

# Proposed Grounding Grid Installation Project

Revere #7 Substation, Railroad Street  
Revere, Massachusetts

PREPARED FOR

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Massachusetts Electric Company  
40 Sylvan Road  
Waltham, MA 02451

PREPARED BY

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Union Station, Suite 219  
2 Washington Square  
Worcester, MA 01604

December 2016

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Notice of Intent

# **Proposed Grounding Grid Installation Project**

Revere #7 Substation, Railroad Street  
Revere, Massachusetts

December 2016



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# Notice of Intent Forms

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- › WPA Form 3
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# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Revere
City/Town

## A. General Information (continued)

6. General Project Description:

Applicant is requesting to install a new ground grid along the northern fence line at the Revere #7 Substation.

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) (310 CMR 10.53(3)(D) - Construction, reconstruction, operation, and maintenance of underground and overhead public utilities)

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:

Suffolk	_____	_____
a. County		b. Certificate # (if registered land)
	_____	_____
c. Book		d. Page Number

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

- 1.  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.
- 2.  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. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

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: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet 2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> 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. <input type="checkbox"/> 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](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**

- 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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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 [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm)). 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, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm); 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 - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

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.



# WPA Form 3 – Notice of Intent

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Provided by MassDEP:

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Revere

City/Town

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

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

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.

a. Plan Title

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

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:

316770

2. Municipal Check Number

December 8, 2016

3. Check date

316771

4. State Check Number

December 8, 201

5. Check date

Vanasse Hangen Brustlin, Inc

6. Payor name on check: First Name

7. Payor name on check: Last Name



# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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Reverse

City/Town

## 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.

*Joshua B. Holder*

1. Signature of Applicant

*12/21/16*

2. Date

3. Signature of Property Owner (if different)

*Amanda E. Lansing*

5. Signature of Representative (if any)

4. Date

*12/21/16*

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:

<u>Railroad Street</u>	<u>Revere</u>
a. Street Address	b. City/Town
<u>316771</u>	<u>\$237.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Josh</u>	<u>Holden</u>	
a. First Name	b. Last Name	
<u>Massachusetts Electric Company</u>		
c. Organization		
<u>40 Sylvan Road</u>		
d. Mailing Address		
<u>Watham</u>	<u>MA</u>	<u>02451</u>
e. City/Town	f. State	g. Zip Code
<u>781-907-3648</u>	<u>joshua.holden@vhb.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Mailing Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
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
2(j)	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Step 5/Total Project Fee:** \$500.00

**Step 6/Fee Payments:**

Total Project Fee:	<u>\$500.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$237.50</u>
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:	<u>\$262.50</u>
	c. 1/2 Total Fee <b>plus</b> \$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.)

**VANASSE HANGEN BRUSTLIN, INC.**  
101 WALNUT STREET • PO BOX 9151  
WATERTOWN, MASSACHUSETTS 02471

CITIZENS BANK  
MASSACHUSETTS  
5-7017/2110

316770

CHECK DATE

December 8, 2016

Two Hundred Sixty Two and 50/100

AMOUNT

\$262.50

City of Revere  
281 Broadway  
Revere, MA 02151

*Michael J. Anger*  
MP  
AUTHORIZED SIGNATURE



⑈ 3 1 6 7 7 0 ⑈ ⑆ 2 1 1 0 7 0 1 7 5 ⑆ 1 1 3 0 1 6 1 3 7 1 ⑈

**VANASSE HANGEN BRUSTLIN, INC.**  
101 WALNUT STREET • PO BOX 9151  
WATERTOWN, MASSACHUSETTS 02471

CITIZENS BANK  
MASSACHUSETTS  
5-7017/2110

316771

CHECK DATE

December 8, 2016

Two Hundred Thirty Seven and 50/100

AMOUNT

\$237.50

Commonwealth of Massachusetts  
DEP-Department of Environmental Protection  
P.O. Box 4062  
Boston, MA 02211

*Michael J. Anger*  
MP  
AUTHORIZED SIGNATURE

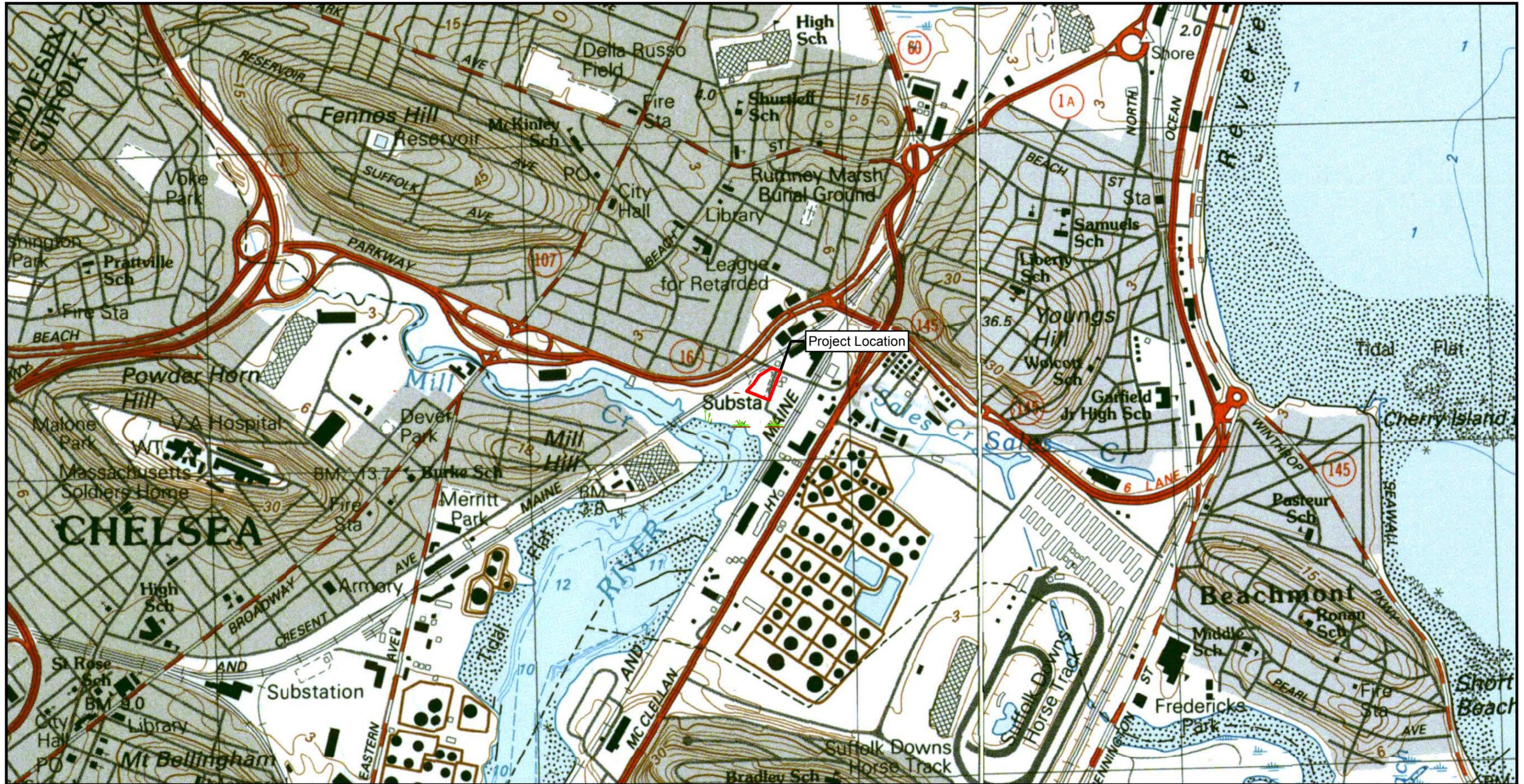


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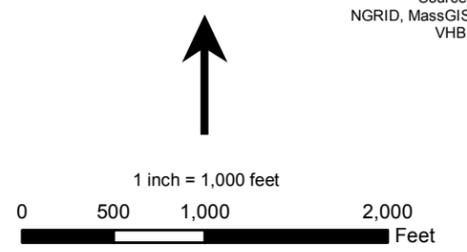


# Notice of Intent Figures

- 
- › Figure 1 – USGS Locus Map
  - › Figure 2 – Aerial Map



— Project Location



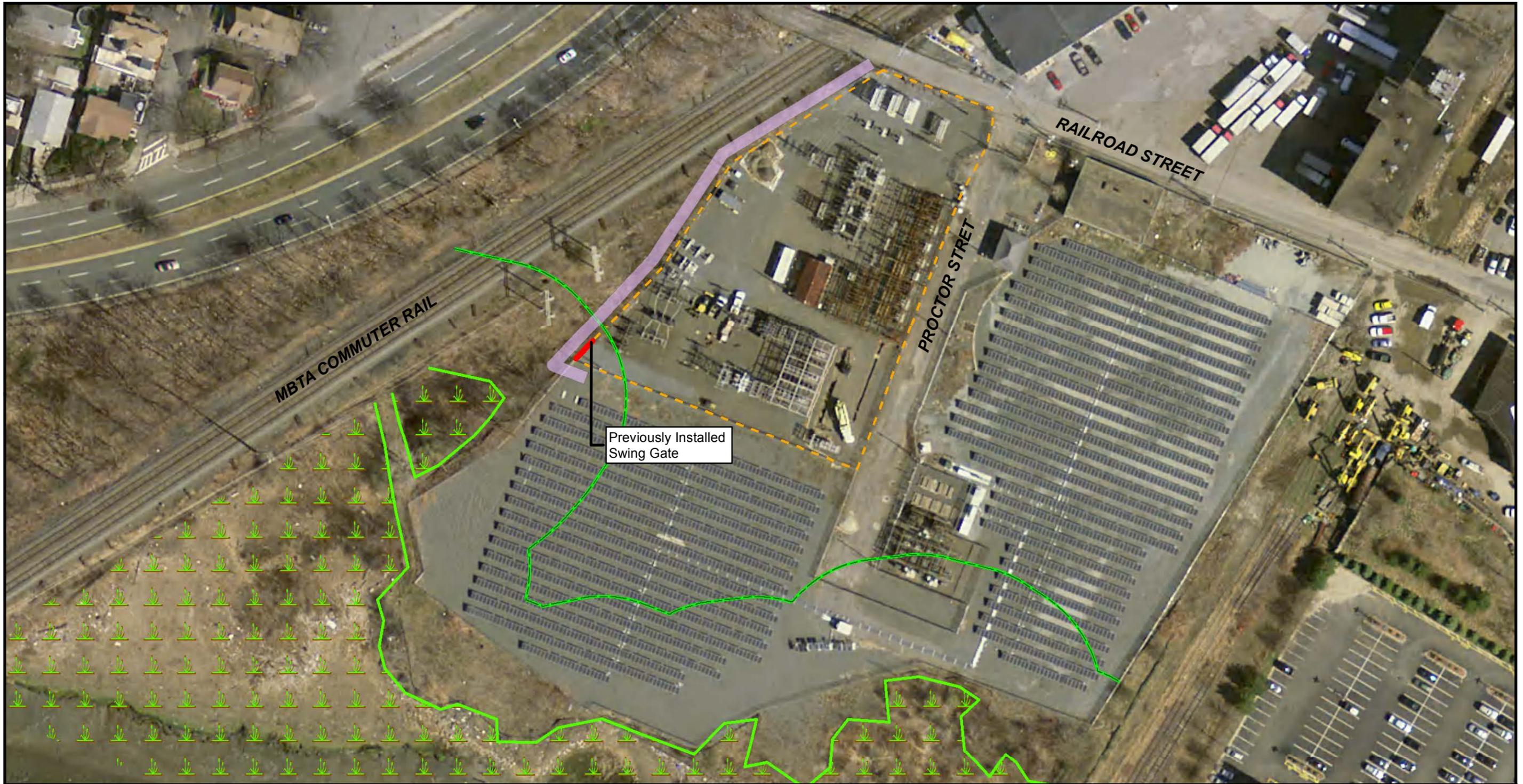
Source:  
NGRID, MassGIS  
VHB

### NATIONAL GRID - REVERE #7 SUBSTATION

Project Location  
USGS Locus  
Revere, MA

nationalgrid





 Proposed Ground Grid Installation	 Delineated Wetland Edge
 Proposed Gate (20-foot Swing Gate)	 100-foot Wetland Buffer Zone
 Substation Fenceline	

Source: NGRID, MassGIS, VHB

1 inch = 80 feet

0 40 80 160 Feet

**NATIONAL GRID - REVERE #7 SUBSTATION**

Electric Transmission  
New Ground Grid Installation  
Revere, MA



# Attachment A - Notice of Intent Narrative

This Notice of Intent (NOI) is filed pursuant to the Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40) and its implementing regulations (310 CMR 10.00) and the City of Revere Wetland Protection Ordinance (Title 16).

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## Introduction

Vanasse Hangen Brustlin, Inc. (VHB) respectfully submits this NOI application on behalf of the Massachusetts Electric Company (MECO) d/b/a National Grid. MECO is proposing to install a new ground grid along the northern limits of the Revere #7 Substation located on Railroad Street in Revere, Massachusetts (the "Property"). The Property currently contains an electric substation. The proposed work will involve the installation of approximately 200 linear feet of grounding wire to supplement the existing grounding grid at this substation.

A portion of the proposed work will occur within the 100-foot Buffer Zone to Bordering Vegetated Wetland (BVW). The project will be primarily located within previously disturbed areas around the substation. No new impervious area will be created as a part of this project.

The following sections of this NOI application will provide a description of the existing conditions at the project site in the vicinity of proposed work, present the proposed work and identify how wetland resource areas will be protected from any short or long term adverse impacts.

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## Site Description

The subject Property is approximately 5.3 acres in area and is comprised of one parcel owned by MECO (Figure 1). The subject property and surrounding area is located in the Technology Enterprise District as shown on the Revere Zoning Map, dated June 16, 2003. Access to the Property is restricted by a locked chain-link fence.

The Property is currently used for transmission and distribution of electricity and is occupied by an electrical substation. Land use within the vicinity of the site is primarily commercial/industrial to the north. Chelsea Creek is located to the South, the Boston and Maine Railroad right-of-way (ROW) to the west and southeast of the site. According to the Suffolk County Soil Survey, the majority of the soil profile on the site is dominated with Udorthents, wet substratum soils (areas where excavated material has been deposited), with 0-3 percent slopes.

According to the most recently published Atlas (13<sup>th</sup> Edition, published October 2008) published by the Natural Heritage and Endangered Species Program (NHESP), the project site is not within estimated habitat of rare wildlife or priority habitat of rare species (Figure 2). The site is not located within any areas identified as an Area of Critical Environmental Concern (ACEC) in the Commonwealth.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the area (Map no. 25025C0019J, 3/16/16), the project site is not located within a FEMA 100-year flood zone.

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## Wetland Resource Areas

The following sections of this narrative describe the wetlands and identify resource areas that are regulated under the WPA Regulations (310 CMR 10.00).

- **Land Subject to Coastal Storm Flowage-** As defined in 310 CMR 10.04, Land Subject to Coastal Storm Flowage means *“land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater.”*
- **Bank-**As defined in 310 CMR 10.54(2), a bank is the *“portion of the land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated bordering wetland and adjacent flood plain, or in the absence of these, it occurs between a water body and upland.”*
- **Bordering Vegetated Wetland-** As defined in 310 CMR 10.55(2), bordering vegetated wetlands are *“freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator species.”*
- **Riverfront Area-** As defined in 310 CMR 10.58(2), Riverfront Area is *“the area of land between the river’s mean annual high water line and a parallel line measured horizontally. The Riverfront Area may include or overlap other resource areas and their buffer zones.”*

Wetland resource areas shown on the Project Plans were originally delineated by ENSR/AECOM in the fall 2007 and approved by the Conservation Commission in the local Order of Conditions #Revere 2008-1 issued on February 6, 2008. A VHB wetland scientist visited the site to review current conditions in December 2016. During this site visit, it was determined that they represent existing conditions.

The following sections present a brief summary overview of the wetland resources on the Project Site.

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### Chelsea Creek

Chelsea Creek is a tidal estuary runs along the southern end of the Property. It originates at a former pond at the intersection of Revere Beach Parkway (Route 16) and Route 1 and meanders through the City of Chelsea and Revere and ultimately flows into Boston Harbor. The top of the riverbank, adjacent to the site,

was delineated using blue flagging numbered TOB-1 to TOB-28. Since the waterway is illustrated on the current USGS Topographic Map (USGS Boston North), the stream is presumed to be perennial. Pursuant to the Wetland Protection Act and the City of Revere Wetland Bylaw, this resource area is classified as Bank and has a 200-foot Riverfront Area associated with it.

None of the proposed work is located within the Chelsea Creek or on its banks, nor is it located within its associated 200-foot Riverfront Area.

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### **Wetland 1**

Wetland 1 is a vegetated wetland associated with Chelsea Creek extended marsh system. The limit of this wetland is delineated using pink flagging numbered A-1 to A-46. Pursuant to the Wetlands Protection Act, this resource area is classified as bordering vegetated wetland and has a 100-foot Buffer Zone associated with it.

The proposed work is entirely outside of the limits of this wetland area and outside of the associated 100-foot buffer zone.

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### **Wetland 2**

Wetland 2 is a vegetated wetland associated with Chelsea Creek extended marsh system. It is separated from Wetland 1 by an upland berm. The limit of this wetland was delineated using pink flagging numbered B-1 to B-11. Pursuant to the Wetland Protection Act, this wetland is classified as a Bordering Vegetated Wetland and has a 100-foot Buffer Zone associated with it.

A portion of the proposed work is located within the 100-foot buffer zone to this wetland area.

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### **Land Subject to Coastal Storm Flowage (310 CMR 10.04) and Local 100-Foot Buffer Zone**

As determined by the Flood Insurance Rate Map (FIRM) for the City of Revere, the 100-year floodplain elevation at Property lies in Zone AE of the 100-year floodplain with floodplain elevations at 11 feet NGVD 1929 (10.7 NAVD 88) (Figure 3). Since the flood waters extend from the tidal waters of Boston Harbor, this area is a regulated resource area pursuant to the Wetlands Protection Act as Land Subject to Coastal Storm Flowage (LSCSF).

The proposed work is entirely outside the limits of LSCSF.

In addition, the local wetland ordinance establishes a 100-foot Buffer Zone from LSCSF as a regulated area. The proposed work is entirely outside the limits of the 100-foot Buffer Zone to LSCSF.

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## **100- Buffer Zone**

The WPA regulations (310 CMR 10.02(2)(b)) establish a 100-foot buffer zone from the limits of Wetland 1 and 2 described above. The portion of the 100-foot Buffer Zone where work is proposed is previously disturbed from past activities on the Property.

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## **Project/Work Description**

The proposed work includes the installation of approximately 200 linear feet of grounding wire just outside the existing fence line on the southwest side of the substation. The grounding wire is needed to supplement the existing grounding system at the substation to ensure safe and reliable operation of this substation. The following bullets outline the steps necessary to install the ground wire (Refer to Figure 2 for location of proposed new grounding wire installation). Access to the area will be from the existing driveway to the substation facility and then through an existing swing gate on that side of the substation.

- Mow existing shrubby vegetation along fence line and at location of proposed grounding wire install;
- Excavate an approximately 2-foot wide trench, to a depth of two feet with a small backhoe or similar equipment (spoils to be placed adjacent to trench); and
- Install ground wire and rods in trench and backfill.

Disturbed areas will be mulched, re-seeded, or covered with crush stone as appropriate and as weather allows. It is anticipated that the installation of the grounding wire, as proposed herein will take no more than two days to complete (anticipated to be completed in one day). The proposed work will be completed once all necessary approvals have been obtained and appeal periods have elapsed.

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## **Mitigation Measures**

The proposed work is located entirely within Buffer Zone to a BVW. The following Best Management Practices will be incorporated to ensure that there is no potential for the work to have any adverse effect on adjacent wetland resources.

### **Erosion Control Barriers**

Prior to any ground disturbance, an erosion control barrier will be installed at the down gradient limit of work as shown in the Project Plans.

If at any time during the work sediment has accumulated to depth which impairs proper functioning of the barrier, it will be removed by hand or by machinery operating upslope of the barriers. This material will be either reused at the Site or disposed of at a suitable offsite location. Any damaged erosion control barriers will be repaired or replaced within a reasonable time upon discovery.

### **Stabilization of Disturbed Areas**

Erosion control barriers will remain in place until all disturbed areas are stabilized. Disturbed areas will be stabilized with either straw mulch, seed mix, or crushed rock, as appropriate for weather conditions.

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### **Stormwater Management**

Under existing and proposed conditions at the project site, there are no impervious surfaces that impede the natural infiltration of stormwater in the area of proposed work. A new stormwater management system will not be necessary as a part of this Project as there is no new impervious surface or changes in existing drainage patterns proposed in areas of proposed work.

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### **Limited Project Status**

The Project qualifies as a limited project under WPA regulations at [310 CMR 10.53(3)(d)]. According to this regulation, the issuing authority may issue a permit for *"The construction, reconstruction, operation and maintenance of underground and overhead public utilities, such as electrical distribution or transmission lines, or communication, sewer, water and natural gas lines, may be permitted,"* in accordance with several general conditions which state the issuing authority may require reasonable alternatives to the proposed activity, best available measures shall be used to minimize adverse impacts, and surface vegetation and contours of the area shall be substantially restored.

The Project will use appropriate construction techniques and mitigation measures to ensure that the work does not cause sediment to be discharged to any adjacent wetland. The proposed work will not alter groundwater or surface water quality. All disturbance will be temporary, and the Project includes provisions to restore any disturbed areas upon completion of work.

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### **Summary**

MECO is proposing to install a new ground grid at the Revere #7 Substation, located off of Railroad Street in Revere, Massachusetts. The proposed project is being conducted to increase the safety and reliability of existing electrical services. Portions of the proposed work will occur within the 100-foot Buffer Zone to BVW that are regulated under the Massachusetts Wetlands Protection Act (WPA) and the City of Revere's Wetland Protection Ordinance. No new impervious area will be created as a part of this project.

VHB, on behalf of MECO, respectfully requests that the Revere Conservation Commission find that the proposed project will be adequately protective of the interests identified in the WPA and the local ordinance and issue an Order of Conditions approving the work described in this NOI and shown on the plans provided.

# Attachment B – Abutter Information

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- › *Abutter's Notification*
  - › *Abutter's List*

## **Notification to Abutters Under the Massachusetts Wetland Protection Act**

Pursuant to the requirements of the Massachusetts Wetland Protection Act and the City of Revere Wetland Protection Ordinance, you are hereby notified of the following:

The New England Power Company has filed a Notice of Intent (NOI) with the Revere Conservation Commission seeking approval to install a new grounding grid at the Revere #7 Substation located on Railroad Street. Portions of the project will occur in Areas Subject to Protection under the Massachusetts Wetlands Protection Act.

Information regarding the NOI may be obtained by calling the Revere Conservation Commission at 781-286-8181 Wednesdays and Thursdays 8:15am-5pm, Friday 8:15am-12:15pm, or by appointment. The NOI may be viewed at the Revere Conservation Commission Office located at 281 Broadway in Revere, MA 02151. You may also call Amanda Lansing at 508-513-2733 on Monday through Friday between 9 AM and 4 PM with questions or to arrange to view the NOI.

Copies of the NOI may be obtained from the Revere Conservation Commission by calling the number above or by calling Amanda Lansing at 508-513-2733. You may be charged for a copy of the NOI.

The Revere Conservation Commission will hold a public hearing on the NOI. Notice of the public hearing (including the date, time and place) will be published in a local newspaper at least 5 business days before and posted in the Town Hall at least 48 hours in advance. You may also call the Revere Conservation Commission (at the number identified above) to determine the date, time and place of the hearing.

Information on this NOI and the Wetlands Protection Act may also be obtained by calling the Northeast Regional Office of the Massachusetts Department of Environmental Protection at 508-792-7683.



Brian M. Arrigo  
Mayor

# The City of REVERE, MASSACHUSETTS

BOARD OF ASSESSORS  
Andrew A. Iovanna  
John J. Verrengio  
Dario E. Brongiorno

*MA*  
*Check # 316721*

## Request for Abutters List

Date: 12/6/16

Property Location: Railroad Street, Revere No. 7 Substation

Map: 6 Block: 210B Parcel: 3

Property Owner: Massachusetts Electric Company

Is request for special permit or variance? YES NO X

If yes than 300ft is required distance. If no, than please indicate requested distance below.

Requested Distance:

100 FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Amanda E. Lansing

Address: Union Station, Suite 219

2 Washington Square, Worcester, MA 01604

Telephone: 518-229-9415

Loc: B&M LOCATION Parcel ID #: 15-210B-5  
LUC: 920

MASS BAY TRANS AUTHORITY

10 PARK PLAZA

BOSTON MA 02116

Loc: RAILROAD ST Parcel ID #: 6-210B-2  
LUC: 440

BOSTON GAS COMPANY  
C/O KEYSpan ENERGY DELIVERY  
40 SYLVAN RD

WALTHAM MA 02451

Loc: RAILROAD ST Parcel ID #: 6-210B-3  
LUC: 424

MASSACHUSETTS ELECTRIC COMPANY  
C/O PROPERTIES DEPT  
40 SYLVAN RD

WALTHAM MA 02451

Loc: WHARF ST Parcel ID #: 6-210B-4  
LUC: 428

BOSTON GAS COMPANY  
C/O KEYSpan ENERGY DELIVERY  
40 SYLVAN RD

WALTHAM MA 02451

Loc: B&M LOCATION Parcel ID #: 6-210B-6  
LUC: 920

MASS BAY TRANS AUTHORITY

10 PARK PL

BOSTON MA 02116

Loc: REVERE BEACH PKWY Parcel ID #: 6-213-1  
LUC: 920

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST

BOSTON MA 02108

Loc: REVERE BEACH PKWY Parcel ID #: 6-213-2  
LUC: 920

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST

BOSTON MA 02108

Loc: REVERE BEACH PKWY Parcel ID #: 6-213-3  
LUC: 920

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST

BOSTON MA 02108

Loc: REVERE BEACH PKWY Parcel ID #: 6-213-4  
LUC: 920

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST

BOSTON MA 02108

Loc: 44 RAILROAD ST Parcel ID #: 7-211-3A  
LUC: 316

GUNNAR HOLDINGS LLC

220 BROADWAY  
SUITE 304  
LYNNFIELD MA 01940

Loc: 24 RAILROAD ST Parcel ID #: 7-211-4A  
LUC: 316

BURBANK REALTY LLC

112 RAILROAD ST

REVERE MA 02151

Loc: RAILROAD ST Parcel ID #: 7-211-6  
LUC: 423

MASSACHUSETTS ELECTRIC COMPANY  
C/O PROPERTIES DEPT  
40 SYLVAN RD

WALTHAM MA 02451

Loc: 590 REVERE BEACH PKWY Parcel ID #: 7-212-3B  
LUC: 031

EXTRA SPACE PROP 76 LLC

P O BOX 320099  
PTA-EX #1135  
ALEXANDRIA VA 22320

THIS IS A TRUE & ATTESTED  
COPY OF THE RECORDS OF THE  
ASSESSOR'S OFFICE OF THE  
CITY OF REVERE

DATE: 12/14/16