



Commonwealth of Massachusetts  
Executive Office of Energy & Environmental Affairs

## Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker  
Governor

Karyn E. Polito  
Lieutenant Governor

Matthew A. Beaton  
Secretary

Martin Suuberg  
Commissioner

August 10, 2018

Massachusetts Electric Co. d/b/a NatGrid  
C/o Seth Lattrell  
99 High Street, 10th floor  
Boston, MA 02110

**Re: Written Determination Pursuant to M.G.L. Chapter 91**  
Waterways License Application №: W16-4697 Massachusetts Electric Company  
d/b/a National Grid and New England Power d/b/a National Grid – 170 Medford Street, Filled  
Tidelands of the Malden River, Malden, Middlesex County

Dear Mr. Lattrell:

The Department of Environmental Protection Waterways Regulation Program (the “Department”) hereby issues this Written Determination, pursuant to Massachusetts General Law (“M.G.L.”) Chapter 91 (“c.91”), the Public Waterfront Act, and the Waterways Regulations at 310 CMR 9.00, and its intent to approve the referenced Waterways Application, subject to the attached conditions.

Massachusetts Electric Company d/b/a National Grid and New England Power d/b/a National Grid (the “Applicant”), requests authorization pursuant to M.G.L. c.91 and 310 CMR 9.00, to reauthorize all existing previously authorized fill, structures, and uses located on filled tidelands of the Malden River at 170 Medford Street, Malden, Middlesex County.

The intent of the c.91 Waterways License to be issued pursuant hereto is; to consolidate all previously authorized associated Licenses and amendments or minor modifications thereto for all existing fill, structures, and uses into one consolidated License on the property owned by Massachusetts Electric Company d/b/a National Grid and New England Power d/b/a National Grid in Malden, Everett and Medford and; to construct and maintain a public access walkway with a minimum width of 10-feet, running immediately along the Malden River on the western side of the National Grid property, from Medford Street in Malden to either the Northern Strand Community Trail at the southern end of the National Grid facility, or, to the L Park/Rivergreen Recreational Area in Everett. No new fill, structures, or uses are proposed in this application,

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751.  
TTY# MassRelay Service 1-800-439-2370  
MassDEP Website: [www.mass.gov/dep](http://www.mass.gov/dep)

Printed on Recycled Paper

only a request to reauthorize and consolidate all existing fill, structures, and uses located within c.91 jurisdiction and construct and maintain a public access walkway.

The National Grid site (site) totals approximately 28 acres on the east bank of the Malden River, which includes approximately 8.0 acres in Malden, approximately 18.6 acres in Everett, and approximately 1.5 acres in Medford. The site contains approximately 3.06-acres of previously authorized Filled Private Tidelands.

**Findings:**

- 1) All conditions of Harbor and Land Commissioners (H&L) License No. 1229 issued on February, 20, 1890, H&L License No. 2627 issued on May 22, 1902, Department of Public Works (DPW) License No. 127 issued on May 6, 1921 and Department of Environmental Protection License (DEP) No. 12311 issued on April 10, 2009 shall remain in full force and effect, except as specifically modified in this decision.
- 2) The Department determines that the use of filled tidelands for an electrical substation, a 2-story electrical and gas utility operations facility, utility warehousing space and vehicle parking and repair are nonwater-dependent infrastructure facilities or accessory uses thereto pursuant to 310 CMR 9.55. The use of filled tidelands for a public waterfront walkway is a water-dependent use pursuant to 310 CMR 9.12(2)(a)(4). Given that the project site does not consist entirely of water-dependent uses, the Department has processed the application as a nonwater-dependent use project in accordance with 310 CMR 9.12(1).
- 3) The Department determines that in accordance with 310 CMR 9.55, because the portion of the project site containing jurisdictional tidelands is comprised of nonwater-dependent infrastructure facilities and accessory uses thereto, the requirements for nonwater-dependent use projects at 310 CMR 9.51 through 9.53 shall not apply. The Department has also determined that said project site is in compliance with 310 CMR 9.55(2) as a public waterfront walkway providing point access from Medford Street to an existing overlook exists onsite and shall be further improved by the construction and maintenance of the required public access walkway running immediately along the Malden River on the western side of the National Grid property, from Medford Street in Malden to either the Northern Strand Community Trail at the southern end of the National Grid facility, or, to the L Park/Rivergreen Recreational Area in Everett as a condition to the License to be issued pursuant hereto.
- 4) The Department finds that the public was properly notified and given an opportunity to comment. The required Public Notice was published; in the *Boston Herald* on November 9, 2016. The required public hearing was held on November 17, 2016 at 170 Medford Street, Everett City Hall, 11:00AM.

- 5) The Department received numerous comments during the 30-day public comment period from several Malden citizens, public officials and advocacy organizations. The Applicant submitted response-to-comments on January 31, 2018. All public comments received were responded to satisfactorily by the Applicant and addressed by the Department in this Written Determination and as conditions of the License to be issued pursuant hereto.
- 6) The Department determines that relevant documentation regarding compliance with other regulatory requirements were provided by the Applicant including; Wetlands Protection Act per Orders of Conditions, Zoning and Planning Notification Certifications. The Department notes that the Applicant may require additional certifications and approvals for the required public access walkway.
- 7) The Department determines that the project as conditioned serves a proper public purpose that provides greater benefit than detriment to the public's rights in said tidelands in accordance with 310 CMR 9.31(2)(b)(3), as the project site complies with the public access standards governing nonwater-dependent infrastructure facilities pursuant to 310 CMR 9.55. Specifically, a public waterfront walkway providing lateral access along the length of site does not interfere with the operation of said nonwater-dependent infrastructure facility. Additional public benefits required as a condition of the License to be issued pursuant hereto includes the installation and maintenance of wayfinding signage and the required year-round maintenance of said public walkway facility.

**Conclusion:**

On the basis of the foregoing analysis, the Department will consolidate all existing licenses for the project site and reauthorize all existing structures, uses, and fill described herein, as shown on the Draft License Plans and as shall be modified and delineated on the Final License Plans in accordance with the terms of this Determination. This Determination is subject to the attached Special Conditions to be carried out by the referenced Applicant (hereinafter the "Licensee"). These Special Conditions will be included, in substantially the same form, along with the Standard Conditions, with the final Waterways License to be issued pursuant hereto. This Determination, including the attached Special Conditions, is subject to appeal as described in more detail in the Notice of Appeal Rights section on Pages 4 and 5. The Department will grant the Chapter 91 Waterways License if no appeals are filed within twenty-one (21) days of the issuance of this Determination and upon receipt of the final mylar license plans.

No construction or alteration in or to any portion of the site within jurisdiction pursuant to M.G.L. c.91 is authorized until a Waterways License has been issued. Should you have any further questions, please contact Jerome Grafe of the MassDEP Waterways Regulation Program at [jerome.grafe@state.ma.us](mailto:jerome.grafe@state.ma.us) or at (617) 292-5708.

THIS DETERMINATION IS ISSUED BY THE DEPARTMENT OF ENVIRONMENTAL  
PROTECTION ON THE 10<sup>th</sup> DAY OF AUGUST TWO THOUSAND EIGHTEEN.

Written Determination Pursuant to M.G.L. Chapter 91  
Waterways License Application No: W16-4697 Massachusetts Electric Company (MECO) d/b/a NatGrid  
and New England Power d/b/a National Grid – 170 Medford Street, Filled Tidelands of the Malden River,  
Malden, Middlesex County



Ben Lynch  
Section Chief  
Waterways Regulation Program

Cc: Malden, Everett, and Medford City Council  
Malden, Everett, and Medford Planning Board  
Malden, Everett, and Medford Conservation Commission  
Malden, Everett, and Medford Harbormaster  
Lauren Peloquin Shea, National Grid  
Wendy Levine, National Grid  
Joshua Holden, National Grid  
David Arthur, National Grid  
Timothy J. Roskelley, Anderson & Kreiger LLP  
Clay Larsen, Bike to the Sea Inc.  
CWC Steering Committee, Charlestown Waterfront Coalition  
Bradley M. Campbell, Conservation Law Foundation  
Mayor Carlo DeMaria, City of Everett  
Kathleen M. Vandiver, Friends of the Malden River  
John Reinhart, Resident/Member of MyRWA  
Mayor Gary Christenson, City of Malden  
Mayor Stephanie M. Burke, City of Medford  
Patrick Herron, Mystic River Watershed Association  
Herbert Nolan, Solomon Foundation  
Senator Jason M. Lewis, Massachusetts State Senate  
Michael Oxtton, Night Shift Brewing  
Stephen Winslow, Resident/Bike to the Sea/Member of MyWRA  
Hubert E Holley, Resident/Member of MyWRA  
Naomi Kahn, Resident/Member of MyWRA  
Paul Donato, State Representative 35th Middlesex District  
Steven Ultrino, State Representative 33rd Middlesex District  
Neal Anderson, City Councilor Ward Eight  
Ryan O'Malley, City Councilor Ward Four  
Debbie DeMaria, City Councilor At-Large  
Paul Condon, City Councilor Ward Two  
Emmanuel Marsh, School Committee Member  
Jenelle DeVits, Resident/Concerned Citizen  
Frances O'Malley, Resident/Concerned Citizen  
Anne D'Urso-Rose, Resident/Concerned Citizen  
Naomi Brave, Resident/Concerned Citizen

#### NOTICE OF APPEAL RIGHTS

**Who has the right to appeal?**

The following persons shall have the right to an adjudicatory hearing concerning this decision by the Department to grant or deny a license or permit, in accordance with 310 CMR 9.17(1): (a) an applicant who has demonstrated

Written Determination Pursuant to M.G.L. Chapter 91  
Waterways License Application №: W16-4697 Massachusetts Electric Company (MECO) d/b/a NatGrid  
and New England Power d/b/a National Grid – 170 Medford Street, Filled Tidelands of the Malden River,  
Malden, Middlesex County

property rights in the lands in question, or which is a public agency; (b) any person aggrieved by the decision of the Department to grant a license or permit who has submitted written comments within the public comment period; (c) ten (10) residents of the Commonwealth who, pursuant to M.G.L. Chapter 30A, § 10A, have submitted comments within the public comment period with at least 5 of the 10 residents residing in the municipality(s) in which the license or permitted activity is located. The appeal shall clearly and specifically state the facts and grounds for the appeal and the relief sought, and each appealing resident shall file an affidavit stating the intent to be part of the group and to be represented by its authorized representative; (d) the municipal official in the affected municipality who has submitted written comments within the public comment period; and (e) CZM, for any project identified in 310 CMR 9.13(2)(a) for CZM participation or 310 CMR 9.13(2)(b) for DCR participation, if it has filed a notice of participation within the public comment period.

#### **How can I request an adjudicatory hearing?**

A person requesting an adjudicatory hearing must submit a "Notice of Claim" to the Department, with a copy of the MassDEP Adjudicatory Hearing Fee Transmittal Form and include the details specified below, within twenty-one (21) days of the date of issuance of this decision. The Fee Transmittal Form is available at the following website: <http://www.mass.gov/eea/docs/dep/service/adr/adjherfm.doc> The Notice of Claim must be made in writing and sent by certified mail or hand delivery to:

MassDEP  
Case Administrator  
One Winter Street, 2nd Floor  
Boston, MA 02108

A copy of the complete Notice of Claim must be sent at the same time by certified mail or hand delivery to: (1) the Applicant, (2) the municipal official of the city or town where the project is located, and (3) the issuing office of the MassDEP, which in this case is located at:

MassDEP  
Waterways Regulation Program  
One Winter Street, 5th Floor  
Boston, MA 02108

The MassDEP Adjudicatory Hearing Fee Transmittal Form and a valid check payable to "The Commonwealth of Massachusetts" in the amount of one hundred dollars (\$100) must be mailed to:

MassDEP  
Commonwealth Master Lockbox  
P.O. Box 4062  
Boston, MA 02211

#### **What information must be included in the hearing request?**

Pursuant to 310 CMR 9.17(3), any Notice of Claim must include the following information:

- (a) the MassDEP Waterways License Application File Number;
- (b) the complete name, address, fax number and telephone number of the Applicant;
- (c) the address of the project;
- (d) the complete name, address, fax number, and telephone number of the party filing the request and, if represented by counsel, the name, address, fax number, and phone number of the attorney;
- (e) if claiming to be a person aggrieved, the specific facts that demonstrate that the party satisfies the definition of "aggrieved person" found in 310 CMR 9.02;
- (f) a clear statement that a formal adjudicatory hearing is being requested;

Written Determination Pursuant to M.G.L. Chapter 91  
Waterways License Application №: W16-4697 Massachusetts Electric Company (MECO) d/b/a NatGrid  
and New England Power d/b/a National Grid – 170 Medford Street, Filled Tidelands of the Malden River,  
Malden, Middlesex County

- (g) a clear statement of the facts which are the grounds for the proceedings, the specific objections to the MassDEP's written decision, and the relief sought through the adjudicatory hearing, including specifically the changes desired in the final written decision; and
- (h) a statement that a copy of the request has been sent to the Applicant and the municipal official of the city or town where the project is located.

**Dismissal of request**

The request for appeal will be dismissed if the filing fee is not paid, unless the appellant is exempt or is granted a waiver.

**Exemptions**

The filing fee is not required if the appellant is a city or town (or municipal agency), county, or district of the Commonwealth of Massachusetts, or a municipal housing authority.

**Waiver**

The Department may waive the adjudicatory hearing filing fee pursuant to 310 CMR 4.06(2) for a person who shows that paying the fee will create an undue financial hardship. A person seeking a waiver must file an affidavit setting forth the facts believed to support such claim together with the hearing request as provided above.

Written Determination Pursuant to M.G.L. Chapter 91  
Waterways License Application №: W16-4697 Massachusetts Electric Company (MECO) d/b/a NatGrid  
and New England Power d/b/a National Grid -- 170 Medford Street, Filled Tidelands of the Malden River,  
Malden, Middlesex County

WRITTEN DETERMINATION AND  
DRAFT SPECIAL CONDITIONS

Massachusetts Electric Company  
d/b/a National Grid and New England Power d/b/a National Grid

of -- Waltham -- in the County of -- Middlesex -- and Commonwealth aforesaid -- has applied to  
the Department of Environmental Protection to -- consolidate all previously authorized Chapter  
91 Waterways Licenses and subsequent amendments or modifications thereto issued for the  
project site and reauthorize all fill, structures, and uses previously authorized therein and provide  
Public Access Walkway at 170 Medford Street in Malden, Everett, and Medford -----

and has submitted plans of the same; and whereas due notice of said application, and of the  
time and place fixed for a hearing thereon, has been given, as required by law, to the -- Mayors  
and City Councils --- of the -- Cities of Malden, Everett, and Medford -----  
-----

NOW, said Department, having heard all parties desiring to be heard, and having fully  
considered said application, hereby, subject to the approval of the Governor, authorizes and  
licenses the said -----

Massachusetts Electric Company d/b/a National Grid and New England Power d/b/a National  
Grid -- subject to the provisions of the ninety-first chapter of the General Laws, and of all laws  
which are or may be in force applicable thereto, to -- consolidate all previously authorized  
Chapter 91 Waterways Licenses and subsequent amendments or modifications thereto (listed

Written Determination Pursuant to M.G.L. Chapter 91  
Waterways License Application №: W16-4697 Massachusetts Electric Company (MECO) d/b/a NatGrid  
and New England Power d/b/a National Grid – 170 Medford Street, Filled Tidelands of the Malden River,  
Malden, Middlesex County

below) issued for the project site and reauthorize all fill, structures, and uses previously authorized therein; and construct and maintain a Public Access Walkway running immediately along the Malden River on the western side of the National Grid property, from Medford Street in Malden to either the Northern Strand Community Trail at the southern end of the National Grid property, or, to the L Park/Rivergreen Recreational Area in Everett -----

on filled tidelands of -- the Malden River -- in the -- Cities of Malden, Medford and Everett -- and in accordance with the locations shown and details indicated on the Draft License Plans No. W16-4697 (Sheets 1 through 13), dated October 2015.

All existing fill and structures onsite were previously authorized pursuant to the following Legislative Authorizations and/or Licenses: Fill and structures on site were authorized by the following authorizations: License Nos.: 1229 (HLC, 2-20-1890); 2627 (HLC, 5-22-1902); 127 (DPW, 5-6-1921); and 12311 (DEP, 4-10-2009). Subsequent Amendments and/or Minor Project Modifications issued thereto include: Minor Project Modification (MPM) request dated May 17, 2011.

The structures reauthorized hereby shall be limited to the following uses: nonwater-dependent infrastructure facility and accessory uses thereto, transmission of aboveground and underground utilities, vehicular parking, and provide public pedestrian access to and along the waterfront for passive recreation.

This consolidated License is valid for a term of thirty (30) years from the date of issuance. By written request of the Licensee for an amendment, the Department may grant a renewal for the term of years not to exceed that authorized in this License.

**This Determination is subject to the following Special Conditions and Standard Conditions. These Special Conditions will be included, in substantially the same form, along with the Standard Conditions, with the Chapter 91 Waterways License to be issued pursuant hereto.**

Special Condition 1: All conditions authorized by the following authorizations: License Nos.: 1229 (HLC, 2-20-1890); 2627 (HLC, 5-22-1902); 127 (DPW, 5-6-1921); and 12311 (DEP, 4-10-2009) and subsequent Amendments and/or Minor Project Modifications issued thereto include: Minor Project Modification (MPM) request dated May 17, 2011 shall remain in full force and effect, except as specifically modified herein.



Special Condition 2: Public Access Walkway. Within one year of the issuance of this license, the Licensee shall submit to the Department for its review and approval for a Public Access Walkway Plan (“Pathway Plan”) which incorporates a public walkway with a minimum width of 10-feet, running immediately along the Malden River on the western side of the New England Power Company (d/b/a National Grid) property, from Medford Street in Malden to either the Northern Strand Community Trail at the southern end of the National Grid facility, or, to the L Park/Rivergreen Recreational Area in Everett. The Pathway Plan shall include pedestrian amenities including, but not limited to, benches, lighting, overlooks (as appropriate) and directional and interpretive signage. In developing the Pathway Plan, the Licensee, in coordination with the respective Mayors’ offices of Malden, Everett, and Medford, and the Mystic River Watershed Association, shall provide opportunities for public comment by convening at least two publicly advertised meetings during the development of the Pathway Plan.

The Licensee shall install and maintain in good repair one (2) public access sign of adequate size clearly visible to pedestrian at the entrance of the existing public waterfront walkway; one at Medford Street in Malden and one at the southern terminus location in Everett. Said signs shall be designed in accordance with all local laws, regulations, and the Department’s sign specifications (see page 12). Within sixty (60) days of license issuance, the Licensee shall submit a Draft Sign Plan detailing the proposed specifications, content, and installation location to the respective Cities’ of Malden and Everett Planning Departments for review and approval. The Licensee shall then install said signs at the time of opening of the Public Access Walkway and provide the Department with photographic evidence within thirty (30) days of installation.

Special Condition 3: Project Completion. Within two years of the written approval of the Pathway Plan by the Department, the Licensee shall construct, maintain and make available for public use the Public Access Walkway and its associated pedestrian amenities and landscape elements. Said construction period may be extended by the Department for one or more one year periods without public notice, provided that the Applicant submits to the Department thirty (30) days prior to the end of the construction period, a written request to extend the period and provides adequate justification for said extension.

Special Condition 4: The Licensee shall maintain in good repair the existing public walkway and amenities at Medford Street for the term of this License. The Public Access Walkway shall be open to the general public, free of charge, 24 hours a day, year round. Reasonable rules and regulation governing the public use of such areas may be adopted by the Licensee, including the hours of public access, subject to the review and approval by the Department. Maintenance of said walkway shall include at a minimum: routine grass mowing along the walkway, cutting back of vegetation so it does not encroach into said walkway, picking up and legally disposing of

trash found on or along the walkway on at least a monthly basis, clearing of snow from the walkway within twenty-four (24) hours of any snow event, and any graffiti found on or along the walkway shall be removed immediately. To ensure that the public walkway is maintained on a regular basis, the Licensee must perform quarterly inspections of said walkway for the term of this License and must rectify all maintenance issues in a timely manner. Should the Licensee seek to modify any of these minimum maintenance requirements or seek to create reasonable rules for said walkway to address security, public health, and/or public safety concerns then the Licensee shall submit a Draft Maintenance Plan to the Department for review and approval.

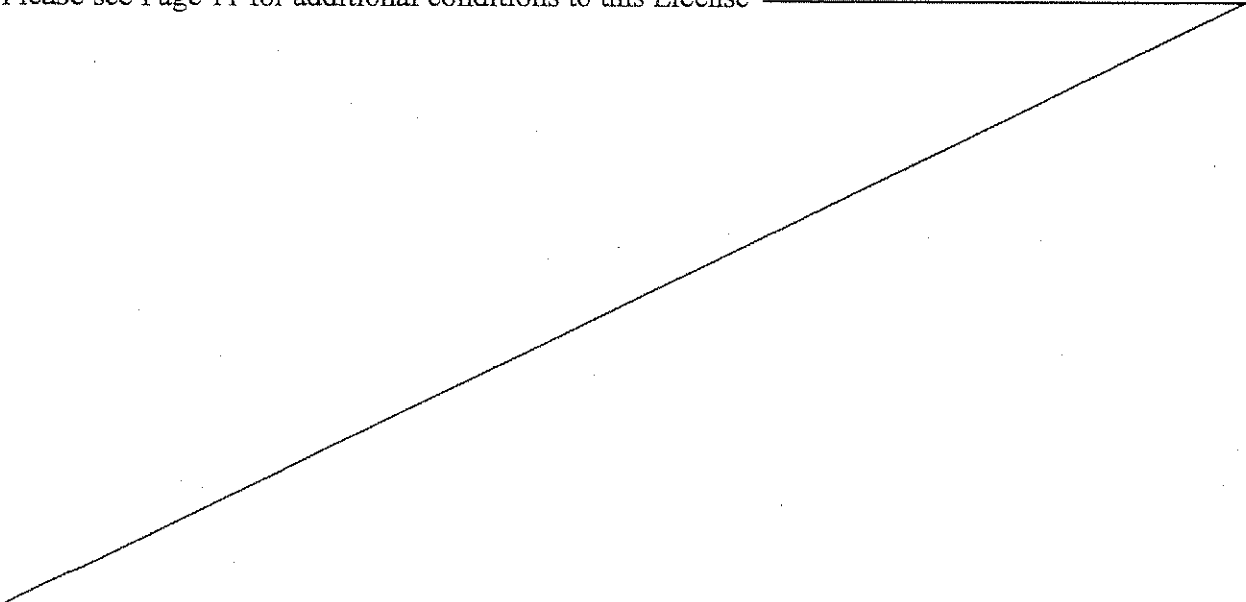
Special Condition 4: The use by the public of all publicly accessible areas at the project site shall be considered a permitted use, to which the limited liability provisions of M.G.L. c.21, §17c shall apply.

Special Condition 5: Certificate of Compliance. Within 60 days of completion of the licensed project, the Licensee shall request in writing that the Department issue a Certificate of Completion in accordance with 310 CMR 9.19. The request shall be accompanied by a certification by a registered professional engineer licensed in the Commonwealth that the project was completed in accordance with the License.

Special Condition 6. Inspector Access. The Licensee shall allow agents of the Department to enter the project site to verify compliance with the conditions of the Chapter 91 License.

Special Condition 7: Pursuant to 310 CMR 9.22(3), the Licensee may undertake Minor Project Modifications upon written notice to, and approval by, the Department.

Please see Page 11 for additional conditions to this License



Duplicate of said plan, License Number (to be assigned) on file in the office of said Department,  
and original of said plan accompanies this License, and is to be referred to as a part hereof.

STANDARD WATERWAYS LICENSE CONDITIONS

1. Acceptance of this Waterways License shall constitute an agreement by the Licensee to conform to all terms and conditions stated herein.
2. This License is granted upon the express condition that any and all other applicable authorizations necessitated due to the provisions hereof shall be secured by the Licensee prior to the commencement of any activity or use authorized pursuant to this License.
3. Any change in use or any substantial structural alteration of any structure or fill authorized herein shall require the issuance by the Department of a new Waterways License in accordance with the provisions and procedures established in Chapter 91 of the Massachusetts General Laws. Any unauthorized substantial change in use or unauthorized substantial structural alteration of any structure or fill authorized herein shall render this Waterways License void.
4. This Waterways License shall be revocable by the Department for noncompliance with the terms and conditions set forth herein. This License may be revoked after the Department has given written notice of the alleged noncompliance to the Licensee and those persons who have filed a written request for such notice with the Department and afforded them a reasonable opportunity to correct said noncompliance. Failure to correct said noncompliance after the issuance of a written notice by the Department shall render this Waterways License void and the Commonwealth may proceed to remove or cause removal of any structure or fill authorized herein at the expense of the Licensee, its successors and assigns as an unauthorized and unlawful structure and/or fill.
5. The structures and/or fill authorized herein shall be maintained in good repair and in accordance with the terms and conditions stated herein and the details indicated on the accompanying license plans.
6. Nothing in this Waterways License shall be construed as authorizing encroachment in, on or over property not owned or controlled by the Licensee, except with the written consent of the owner or owners thereof. The Licensee stated that the Massachusetts Electric Company d/b/a National Grid and New England Power d/b/a National Grid were the property owners at the time the application was submitted.
7. This Waterways License is granted subject to all applicable Federal, State, County, and Municipal laws, ordinances and regulations including but not limited to a valid final Order of Conditions issued pursuant to the Wetlands Protection Act, M.G.L. Chapter 131, §40.
8. This Waterways License is granted upon the express condition that the use of the structures and/or fill authorized hereby shall be in strict conformance with all applicable requirements and authorizations of the DEP.
9. This License authorizes structure(s) and/or fill on:



Private Tidelands. In accordance with the public easement that exists by law on private tidelands, the licensee shall allow the public to use and to pass freely upon the area of the subject property lying between the high and low water marks, for the purposes of fishing, fowling, navigation, and the natural derivatives thereof.



Commonwealth Tidelands. The Licensee shall not restrict the public's right to use and to pass freely, for any lawful purpose, upon lands lying seaward of the low water mark. Said lands are held in trust by the Commonwealth for the benefit of the public.

\_\_\_\_\_ a Great Pond of the Commonwealth. The Licensee shall not restrict the public's right to use and to pass freely upon lands lying seaward of the high water mark for any lawful purpose.

\_\_\_\_\_ Navigable River or Stream. The Licensee shall not restrict the public's right to use and to pass freely, for any lawful purpose, in the waterway.

No restriction on the exercise of these public rights shall be imposed unless otherwise expressly provided in this License.

10. Unless otherwise expressly provided by this license, the licensee shall not limit the hours of availability of any areas of the subject property designated for public passage, nor place any gates, fences, or other structures on such areas in a manner that would impede or discourage the free flow of pedestrian movement thereon.

The amount of tidewater displaced by the work hereby authorized has been ascertained by said Department, and compensation thereof has been made by the said -- Massachusetts Electric Company d/b/a National Grid and New England Power d/b/a National Grid -- by paying into the treasury of the Commonwealth -- (N/A) -- for each cubic yard so displaced, being the amount hereby assessed by said Department -- (N/A).

Nothing in this License shall be so construed as to impair the legal rights of any person.

This License shall be void unless the same and the accompanying plan are recorded within 60-days from the date hereof, at the Registry of Deeds for the -- of the County of -- Middlesex --

~~IN WITNESS WHEREAS, said Department of Environmental Protection have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_ in the year two thousand~~

~~Commissioner \_\_\_\_\_~~

*Department of  
Environmental Protection*

~~Section Chief \_\_\_\_\_~~

THE COMMONWEALTH OF MASSACHUSETTS

This License is approved in consideration of the payment into the treasury of the Commonwealth by the said -- Massachusetts Electric Company d/b/a National Grid and New England Power d/b/a National Grid -- the further sum of -- (N/A) -- the amount determined by the Governor as a just and equitable charge for rights and privileges hereby granted in the land of the Commonwealth.

~~\_\_\_\_\_ BOSTON, \_\_\_\_\_~~

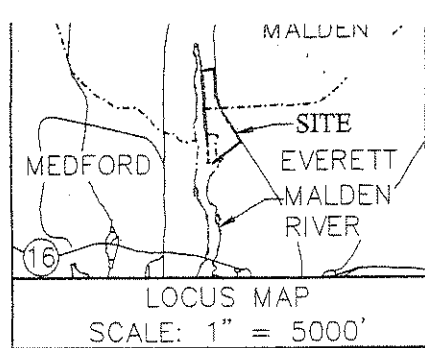
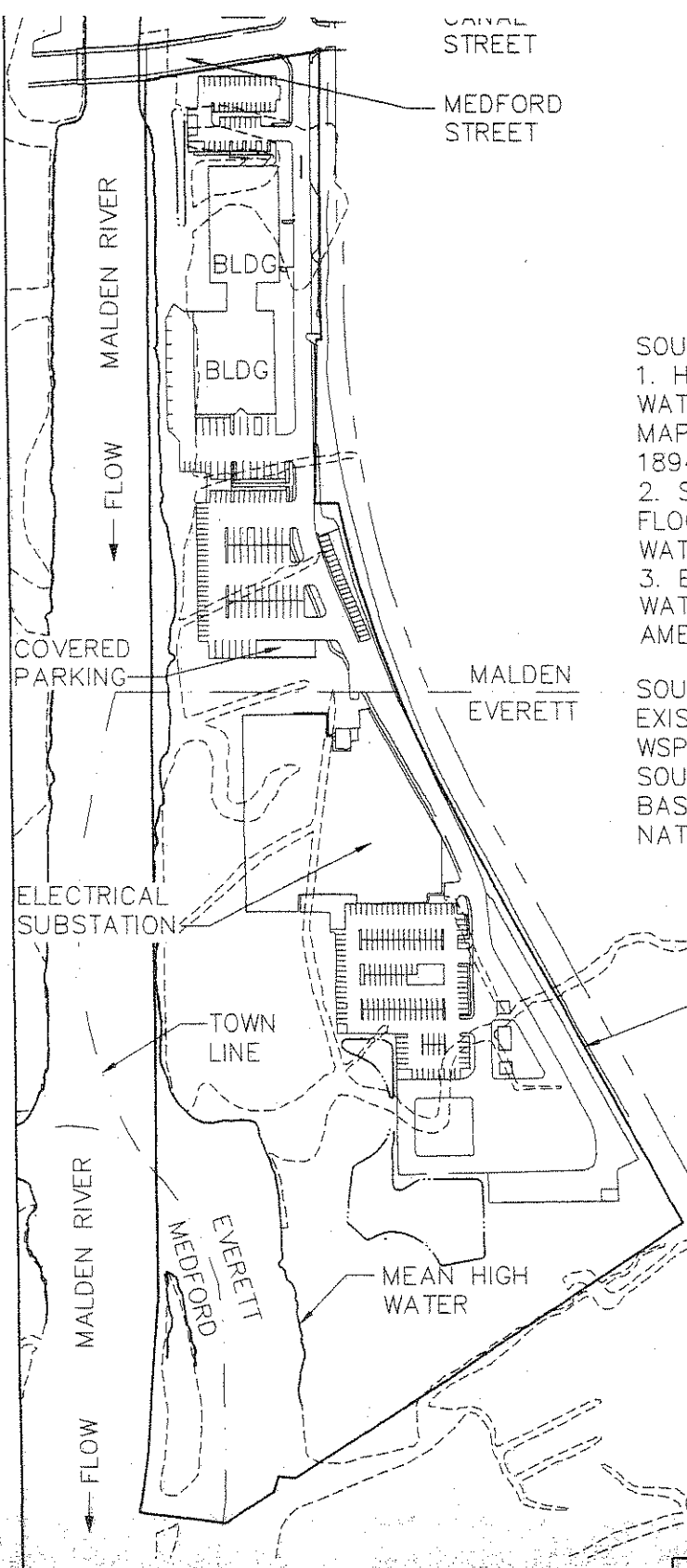
Written Determination Pursuant to M.G.L. Chapter 91  
Waterways License Application №: W16-4697 Massachusetts Electric Company (MECO) d/b/a NatGrid  
and New England Power d/b/a National Grid – 170 Medford Street, Filled Tidelands of the Malden River,  
Malden, Middlesex County

~~Approved by the Governor.~~

---

Governor





SOURCE (FOR ALL SHEETS):

1. HISTORIC SHORLINE: MASSACHUSETTS DEP WATERWAYS PROGRAM HISTORIC SHORELINE MAPPING, US COAST AND GEODETIC SURVEY 1894; SHEET T-233.
2. SEE ADDITIONAL SHEETS FOR 100 YEAR FLOOD PLAIN INFORMATION AND HIGH AND LOW WATER ELEVATIONS.
3. EXISTING MEAN HIGH WATER AND MEAN LOW WATER ELEVATIONS ARE TAKEN FROM THE USGS AMELIA EARHART DAM ANNUAL REPORT 2012.

SOURCE SHEET 1-12:  
EXISTING CONDITIONS PLAN PREPARED BY WSP-SELLS, AS REVISED ON DECEMBER 5, 2013.

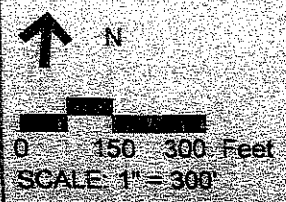
SOURCE SHEET 13:  
BASE PLAN OVERALL SITE PLAN PREPARED BY NATIONAL GRID OCTOBER 7, 2015.

HISTORIC MEAN HIGH WATER

PROPERTY LINE, SEE ADDITIONAL SHEETS FOR INTERNAL LOT LINES

HISTORIC FILL AUTHORIZED BY H&L 1229 & 2627, DPW LIC 127, AND DEP LIC 12311. STATUTES: CH 231, ACTS OF 1916; CH 1981, ACTS OF 1920

PLANS TO ACCOMPANYING THE PETITION OF MASSACHUSETTS ELECTRIC COMPANY D/B/A NATIONAL GRID AND NEW ENGLAND POWER COMPANY D/B/A NATIONAL GRID TO AUTHORIZE EXISTING FILL AND USES OF FILLED TIDELANDS OF THE MALDEN RIVER IN MALDEN, MEDFORD, AND EVERETT, MIDDLESEX COUNTY, MASSACHUSETTS.



CONTEXT PLAN  
SHEET 1 OF 13  
DATE OCTOBER, 2015

MEDFORD STREET

SHEET 3

CANAL STREET

SEE SHEET 11 FOR PUBLIC ACCESS PLAN

MALDEN RIVER

BLDG

BLDG

SHEET 4

SEE SHEET 13 FOR SUBSTATION DETAIL

TOWN LINE

SUBSTATION

MALDEN EVERETT

SHEET 6

SHEET 5

MALDEN MEDFORD

MALDEN RIVER

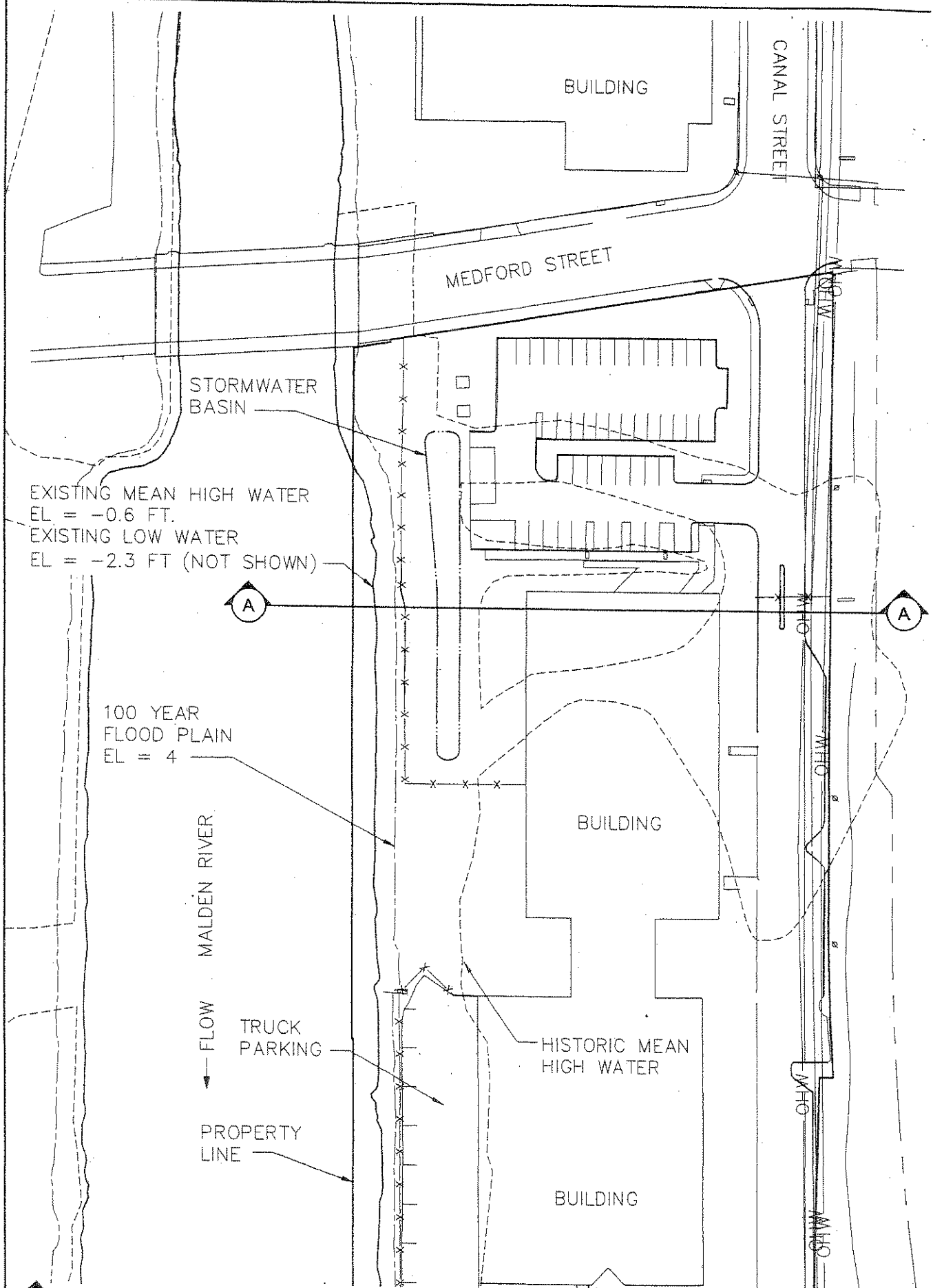
SHEET 8

SHEET 7



KEY PLAN  
SHEET 2 OF 13





0 40 80 Feet  
SCALE: 1" = 20'

SITE PLAN  
SHEET 3 OF 13  
DATE: OCTOBER 2015

NOTES: SEE SHEET 9 OF 12 FOR SECTION A-A  
SEE SHEET 1 OF 12 FOR HISTORIC LICENSE

VERTICAL DATUM  
NAVD 1988

100 YEAR  
FLOOD PLAIN  
EL = 4

FLOW MALDEN RIVER

BUILDING

PROPERTY LINE

EXISTING MEAN HIGH WATER  
EL = -0.6 FT.  
EXISTING LOW WATER  
EL = -2.3 FT (NOT SHOWN)

OHW

OHW

SEE SHEET 13  
FOR SUBSTATION  
DETAIL

COVERED  
PARKING

ELECTRIC  
SUBSTATION

MALDEN  
EVERETT

HISTORIC MEAN  
HIGH WATER

BUILDING

B

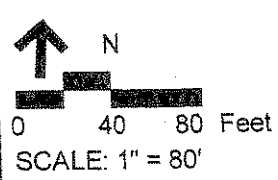
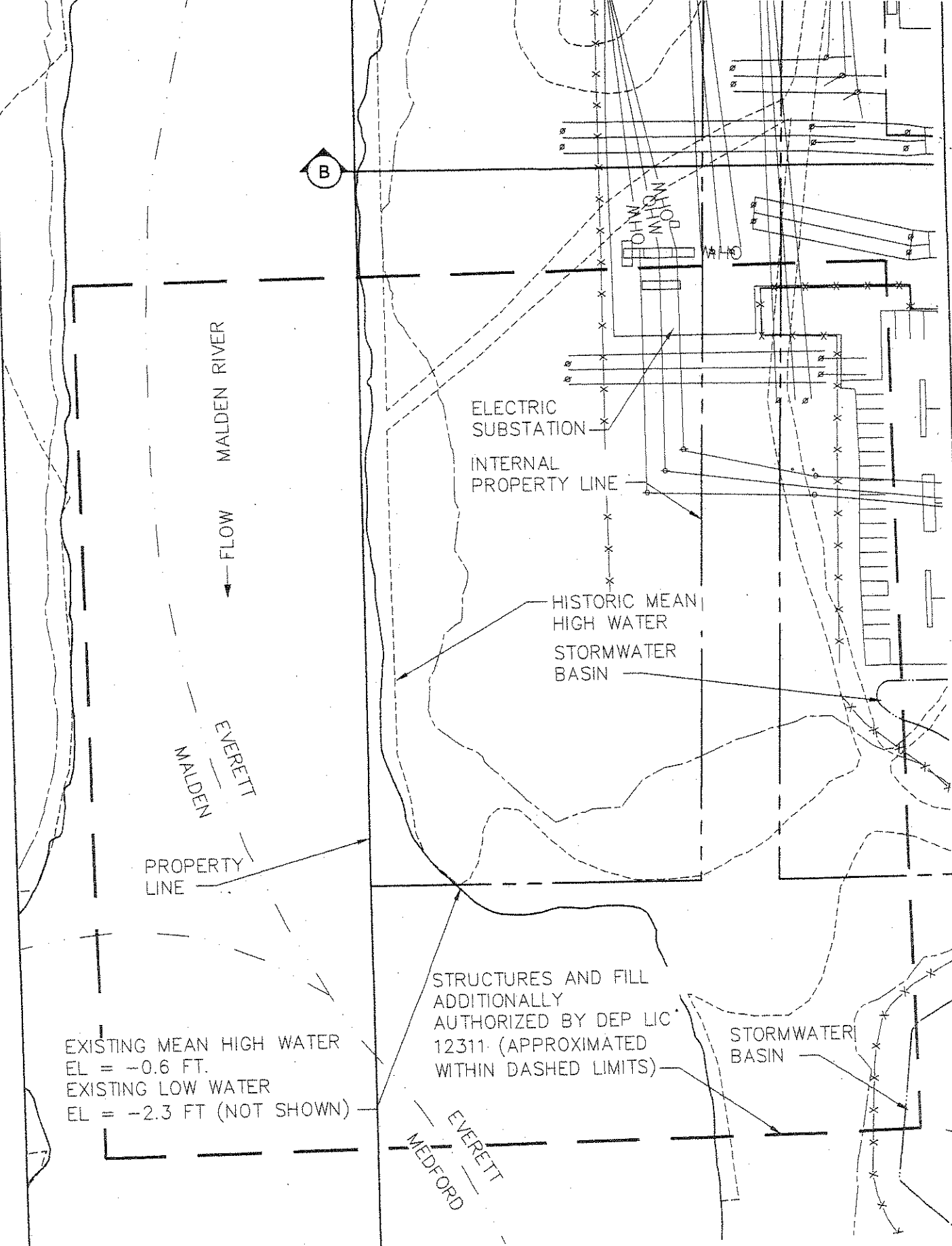


0 40 80 Feet  
SCALE: 1" = 80'

NOTE: SEE SHEET 10 OF 12 FOR SECTION B-B  
SEE SHEET 1 OF 12 FOR HISTORIC LICEN

SITE PLAN  
SHEET 4 OF 13  
DATE: OCTOBER, 2015

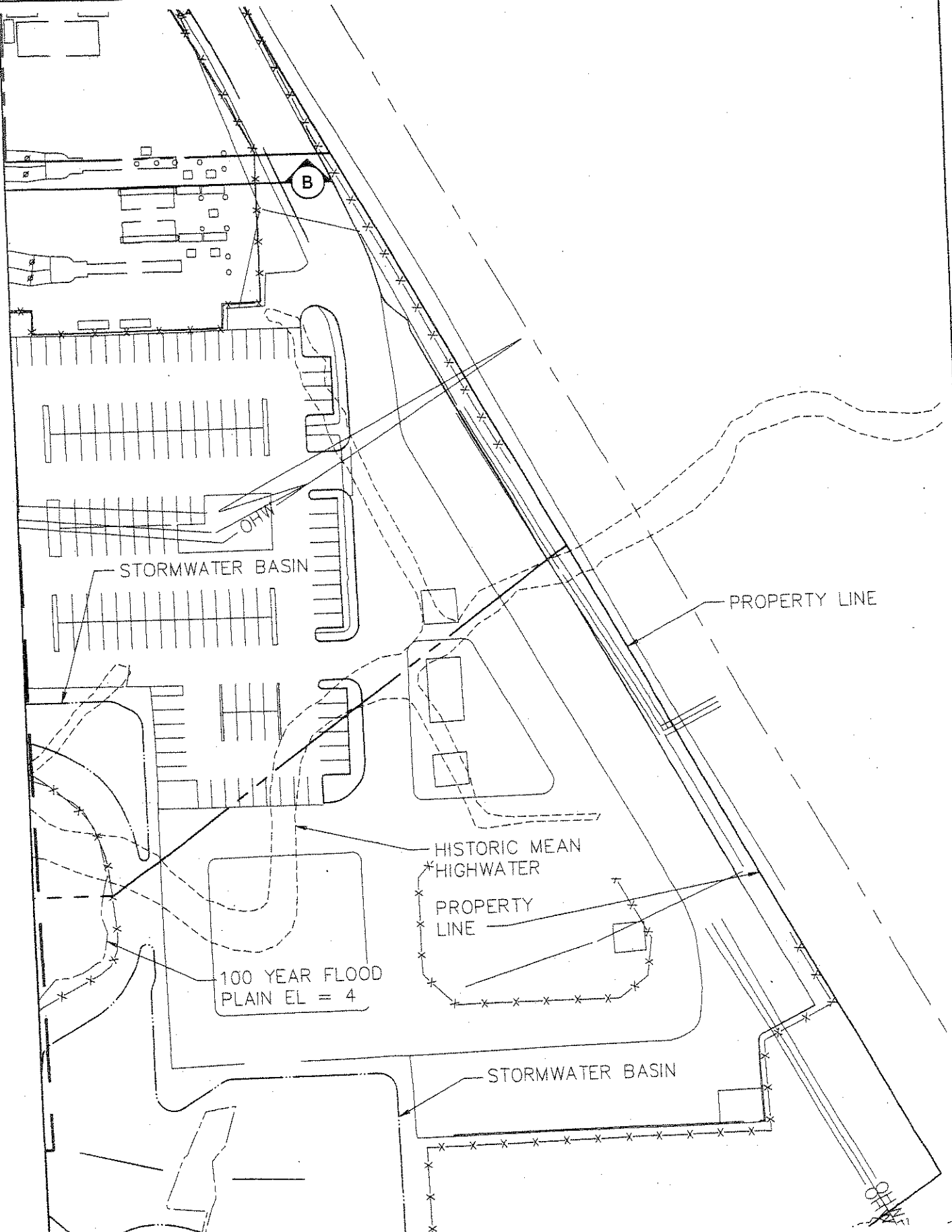
VERTICAL DAT  
NAVD 1988



SITE PLAN  
 SHEET 5 OF 13  
 DATE: OCTOBER, 2015

NOTE: SEE SHEET 10 OF 12 FOR SECTION B-B  
 SEE SHEET 1 OF 12 FOR HISTORIC LICENSES

VERTICAL DATUM  
 NAVD 1988



PROPERTY LINE

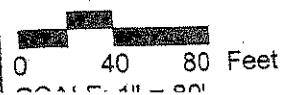
STORMWATER BASIN

100 YEAR FLOOD  
PLAIN EL = 4

HISTORIC MEAN  
HIGHWATER

PROPERTY  
LINE

STORMWATER BASIN

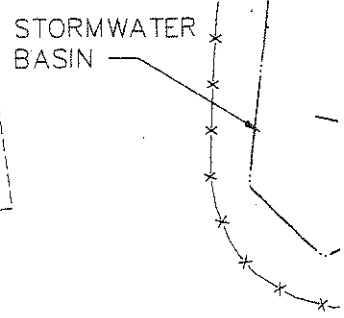


SITE PLAN  
SHEET 6 OF 13  
DATE: OCTOBER, 2015

NOTE: SEE SHEET 10 OF 12 FOR SECTION B-B  
SEE SHEET 1 OF 12 FOR HISTORIC LICENSES

VERTICAL DATUM:  
NAVD 1988

EXISTING MEAN HIGH WATER  
EL = -0.6 FT.  
EXISTING LOW WATER  
EL = -2.3 FT (NOT SHOWN)



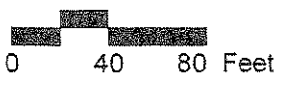
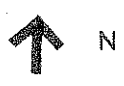
MALDEN RIVER  
FLOW

MALDEN RIVER

PROPERTY  
LINE

MEDFORD  
EVERETT

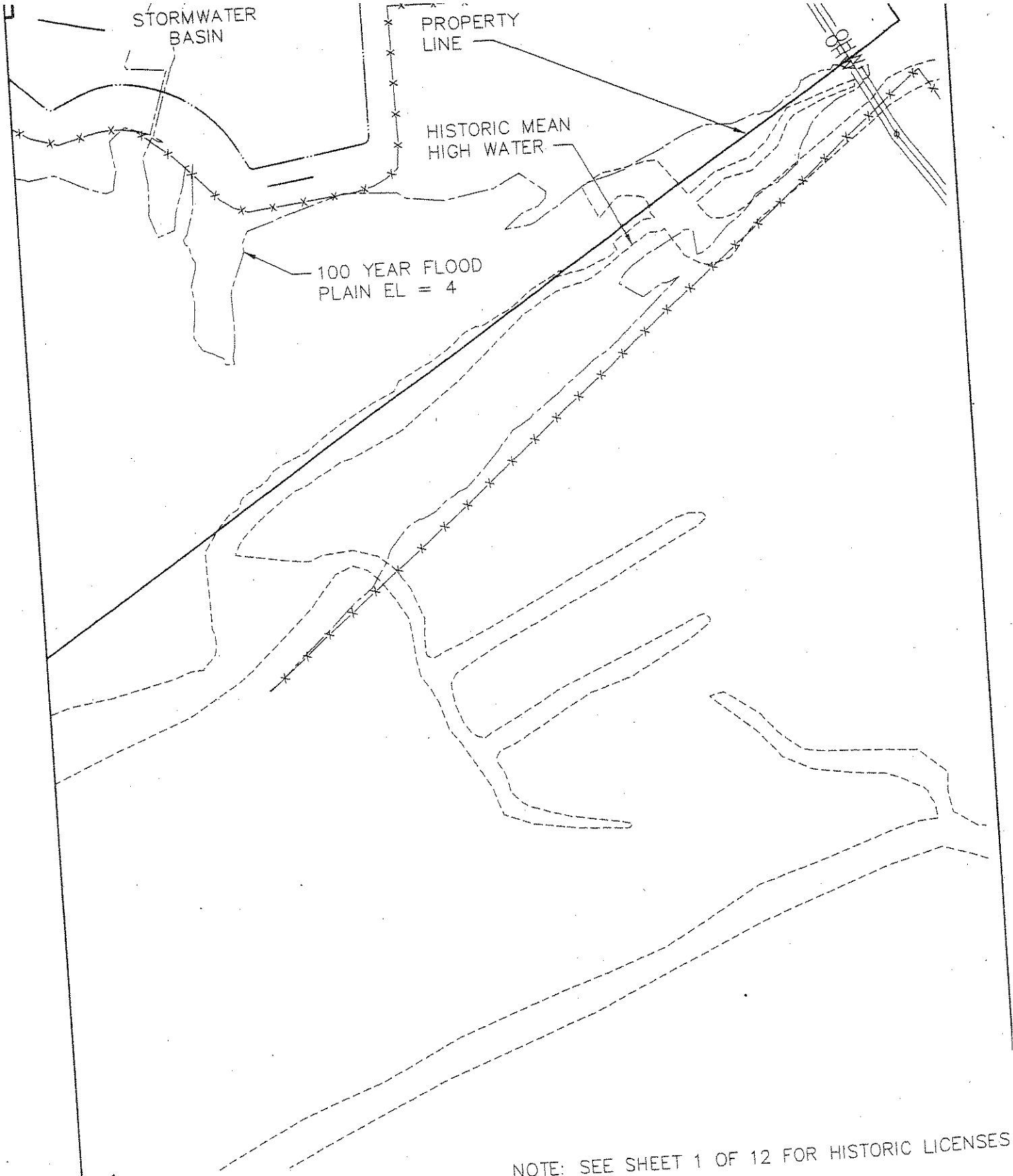
HISTORIC  
MEAN HIGH  
WATER



NOTE: SEE SHEET 1 OF 12 FOR HISTORIC LICENSES

SITE PLAN  
SHEET 7 OF 13

VERTICAL DATUM:  
NAVD 1988

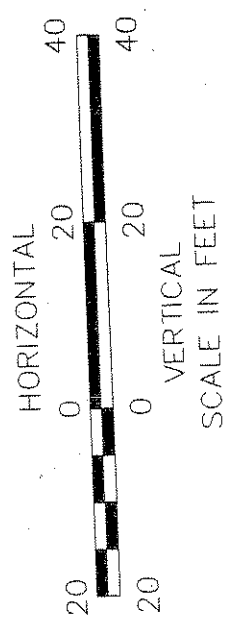
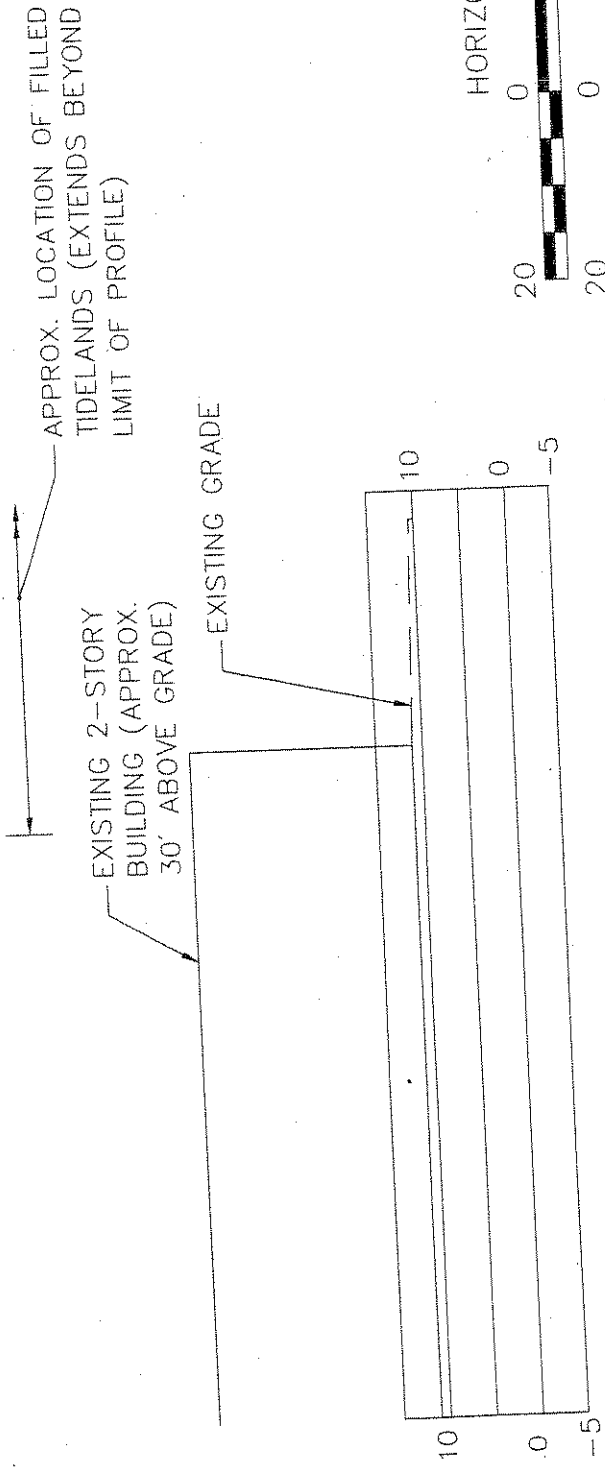
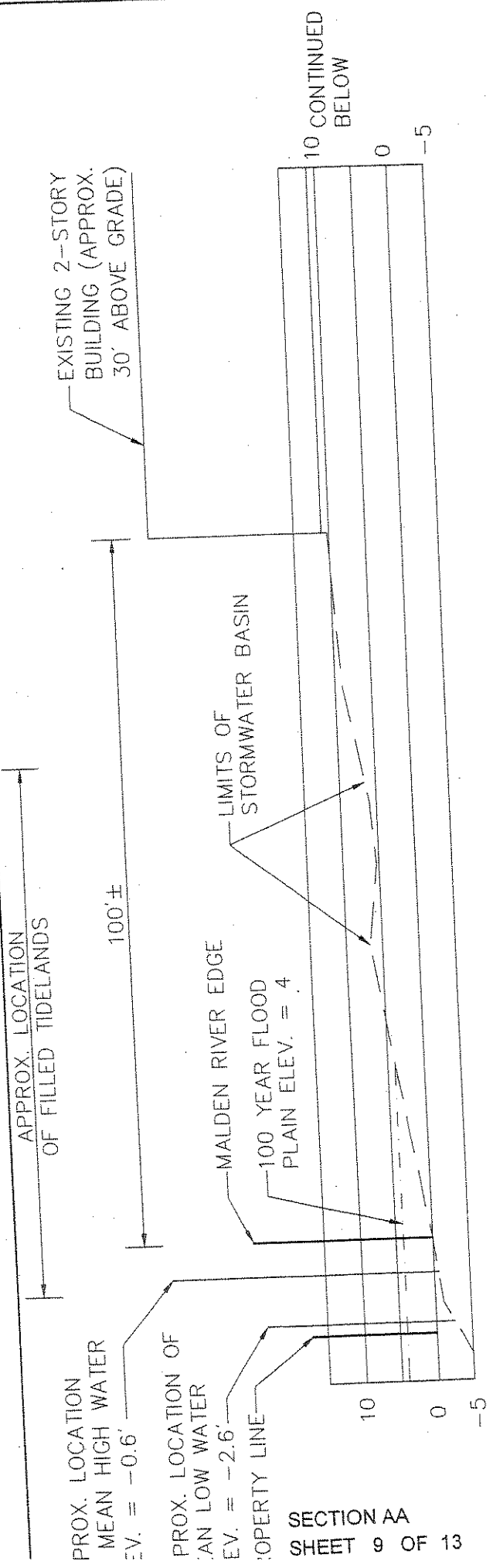


↑ N  
0 40 80 Feet  
SCALE: 1" = 80'

SITE PLAN  
SHEET 8 OF 13  
DATE: OCTOBER, 2015

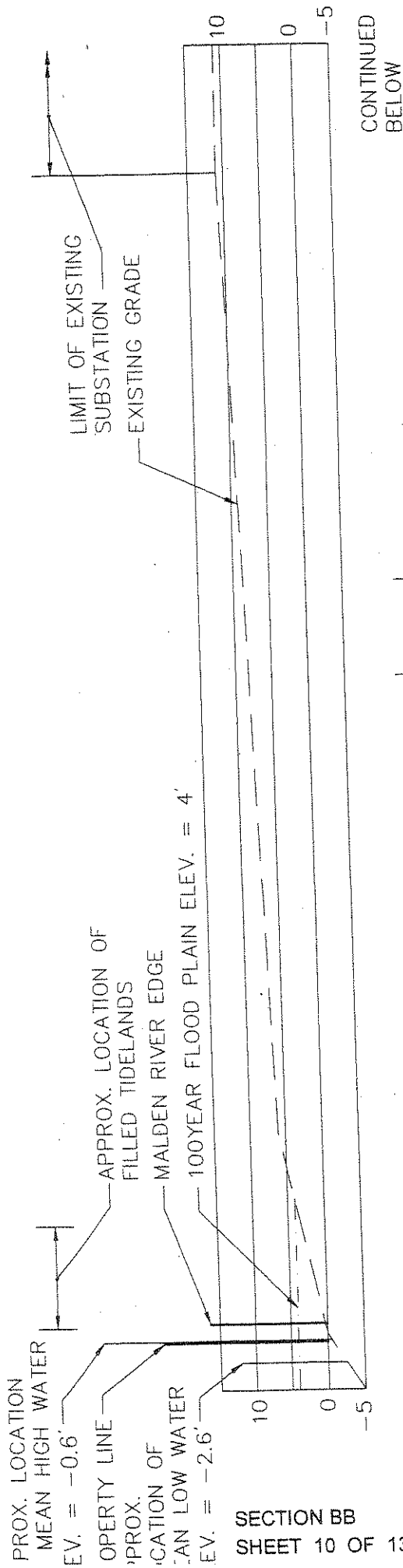
NOTE: SEE SHEET 1 OF 12 FOR HISTORIC LICENSES

VERTICAL DATUM:  
NAVD 1988



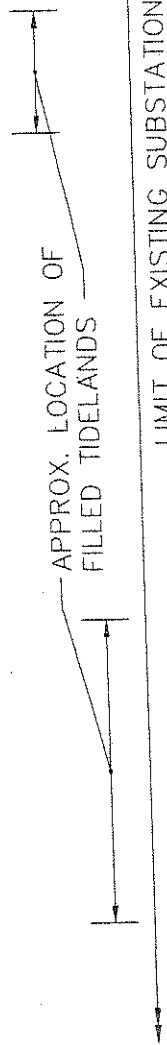
SECTION AA  
SHEET 9 OF 13

VERTICAL DATUM:  
NAVD 1988

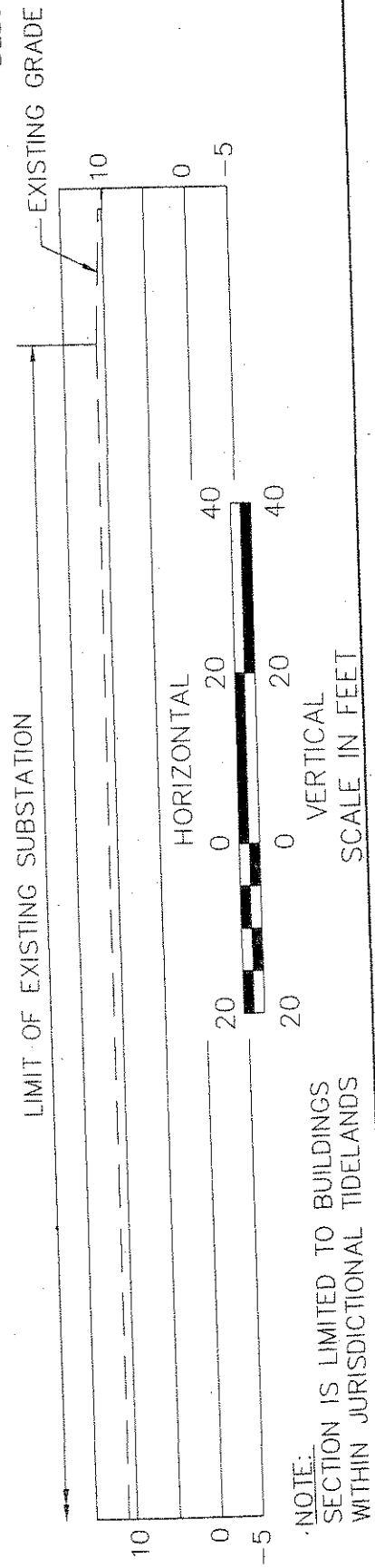


SECTION BB  
SHEET 10 OF 13

CONTINUED BELOW



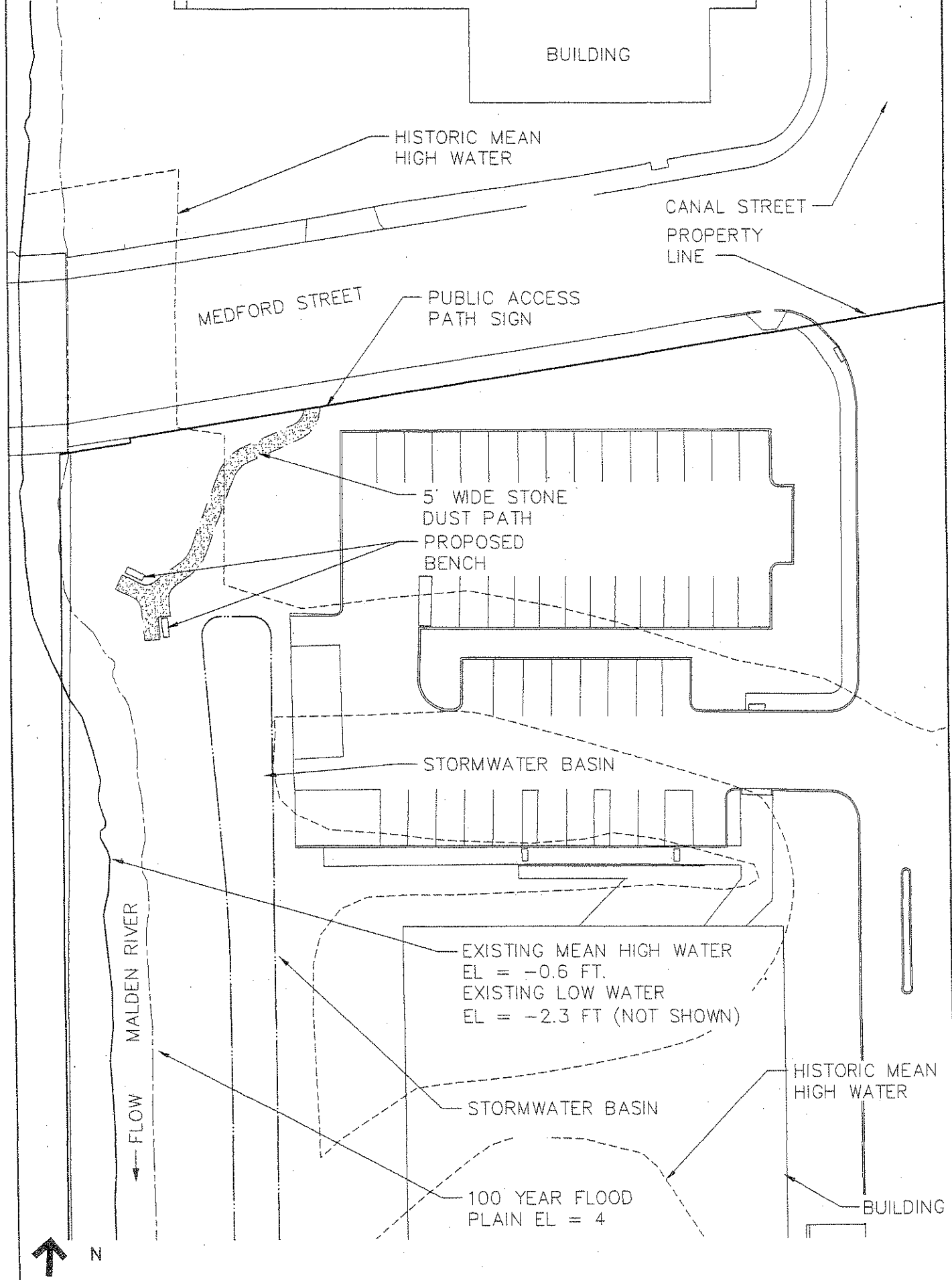
CONTINUED BELOW





NOTE:  
SECTION IS LIMITED TO BUILDINGS  
WITHIN JURISDICTIONAL TIDELANDS

VERTICAL DATUM:  
NAVD 1988





 N  
  
 0 20 40 Feet  
 SCALE: 1" = 40'

PUBLIC ACCESS PLAN  
 SHEET 11 OF 13  
 DATE: OCTOBER 2015

VERTICAL DATUM:  
 NAVD 1988

x:\\_D\11145\_00\tech\Chapter\2091\Chapter\2091-CURRENT\2015-10-07\11145.00\_C91\_2015-10-07.dwg

MEDFORD STREET

CANAL STREET

EXISTING RIVER FRONT

MALDEN RIVER

MALDEN EVERETT

EVERETT MEDFORD

200'±

HISTORIC MEAN HIGH WATER

- ① PARCEL D3 MAP 30-31  
BERKELEY GREEN II LLC  
121 HIGH STREET  
BOSTON, MA 02110
- ② MEDFORD STREET  
CITY OF MALDEN  
200 PLEASANT STREET  
MALDEN, MA 02148
- ③ MALDEN PARCEL: 058 240 001  
ADDRESS: 171 MEDFORD STREET  
SUFFOLK SQ. ASSOC. III  
LIMITED PARTNERSHIP  
C/O COMBINED PROPERTY INC.  
3000 COMMERCIAL STREET #25  
MALDEN, MA 02148

PROJECT SITE

- Ⓐ 060 245 502  
170 MEDFORD STREET
- Ⓓ 060 244 401  
CANAL STREET

OWNER: MASSACHUSETTS ELECTRIC  
C/O PROPERTY TAX DEPT.  
40 SYLVAN ROAD  
WALTHAM, MA 01582

- Ⓑ 060 245 501  
CANAL STREET
- Ⓒ 060 245 504  
CANAL STREET

OWNER: NEW ENGLAND POWER COMPANY  
C/O PROPERTY TAX DEPT.  
40 SYLVAN ROAD  
WALTHAM, MA 01582

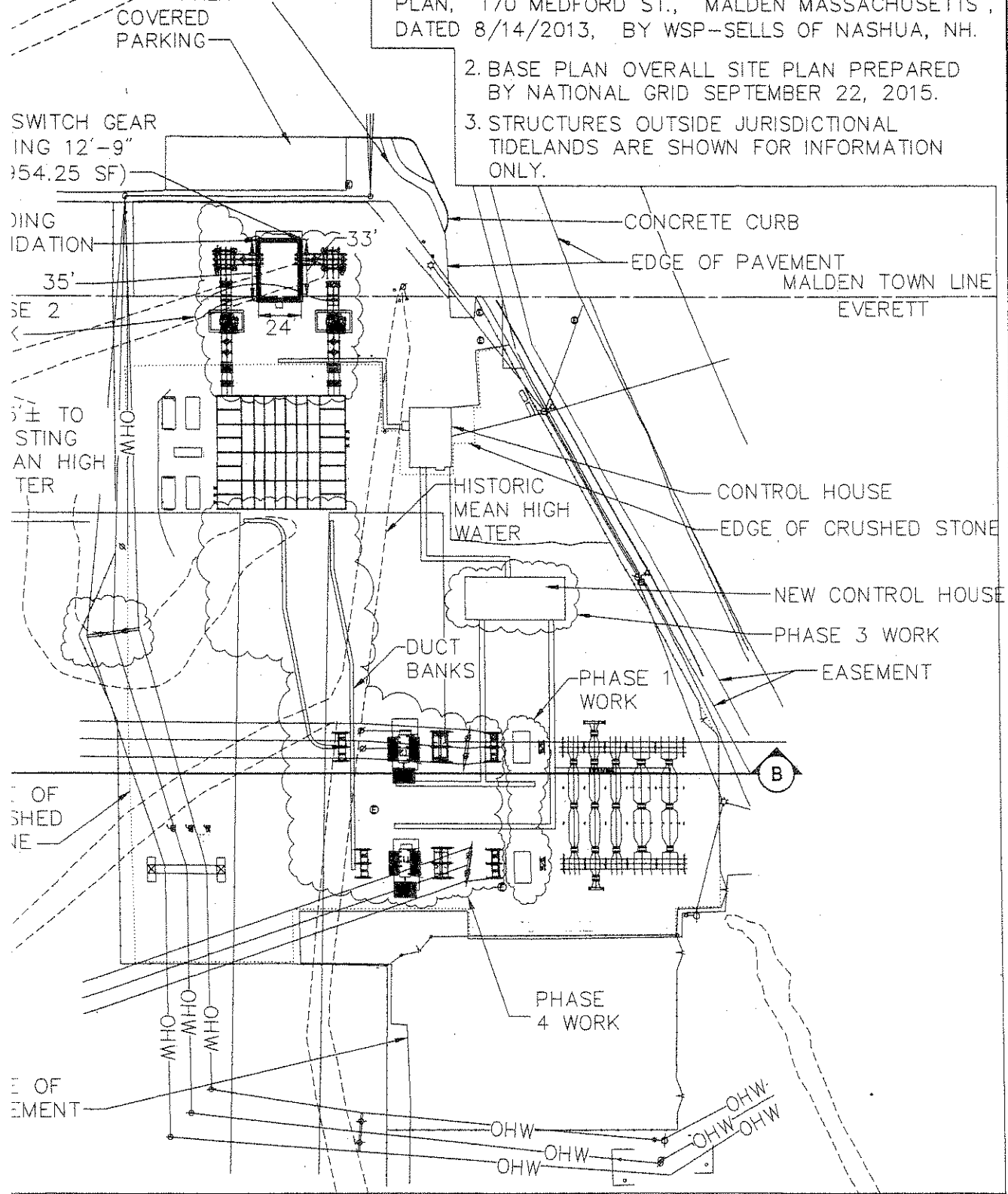


0 150 300 Feet  
SCALE: 1" = 300'

ABUTTERS PLAN  
SHEET 12 OF 13  
DATE: OCTOBER, 2015

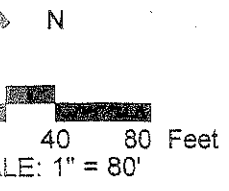
VERTICAL DATUM:  
NAVD 1988

2. BASE PLAN OVERALL SITE PLAN PREPARED BY NATIONAL GRID SEPTEMBER 22, 2015.
3. STRUCTURES OUTSIDE JURISDICTIONAL TIDELANDS ARE SHOWN FOR INFORMATION ONLY.



**LEGEND**

- CHAINLINK
- FENCE
- PROPERTY LINE
- EASEMENT LINE
- OHW— OVERHEAD WIRE



SUBSTATION PLAN  
 SHEET 13 OF 13  
 DATE: OCTOBER, 2015

VERTICAL DATUM:  
 NAVD 1988

