration of existing electric distribution right-of-way and associated utility infrastructure restrict options for layout.

Applicant signature

9/14/25

Date