

**DEPARTMENT OF ENVIRONMENTAL PROTECTION  
WATERWAYS REGULATION PROGRAM**

**Notice of License Application pursuant to M.G.L. Chapter 91  
Chapter 91 License Application Number 25-WW16-0004-APP**

**Applicant:** WinnDevelopment Company LP, Exchange Salem Four LP, and Exchange Salem Nine, LP

**Project Location:** 252 Bridge Street and adjacent portions of Bridge Street right-of-way, Salem, Essex County

**Notification Date:** May 7, 2025

**Remote Public Hearing:** May 22, 2025 at 2:00pm and 6:00pm

2:00pm hearing registration link: <https://us06web.zoom.us/meeting/register/getiljAjSL-6KEXeESCW3w>

6:00pm hearing registration link: [https://us06web.zoom.us/meeting/register/CG1AbvsESuyc\\_IG3n7Rk5A](https://us06web.zoom.us/meeting/register/CG1AbvsESuyc_IG3n7Rk5A)

**Public Comments Deadline:** July 7, 2025

**Public Notice is hereby given of the Chapter 91 Application by WinnDevelopment Company LP, Exchange Salem Four LP, & Exchange Salem Nine LP for an extended-term 50-year license for a development project currently licensed for a 30-year term, pursuant to Chapter 91 License No. WW14-0000026 issued on July 10, 2024.** The project is redevelopment of a surface parking lot into a mixed-use development consisting of a 120-unit, 6-story residential building (a/k/a “The Exchange”) with Facilities of Public Accommodation and residential parking, stormwater management system, and public open space at both the “River Level” adjacent to the MBTA Commuter Rail Station and the “Bridge Street Level” above and within the footprint of the 1st floor of the building on Filled Commonwealth Tidelands of the North River at 252 Bridge Street and adjacent portion of the Bridge Street right-of-way in Salem, Essex County. The project has been determined to be Nonwater-Dependent. The Applicant is requesting an extended license term pursuant to 310 CMR 9.15(b). The Department has identified that the project is located in a community with an Environmental Justice Population. This notice is intended to reach the potentially affected Environmental Justice Population.

**The Public Hearings will be held remotely on May 22, 2025 at 2:00pm and 6:00pm through Zoom.** Prior to the meeting you can download and sign up for an account for this free software at <https://zoom.us> on your phone, tablet, desktop or laptop computer. It is recommended that you test connectivity/ functionality in advance of the meeting.

**Advance registration is required to participate in the Public Hearing. Please register using the links above.** After registering, you will receive a confirmation email with the information needed to join the meeting from your device. MassDEP Waterways Regulation Program will conduct this Public Hearing in order to receive information to be used in its decision on whether to grant a Waterways License pursuant to M.G.L. Chapter 91.

**The Department will consider all written comments on this Chapter 91 Application received by July 7, 2025 (Public Comments Deadline).** Failure of any aggrieved person or group of ten (10) citizens or more to submit written comments to the Waterways Regulation Program by the Public Comments Deadline will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c). The group of citizens must include at least five (5) citizens who are residents of the municipality in which the proposed project is located.

Project plans and documents for the Waterways application are on file for public viewing electronically at: <https://eeaonline.eea.state.ma.us/EEA/PublicApp/> (enter **25-WW16-0004-APP** in the Search Page in the field for Record ID). If you need assistance, please contact [frank.taormina@mass.gov](mailto:frank.taormina@mass.gov) or if you do not have access to email, please leave a message at (617) 571-1516 and you will be contacted with alternative options.

It is recommended that documents and correspondence be filed electronically with the email address above, when possible. Alternatively, comments may be mailed to MassDEP Waterways Regulation Program c/o Frank Taormina, 100 Cambridge Street, 9th Floor, Boston, MA 02114.

MassDEP provides language access interpreter/translation services to limited English proficient individuals free of charge. If you need an interpreter for any documents and/or to participate in the public hearing, translation services can be found at the following link: <https://www.mass.gov/info-details/massdep-language-translation-assistance>.

**FACT SHEET – Chapter 91 Waterways License Application**  
**WinnDevelopment Company LP, Exchange Salem Four LP, and Exchange Salem Nine, LP**  
**“The Exchange” – Mixed-Use Development Project**  
**Filled Tidelands of the North River, Salem, Essex County**

WinnDevelopment Company LP, Exchange Salem Four LP, and Exchange Salem Nine, LP (the “Applicant”) has filed a Chapter 91 Waterways License Application with the Massachusetts Department of Environmental Protection (“MassDEP”) for a proposed mixed-use residential development at 252 Bridge Street and adjacent portions of the Bridge Street right-of-way in Salem, Essex County, Massachusetts. The proposed project is subject to M.G.L. Chapter 91 and the Waterways Regulations at 310 CMR 9.00 and must apply for and receive a Chapter 91 Waterways License.

MassDEP is initiating the public process for this application in order to receive public input on the project relative to M.G.L. Chapter 91 and the applicable Waterways Regulations, which will include a sixty- (60) day public comment period and a public hearing. A copy of the Public Notice with information on how to review the license application, attend the public hearing, and how to submit comments can be found at the end of this Fact Sheet.

After the public process is complete and after completing the technical review of the application, including a review of written public comments received, MassDEP will issue a decision to approve or deny the license application.

**Location Information**

252 Bridge Street (a/k/a “the Crescent Lot”) and adjacent portions of Bridge Street right-of-way in the City of Salem, Essex County, Massachusetts.

**Project Information**

This project is currently authorized through Chapter 91 License No. WW14-0000026 issued on July 10, 2024 which has a **30-year term**. Now, the Applicant is requesting the project be re-licensed with a **50-year term**. There are no proposed changes to the project; a new license would authorize the additional term of the license.

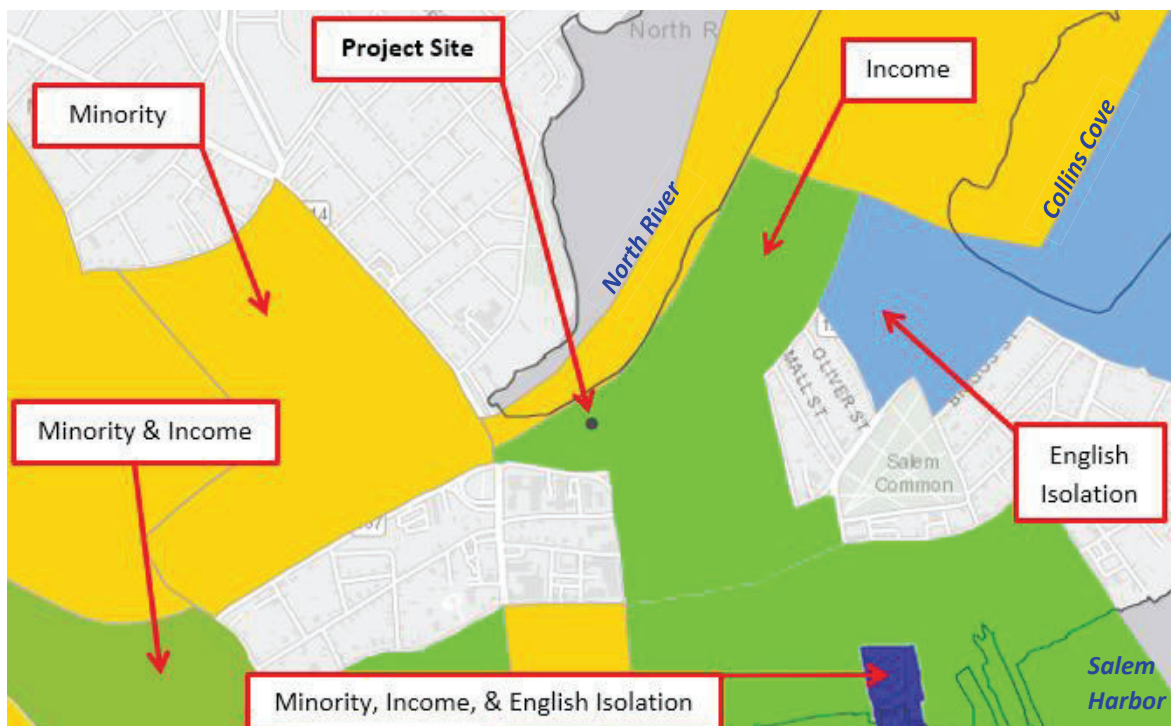
The Applicant proposes to redevelop an existing surface parking lot into a mixed-use development (a/k/a “The Exchange”) which includes a 120-unit, 6-story residential building with Facilities of Public Accommodation and residential parking, stormwater management system, and public open space on Filled Commonwealth Tidelands of the North River at 252 Bridge Street and adjacent portions of the Bridge Street right-of-way in the City of Salem, Essex County. The required public open space is proposed to be accommodated at both the “River Level” adjacent to the MBTA Commuter Rail Station and the “Bridge Street Level” above and within the footprint of the first floor of the building.

The project required review pursuant to the Massachusetts Environmental Protection Act (MEPA - EEA # 16616), and received a certificate issued by the Secretary on April 14, 2023 ([MEPA Environmental Monitor \(state.ma.us\)](https://www.state.ma.us/MEPA/EnvironmentalMonitor)) documenting that the project adequately and properly complies with MEPA. The project also required review pursuant to the Wetlands Protection Act and obtained a Final Order of Conditions (DEP File No. 064-769) from the Salem Conservation Commission on February 7, 2023, and subsequent amendment thereto issued on November 21, 2024. An assessment of the project’s benefits and burdens as they relate to Chapter 91 interests will be conducted as part of MassDEP’s review of the application. A table listing all anticipated permits/approvals required is below.

Agency Name	Permit / Review / Approval	Status
<b>STATE</b>		
Massachusetts Executive Office of Energy and Environmental Affairs (MEPA Office)	Review under Massachusetts Environmental Policy Act	Final Certificate issued April 14, 2023
Massachusetts Department of Environmental Protection	Chapter 91 License	WW14-0000026, issued July 10, 2024; This filing for an extended term License
<b>LOCAL</b>		
Salem Conservation Commission	Wetlands Order of Conditions	DEP File #064-769, OOC issued Feb. 7, 2023; Amended OOC issued Nov. 21, 2024
Salem Planning Board	Board Approval	Approved January 5, 2023
Salem Redevelopment Authority	Approval	Approved December 21, 2022
Salem Zoning Board	Site Plan Review	Approved under Salem Zoning Ordinance as a Planned Unit Development (PUD)

**Environmental Justice Populations**

The project site is located in one EJ population characterized by income. This project is subject to the Key Action/Activity of a Chapter 91 License and is a new non-water dependent use that occupies one or more acres of waterways or tidelands within an EJ population, meeting MassDEP’s threshold for an EJ PIP. Additionally, the project is also within one mile of twenty-one (21) EJ block groups, including eleven (11) designated as Minority, three (3) designated as Minority and Income, one (1) designated as English Isolation, one (1) designated as Minority, income, and English isolation, one (1) designated as Minority and English isolation, and four (4) designated as Income. (Source: [Environmental Justice Populations in Massachusetts](#)). Although not a criterion for the EJ Population, the language map identifies Spanish and Portuguese as languages spoken by residents in the project area. To view this information, see the mapping tool at [languages spoken](#). Enter an address in the search bar labeled “find address or place” and also see the map below.



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The Applicant conducted outreach to State, Regional, and Local Agencies, and to Environmental Justice community-based organizations intended to assist in reaching designated EJ populations as part of the MEPA process and prior Chapter 91 application process; a copy of the MEPA “Circulation List” is included as an attachment to this fact sheet.

In addition to availability of the application, Public Notice, and Fact Sheet through the links and contacts listed herein, this Chapter 91 Public Notice and Fact Sheet will be translated into Spanish, Portuguese, and other languages upon request, and will be available at the Salem Public Library at 370 Essex Street, Salem City Hall at 93 Washington Street, and on the Project website at: [HOME | The Exchange Salem](#)

### **Public Participation and Comment**

Project plans and documents for this Waterways Application are on file for public viewing electronically at the EEA ePLACE Public Access Portal: <https://eeaonline.eea.state.ma.us/EEA/PublicApp/> (enter application number **25-WW16-0004-APP** in the Search Page in the “Record ID” field).

If you need assistance, please contact [frank.taormina@mass.gov](mailto:frank.taormina@mass.gov) or if you do not have access to email, please leave a message at (617) 571-1516 and you will be contacted with alternative options.

This information is also included in the Public Notice, a copy of which is included herein, which will be published in a local newspaper and in *The Environmental Monitor* on **May 7, 2025** (<https://eeaonline.eea.state.ma.us/EEA/MEPA-eMonitor/home>) with a public hearing held on **May 22, 2025**, and the public comment period will be open through **July 7, 2025**

This Fact Sheet and Public Notice will be posted to MassDEP's website at: [MassDEP Public Hearings & Comment Opportunities | Mass.gov](#). Comments are to be submitted to [frank.taormina@mass.gov](mailto:frank.taormina@mass.gov) or mailed to MassDEP Waterways Regulation Program c/o Frank Taormina, 100 Cambridge Street, 9th Floor, Boston, MA 02114.

After the application is administratively complete, including the public hearing and comment period, MassDEP will conduct its technical review of the application. Such review includes documentation of project compliance with all applicable regulatory standards, consideration of public comments submitted during the comment period, and the Applicant’s responses to comments. Upon completion of the technical review, MassDEP will issue a decision on the application, which will be subject to a twenty-one (21) day appeal period.

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# MEPA Contacts

First Name	Last Name	Title	Affiliation	Email
<b>Massachusetts Environmental Organizations</b>				
Julia	Blatt	Executive Director	Mass Rivers Alliance	<a href="mailto:juliablatt@massriversalliance.org">juliablatt@massriversalliance.org</a>
Andrea	Nyamekye	Associate Director	Neighbor to Neighbor	<a href="mailto:Andrea@n2nma.org">Andrea@n2nma.org</a> <a href="mailto:elvis@n2nma.org">elvis@n2nma.org</a>
Ben	Hellerstein	MA State Director	Environment Massachusetts	<a href="mailto:ben@environmentmassachusetts.org">ben@environmentmassachusetts.org</a>
Claire	B.W. Muller	Movement Building Director	Unitarian Universalist Mass Action Network	<a href="mailto:claire@uumassaction.org">claire@uumassaction.org</a>
Cindy	Luppi	New England Director	Clean Water Action	<a href="mailto:cluppi@cleanwater.org">cluppi@cleanwater.org</a>
Deb	Pasternak	Director, MA Chapter	Sierra Club MA	<a href="mailto:deb.pasternak@sierraclub.org">deb.pasternak@sierraclub.org</a>
Heather	Clish	Director of Conservation & Recreation Policy	Appalachian Mountain Club	<a href="mailto:hclish@outdoors.org">hclish@outdoors.org</a>
Heidi	Ricci	Director of Policy	Mass Audubon	<a href="mailto:hricci@massaudubon.org">hricci@massaudubon.org</a>
Kelly	Boling	MA & RI State Director	The Trust for Public Land	<a href="mailto:kelly.boling@tpl.org">kelly.boling@tpl.org</a>
Kerry	Bowie	Board President	Browning the GreenSpace	<a href="mailto:kerry@msaadapartners.com">kerry@msaadapartners.com</a>
Nancy	Goodman	Vice President for Policy	Environmental League of MA	<a href="mailto:ngoodman@environmentalleague.org">ngoodman@environmentalleague.org</a>
Rob	Moir	Executive Director	Ocean River Institute	<a href="mailto:rob@oceanriver.org">rob@oceanriver.org</a>
Robb	Johnson	Executive Director	Mass Land Trust Coalition	<a href="mailto:robb@massland.org">robb@massland.org</a>
Sarah	Dooling	Executive Director	Mass Climate Action Network (MCAN)	<a href="mailto:sarah@massclimateaction.net">sarah@massclimateaction.net</a>
Staci	Rubin	Senior Attorney	Conservation Law Foundation	<a href="mailto:srubin@clf.org">srubin@clf.org</a>
Sylvia	Broude	Executive Director	Community Action Works	<a href="mailto:sylvia@communityactionworks.org">sylvia@communityactionworks.org</a>
Winston	Vaughan	Director of Climate Solutions	Healthcare without Harm	<a href="mailto:wvaughan@hcwh.org">wvaughan@hcwh.org</a>

## Indigenous Organizations

Alma	Gordon	President	Chappaquiddick Tribe of the Wampanoag Nation	<a href="mailto:tribalcouncil@chappaquiddick-wampanoag.org">tribalcouncil@chappaquiddick-wampanoag.org</a>
Cheryll	Toney Holley	Chair	Nipmuc Nation (Hassanamisco Nipmucs)	<a href="mailto:crwritings@aol.com">crwritings@aol.com</a>
John	Peters, Jr.	Executive Director	Massachusetts Commission on Indian Affairs (MCIA)	<a href="mailto:john.peters@mass.gov">john.peters@mass.gov</a>
Kenneth	White	Council Chairman	Chaubunagungamaug Nipmuck Indian Council	<a href="mailto:acw1213@verizon.net">acw1213@verizon.net</a>
Melissa	Ferretti	Chair	Herring Pond Wampanoag Tribe	<a href="mailto:melissa@herringpondtribe.org">melissa@herringpondtribe.org</a>
Patricia	D. Rocker	Council Chair	Chappaquiddick Tribe of the Wampanoag Nation, Whale Clan	<a href="mailto:rockerpatriciad@verizon.net">rockerpatriciad@verizon.net</a>
Raquel	Halsey	Executive Director	North American Indian Center of Boston	<a href="mailto:rhalsey@naicob.org">rhalsey@naicob.org</a>
Cora	Pierce	Not Provided	Pocasset Wampanoag Tribe	<a href="mailto:Coradot@yahoo.com">Coradot@yahoo.com</a>
Elizabeth	Soloman	Not Provided	Massachusetts Tribe at Ponkapoag	<a href="mailto:Solomon.Elizabeth.e@gmail.com">Solomon.Elizabeth.e@gmail.com</a>

## Federal Tribes

Bettina	Washington	Tribal Historic Preservation Officer	Wampanoag Tribe of Gay Head (Aquinnah)	<a href="mailto:thpo@wampanoagtribe-nsn.gov">thpo@wampanoagtribe-nsn.gov</a>
Bonney	Hartley	Historic Preservation Manager	Stockbridge-Munsee Tribe	<a href="mailto:bonney.hartley@mohican-nsn.gov">bonney.hartley@mohican-nsn.gov</a>
Brian	Weeden	Chair	Mashpee Wampanoag Tribe	<a href="mailto:Brian.Weeden@mwtribe-nsn.gov">Brian.Weeden@mwtribe-nsn.gov</a>

## Additional Organizations

Tonthat	Flora	Chair	Bridge Street Neighborhood Association	<a href="mailto:bridgestneck@gmail.com">bridgestneck@gmail.com</a>
Kennedy	Katherine	Conservation Agent	Conservation Commission	<a href="mailto:kkennedy@salem.com">kkennedy@salem.com</a>
Femino	Bob	Co-Chair	Endicott Street Neighborhood Association	<a href="mailto:gesna.salem@gmail.com">gesna.salem@gmail.com</a>
Mann	Barbara	Co-Chair	Endicott Street Neighborhood Association	<a href="mailto:gesna.salem@gmail.com">gesna.salem@gmail.com</a>
Lindema n	Richard		Federal Street Neighborhood Association	<a href="mailto:federalstreetsalem@gmail.com">federalstreetsalem@gmail.com</a>
Riggin	Mira		Historic Derby Street Neighborhood Association	<a href="mailto:mriggin@leap4ed.org">mriggin@leap4ed.org</a>
Duran	Grace	President	Latino Leadership Coalition	<a href="mailto:llcsalem.president@gmail.com">llcsalem.president@gmail.com</a>
Saris	Linda	Executive Director	LEAP for Education	<a href="mailto:lsaris@leap4ed.org">lsaris@leap4ed.org</a>
Evans	Christy		Mack Park Neighborhood Association	<a href="mailto:mackparkorg@gmail.com">mackparkorg@gmail.com</a>
Sterlin	Anne		North Fields Neighborhood Association	<a href="mailto:leafpeeper98@yahoo.com">leafpeeper98@yahoo.com</a>
Bowers	Natalie	President	North Shore Branch, NAACP	<a href="mailto:info@northshorenaacp.org">info@northshorenaacp.org</a>
Meisenhe lter	Laura	Executive Director	North Shore Community Action Programs	<a href="mailto:info@nscap.org">info@nscap.org</a>
Northcutt	Mickey	Executive Director	North Shore Community Development Coalition	<a href="mailto:info@northshorecdc.org">info@northshorecdc.org</a>
Brennan	Margaret	President and CEO	North Shore Community Health // Salem Family Health Center	<a href="mailto:info@nschi.org">info@nschi.org</a>
			North Shore Latino Business Association	<a href="mailto:nslatinobusinessasso@comcast.net">nslatinobusinessasso@comcast.net</a>
Corchado	Lucy	Chair	Point Neighborhood	<a href="mailto:lucycorchado@yahoo.com">lucycorchado@yahoo.com</a>
Newton	Shawn	Chair	Race Equity Task Force	<a href="mailto:raceequity@salem.com">raceequity@salem.com</a>
Caffrey	Allison	Executive Director	ROOTS	<a href="mailto:acaffrey@rootns.org">acaffrey@rootns.org</a>
Gozemba	Pat	Co-chair	Salem Alliance for the Environment	<a href="mailto:pgozemba@gmail.com">pgozemba@gmail.com</a>
Keegan	Cindy	Co-chair	Salem Alliance for the Environment	<a href="mailto:ckeegan@analogic.com">ckeegan@analogic.com</a>



Moroney	Dennis		Salem Common Neighborhood Association	<a href="mailto:events@salemcommon.org">events@salemcommon.org</a>
Rolke	Janelle		Salem Recycles	<a href="mailto:jrolke@salem.com">jrolke@salem.com</a>
Warren	Barbara	Executive Director	Salem Sound Coastwatch	<a href="mailto:barbara.warren@salemsound.org">barbara.warren@salemsound.org</a>
Jerzylo	Cynthia	Chair	Salem Willows Neighborhood Group	<a href="mailto:cynthia.jerzylo@gmail.com">cynthia.jerzylo@gmail.com</a>
Hayes	John	Chair	Sustainability, Energy, and Resiliency Committee	<a href="mailto:jhayes@salem.com">jhayes@salem.com</a>
Bisono	Esmeralda	Sustainability & Resiliency Manager	Sustainability, Energy, and Resiliency Committee	<a href="mailto:Ebisono@salem.com">Ebisono@salem.com</a>
Liberti	Pat		Ward 4/Gallows Hill Neighborhood Group	<a href="mailto:gallowshillwardfourgroup@yahoo.com">gallowshillwardfourgroup@yahoo.com</a>
Riccardi	Megan	Ward 6 City Councilor	City of Salem	<a href="mailto:MRiccardi@Salem.com">MRiccardi@Salem.com</a>
Watson- Felt	Caroline	Ward 2 City Councilor	City of Salem	<a href="mailto:cwatsonfelt@salem.com">cwatsonfelt@salem.com</a>