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AMESBURY CITY CLERK

PLANNING BOARD DECISION

Property Ownership: **1. Boston Gas Company d/b/a National Grid (Map 54, Lot 219)**
 2. City of Amesbury (Map 54, Lot 220)
 3. D. Kimmence & D. Deporter (Map 54, Lot 222A)

Applicant: **Boston Gas Company d/b/a National Grid, 40 Sylvan Road,**
 Waltham, MA 02451

Application Type: **SPECIAL PERMITS & SITE PLAN REVIEW**
 1) Removal of Earth Materials
 2) Earth Filling; and
 3) Wetlands & Floodplain Protection

Project: **Earth Removal and Filling for remediation as required under**
 M.G.L. 21E and 310 CMR 40.0000

Location: **39 & 39A Water St. & 33 Oakland St. (lot 1B) Amesbury, MA 01913**

Date: **April 13, 2015**

A. GENERAL

On or about December 12, 2013 the Amesbury Planning Board (the "Board") received Site Plan and Special Permits pursuant to Section XI.B(1); Section XI.B(2) and Section XII application for proposed soil removal and filling associated with the remediation work at 39 & 39A Water Street, 33 Oakland Street (lot 1B in Amesbury MA (the "Project")). On or about November 14, 2014 revised plans and documents were submitted to the Board. The application was submitted along with a Site Plan (the "Plan") drawn by GEI Consultants, 400 Unicorn Park Dr., Woburn, MA and Beals & Thomas, Inc., 144 Turnpike Road, Southborough, MA on 11-17-2014 and last revised on 11/6/2014. The application and supporting documents were submitted by Robinson

& Cole LLP, One Boston Place, Boston, MA 02108 on behalf of Boston Gas Company d/b/a National Grid, 40 Sylvan Road, Waltham, MA 02451 (the “Applicant”). The set of plans includes ten (10) sheets. The Board also received supplemental plans and documents pertaining to stormwater and drainage, erosion control, and environmental design plans for review (see Sheets 1 - 10). The following documents and plans are attached as Exhibits to the Decision:

- Exhibit 1 - Phase IV Remedy Implementation - Notice of Intent Plans dated 9/11/2014
- Exhibit 2 – Application for Special Permits and Site Plan Review dated 12/12/13
- Exhibit 3 – Letter from Michael Giaimo of Robinson + Cole dated 11/14/2014
- Exhibit 4 – Letter from Michael Giaimo of Robinson + Cole dated 12/30/2014
- Exhibit 5 – Draft Communication Plan dated January 2015
- Exhibit 6 – Letter from Michael Giaimo of Robinson + Cole dated 01/14/2015

The Board held the initial public hearing on 01/27/2014. The Applicant then requested continuation of the hearing until the public hearing process with Amesbury Conservation Commission was substantially completed. A new public hearing notice was posted and the project hearing from January 2014 was re-opened on October 27, 2014. The hearing was continued and held on 12/8/2014, 1/26/2015, and 02/23/2015. The public hearing was closed on 3/9/2015 and a decision was rendered on April 13, 2015.

This is the Final Action of the Board (“Decision”) on the applications for Special Permits and Site Plan Review.

B. FINDINGS: General Findings under Sections X.J and XI.C

1. **Applications received by Board** - Applications were received by the Board from the applicant pursuant to Section XI.B.1, Section XI.B.2, and Section XII. Application was also received under Section XI.C;
2. **Project Site**: The Subject Properties are located in the Central Industrial (IC) zoning district as shown on the Zoning Map and the Wetlands and Floodplain protection Overlay

District zoning map. The site (“Project Site”) comprises of a small area of the Powwow River and three parcels: 39 Water Street - *Boston Gas Company d/b/a National Grid (Map 54, Lot 219)*; 39A Water Street - *City of Amesbury (Map 54, Lot 220)*; and 33 Oakland Street - *D. Kimmence & D. Deporter (Lot 1B, Map 54, Lot 222A)*. The project site consists of approximately 2.59 Acres (1.8 Acres – Lot 219; 0.60 Acres – Lot 220; 0.19 Acres – Lot 222A);

3. **Existing Conditions:** Currently the Site almost entirely consists of unimproved land, wooded upland and vegetated freshwater wetland associated with the Powwow River, a tidally-influenced perennial stream. The site is vacant and undeveloped. The site is bounded by impervious parking areas to the north/northwest, a portion of the Powwow Riverwalk and Bikeway, additional wetlands, wooded upland, and the Powwow River. Surrounding land use includes industrial, residential and recreational development. The site is approximately 15 feet lower in elevation than adjacent development and slopes towards the Powwow River;

4. **Project Description and Proposed Use:** The proposal consists of remedial action to be conducted by Boston Gas Company d/b/a National Grid under the Massachusetts Contingency Plan (MCP) in order to improve environmental conditions at the Project Site that has been impacted by the release of Manufactured Gas Plant (MGP) residuals to surrounding environmental media (the “Project”). The Project addresses the remediation of contaminated soil, groundwater, sediment, and surface waters at the Site in response to prior industrial activities which occurred in the late 1800’s and early 1900’s. The proposed Project consists of the following primary element: excavation of approximately three feet of wetland and upland soil from a portion of the Site; excavation of approximately one foot of river sediment from a small portion of the Powwow River located adjacent to the National Grid property; the removal of Dense Non-Aqueous Phase Liquid (“DNAPL”), in this case coal tar, manually from monitoring wells; and the implementation of institutional controls (i.e., Activity and Use Limitations (“AULs”)) for each of the three parcels (Lots 219, 220 and 222A). Following excavation, pre-construction grades will be re-established to

maintain existing available flood storage, and temporarily altered upland and wetland areas will be restored with suitable soils and vegetation;

5. **Off – Street Parking, Traffic and Vehicular Circulation:** No traffic study was prepared. The only traffic anticipated is due to the movement of soils from and to the site and associated remediation and environmental construction activity in the Wetlands and Floodplain Protection District. Upon completion of the Project, there is no anticipated additional traffic impact as no other end use is proposed on the Site.
6. **Storm water Management:** The Board relied upon the reports prepared by the peer review consultant retained by Amesbury Conservation Commission (ACC). The Board determined that the approval of the ACC would be sufficient to establish compliance with stormwater management standards and Best Management Practices;
7. **Environmental Resource Protection:** The Project is subject to the local wetlands ordinance and besides other state permits, will also require a Chapter 91 License for proposed activity along the Powwow River. The Applicant has indicated that these non-local permits will be filed with relevant state agencies in due course to be reviewed by the State Agencies as necessary;
8. **Utility and Infrastructure Impacts:** The Project does not require any public water, drainage, or sewer service and therefore the Board determined that it does not overload these municipal services or systems.

Specific Findings under Section XI.B.1 and Section XI.B.2

9. **Incidental Use:** The project requires the import of approximately 4,500 to 6,000 cubic yards of clean wetland soil and backfill to restore approximate original grade, depending on the quantity of contaminated soil removed from the Site. Although the total volume of soil to be transported from the site is estimated to be approximately 4,500 cubic yards, actual quantities may increase based on actual site conditions. The Applicant has stated in the

application that the Project is designed to result in no net change in the amount of sand, gravel, quarry, earth material or earth fill at the Site;

10. **Stormwater Management:** The Board relied upon the reports prepared by the peer review consultant retained by Amesbury Conservation Commission (ACC). The Board determined that the approval of the ACC would be sufficient to establish compliance with stormwater management standards and Best Management Practices (BMPs). A storm water Pollution Prevention Plan (SWPPP) will be prepared prior to start of any construction activity and will identify measures that need to be implemented and maintained during construction to prevent pollution during storm water runoff;
11. **Erosion control:** An erosion and sedimentation control plan has been submitted along with the application. The Board relied upon the reports prepared by the peer review consultant retained by ACC. The Board determined that the approval of the ACC would be sufficient to ensure that erosion control measures have been properly design and that BMPs will be adhered to in the construction process;
12. **Transportation of Soils from Site:** The Applicant presented an estimated time-frame for the soil movement to and from the project site as well as an anticipated truck route. The Project Site is located in an urban and established neighborhood where the public ways have limited width and shoulders. The Board finds that although the information presented does not indicate any extended period of disruption and impact on neighboring public ways, a detailed truck staging and trucking route plan is needs to be approved by the Police and Fire departments to ensure that public safety and emergency vehicles have adequate accessibility to and from the site itself and the other industrial properties in the neighborhood. The Board has requested that it be provided with documentation of the final review and approval of the staging and trucking route plan by the Police and Fire Departments prior to start of any construction activity on the site;
13. **Potential Neighborhood Impact:** The Site abuts the riverwalk and bikepath which is used by the public unless closed during the winter months due to snow accumulation. The Applicant states that project construction would be scheduled in such a manner that most

of the soil transportation will be done during the winter months and if there is there is the need to block of the section of the bikepath along the access to the site, an alternate route for the bikepath shall be established after discussion with City Officials to allow access to the remaining portion of the bikepath. Since the total project schedule is yet to be finalized, the Board determined that in the public interest, the Applicant present to the Board an approved alternate route before the start of any construction activity to ensure that access to the bikepath is reasonably maintained.

Specific Findings under Section XII

14. The Applicant has stated that final grades will be restored to preconstruction elevations and that there will no changes to the flood storage capacity. The Project is subject to review by the Amesbury Conservation Commission under the local and state regulations. The Board has determined that it will incorporate the order of conditions and terms therein by reference here to ensure that the proposed activities in the flood zone area are made with no detrimental to environmental resource areas or otherwise endanger public health and safety.

Based on the findings noted above, the Board determines that Special Conditions are required before the Project would meet the relevant permit criteria as well as any and all Development and Performance Standards of the Amesbury Zoning Bylaw (the "Bylaw").

D. APPROVAL OF THE SITE PLAN, SPECIAL PERMITS AND CONDITIONS THERETO

After public hearing, upon notice in accordance with the statute (General Laws, Chapter 40A, section 11) and the Amesbury Zoning Bylaw, and after full consideration of the evidence presented, and upon the findings made in Section B of this Decision, the Board determined to grant the Applicant (i) Site Plan Approval with conditions; and (ii) the 3 Special Permits requested for proposed activity as shown on the approved Plan and fully described in accompanying application materials for the premises described in the application, further upon the conditions that follow:

I. COMPLIANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS:

The Project and all construction, drainage, earth removal and filling and all related appurtenances with respect to the Project, shall comply with all applicable local, state and federal regulations except as waived specifically by this Decision. The Applicant shall be responsible for acquiring all other local, state and federal permits and approvals as necessary to construct the Project as approved by the Board. Final action on all other permits shall be submitted to the Board for record prior to start of any construction activity on the site. The Board notes that the following are some of the permits needed for this Project prior to start of any construction activity:

1. Massachusetts Endangered Species Act, G. L. c. 131, § 23, 321 CMR 10.00.
2. Massachusetts Wetlands Protection Act and related regulations, G. L. c. 131, § 40-40A, 310 CMR 10.00, and the Amesbury Wetlands Ordinance and Regulations;
3. Department of Environmental Protection with respect to wastewater disposal, storm water disposal, resource protection, and water supply;
4. Environmental Notification Form or Notice of Project Change with Executive Office of Environmental Affairs under the Massachusetts Environmental Policy Act (G. L. c. 30, § 61-62H);
5. U.S. Army Corps of Engineers, Section 404 of the Clean Water Act and, as applicable, Section 404(b)(1) guidelines that are established by the U.S. EPA;
6. NPDES Notice of Intent addressing NPDES Storm Water Pollution Prevention Plan, erosion control plan and stormwater management systems operations and maintenance plan under 310 CMR 10.00;

II. GENERAL AND IN PERPETUITY CONDITONS

1. **Allowed Use:** This Decision allows the proposed activity per revised plans dated 11/17/2014 and pursuant to the Order of Conditions (the “Order”) issued by the Amesbury Conservation Commission (ACC or the “Commission”) and subject to final approval from all relevant state agencies.

2. **Wetlands/Riverfront Construction Activity & Approvals:** This approval is contingent upon the issuance of an Order of Conditions by the Commission and its continuous validity until all proposed activities are complete per the Final Plans. The approval of the ACC and all the conditions stated in its Order shall be included in this Decision by reference. In order to effectively coordinate and integrate the required observation and inspection reports for this project, the Board recognizes that the Plan(s) shown under the Notice of Intent Application (as revised) and the Order, issued by the ACC, shall also be carried out to the satisfaction of the Commission or its agents. Also,
 - a. Except as waived by a decision of the Commission, the construction of this project shall comply with the Amesbury Wetlands Ordinance and Amesbury Conservation Commission Regulations in effect at the time any permit is sought for the project or associated activities, and with all rules, regulations, filing and permit requirements and certifications of the Commission with respect to natural resource protection, construction of storm water management structures within the Buffer zone and their disposal, construction of other structures including retaining walls and mitigation activities within the Buffer Zone;
 - b. Any request for alteration to the Order made by the Applicant to the Commission (or to Massachusetts Department of Environmental Protection (Mass DEP), upon appeal) shall be simultaneously provided to the Board. The proposed work shall comply with the Order issued by the Commission or as amended or Superseded, upon said premises;
 - c. The Order from the Commission shall be carried out to the satisfaction of the Commission. Any violation of the Order issued by the Commission shall be deemed to be a violation of this Approval, with all remedies to the City of Amesbury or the Board as provided by law;

3. **Environmental Compliance:** The Applicant shall submit a copy of the recorded Certificate of Compliance as issued by the ACC within two (2) years of completion of all work included in the Order or final action on the permit issued by DEP under 310 CMR 40.0000, whichever is earlier;

4. **Inspections** - The Board shall require the inspection of drainage, stormwater management BMPs and remediation work to the extent that this may be combined with, and shall not duplicate, monitoring conducted pursuant to the Order of Conditions to ensure that the work is carried out in accordance with the Final Plans and to ensure that all improvements are in compliance with the conditions stated in this Decision. The Board shall require the establishment of a construction observation account and the Applicant shall provide the funds necessary for inspection by the Board's consultant prior to start of any construction activity. To the extent feasible, the Board will coordinate with the Conservation Commission to retain the same consultant;

5. **As-Built Plans and Repairs:** To ensure compliance with the terms and conditions of this Decision and any approval or order by any federal or state agency, the Applicant shall submit to the Board complete and detailed Progress "As-Built" Plans with its request for a Certificate of Completion for all remedial work approved in this Decision. The accuracy of such Progress or Final As-Built Plans shall be certified by a Land Surveyor or a Professional Engineer, Registered in the Commonwealth of Massachusetts, retained by the Applicant. Any damage to public roads and walkways shall be repaired and/or replaced to the satisfaction of the Director of Public Works.

6. **Release of the Sedimentation and Erosion Control Bond:** Prior to release of any Surety, the Board shall verify with its construction observation Consultant and the Commission that the soils and slopes have stabilized and that there is evidence that all planting materials have survived two (2) growing seasons. Additionally, the Applicant shall request the Board's consulting engineer to verify that all work associated with the mitigation plan approved by the ACC has been complied on site to the satisfaction of the ACC. Partial releases shall be allowed in amounts not less than fifty percent (50%) of the total initial surety bond amount held by the Board only after completion of all remediation work approved under state and local permits;

7. **Police Detail** - The Applicant shall, if needed, pay for any police details along the Trucking Route for truck traffic and other activities associated with the removal and filling

of soils from the site that require detours or re-direction of traffic for public safety. All detour plans shall be reviewed by the Police and Fire Department;

8. **Changes in Project Design** - No further alteration or extension of the proposed activity shall be allowed without further review and approval by the Board. Any change to the site plan or any of these conditions of approval, shall only be allowed after review and approval by the Board. Request for substantive revisions to the Final Plans shall be made as required under conditions pertaining to Site Plan Modifications in this Decision.
9. **Site Plan Modifications:** Prior to expansion, addition or alteration of proposed activity allowed by this Decision, the Applicant shall provide detailed information and plans along with a formal written request for modification to the approved Site Plan and/or Special Permit(s) for determination of minor or major modification and approval by the Board. Any substantial modifications to the approved Site Plan or changes that impact the Performance Standards under Sections XI.B.1, XI.B.2, XII or pertinent sections of the Amesbury Zoning Bylaw applicable to this Project or conditions of approval of this Decision, shall be subject to review and approval of the Board. The Board shall, if it so determines, require the applicant to submit a new application for modification to the approved Site Plan and/or Special Permit(s) and hold a new public hearing for review of the requested modifications;
10. **Validity:** This permit is contingent upon the issuance of an Order of Conditions from the Amesbury Conservation Commission in compliance with the Massachusetts Wetlands Protection Act and related regulations, G. L. c. 131, § 40-40A, and the Amesbury Wetlands Ordinance and Regulations or if said permit(s) is appealed, a subsequent issuance of a Super-ceding Order of Conditions from the Massachusetts Department of Environmental Protection (Mass DEP). This permit shall become final only upon the issuance of all state and federal permits required to start any construction activity allowed per this permit. The Site Plan Approval shall expire upon the expiration of the Special Permit or the Order, unless said permit(s) is extended by the permit granting authority.

11. **Post-Construction Monitoring & Maintenance**: Boston Gas Co. d/b/a National Grid assumes sole responsibility for complying with any operation, maintenance and monitoring requirements included in federal, state or local permits authorizing the proposed excavation and wetlands restoration project that is the subject of these Special Permits, including any post-project monitoring obligations with respect to wetland and buffer zone restoration on the portion of the site owned by the City.
12. **Liability Insurance**: Boston Gas Co. d/b/a National Grid shall require that its contractors maintain, for the duration of the project covered by this approval, Commercial General Liability Insurance for bodily injury and property damage in an amount of \$1,000,000 combined single limit per occurrence, and a \$2,000,000 in general aggregate and \$5,000,000 in Excess Umbrella Liability per occurrence that runs concurrent to the Commercial General Liability. Boston Gas Co. d/b/a National Grid shall furnish to the Amesbury Planning Board copies of certificates showing such insurance and including the City of Amesbury as a certificate holder.
13. **Performance Bond**: A surety bond, subject to approval by the Board, shall be provided for the duration of the construction that is the subject of the special permits, to ensure that any damage to public infrastructure that is caused by the permit holder or their contractors in connection with the approved project is repaired to the reasonable satisfaction of the City officials;
14. **Riverwalk Accessibility**: The proponent will work with the City DPW to ensure that an alternative route to the Riverwalk remains accessible during the construction phase if the construction stage extends beyond April 1st of the year following the commencement of construction, and other portions of the Riverwalk that do not abut the project site are open and accessible;
15. **Hazardous soil transportation**: Pursuant to requirements under Section XI.B2.7(a), soil transport shall be documented with a Bill of Lading, and if necessary, a hazardous waste manifest shall be signed by National Grid as generator; and

16. **Permanent Easements:** Any easements required for post-construction monitoring of properties not owned or already under the control of the applicant shall be recorded as appropriate.

III. PRIOR TO ENDORSEMENT OF PLANS

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

1. **Other local and non - local Permits:** Final action on all other non-local permits, approvals, extensions, as necessary, shall be complete and authorize/allow the proposed activity and associated improvements as shown on the approved Plans. Copies of all other local, state and federal approvals shall also be submitted for the Board's record. If modifications were made to the approved Plans by other Agencies, these modifications shall be clearly indicated on plans and described in detail for the Board's review and approval prior to start of construction.

IV. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY ON SITE

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

1. **Legal Documents:** The following documents shall be submitted to the Board and the Building Inspector:
 - a) **Documents Recorded at the Southern Essex Registry of Deeds:**
 - i. Planning Board Decision and Plan Set - A copy of this Decision and Approved Plan Set;
 - ii. Copy of the Order of Conditions issued by Amesbury Conservation Commission;
 - b) **Covenants and Restrictions:** Legal Documents describing the following shall be submitted for review and approval. All legal documents required by this Decision shall only be recorded upon written approval by the Board:

- i) Easements: - Any changes to the existing easements and proposed easements consistent with the approved plans shall be submitted. The maintenance responsibilities of various parties shall be clearly stated along with allowed activities within these easement areas.
2. **Soil Removal and Trucking Route** – The Applicant shall provide a detailed plan and timeline for removal of contaminated soils and other materials from the site. The Board shall be provided with documentation of the final review and approval of the staging and trucking route plan by the Police and Fire Departments;
3. **Communications Plan** - Final Public Outreach and Communication Plan for the construction phase of the project through completion shall be submitted to the City prior to start of any construction activity. Emergency response plan shall be reviewed and approved by public safety officials;
4. **Temporary Easements**: The Applicant shall have requested and received from and adjoining property owners temporary construction and staging easements, as necessary, to perform the remediation activities as allowed by this Decision and the Order issued by the ACC. Copies of all such easements shall be provided to the Board as a matter of record;
5. **Sedimentation and Erosion Control Bond** – The Applicant shall be required to post Surety with the Board for Sedimentation and Erosion to ensure that stormwater runoff management and erosion control measures are implemented on site as per Final Plans and other engineering drawings and to ensure that remedial actions can be taken to address any detrimental impacts from erosion and sedimentation during construction and until the stormwater management system is fully operational;
6. **Detailed Construction Schedule**: The Applicant shall submit a detailed construction schedule identifying the sequence and timetable of all key stages of construction to the Board. This submission should include:

- a. Identification of all contractors, field engineers, construction managers, surveyors, wetland and biology specialists, and other professionals that will be involved in the implementation of the Project;
 - b. Soil Removal and sheet piling operations;
 - c. Placement of sediment and erosion controls and limit of construction fencing;
 - d. Removal of structures, vegetation and top soil;
 - e. Environmental Resources mitigation installation;
 - f. Soil import to finish site to final grades and associated construction; and
 - g. Proposed Inspection dates.
7. **Pre-Construction Conference** – Upon authorization by the Board and at least five (5) business days prior to any initial site work, a Pre-Construction conference shall be held with the Applicant, Applicant's contractor, a representative of the Board, its consulting engineer, and representatives of the City Departments having an interest in the Plan. Said meeting shall be for the purpose of familiarization with the project, the conditions of approval, and the project's construction sequence and timetable; and
8. **Request for Pre-construction Conference:** The request for a Pre-construction Conference shall be acted upon by the Board only AFTER the Board has received and reviewed ALL of the documents required per this Decision before start of construction and has determined that the Project is ready to proceed to the construction phase. Upon authorization by the Board, its representatives shall schedule the Pre-construction Conference.

V. DURING CONSTRUCTION

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

1. **Stockpiles** – All earth stockpiles shall be established in locations as approved by the ACC or at a distance no less than fifty (50') feet from the edge of flagged wetlands boundary, whichever is greater. Earth material stockpiles shall not be allowed immediately adjacent to perimeter siltation barriers or drain inlets. Long term stockpiles over 30 days shall be

shaped stabilized and circled by siltation fence and haybales and shall be stabilized by temporary seeding, sheeting or netting;

2. **Erosion Control and Stormwater Maintenance Requirement:** The Applicant's designee or assignee shall on a quarterly basis submit interim reports and supporting documents to the Board showing that requirements for stormwater system maintenance are being adhered according to the approved SWPPP. Submissions shall be made no later than 10 days from the date of issuance of said reports.

3. **Construction Activities** - During construction, the following conditions shall be met:
 - a. Construction, once commenced, shall progress through to completion as continuously and expeditiously as possible and in accordance with the construction sequence and timetable approved subject to delay incurred as a result of conditions beyond the control of the Applicant or acts of God and force majeure.
 - b. The Applicant shall keep the site and the adjoining existing roadway area clean during construction. Upon completion of all work on the Site and prior to Final As-Built approval, all debris and construction materials shall be removed and disposed of in accordance with state laws and regulations.
 - c. During construction, the Applicant and its agents and employees shall conform to all local, state and federal laws regarding noise, vibration, dust and use of public roads and utilities. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area and maintain safe and adequate vehicular access on Water Street, Chestnut Street and Chestnut Street Extension. Construction shall not commence on any day Monday through Saturday before 7:00 AM. Construction activities shall cease by 6:00 PM Monday through Friday and by Noon on Saturday. No construction or activity whatsoever shall take place on Sunday;

VI. PRIOR TO MAKING REQUEST FOR A CERTIFICATE OF COMPLETION

Upon completion of all remediation activities outlined in the special permit applications and as approved by the Board, the Applicant shall file with the Board and all other relevant public

agencies for review and for consistency with this Decision any documents and shall have completed the following actions:

1. **Letter from DPW:** The Applicant shall submit a letter from the DPW Director that confirms that any damage to public right of ways, utilities or other public infrastructure due to trucking activities to transport soil from the site along the designated route have been repaired to the satisfaction of that Department. The letter shall also confirm that the portion of Riverwalk along the Site has been restored to pre-construction conditions and has been cleaned of any debris, obstructions and is fully accessible to the public for its intended use; and
2. **Environmental Report:** The Applicant shall submit a report from the ACC or its representative indicating that the activities allowed under the Order issued by ACC have been completed or are substantially complete to the satisfaction of the ACC. Said report shall be accompanied with an As-built showing final finished grades on the Site and certified by a Land Surveyor or a Professional Engineer, Registered in the Commonwealth of Massachusetts.

Chair, Amesbury Planning Board

EXHIBITS:

The following plans were submitted to the Board and are included by reference here. All plans prepared by GEI Consultants, 400 Unicorn Park Dr., Woburn, MA for Boston Gas Company d/b/a National Grid, 40 Sylvan Road, Waltham, MA 02451 (the “Applicant”).

Cover Sheet

Sheet 1 of 10

November 17, 2014; Last revised: November 6, 2014

Existing Conditions Plan

Sheet 2 of 10

November 17, 2014; Last Revised: November 6, 2014

Access and Materials Layout Plan

Sheet 3 of 10

November 17, 2014; Last Revised: November 6, 2014

Site Preparation and Erosion Control Plan

Sheet 4 of 10

November 17, 2014; Last Revised: November 6, 2014

Excavation and Dredging Plan

Sheet 5 of 10

November 17, 2014; Last Revised: November 6, 2014

Dredging and Dewatering Details

Sheet 6 of 10

November 17, 2014; Last Revised: November 6, 2014

Finish Grading and Drainage Plan

Sheet 7 of 10

November 17, 2014; Last Revised: November 6, 2014

Planting Plan

Sheet 8 of 10

November 17, 2014; Last Revised: November 6, 2014

Planting Plan Details

Sheet 9 of 10

November 17, 2014; Last Revised: November 6, 2014

Restoration Details

Sheet 10 of 10

November 17, 2014; Last Revised: November 6, 2014

OAKLAND STREET



LEGEND:

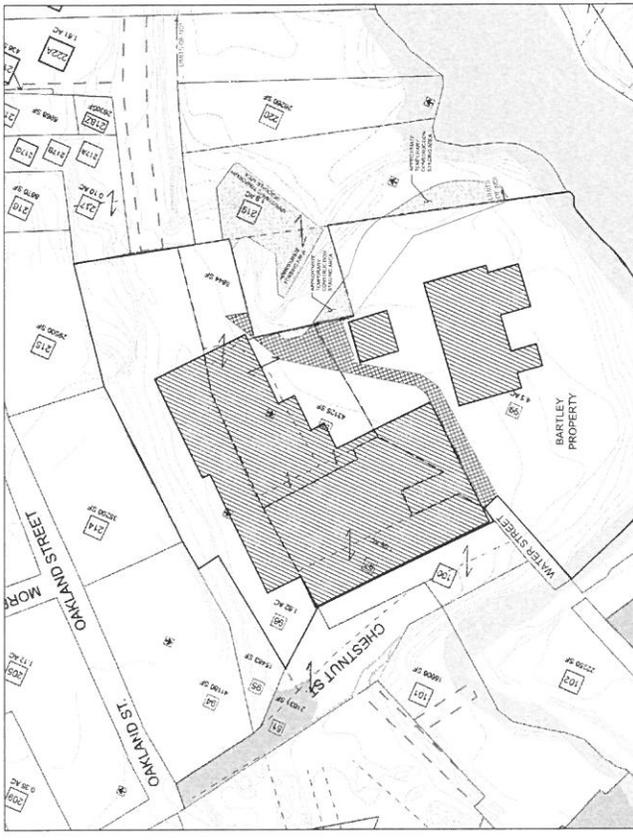
- SEWER LINE/MANHOLE
- DRAIN LINE/MANHOLE
- CATCH BASIN
- FLARED END/INVERT
- GAS LINE/GATE
- OVERHEAD WIRE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- SIGN
- BOLLARD POST
- CHAIN LINK FENCE
- GUARDRAIL/GUIDERAIL
- TREE LINE
- BUILDING
- 100-YEAR FLOOD ELEVATION
- ASSESSOR MAP AND LOT
- MONITORING WELL BY GEI

- BOUNDARY OF BORDERING VEGETATED WETLAND
- MEAN ANNUAL HIGH WATER FLAG
- BANK/BANK FLAG
- BUFFER ZONE
- RIVERFRONT AREA
- MINOR CONTOUR
- MAJOR CONTOUR
- SPOT ELEVATION
- EDGE OF WATER
- THREAD OF THE RIVER
- LINE OF CHANGE IN VEGETATION
- BITUMINOUS CONCRETE
- CONCRETE
- CORRUGATED METAL PIPE
- EDGE OF PAVEMENT
- OBSERVATION PIPE
- REINFORCED CONCRETE PIPE
- TOP OF PIPE ELEVATION
- STONE BOUND
- IRON PIPE/IRON PIPE
- IRON ROD
- PK NAIL
- FOUND
- CATCH BASIN

NOTES:

1. BASE PLAN FROM FIGURE TP-1 TITLED "TOPOGRAPHIC PLAN, WATER STREET, AMESBURY, MA, ESSEX COUNTY, MASSACHUSETTS" PREPARED BY BEALS & THOMAS, INC. AND DATED JUNE 23, 2010 AND REVISED AUGUST 11, 2010 AND APRIL 22, 2014.
2. THE LOCATIONS OF MONITORING WELLS B20 (10W) THROUGH B203 (10W) AND B400 (10W) THROUGH B410 (10W) ARE ESTIMATED.
3. UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS BY BEALS AND THOMAS AND ARE APPROXIMATE ONLY. BEFORE CONSTRUCTION CALL "DIG SAFE", 1-888-344-7233.
4. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY BEALS AND THOMAS USING A ZEISS ELTA TOTAL STATION ON OR BETWEEN JUNE 3, 2010 AND JUNE 9, 2010 AND APRIL 22, 2014.
5. WETLAND FLAGS DELINEATED BY MASON & ASSOCIATES, INC. ON MAY 24, 2010 AND LEC ENVIRONMENTAL CONSULTANTS, INC. ON APRIL 22, 2014.
6. WETLAND FLAGS LOCATED BY ZEISS ELTA TOTAL STATION METHODS BY BEALS AND THOMAS, INC. ON OR BETWEEN JUNE 3, 2010 AND JUNE 9, 2010 AND APRIL 22, 2014.
7. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
8. NAD83 HORIZONTAL COORDINATE SYSTEM ESTABLISHED BY GPS-OPUS METHODS.
9. THIS PLAN IS NOT INTENDED TO BE USED FOR PROPERTY LINE PURPOSES.
10. EASEMENTS OF RECORD ARE NOT SHOWN.
11. THE 100 YEAR FLOODPLAIN ELEVATION OF 11.8 (NGVD29) IS TAKEN FROM FLOOD INSURANCE STUDY TOWN OF AMESBURY, MASSACHUSETTS, ESSEX COUNTY COMMUNITY PANEL NUMBER 26076 (LAST REVISED AUGUST 2, 1992).
12. THE MEAN HIGH WATER IS APPROXIMATELY ELEVATION 4.2 (NGVD 1929) AND MEAN LOW WATER IS APPROXIMATELY ELEVATION -3.4 (NGVD 1929).
13. BUILDING ON BARTLEY PROPERTY IS DIGITIZED FROM GOOGLE EARTH IMAGE DATED 4/9/2008. LOCATION IS APPROXIMATE.

	Not To Be Used for Construction		Amesbury Former MGP Amesbury, Massachusetts	DWG. NO. 2																				
	Boston Gas Company db/a National Grid Waltham, Massachusetts		EXISTING CONDITIONS PLAN	REV 2																				
	Designed: A. IGO Checked: R. HOFFMAN Drawn: P. CLUNGEN Submitted By: J. LASH MA P.E. No.: 40414 Submitted Date: 9/9/2013	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>ISSUE/REVISION</th> <th>APP.</th> </tr> <tr> <td>2</td> <td>9/11/2014</td> <td>FOR DATE ONLY</td> <td>JA</td> </tr> <tr> <td>1</td> <td>6/22/14</td> <td>REVISED BASE PLAN</td> <td>JA</td> </tr> <tr> <td>0</td> <td>9/9/2013</td> <td>FOR PERMITTING</td> <td>JA</td> </tr> <tr> <td></td> <td></td> <td>ISSUE/REVISION</td> <td>APP.</td> </tr> </table>	NO.	DATE	ISSUE/REVISION	APP.	2	9/11/2014	FOR DATE ONLY	JA	1	6/22/14	REVISED BASE PLAN	JA	0	9/9/2013	FOR PERMITTING	JA			ISSUE/REVISION	APP.	GEI Project 04475-2	
NO.	DATE	ISSUE/REVISION	APP.																					
2	9/11/2014	FOR DATE ONLY	JA																					
1	6/22/14	REVISED BASE PLAN	JA																					
0	9/9/2013	FOR PERMITTING	JA																					
		ISSUE/REVISION	APP.																					



INSET LEGEND:

- EXISTING BUILDING ON BARTLEY PROPERTY
- APPROXIMATE TEMPORARY CONSTRUCTION ACCESS (PROPOSED)
- APPROXIMATE TEMPORARY CONSTRUCTION STAGING AREA (PROPOSED)

INSET NOTES:

1. THE AREAS, BOUNDARIES, AND DIMENSIONS SHOWN ON THIS TAX MAP ARE DERIVED FROM AERIAL PHOTOGRAPHS, GROUND SURVEYS, AND RECORDED PLANS, MAPS, DEEDS, AND WILLS, AND ARE INTENDED TO BE USED FOR PROPERTY ASSESSMENT PURPOSES ONLY AND NOT FOR CONVEYANCE.
2. DATA SOURCES: THE DATA FOR THIS MAP WAS GENERALLY SUPPLIED BY THE MERRIMACK VALLEY PLANNING COMMISSION, THE TOWN OF AMESBURY AND THE EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS MASSGIS.
3. APPROXIMATE BUILDING FOOTPRINTS ON PARCELS 98 THROUGH 100 WERE DIGITIZED FROM MAP PROVIDED BY GOOGLE EARTH DATED 4/9/2008.

GENERAL NOTES:

1. BASE PLAN FROM FIGURE 10, TITLED, TOPOGRAPHIC PLAN, WATER STREET AMESBURY, MA PREPARED BY BEALS & THOMAS, INC. AND DATED JUNE 20, 2010 AND REVISED 8/11/2010 AND APRIL 22, 2014.
2. FOR ADDITIONAL NOTES AND LEGEND SEE DWG. NO. 2.
3. BUILDING ON BARTLEY PROPERTY IS DIGITIZED FROM GOOGLE EARTH IMAGE DATED 4/9/2008. LOCATION IS APPROXIMATE.

Attention:

NO.	DATE	ISSUE/REVISION
1	9/11/2014	ADDED DEWATERING CORRIDORS
2	8/4/2014	REVISED BASE PLAN, REFUELING AREA FOR PERMITTING
3	9/9/2013	ISSUE/REVISION

1" = 100' SCALE
 1" = 100' SCALE
 1" = 100' SCALE

Designed: C. ANDERSON
 Checked: R. HOFFMAN
 Drawn: P. CLINGEN
 Submitted By: J. ASH
 MA P.E. No.: 41414
 Submission Date: 9/9/2013

GEI CONSULTANTS
 400 Unicom Park Drive
 Waltham, MA 01901
 Tel: 781.271-4929

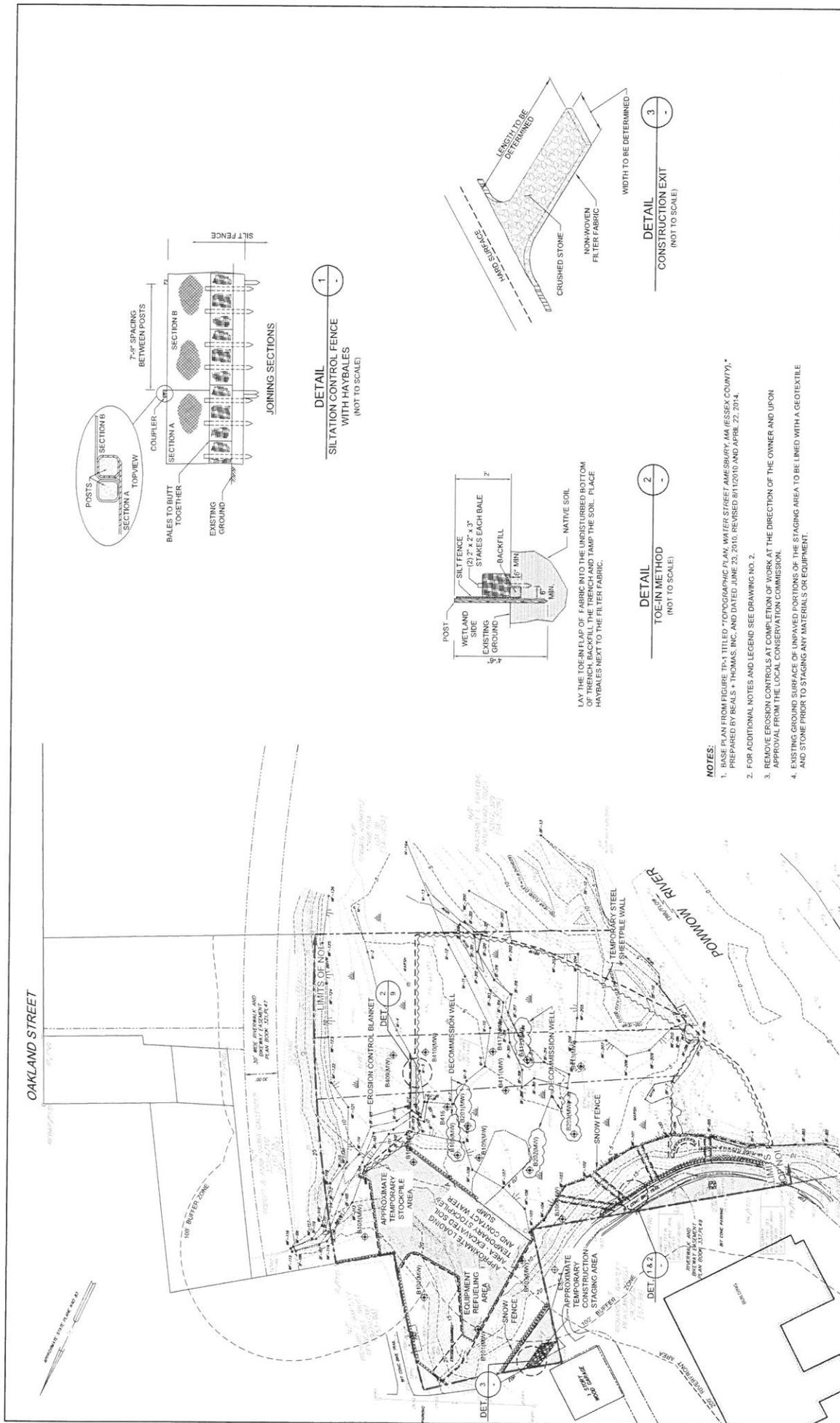
BEALS & THOMAS, INC.
 144 Temple Road
 Amesbury, MA 01810
 Tel: 978.234.2104

Boston Gas Company d/b/a
 National Grid
 Waltham, Massachusetts

Not To Be Used for Construction

REV	ACCESS AND MATERIALS LAYOUT PLAN	DWG. NO.
2		3
2		3

GEI Project 04475-2



NOTES:

1. BASE PLAN FROM FIGURE TP-1 TITLED "TOPOGRAPHIC PLAN WATER STREET AMESBURY, MA (ESSEX COUNTY)". PREPARED BY BEALS & THOMAS, INC. AND DATED JUNE 23, 2010, REVISED 8/11/2010 AND APRIL 22, 2014.
2. FOR ADDITIONAL NOTES AND LEGEND SEE DRAWING NO. 2.
3. REMOVE EROSION CONTROLS AT COMPLETION OF WORK AT THE DIRECTION OF THE OWNER AND UPON APPROVAL FROM THE LOCAL CONSERVATION COMMISSION.
4. EXISTING GROUND SURFACE OF UNPAVED PORTIONS OF THE STAGING AREA TO BE LINED WITH A GEOTEXTILE AND STONE PRIOR TO STAGING ANY MATERIALS OR EQUIPMENT.

DETAIL 1: JOINING SECTIONS
SILTATION CONTROL FENCE WITH HAYBALES (NOT TO SCALE)

DETAIL 2: TOE-IN METHOD
SILTATION CONTROL FENCE WITH HAYBALES (NOT TO SCALE)

DETAIL 3: CONSTRUCTION EXIT
CONSTRUCTION EXIT (NOT TO SCALE)

NOTES:

1. LAY THE TOE-IN FLAP OF FABRIC INTO THE UNDISTURBED BOTTOM OF THE EXISTING GROUND AND TAMP THE SOIL. PLACE HAYBALES NEXT TO THE FILTER FABRIC.

NOT TO BE USED FOR CONSTRUCTION

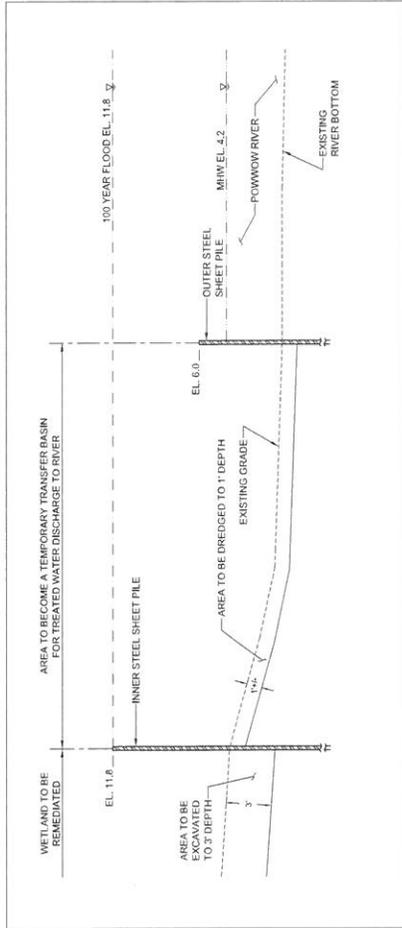
Designer: A. RYDOL CHRISTENSEN	Boston Gas Company db/a National Grid	Amesbury Former MGP Amesbury, Massachusetts	DWG. NO. 4
Checked: R. HOFFMAN	Wallham, Massachusetts		
Drawn: P. CLUNEN			
Submitted By: J. ASH			
MA P.E. No.: 40414			
Submitter/Date: 9/9/2013			

BEALS & THOMAS, INC.
Civil Engineers • Landscape Architects • Environmental Scientists
BEALS AND THOMAS, INC.
Professional Corporation
490 Ludlow Park Drive
Woburn, MA 01801
781-271-4800

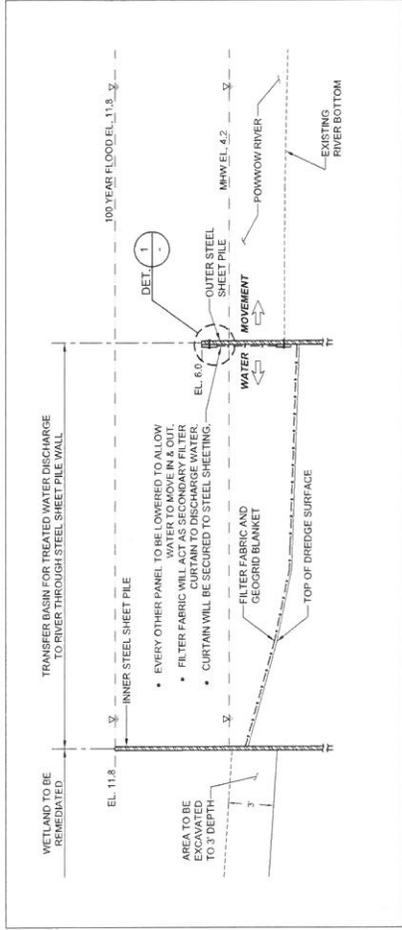
GEI CONSULTANTS
490 Ludlow Park Drive
Woburn, MA 01801
781-271-4800

Attention:	ADDED SNOW FENCE & DEWATERING CORRIDORS	JA
1	REVISED BASE PLAN, REVISED SHEETING FOR PERMITTING	JA
0	ISSUE/REVISION	APP

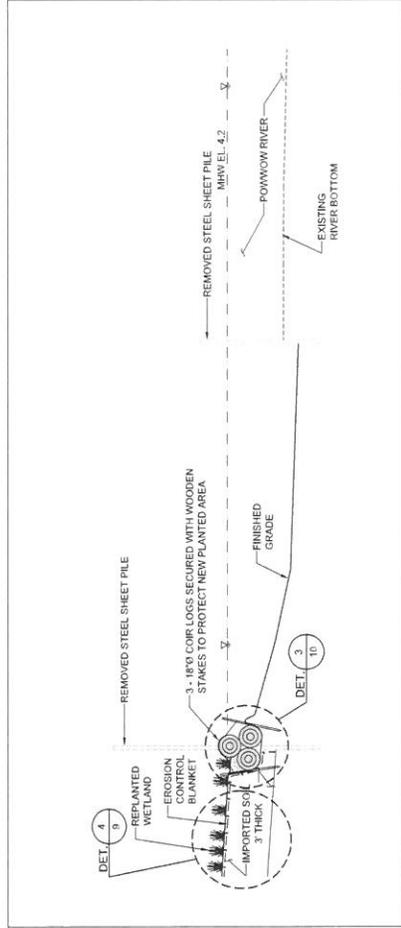
Scale: 1" = 10' (Horizontal), 1" = 5' (Vertical)



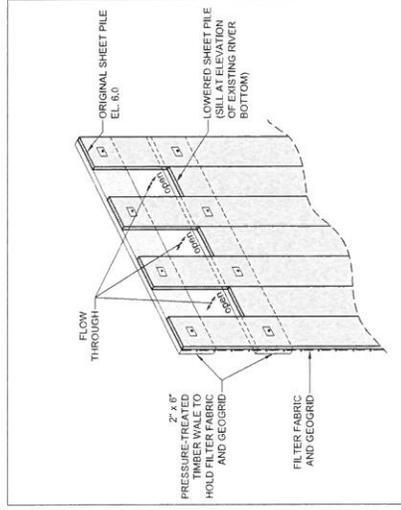
EXCAVATION AND DREDGING DETAIL (CONDITION A)
(NOT TO SCALE)



DISCHARGE AREA DETAIL (CONDITION B)
(NOT TO SCALE)



RESTORATION DETAIL (CONDITION C)
(NOT TO SCALE)



DETAIL
OUTER SHEET PILE
(NOT TO SCALE)

NOTES:
1. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
2. FOR ADDITIONAL NOTES AND REFERENCES SEE DWG. NO. 2.

Attention:	0		
1	5/11/2014	FOR DATE ONLY	JA
2	6/4/2014	UPDATED FOR PERMITTING	JA
3	6/4/2014	FOR PERMITTING	JA
4	DATE	ISSUE/REVISION	APP

Designed:	V. HAGOPIAN
Checked:	R. HOFFMAN
Drawn:	P. CLINSEN
Submitted By:	J. ASH
MA P.E. No.:	41044
Submitted Date:	6/4/2014

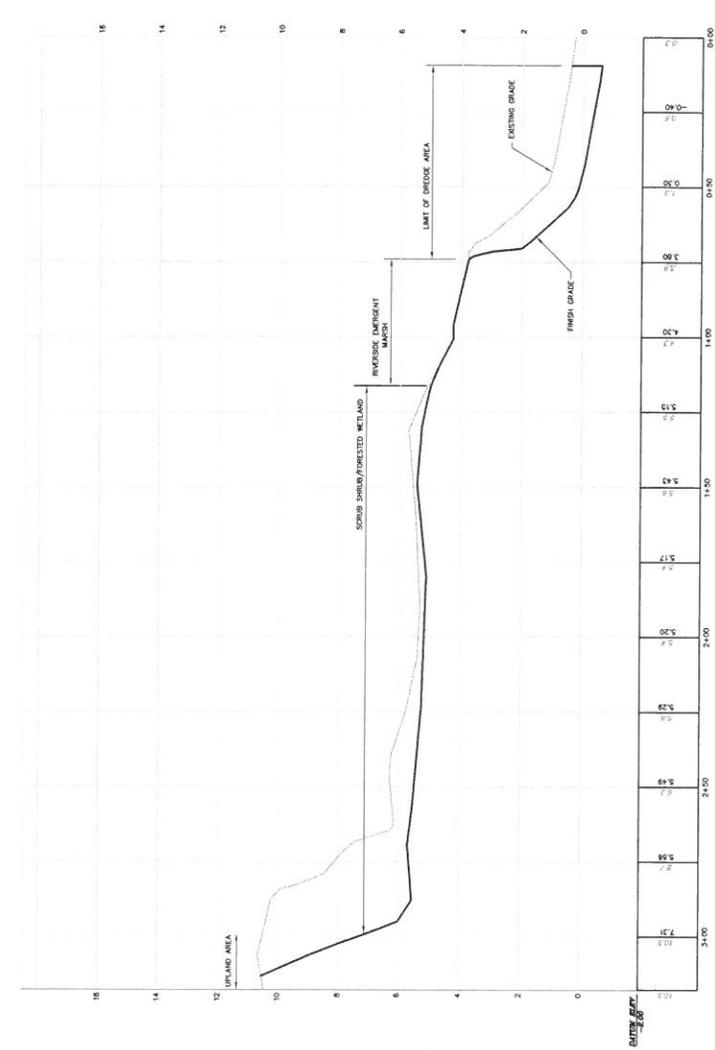
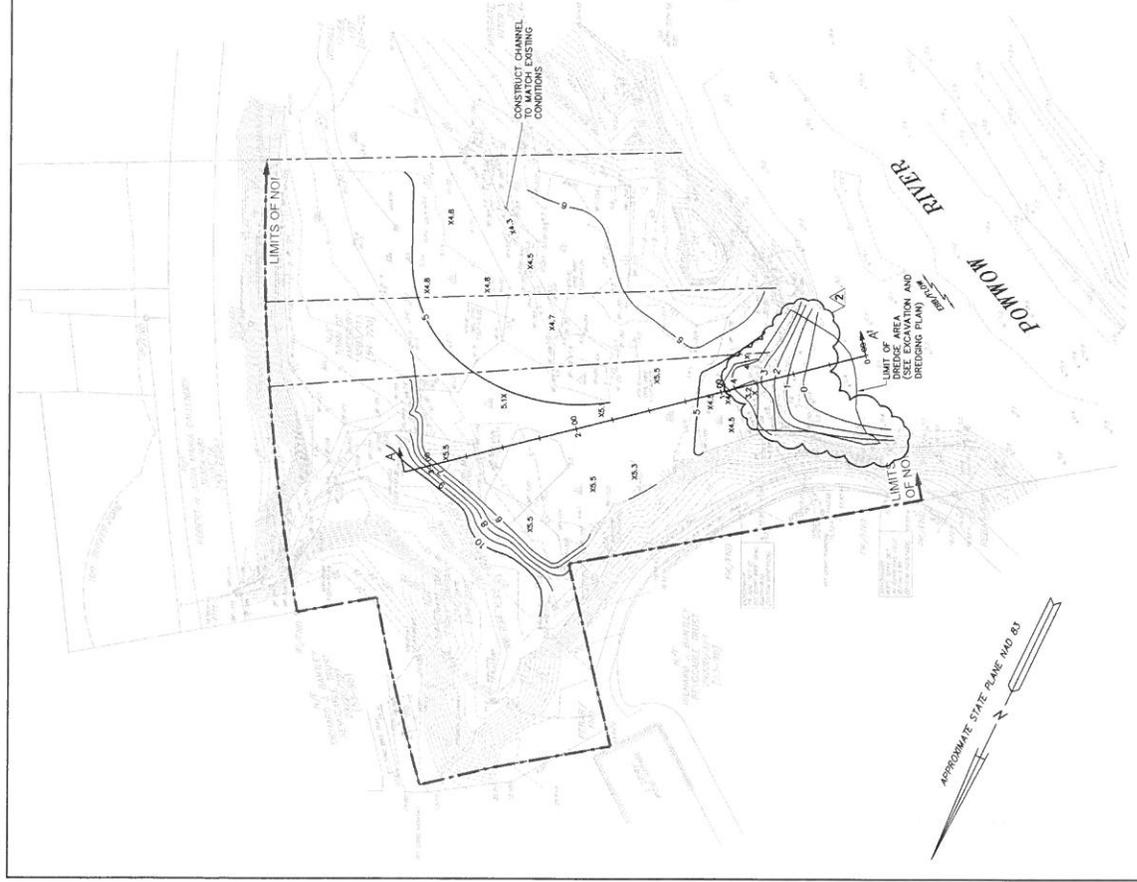


BEALS + THOMAS
Professional Engineers
Lead Designers • Reviewers •
Environmental Scientists
REALITY THOMAS, INC.
144 Temple Road
Waltham, Massachusetts 01977-2108
781.721.4000 | www.bealstomas.com

Boston Gas Company db/a
National Grid
Waltham, Massachusetts
GEI Project 04475-2

DWG. NO.	6
REV	2
AMSBURY, MASSACHUSETTS	
AMESBURY FORMER MGP	
DEWATERING AND	
DREDGING DETAILS	

W:\04475\04475-2.dwg 11/11/2014 10:47:52 AM



PROFILE A-A'
 HORIZONTAL SCALE FEET
 0 20 40
 VERTICAL SCALE FEET
 0 2 4
 NOTE: 10X VERTICAL EXAGGERATION

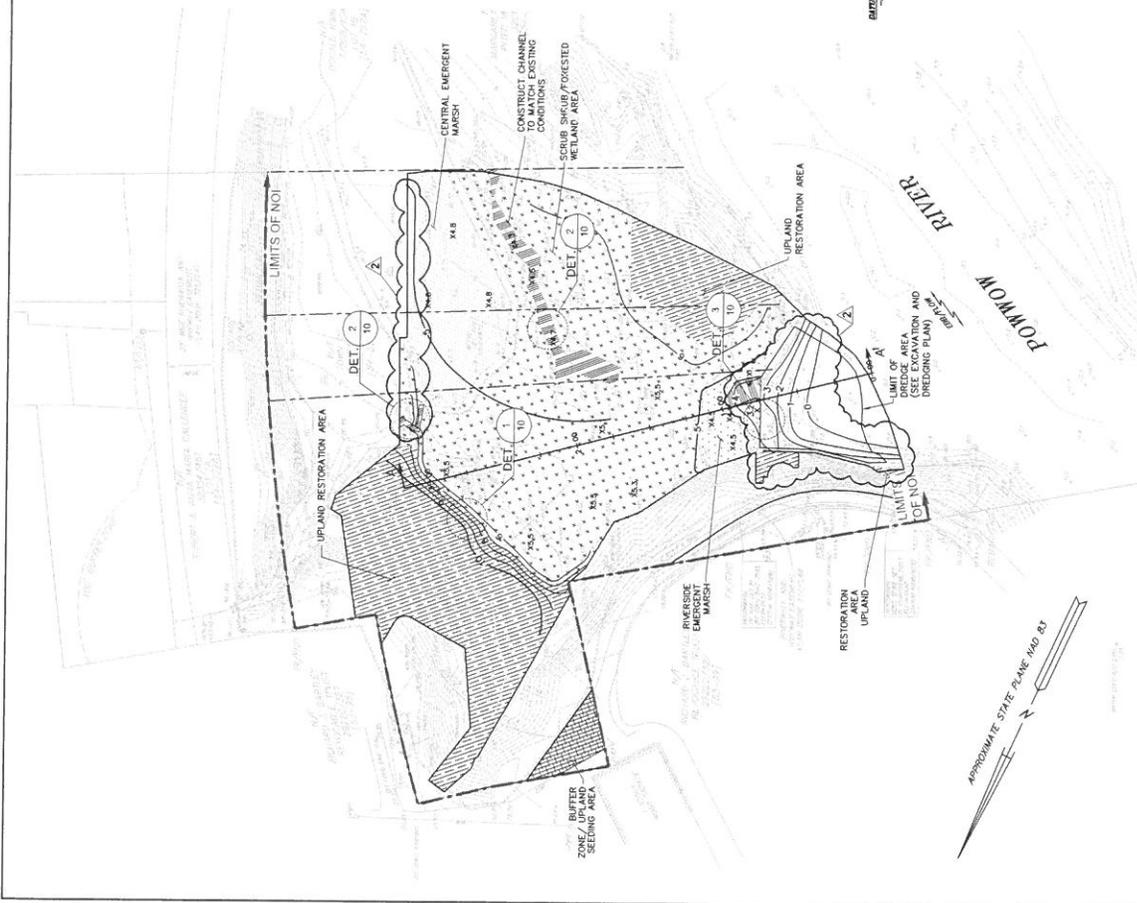
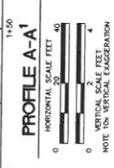
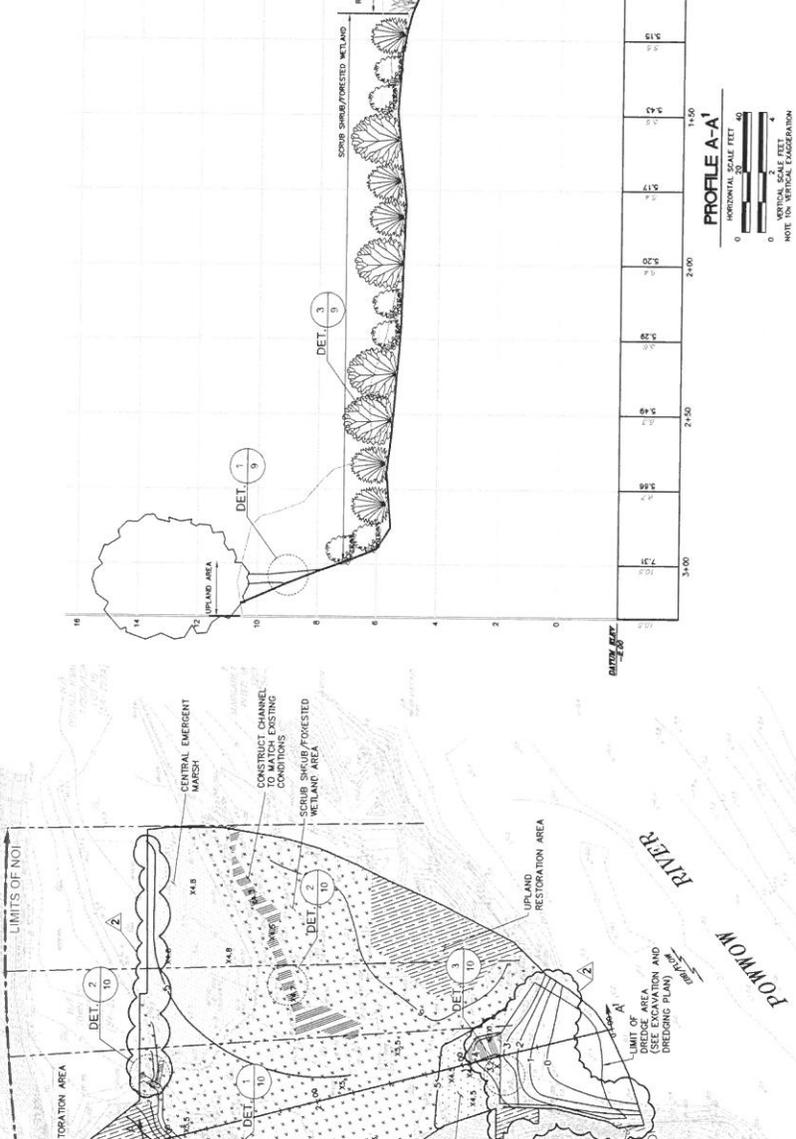
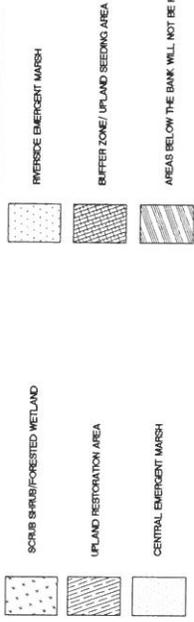
FOR NOTES, REFERENCES AND LEGEND SEE SHEET 2.
 NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AGENCIES OR AGENCIES OF THE COMMONWEALTH OF MASSACHUSETTS MAY REPRODUCE OR TRANSMIT THIS DOCUMENT FOR OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.

	Designer: E. LAS Checked: E. LAS Drawn: R. WHIFFLE Submitted By: J. ASH MA P.E. No.: 40414 Submission Date: 09/20/13		Boston Gas Company db/a National Grid Waltham, Massachusetts GEI Project 04475-2	Anesbury Former MGP Anesbury, Massachusetts FINISH GRADING AND DRAINAGE PLAN	DWG. NO. 7 REV 1
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APPROXIMATE STATE PLANE NAD 83

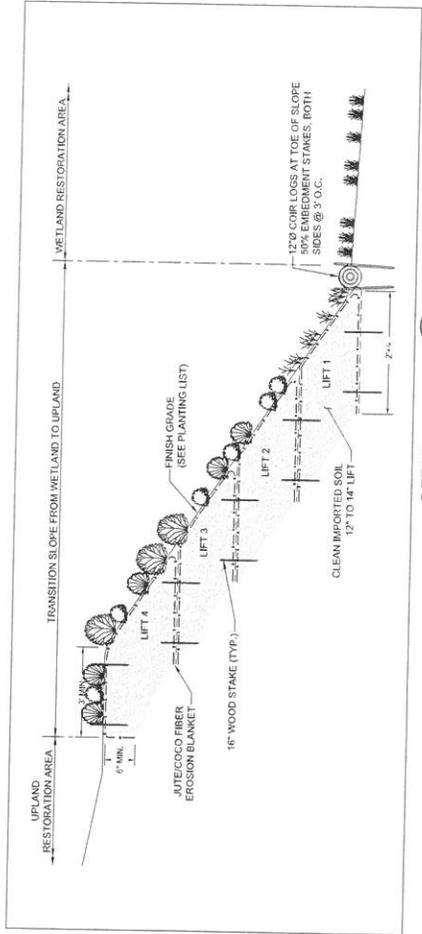
SCALE, FEET
 0 40 80

PLANTING LEGEND



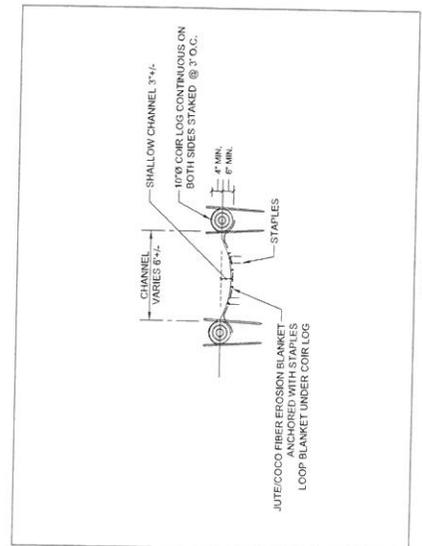
FOR NOTES, REFERENCES AND LEGEND SEE SHEET 2.
 NO PART OF THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. ANY MODIFICATIONS TO THIS DOCUMENT SHALL BE INDICATED BY A REVISION TABLE.
 BEALS AND THOMAS, INC.
 400 Urban Park Drive
 Waltham, MA 01981
 (781) 251-1200

Attention: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 1" = 40' SCALE, FEET NOT ORIGINAL SCALE	2 9/12/2014 UPDATED FINISH GRADING AND PLANTING EAC	1 6/4/2014 PER NEW TOPO EAC	0 5/9/2013 FOR PERMITTING JA	0 5/9/2013 FOR PERMITTING JA	0 5/9/2013 FOR PERMITTING JA
	1 6/4/2014 PER NEW TOPO EAC	0 5/9/2013 FOR PERMITTING JA	0 5/9/2013 FOR PERMITTING JA	0 5/9/2013 FOR PERMITTING JA	0 5/9/2013 FOR PERMITTING JA
Designer: E. LAS Checker: E. LAS Drawn: R. WHIPPLE Submitted by: J. ASH MA P.E. No. 40414 Submitting Date: 5/9/2013	BEALS AND THOMAS Civil Engineers, Landscape Architects, & Environmental Engineers BEALS AND THOMAS, INC. 400 Urban Park Drive Waltham, MA 01981 (781) 251-1200	Boston Gas Company db/a National Grid Waltham, Massachusetts	Amesbury Former MGP Amesbury, Massachusetts	DWG. NO. 8	
Not To Be Used for Construction				REV 2	PLANTING PLAN



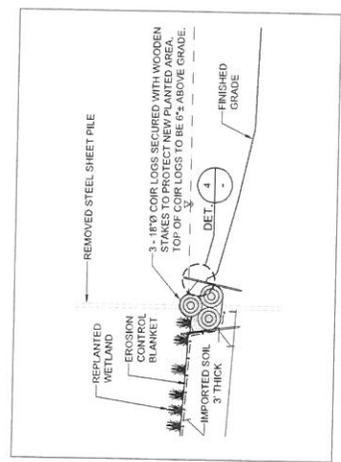
DETAIL
SLOPE STABILIZATION
(NOT TO SCALE)

1
8



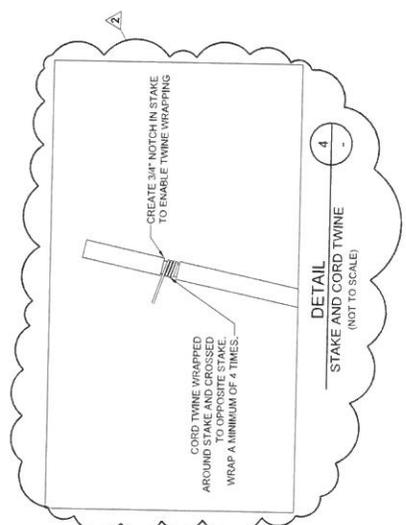
DETAIL
TYPICAL STREAM CHANNEL
STABILIZATION
(NOT TO SCALE)

2
8



DETAIL
TYPICAL RIVERBANK
STABILIZATION
(NOT TO SCALE)

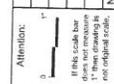
3
8



DETAIL
STAKE AND CORD TWINE
(NOT TO SCALE)

4
8

NOTES:
1. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
2. FOR ADDITIONAL NOTES AND REFERENCES SEE DWG. NO. 2.



NO.	DATE	ISSUE/REVISION	APP
2	9/11/2014	UPDATE DETAIL	JA
1	6/4/2014	FOR DATE ONLY	JA
0	6/4/2014	FOR PERMITTING	JA



Designed: V. HADJIRIAN
Checked: R. HOFFMAN
Drawn: P. CLINGEN
Submitted by: J. ASH
MA P.E. No.: 40414
Submitted Date: 6/4/2014



BEALS & THOMAS
Environmental Engineers & Scientists
1500 State Street, Suite 200
Salem, MA 01970
Tel: 978-346-6950 | www.btw.com

Boston Gas Company db/a
National Grid
Waltham, Massachusetts

Not To Be Used for Construction
Amesbury Former MCP
Amesbury, Massachusetts
DWG. NO. 10
REV 2
RESTORATION DETAILS
GEI Project 04785-2

*file
Scan*

ROBINSON & COLE^{LLP}

RECEIVED

14 NOV 17 AM 9:46

AMESBURY CITY CLERK

MICHAEL S. GIAIMO

One Boston Place
Boston, MA 02108-4404
Main (617) 557-5900
Fax (617) 557-5999
mgiaimo@rc.com
Direct (617) 557-5959

December 12, 2013

Via hand delivery

Bonnijo Kitchin,
Amesbury City Clerk
City of Amesbury
62 Friend Street
Amesbury, MA 01913

Re: Application to the Amesbury Planning Board for Special Permits and Site Plan Review for the Remediation Project at 39 and 39A Water Street and 33 Oakland Street, Lot B.

Dear Ms. Kitchin:

Please find enclosed petitions by Boston Gas Company d/b/a National Grid ("National Grid") for three (3) special permits in accordance with Sections XI.B(1), XI.B(2), and XII of the Amesbury Zoning Bylaw. National Grid is also filing for site plan review in connection with the special permit applications.

This represents a refiling of petitions previously filed on September 6, 2013. Because of a forthcoming change in the composition of the Planning Board, we have been advised by the Town Planner that the Board will no longer have a quorum eligible to grant the requested relief. Accordingly, we are resubmitting these applications so that they can be considered at a new hearing in January.

Fourteen complete sets of the petitions and written materials are being filed. Two full sets of the plans are also being filed. We previously filed fourteen full sets of the plans, and those plans remain applicable to this reapplication, so we ask that they be referenced in connection with the current filing. Given the nature of this project, which involves remedial action to be conducted under the Massachusetts Contingency Plan, and does not propose any new development use, National Grid requests a waiver from the other information requirements associated with such review.

Given the circumstances that have led to this refiling, the applicant respectfully requests a waiver of the filing fees.



Law Offices

BOSTON

PROVIDENCE

HARTFORD

NEW LONDON

STAMFORD

WHITE PLAINS

NEW YORK CITY

ALBANY

SARASOTA

www.rc.com

12440196-v3

ROBINSON & COLE^{LLP}

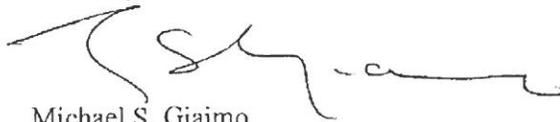
Bonnijo Kitchin
December 12, 2013
Page 2

Please acknowledge receipt of the application materials and filing fees by date-stamping the enclosed extra copy of this letter and returning it to the undersigned.

This application is submitted with a full reservation of National Grid's rights under all applicable federal, state and local laws and regulations.

If you have any questions or concerns regarding this matter, please do not hesitate to contact me directly.

Sincerely,



Michael S. Giaimo
Attorney for National Grid

Copy to: City of Amesbury Planning Board
c/o Joan Baptiste, Office of Community & Economic Development
Jason Naiden, National Grid

Enclosures



TABLE OF CONTENTS

Application to the Amesbury Planning Board by Boston Gas Company
d/b/a National Grid for Special Permits and Site Plan Review for the
Remediation Project at 39 and 39A Water Street and 33 Oakland Street, Lot B.

1. Application for Special Permit (Bylaw Section XI.B(1))
2. Application for Special Permit (Bylaw Section XI.B(2))
3. Application for Special Permit (Bylaw Section XII)
4. Statement in Support of Application for Special Permits
5. Conceptual Trucking Route Plan
6. Potential Construction Management Measures
7. Application for Site Plan Review



Amesbury

PLANNING BOARD

Town Hall

APPLICATION FOR SPECIAL PERMIT

Date 12-12-13

Name Boston Gas Company d/b/a National Grid

Address 40 Sylvan Road
Waltham, MA 02451-1120

Title Reference - Book See attached Page See attached

Application is hereby made for a special permit under the requirements of Section V, Paragraph D of the Amesbury Zoning Bylaw.

Premises affected are situated on 39 & 39A Water St. and 33 Oakland St. Street, Amesbury, Massachusetts, and on Map # , Lot # of the Assessor's Map.

1. Type of Special Permit Required: Applying under Section XI.B(1): Removal of Earth Materials
2. Zoning District: Central Industrial ("CI"); Floodplain Overlay District;
3. Has there been any previous appeal or permit on this property: No
 If yes, explain: N/A
4. Lot Size: 1.8 Acres (Lot 219); 0.60 Acres (Lot 220); 0.19 Acres (Lot 222A)
5. Size of Building(s) existing or proposed: There are no structures on the Site except for a natural gas regulator valve pit located in the northeastern corner of Lot 219.
6. Occupancy of Use, existing /proposed: Unoccupied (existing and proposed)
7. Is site plan review required: Site Plan and waiver of additional materials for review submitted
8. Is Subdivision Control Law approval required: No

9. Other permits required: If, and to extent, required, applying under Sec. XI.B(2); Sec. XII: _____

10. Description of proposed work/use: The proposed work is a remedial project (the "Project") that is required by M.G.L. 21E and the Massachusetts Contingency Plan ("MCP"), 310 CMR 40.0000. The _____

Project includes: excavation of intervals of soil impacted by Manufactured Gas Plant ("MGP") residuals; excavating and restoring a portion of wetlands; excavating a small upland area; dredging sediment at the edge of the Powwow River; removing DNAPL from select monitoring wells for up to approximately 10 years; and implementing institutional controls (i.e., Activity and Use Limitations). Please also see the attached narrative. _____

11. Principal Points upon which application is based: _____

Please see the attached narrative. _____

 *Michael S. Ryan* Attorney for applicant
Signature of Applicant

Owner (if not Applicant)

Filing Fee: \$500.00 plus \$100 per lot (CAD, Cluster) or \$50 per dwelling unit (multi-family)
Received: _____
Distributed: _____
Hearing: _____

Application must be filed in duplicate, accompanied by five (5) sets of plans, a list of abutters, and a Building Inspector refusal; If site plan approval or subdivision control law approval is necessary, eight (8) sets of plans shall be submitted.



Amesbury

PLANNING BOARD

Town Hall

APPLICATION FOR SPECIAL PERMIT

Date 12.12.13

Name Boston Gas Company d/b/a National Grid

Address 40 Sylvan Road

Waltham, MA 02451-1120

Title Reference - Book See attached Page See attached

Application is hereby made for a special permit under the requirements of Section V, Paragraph D of the Amesbury Zoning Bylaw.

Premises affected are situated on 39 & 39A Water St. and 33 Oakland St. Street, Amesbury, Massachusetts, and on Map # , Lot # of the Assessor's Map.

1. Type of Special Permit Required: Applying under Section XI.B(2): Earth Filling
2. Zoning District: Central Industrial ("CI"); Floodplain Overlay District
3. Has there been any previous appeal or permit on this property: No
If yes, explain: N/A
4. Lot Size: 1.8 Acres (Lot 219); 0.60 Acres (Lot 220); 0.19 Acres (Lot 222A)
5. Size of Building(s) existing or proposed: There are no structures on the Site except for a natural gas regulator valve pit located in the northeastern corner of Lot 219.
6. Occupancy of Use, existing /proposed: Unoccupied (existing and proposed)
7. Is site plan review required: Site Plan and waiver of additional materials for review submitted
8. Is Subdivision Control Law approval required: No

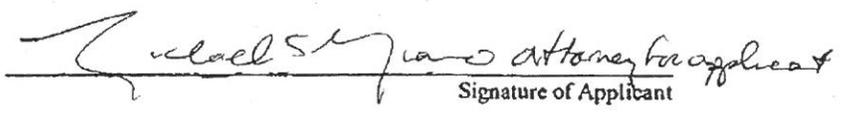
9. Other permits required: If, and to extent, required, applying under Sections XI.B(1); XII.

10. Description of proposed work/use: The proposed work is a remedial project (the "Project") that is required by M.G.L. 21E and the Massachusetts Contingency Plan ("MCP"), 310 CMR 40.0000. The

Project includes: excavation of intervals of soil impacted by Manufactured Gas Plant ("MGP") residuals; excavating and restoring a portion of wetlands; excavating a small upland area; dredging sediment at the edge of the Powwow River; removing DNAPL from select monitoring wells for up to approximately 10 years; and implementing institutional controls (i.e., Activity and Use Limitations). Please also see the attached narrative.

11. Principal Points upon which application is based: _____

Please see attached narrative.


Signature of Applicant

Owner (if not Applicant)

Filing Fee: \$500.00 plus \$100 per lot (CAD, Cluster) or \$50 per dwelling unit (multi-family)

Received: _____

Distributed: _____

Hearing: _____

Application must be filed in duplicate, accompanied by five (5) sets of plans, a list of abutters, and a Building Inspector refusal; If site plan approval or subdivision control law approval is necessary, eight (8) sets of plans shall be submitted.



Amesbury

PLANNING BOARD

Town Hall

APPLICATION FOR SPECIAL PERMIT

Date 12-12-13

Name Boston Gas Company d/b/a National Grid

Address 40 Sylvan Road
Waltham, MA 02451-1120

Title Reference - Book See attached Page See attached

Application is hereby made for a special permit under the requirements of Section V, Paragraph D of the Amesbury Zoning Bylaw.

Premises affected are situated on 39 & 39A Water St. and 33 Oakland St. Street, Amesbury, Massachusetts, and on Map # , Lot # of the Assessor's Map.

1. Type of Special Permit Required: Applying under Section XII: Wetlands and Floodplain Protection
2. Zoning District: Central Industrial ("CI"); Floodplain Overlay District
3. Has there been any previous appeal or permit on this property: No
If yes, explain: N/A
4. Lot Size: 1.8 Acres (Lot 219); 0.60 Acres (Lot 220); 0.19 Acres (Lot 222A)
5. Size of Building(s) existing or proposed: There are no structures on the Site except for a natural gas regulator valve pit located in the northeastern corner of Lot 219.
6. Occupancy of Use, existing /proposed: Unoccupied (existing and proposed)
7. Is site plan review required: Site Plan and waiver of additional materials for review submitted
8. Is Subdivision Control Law approval required: No

9. Other permits required: If, and to the extent, required, applying under Sections XI.B(1); XI.B(2)

10. Description of proposed work/use: The proposed work is a remedial project (the "Project") that is required by M.G.L. 21E and the Massachusetts Contingency Plan ("MCP"), 310 CMR 40.0000. The

Project includes: excavation of intervals of soil impacted by Manufactured Gas Plant ("MGP") residuals; excavating and restoring a portion of wetlands; excavating a small upland area; dredging sediment at the edge of the Powwow River; removing DNAPL from select monitoring wells for up to approximately 10 years; and implementing institutional controls (i.e., Activity and Use Limitations). Please also see the attached narrative.

11. Principal Points upon which application is based: _____

Please see the attached narrative.

Juliael S. Myers attorney for Applicant
Signature of Applicant

Owner (if not Applicant)

Filing Fee: \$500.00 plus \$100 per lot (CAD, Cluster) or \$50 per dwelling unit (multi-family)

Received: _____

Distributed: _____

Hearing: _____

Application must be filed in duplicate, accompanied by five (5) sets of plans, a list of abutters, and a Building Inspector refusal; If site plan approval or subdivision control law approval is necessary, eight (8) sets of plans shall be submitted.

**TOWN OF AMESBURY
PLANNING BOARD**

**STATEMENT IN SUPPORT OF
APPLICATION FOR SPECIAL PERMITS**

Applicant: Boston Gas Company d/b/a National Grid

Premises:

Properties	Owner	Book/Page	Map/Lot
39 Water Street	National Grid	01211/0264	54/219
39A Water Street	City of Amesbury	13583/0113	54/220
33 Oakland Street	D. Kimmence & D. Deporter	17968/0154 and Pl.Bk. 423/77 (Lot 1B)	54/222A, 1B

Zoning: Central Industrial ("CI"); Wetlands and Floodplain Protection Overlay District

Proposed Action: Remediation Project as required by M.G.L. 21E and the Massachusetts Contingency Plan ("MCP"), 310 CMR 40.0000.

Relief: Pursuant to Sections XI.B(1); XI.B(2); and XII of the Amesbury Zoning Bylaw as, and to the extent that, they may apply, and such other provisions as may apply, the Applicant requests approval to conduct the above-listed Proposed Action.

BACKGROUND

This Statement in Support of the Application for Special Permits provides additional detail of remedial actions to be conducted by Boston Gas Company d/b/a National Grid under the Massachusetts Contingency Plan ("MCP") in order to improve environmental conditions at the Site (defined below) that has been impacted by the release of Manufactured Gas Plant ("MGP") residuals to surrounding environmental media (the "Project"). The "Site" is comprised of a small area of the Powwow River and straddles three lots: 39 Water Street, Map 54, Lot 219 (Boston Gas Company d/b/a National Grid); 39A Water Street, Map 54, Lot 220 (City of Amesbury); and 33 Oakland Street—Lot 1B, Map 54 Lot 222A (Kimmence & Deporter). The Project addresses the remediation of contaminated soil, groundwater, sediment, and surface

waters at the Site in response to prior industrial activities which occurred in the late 1800's and early 1900's. National Grid is authorized by the other owners of the additional two lots that comprise the Site to seek any zoning relief necessary for the Project. A Notice of Intent is being simultaneously filed with the Amesbury Conservation Commission pursuant to the Wetlands Protection Act and Amesbury Wetlands Bylaw.

EXISTING CONDITIONS

Currently, the Site consists almost entirely of unimproved land, wooded upland, and vegetated freshwater wetland associated with the Powwow River, a tidally-influenced perennial stream. The Site is unoccupied and there are no plans for the addition of permanent structures or any additional uses as part of the Project. The Site is bounded by impervious parking areas to the north/northwest, a portion of the Powwow Riverwalk and Bikeway, additional wetlands, wooded upland, and the Powwow River. Surrounding land use includes industrial, residential and recreational development. Due to filling associated with historic adjacent landfills, the Site is approximately 15 feet lower in elevation than adjacent development and slopes towards the Powwow River.

DESCRIPTION OF THE PROJECT

The proposed Project consists of the following primary elements: excavation of approximately three feet of wetland and upland soil from a portion of the Site; excavation of approximately one foot of river sediment from a small portion of the Powwow River located adjacent to the National Grid property; the removal of Dense Non-Aqueous Phase Liquid ("DNAPL"), in this case coal tar, manually from monitoring wells; and the implementation of institutional controls (i.e., Activity and Use Limitations ("AULs")) for each of the three parcels (Lots 219, 220 and 222A). Following excavation, pre-construction grades will be re-established to maintain existing available flood storage, and temporarily altered upland and wetland areas will be restored with suitable soils and vegetation.

RELIEF REQUESTED

The Project may require special permits for the removal of earth materials, earth filling, and work in a flood plain/wetland pursuant to Sections XI.B(1), XI.B(2), and XII of the Amesbury Zoning Bylaw (the "Bylaw"), subject to state law preemption in whole or in part by virtue of the nature of the Project. The Planning Board is the Special Permit Granting Authority for the aforementioned Bylaw provisions.

THE PROJECT MEETS THE SPECIAL PERMIT CRITERIA

The Project is in accordance with Bylaw Section X.J.5 which pertains to approvals of Special Permits. The purpose of the Project is to achieve a condition of No Significant Risk, as defined in the MCP, to the future commercial worker, future construction worker, future utility worker, nearby current and future resident, future recreational visitor, and ecological receptors. Since the

Project is designed and intended to address environmental risks to MCP-defined receptors, the Project is desirable for the public convenience and welfare. The Project will not create undue traffic congestion, or unduly impair pedestrian safety. Transportation and off-Site disposal of the excavated material will be necessary, however, any incremental traffic generated by the Project will be temporary in nature and will only occur while Site work is ongoing, primarily during the winter months. Perimeter air monitoring will be conducted and work may be stopped in the event that applicable standards are exceeded. Any odors or vapors generated during excavation will also be managed by a professional Environmental Contractor through many tried and true Best Management Practices, as dictated by circumstances and extensive experience. These practices include performing the work in the winter, managing staging or sequencing activities, or by using odor suppressing foam. Any dust generated during Project activities will be controlled by conventional methods such as spraying with water.

The Project does not require any public water, drainage, or sewer service and therefore will not overload these or any other municipal system. Also, the Project is designed to comply with the MCP, and will be managed to avoid hazards affecting health, safety, or the general welfare. The Project will be managed to mitigate the potential impacts on nearby properties and the area, and will not cause detrimental impact to the character of the neighborhood. Any impacts from the activity phase of the Project will be short term. No change in Site use is anticipated following completion of the Project. Grading and plantings will be in accordance with plans intended to restore wetland and upland environments. Upon completion, the Project is expected to enhance the public welfare by meeting MCP standards for a permanent solution and restoring the present impaired wetland environment.

Additionally, the Project conforms to special permit standards of Sections XI.B(1), XI.B(2), and XII, of the Bylaw, to the extent applicable.

Section XI.B(1) & XI.B(2), Removal of Sand, Gravel, Quarry or Earth Material & Earth Filling. The Project will be performed using Best Management Practices (“BMP”) and in compliance with an Order of Conditions under the Wetlands Protection Act and Amesbury Wetlands Bylaw, to control storm water and soil stability. A minimum of the top 3 feet of soil will be excavated within a portion of the wetland across all three parcels and within a portion of upland on the National Grid parcel. Once the soil is adequately drained, it will be loaded onto trucks for off-Site transport to a designated licensed facility. The total volume of soil to be transported off-Site is estimated to be approximately 4,500 cubic yards. Based on actual Site conditions, that quantity could increase, but is not expected to exceed 6,000 cubic yards. As addressed by Bylaw Section XI.B(2)(7)(a), soil transport will be documented with a Bill of Lading or, if appropriate, a hazardous waste manifest signed by National Grid as the generator.

The Project will require the import of approximately 4,500 to 6,000 cubic yards of clean wetland soil and backfill to restore approximate original grade, depending on the quantity of contaminated soil removed. Final grades will be restored to pre-construction elevations in order to achieve similar wetland hydrology, maintain flood storage capacity and to re-establish pre-construction cover types (emergent marsh and scrub-shrub/forested wetland). The Project is designed to result in no net change in the amount of sand, gravel, quarry, earth material or earth fill at the Site.

Section XII: Wetlands and Floodplain Protection District. The Project will not permanently change the Site's grade in any way that will obstruct or divert flood flow, reduce natural flood storage, increase storm water runoff, or raise the base flood elevation of the land. The Project does include a temporary stream diversion, which, like the rest of the Project, will be subject to review of the Amesbury Conservation Commission as part of the Notice of Intent. The stream will be diverted by creating a temporary impoundment (using sand bags) and pumping the water to a wetland outside the work area but within the Site boundary. Diverted stream water will be treated if necessary to remove suspended solids prior to discharge to the Powwow River. If more extensive water treatment is necessary, a water treatment system will isolate impacted water from the area, treat it and discharge it to the Powwow River and/or adjacent wetland in accordance with applicable waste water and wetland permits. By the end of the Project, National Grid will remove stream diversion piping and restore stream flow using BMP. Final grades will be restored to pre-construction elevations in order to achieve similar wetland hydrology, maintain flood storage capacity and to re-establish preconstruction cover types (emergent marsh and scrub-shrub/forested wetland).

The Project will avoid and minimize alteration of resource areas to the extent practicable and consistent with the Project's nature and purpose. There will be no permanent loss of existing wetland area or available flood storage. In fact, under proposed conditions, there will be a net gain in wetland area and available flood storage in comparison to existing conditions, because the Project includes restoration of a small area of historically filled wetland. Additional elements of the wetland restoration plan include the implementation of an invasive species control plan, restoration of wetland functions, and the replacement of wildlife habitat characteristics.

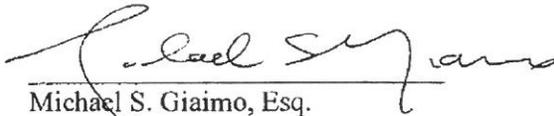
The Site Preparation and Erosion Control Plan, sheet 4 of 8 submitted with this application, indicates boundaries and dimensions of the Project area, including the 100 year floodplain elevation and wetlands boundaries, existing contours, and the elevation of existing structures. The Finish Grading and Drainage Plan, sheet 6 of 8, shows proposed contours at one-foot intervals. A Storm Water Pollution Prevention Plan will be completed prior to commencing Project work, in accordance with applicable federal and state requirements, and will identify measures that will be implemented and maintained during construction to prevent pollution in storm water runoff. Proposed erosion and sediment controls to be implemented during construction include: installing hay bales and silt fence at down-gradient locations; decontaminating vehicles and equipment before leaving the work area; and periodic street sweeping. All erosion and sediment controls will be removed at the end of construction or as otherwise required by the applicable permits.

CONCLUSION

For all of the foregoing reasons, and based on this application and such additional information as will be presented at the public hearing, National Grid respectfully requests that the Planning Board, acting as the Special Permit Granting Authority, (1) grant the requested special permits to allow the Project as shown on the enclosed Site Plan and further described in this application and supporting material and during the hearing; and (2) approve the Site Plan in accordance with

Section XI.C of the Bylaw. An application for Site Plan Review and a request for waiver of additional information requirements has also been submitted in accordance with Section XI.C(5) of the Bylaw. This application is submitted with full reservation of all of the applicant's rights under federal, state and local law.

Respectfully submitted,
Boston Gas Company
d/b/a National Grid
By its attorneys,



Michael S. Giaimo, Esq.
Robinson & Cole LLP
One Boston Place, 25th Floor
Boston, MA 02108
(617) 557-5959

Dated: December 10, 2013

**Table 1. Potential Construction Management Measures
City of Amesbury Planning Board, Application for Special Permits
Phase IV Remedy Implementation
Former Manufactured Gas Plant
Amesbury, Massachusetts**

Concern	Criteria	Monitoring Approach to be Incorporated into Phase IV Remedy Implementation Plan	Control Measures to Be Incorporated into Construction Specifications
Dust	<ul style="list-style-type: none"> ▪ Dust cannot result in risk to public health (Criteria derived from 310 CMR 40.0000 (Massachusetts Contingency Plan) and 310 CMR 6.00 (DEP Air Quality Standards)). 	<ul style="list-style-type: none"> ▪ Real-time monitoring. ▪ Particulate matter monitoring instrumentation. ▪ Upwind and downwind monitoring stations at project limits. 	<ul style="list-style-type: none"> ▪ Spray water as necessary on exposed excavations and active soil stockpiles. ▪ Cover soil stockpiles with polyethylene sheeting when not in use. ▪ Remove soil from truck tires and equipment in a washing station before leaving the site. ▪ Sweep impervious surfaces to prevent soil and dust build up. ▪ Use truck and container covers to minimize dust blow off. ▪ Install construction fencing with fabric as necessary.
Noise	<ul style="list-style-type: none"> ▪ Noise cannot result in risk to public health (Criteria derived from 310 CMR 7.00 and associated DEP guidelines). 	<ul style="list-style-type: none"> ▪ Real-time monitoring. ▪ Sound level monitoring instrumentation. ▪ Sensitive exterior area and nearby building interior monitoring stations- (subject to permission of property owners). 	<ul style="list-style-type: none"> ▪ Limit allowable work hours for active operations. ▪ Supply motorized equipment with appropriate noise control devices (such as shields, soundproof housings, enclosures, or other physical barriers). ▪ Maintain mufflers and noise control devices and replace when necessary. ▪ Operate construction equipment in the manner that it was intended and maintain in accordance with manufacturer recommendations. ▪ Perform excavation work during the winter months.

<p>Odor</p>	<ul style="list-style-type: none"> ▪ Odor cannot result in risk to public health (Criteria derived from 310 CMR 40.0000 Massachusetts Contingency Plan). 	<ul style="list-style-type: none"> ▪ Real-time monitoring. ▪ Odor monitoring instrumentation. ▪ Upwind and downwind monitoring stations at project limits, including perimeter monitoring. 	<ul style="list-style-type: none"> ▪ Apply odor suppressant foam as necessary to exposed excavations and active soil stockpiles. ▪ Sequence excavation work to minimize exposed excavations. ▪ Control size and duration of open excavations. ▪ Cover soil stockpiles with polyethylene sheeting when not in use. ▪ Perform excavation work during the winter months. ▪ Employ independent contractor health and safety consultant during excavation work.
<p>Vibration</p>	<ul style="list-style-type: none"> ▪ Levels to be developed that do not adversely affect nearby buildings and structures (Criteria derived from U.S. Department of Transportation). 	<ul style="list-style-type: none"> ▪ Pre-construction condition surveys for structures within area of potential impact. ▪ Real-time monitoring. ▪ Seismograph monitoring instrumentation. 	<ul style="list-style-type: none"> ▪ Limit allowable work hours for activity resulting in potential vibration effects. ▪ Locate stationary equipment to minimize vibration impacts.



PLANNING BOARD

Town Hall

APPLICATION FOR SITE PLAN REVIEW

Date 12-12-13
Name Boston Gas Company d/b/a National Grid ("National Grid")
Address 40 Sylvan Road
Waltham, MA 02451-1120

Application is hereby made for a site plan review. Premises affected are situated at 39 & 39A Water St., 33 Oakland St.

Please see attachment sheet for map and lot reference, Amesbury Massachusetts and on Map # _____, Lot # _____ of the Assessor's Map.

1. Owner of Property: National Grid, Town of Amesbury, Donald Kimmence and Dawn Deporter
2. Zoning District: Central Industrial ("CI"); Floodplain Overlay District
3. Lot size: 1.8 Acres (Lot 219); 0.60 Acres (Lot 220); 0.19 Acres (Lot 222A)
4. Size of Building, Addition or Area of Proposed Work: Site work only - Approximately 2.5 acres
5. Occupancy or Use - Existing: Unoccupied
Proposed: Unoccupied
6. Other Permits Required: This site plan application is sought in connection with accompanying special permit applications under Amesbury Zoning By-law sections XI.B(1), XI.B(2), XII
7. Submittal:
 - * Site Plan - Scale 1" = 40' (Section XI, C-4a of Zoning Bylaw) Ten Copies _____
 - * Water and Sewer Plan _____
 - * Storm Drainage Plan _____
 - * Erosion Control _____
 - * Parking Spaces and Plan _____
 - * Traffic Plan _____ (If required under C-5d of Zoning Bylaw)
8. Description of Work: The proposed work is a remedial project (the "Project") that is required by M.G.L. 21E and the

Massachusetts Contingency Plan ("MCP"), 310 CMR 40.0000. The Project includes: excavation of intervals of soil impacted by Manufactured Gas Plant ("MGP") residuals; excavating and restoring a portion of wetlands; excavating a small upland area; dredging sediment at the edge of the Pawwow River; removing DNAPL from select monitoring wells for up to approximately 10 years; and implementing institutional controls (i.e., Activity and Use Limitations).
Please also see the narrative accompanying the special permit application, for additional information in support of this application.

Ronald S. [Signature] as attorney for Applicant
Signature of Applicant

Owner (if not Applicant)

Filing Fee: \$500.00 plus \$0.15 per square foot of gross floor area.
Received: _____
Distributed: _____
Hearing: _____

This application must be accompanied by 10 copies of the site plan. Complete details concerning site plan review are in Section XI, Section C - Site Plan Review of the Amesbury Zoning Bylaw.

*Jul
San*

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AMESBURY CITY CLERK

MICHAEL S. GIAIMO

One Boston Place
Boston, MA 02108-4404
Main (617) 557-5900
Fax (617) 557-5999
mgiaimo@rc.com
Direct (617) 557-5959

November 14, 2014

Mr. Nipun Jain
City Planner
City of Amesbury
62 Friend Street
Amesbury, MA 01913

Re: Application of Boston Gas d/b/a National Grid for Special Permits and Site Plan Review, Former MGP Remediation Project

Dear Nipun:

In advance of the December 8, 2014 continued hearing on the above application, I am providing you with the following documents in support of this application. Much of this material has already been submitted, but you and the Board members indicated that it would be easier to review if all of it could be presented in a single package.

The Applicant is seeking site plan approval and three special permits from the Planning Board under Sections XI.B(1); XI.B(2) and XII of the Zoning Code, to the extent that those are applicable to the proposed work and not preempted by state law. The proposed work is a Response Action required under the Massachusetts Contingency Plan, 310 CMR 40.000 et seq. which will remediate contamination associated with a former Manufactured Gas Plant.

The following materials are included in this package:

- Application Packet (includes forms, narrative, truck route map, impact table) (*as filed with Planning Board on 12/12/13*).
- Plan set titled Phase IV Remedy Implementation, Planning Board Special Permit, Former Manufactured Gas Plant, Water Street, Amesbury, Massachusetts," prepared by GEI Consultants, dated 11/6/14 consisting of drawings 1 through 10.
- Order of Conditions Issued by Amesbury Conservation Commission dated 10-21-14.
- Supplemental Information filed with the Conservation Commission in connection with the Notice of Intent Application, dated 6-16-14 (*previously sent to Planning Board on 6/23/14*).

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Mr. Nipun Jain
November 14, 2014

- Supplemental information filed with Conservation Commission in connection with the Notice of Intent Application, dated 9-15-14.

The set of plans as revised 11/6/14 that we are submitting to the Planning Board for its approval conforms to the plans approved by the Conservation Commission. The following is a summary of project changes and plan revisions that took place in response to the Conservation Commission review process, which resulted in the plans approved by the Conservation Commission:

Changes to the Project Design

- The temporary steel sheet pile wall has been realigned. To reduce potential wetland impacts, the steel sheet pile wall on the easternmost portion of the site was realigned to more closely follow the limit of proposed wetland excavation. In addition, a new, inner steel sheet pile wall will be installed between the dredge and excavation areas to create a dewatering effluent discharge basin (described below).
- The previously proposed stream diversion has been eliminated. This will reduce wetland impacts and was an outcome of the realignment of the steel sheet pile wall.
- A dewatering effluent discharge basin has been added for the purpose of controlling potential scour and erosion associated with the discharge of the treated clean groundwater to the Powwow River under a federal permit. The basin will be located in the Powwow River between the inner and outer steel sheet pile walls. The basin will be constructed once dredging is complete by installing the inner steel sheet pile wall. The height of every other sheet in the outer steel sheet pile wall will be lowered to allow river water to flush in and out with the tidal cycle.
- The finish grading has been modified. For example, the final contours of the dredge area within the Powwow River have been explicitly defined.
- There are changes to the Planting Plan. For example, additional coarse woody debris will be placed aside and repositioned within final restoration areas; the height of proposed trees and shrubs has increased; and the proposed plant density in some areas has increased.

Robinson+Cole

Mr. Nipun Jain
November 14, 2014

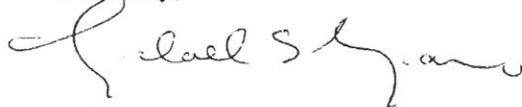
- There are changes to dewatering and bank restoration details. For example, dewatering influent and effluent lines are now shown on the slope along the northern portion of the site, and the bank in these areas will be restored; and the dewatering effluent discharge point has been identified.
- Some restoration details have been modified. For example, a second, newly-delineated intermittent stream will be restored, and both intermittent streams will utilize biodegradable material rather than filter fabric.
- There are changes to the limits of disturbance. These changes are primarily associated with newly-defined corridors on the slope along the northern portion of the site. Dewatering lines for influent and effluent water will be placed within these corridors.

Other Changes to the Plans

- Changes have been made to the identification and delineation of resource areas. For example, a second intermittent stream located within the Bordering Vegetated Wetland (on the southern portion of the site) was delineated during an additional survey in 2014.
- A plan sheet (sheet 6) showing Dredging and Dewatering details has been added. This sheet shows the details related to the discharge basin for the treated water.

Please do not hesitate to contact me if you have any questions or require further information. We appreciate the Planning Board's consideration of this matter.

Sincerely,



Michael S. Giaimo

Enclosures

copy: Courtney Queen, Jason Naiden, Michele Leone (National Grid)
Ryan Hoffman, James Ash (GEI)
Jeff Bridge (LEC)

MEMORANDUM

To: Amesbury Planning Board

From: Michael Giaimo, Robinson & Cole (on behalf of National Grid)

CC: Nipun Jain

Date: December 30, 2014

Subject: National Grid MGP Remediation Project – List of Permits

In connection with the National Grid site plan and special permit applications now pending before the Planning Board, the table below identifies the other permits and approvals required for the MGP Remediation project, along with the date of actual or expected approvals.

AGENCY	PERMIT	ACTUAL or <i>EXPECTED</i> DECISION DATE
Amesbury Conservation Commission	Request for Determination of Applicability	10/27/14
	Order of Conditions	10/27/14
Massachusetts Department of Environmental Protection	Water Quality Certification (Dredge)	<i>April, 2015</i>
	Water Quality Certification (Fill)	<i>April, 2015</i>
	Chapter 91 License	<i>April, 2015</i>
MEPA	Certificate on Environmental Notification Form	11/5/10
	Certificate on Notice of Project Change	9/11/13
Army Corps of Engineers	Section 10/404 Permit	<i>June, 2015</i>
U.S. Environmental Protection Agency	NPDES General Permit (remediation)	<i>November, 2015</i>
	NPDES General Permit (construction)	<i>November, 2015</i>

DRAFT
Amesbury Former Manufactured Gas Plant (MGP) Environmental Remediation
39 Water Street, Amesbury Massachusetts 01913
City of Amesbury/National Grid Communications Plan – January 2015

Summary

This communications plan addresses protocol for communications between National Grid and the City of Amesbury and its residents concerning the planned National Grid environmental remediation at the former Amesbury Manufactured Gas Plant (MGP) site. This document addresses communications during and leading up to the remediation work. It details operational chain of incident command and communication structure, and provides points of contact tasked with timely resolution of public questions, resident comments, concerns, emergencies or media inquiries received by City personnel. It also summarizes the planned public outreach processes to be completed by National Grid.

Background

The former Amesbury MGP operated from approximately 1899 to 1924. This facility used an industrial process to produce gas from coal and oil. The community utilized this gas, often called “town gas”, for similar purposes as we use natural gas today. The gas production process often yielded by-products such as tars, sludges and oils. Some of these substances remain in the subsurface after cessation of operations. National Grid has completed investigation of the nature and extent of contamination associated with the former Amesbury MGP, and is moving forward with design of a cleanup that primarily includes: excavating soils from upland and wetland portions of the site, removing sediment from the Powwow River, and restoring the site with appropriate plantings. Please see the attached Amesbury MGP Fact Sheet for additional information.

Primary Communication Contacts:

National Grid	City of Amesbury
SIR PROJECT MANAGER,	Mr./Ms. XXXXX
Lead Environmental Engineer	TITLE XXXXX
Phone (781)907.3650	Phone XXXXX
Mobile (617) 293.8156	Mobile XXXXX
Email	Email

Contingency Communication Contacts:

National Grid	City of Amesbury
SIR NEW ENGLAND AREA MANAGER	Mr./Ms. XXXXX
Principal Environmental Engineer	TITLE XXXXX
Phone(Phone(
Mobile(Mobile(
Email	Email

All Media Inquiries

National Grid Media Relations
P (781) 907.3980 (8am – 5pm)
P (781) 907.3981 (After Hours)

Amesbury Mayor’s Office

Honorable Kenneth Grey
Phone
Mobile

Onsite Emergencies

- In accordance with a site specific Health and Safety Plan maintained by the project engineer at the job site, all initial emergencies should be routed through 911, followed by immediate notification by phone to the National Grid and City of Amesbury primary points of contact.
- Emergency actions and notifications should be handled in accordance with federal, state and local laws and regulations including those created by the Occupational Health and Safety Administration (OSHA), Department of Transportation (DOT), or Massachusetts Department of Environmental Protection (MassDEP).

Offsite Emergencies

- All trucks and heavy equipment leaving the work location are required by law to contain accurate and complete waste transportation documentation, meet all DOT placarding, load covering requirements, and otherwise comply with applicable federal state and local motor carrier laws.
- Off property vehicular emergency notification shall be completed by licensed commercial drivers in accordance with federal, state and local laws and regulations. All initial off property emergency notifications should be routed through 911. This notification should be followed by immediate notification by phone to the National Grid and City of Amesbury primary points of contact.

Pre-Construction Communications

Task	Timing	Content	Parties Involved
Meet with Amesbury Technical Assistance Group (TAG)	December, 2014	Schedule, Traffic/Truck Routing Plan; Riverwalk Closure; Construction Impacts; Communications Protocol	National Grid and City of Amesbury TAG
Meet with Police Department Representative	First Quarter, 2015	Police Details; Finalize Truck Routing Plan (route, timing)	National Grid and Amesbury Police Department Representative
Meet with Amesbury City Engineer	First Quarter, 2015	Finalize Truck Routing Plan	National Grid and Amesbury Public Works Department
Distribute Draft Communications Plan to City of Amesbury Town Planner	January, 2015	Draft Communications Plan including Sample Fact Sheet	National Grid and City of Amesbury Town Planner
Finalize points of contact for all resident, city department, business or media-related inquiries	By September 2015	Final Communications Plan; contact information for National Grid and City of Amesbury	National Grid and City of Amesbury Mayor's Office and Public Safety
Provide Project Summary and Notification Letter to all project abutters	Third Quarter, 2015	Site Specific Work Detail Letter, including contact information	National Grid
Provide MGP Fact Sheet to all abutting land owners and affected City of Amesbury Departments.	Third Quarter, 2015	Fact Sheet.	National Grid
Hold Construction project preparation and Project Kickoff Meeting at the Site. prior to work initiation.	October 2015,	Fact Sheet, Communications Plan Project Construction Plans	National Grid and its Remedial Contractor, and City of Amesbury designated points of contact.
Install Signage and Fencing for temporary closure of Riverwalk	November, 2015	Signage	National Grid and City of Amesbury Engineer

Communications During Construction Project

Tactic	Timing	Content	Parties
Regular Status Report on Site Progress	Weekly or other frequency as determined by Parties	Update on status of work	National Grid and its Contractor's Project Manager, and City of Amesbury designated points of contact
Communication with police detail	During trucking activity	Trucking Schedule	National Grid Project Manager and City of Amesbury Public Safety Department
Respond to public/media inquiry	As received	Individual Communication	National Grid and City of Amesbury designated points of contact

MICHAEL S. GIAIMO

One Boston Place, 25th floor
Boston, MA 02108-4404
Main (617) 557-5900
Fax (617) 557-5999
mgaiamo@rc.com
Direct (617) 557-5959

*C.P. Board
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January 14, 2015

Mr. David Frick
Chairman, Planning Board
City of Amesbury
62 Friend Street
Amesbury, MA 01913

Re: National Grid MGP Site Remediation ("Project") - 39 and 39A Water Street and 33 Oakland Street (Lot 1B) ("Site")

Dear Board members:

At the Technical Advisory Group ("TAG") meeting on December 22, 2014 National Grid had the opportunity to discuss issues related to the Project's planned trucking route through the City of Amesbury. Consistent with the materials previously provided to you, the plan is to have trucks use Chestnut Street and Elm Street to travel to and from Route 110, and ultimately I-495 or I-95. Concerns about this truck route focused on the tight corner at the intersection of Chestnut Street and Elm Street, particularly as it affects trucks leaving the Site, which will have to turn right from northeast bound Chestnut Street to southeast bound Elm Street. We were advised that because of the geometry of this intersection, the turning movement will require the use of both lanes. It was also noted that a utility pole creates a physical constraint on the inside corner.

As discussed at the TAG meeting, National Grid has agreed to hire a detail officer to manage traffic, trucking, and pedestrian safety concerns at the Chestnut and Elm Streets intersection on those days when heavy trucks are in use. It is estimated that this will occur during an approximately three month period in winter and early spring of 2016. National Grid will follow-up with the Police Department to put the necessary arrangements in place prior to beginning site work.

National Grid also plans to stay in contact with City of Amesbury Police, Fire, and Public Works Department representatives, as well as the Town Planner, during the months ahead as it refines its work plans for the remediation project. As part of that ongoing consultation, National Grid will review the specifications for the truck and trailer sizes it intends to use, show the wheel

Robinson + Cole

Mr. David Frick
January 14, 2015
Page 2 of 2

paths for the Chestnut/Elm Street turning movement, and work with these City officials to establish the traffic control protocol for that intersection, including considerations related to the nearby Fire Station.

National Grid was asked whether it will need to secure permission for trucks to go on private property in order to navigate the intersection. National Grid does not anticipate any need to travel beyond the City right-of-way. At the TAG meeting, the Department of Public Works representative said that turning over the City-owned sidewalk would be acceptable. National Grid agreed to document the condition of the intersection, including the sidewalks, before and after the project. In addition, National Grid will provide contact information to Police, Fire, and Public Works Departments so that they can quickly get in touch with a project manager if any issue or question arises while the project is underway.

In addition, as discussed at both the TAG meeting and the January 12, 2015 Planning Board meeting, it is unfortunately not possible to implement the remediation project without temporarily closing a segment of the Riverwalk in order to allow for the movement of heavy equipment and staging of materials in this area. National Grid will consult with the City's Public Works Department and other departments, as appropriate, to implement a plan for addressing the potential implications of this temporary closure, which will affect only the portion of the Riverwalk that runs along the perimeter of the Bartley property. The plan will include disseminating public information concerning the temporary closing, and posting signs at both ends of the closed segment to note the closure.

Please let me know if you have any further concerns or considerations with respect to these topics or any other aspect of the proposed remediation project.

Sincerely,



Michael S. Giaimo
Attorney for National Grid

Copy:

Amesbury Fire Department
Amesbury Police Department
Amesbury Public Works Department
Nipun Jain, City Planner
Jason Naiden and Elizabeth Greene, National Grid

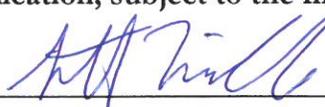
TO:

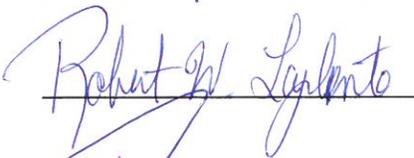
Boston Gas Co., National Grid
40 Sylvan Road, Waltham, MA 02451

PLANNING BOARD VOTE:

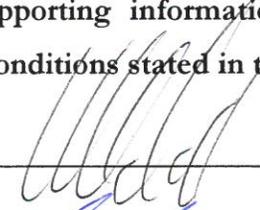
On 04/13/2015, the Amesbury Planning Board voted ALL in favor of the approval of the Site Plan and the following Special Permits: 1) Removal of Earth Materials, 2) Earth Filling; and 3) Wetlands & Floodplain Protection.

These permits are hereby granted for the proposed soil removal and filling associated with the remediation work at 39 & 39A Water Street, 33 Oakland Street (lot 1B) in Amesbury MA as per approved plans and supporting information included in the application, subject to the findings, waivers and conditions stated in this Decision.

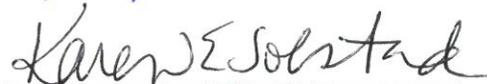












Filed with the City Clerk on July 22, 2015



City Clerk

A Building Permit is required for any construction or remodeling. It is your responsibility to file this Special Permit Decision with the Registry of Deeds and to record the plans after endorsement; forms may be obtained from the City Clerk's Office.

Any appeal shall be made pursuant to Mass. General Laws, Section 17, Chapter 40A, and shall be filed within twenty (20) days after the date of filing of such notice in the City Clerk's Office.