

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

WinnDevelopment Company LP, Exchange Salem Four LP, and Exchange Salem Nine LP have filed a Chapter 91 License Application with the Massachusetts Department of Environmental Protection (MassDEP) for a proposed mixed-use development at 252 and 252 Rear Bridge Street and adjacent portions of the Bridge Street right-of-way and the MBTA Driveway in Salem, Massachusetts. The proposed project is subject to M.G.L. Chapter 91 and the regulations at 310 CMR 9.00 and must apply for and receive a Chapter 91 license.

MassDEP is initiating the public process for this application in order to receive public input on the project relative to Chapter 91 and the applicable regulations, which will include a 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 and 252 Rear Bridge Street and adjacent portions of the Bridge Street right-of-way and the MBTA Driveway in Salem, Massachusetts.

Project Information

The Applicant proposes to redevelop the existing surface parking and grass lots and public rights-of-way into a mixed-use development consisting of a 120-unit, 6-story residential building including space for Facilities of Public Accommodation and residential parking. The required public open space is proposed to be accommodated at both the at both the “River Level” adjacent to the MBTA station and the “Bridge Street Level” above and within the footprint of the proposed 1st floor of the building, located on Filled Commonwealth Tidelands of the North River.

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.mass.gov/info-details/mepea-environmental-monitor-state-ma-us)) documenting that the project adequately and properly complies with MEPA. The project required review pursuant to the Wetlands Protection Act and received an Order of Conditions from the Salem Conservation Commission on February 7, 2023.

Environmental Justice Populations

The project site is located within a community defined as an EJ Population based on the Income criterion as established in the [2021 EEA EJ Policy](#). Although not a criterion for the EJ Population, the language map identifies Spanish: 23.8% and Portuguese: 2.9% for languages spoken. See mapping tool at [Environmental Justice Populations in Massachusetts](#). Enter the address “252 Bridge Street, Salem” in the search bar labeled “find address or place” and also see the map below.

EJ Populations at and adjacent to 252 Bridge Street, Salem – source EEA EJ Mapper ([Environmental Justice Populations in Massachusetts](#))



The Applicant conducted outreach to State, Regional, and Local Agencies as part of the MEPA process; a copy of the MEPA “Circulation List” is included as an attachment to this fact sheet.

The Applicant conducted outreach to Environmental Justice community-based organizations intended to assist in reaching designated EJ populations as part of the MEPA 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 and other languages upon request, and will be available at the Salem Public Library at 370 Essex Street, Salem, MA 01970 and on the Project website at: <https://www.livetheexchangesalem.com/>

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 **23-WW14-0006-APP** in the Search Page in the “Record ID” field).

If you need assistance, please contact frank.taormina@mass.gov or if you do not have access to email, please call (617) 571-1516 for 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 October 23, 2023 (<https://eeaonline.eea.state.ma.us/EEA/MEPA-eMonitor/home>)

After the application is administratively complete, including the public hearing and comment period, MassDEP will conduct its technical review of the application and will issue a decision, which will be subject to a 21-day appeal period.

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERWAYS REGULATION PROGRAM**

**Notice of License Application pursuant to M.G.L. Chapter 91
Waterways License Application Number 23-WW14-0006-APP**

Applicants: WinnDevelopment Company LP, Exchange Salem Four LP, & Exchange Salem Nine LP

Project Location: 252 and 252 Rear Bridge Street and portions of the Bridge Street ROW and the MBTA Driveway, Filled Tidelands of the North River, Salem, Essex County

Notification Date: October 23, 2023

Public Hearing: November 16, 2023

Public Comments Deadline: December 22, 2023

Public notice is hereby given of the Waterways Application by WinnDevelopment Company LP, Exchange Salem Four LP, & Exchange Salem Nine LP to redevelop the existing surface parking and grass lots and public rights-of-way into a mixed-use development consisting of a 120-unit, 6-story residential building including space for Facilities of Public Accommodation and residential parking. The required public open space is proposed to be accommodated at both the at both the “River Level” adjacent to the MBTA station and the “Bridge Street Level” above and within the footprint of the proposed 1st floor of the building, located on Filled Commonwealth Tidelands of the North River in Salem, Essex County. The project has been determined to be Nonwater-Dependent.

The required Public Hearing for this Waterways Application will be conducted remotely via Zoom on Thursday, November 16, 2023 at 6:00 pm, which is an online platform for video and audio conferencing and mobile collaboration. 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 and functionality in advance of the meeting.

Advance registration is required to participate in this remote Public Hearing, please register using the following link: <https://us06web.zoom.us/meeting/register/tZEpcuopjlrEtpHWZntTKMI-n-cwhn10li> After registering, you will receive a confirmation email with the information needed to join the video meeting or to call in. The Department will conduct this 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 Waterways Application received by December 22, 2023 (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 this Waterways Application are on file for public viewing electronically at: <https://eeaonline.eea.state.ma.us/EEA/PublicApp/> (enter application number **23-WW14-0006-APP** in the Search Page in the “Record ID” field). If you need assistance, please contact frank.taormina@mass.gov or if you do not have access to email, please call (617) 571-1516 for alternative options.

It is recommended that documents and correspondence be filed electronically with the email address specified above, when possible. Alternatively, comments may be mailed to Frank Taormina at MassDEP Waterways Regulation Program, 100 Cambridge Street, Suite 900, Boston, MA 02114



重要 महत्वपूर्ण σημαντικός
Important
կարևոր quan trọng مهم



Communication for Non-English-Speaking Parties

This document is important and should be translated immediately.

If you need this document translated, please contact MassDEP's Director of EJ at the telephone number listed below.

Español Spanish

Este documento es importante y debe ser traducido de inmediato. Si necesita este documento traducido, comuníquese con la Directora de Diversidad de MassDEP al número de teléfono que aparece más abajo.

Português Portuguese

Este é um documento importante e deve ser traduzido imediatamente. Se precisar de uma tradução deste documento, entre em contato com o Diretor de Diversidade da MassDEP nos números de telefone listados abaixo.

繁體中文 Chinese Traditional

本文件非常重要，應立即翻譯。如果您需要翻譯這份文件，請用下面列出的電話號碼聯絡 MassDEP 多元化負責人。

简体中文 Chinese Simplified

本文件非常重要，应立即翻译。如果您需要翻译这份文件，请用下面列出的电话号码与 MassDEP 的多元化主任联系。

Ayisyen Kreyòl Haitian Creole

Dokiman sa-a se yon bagay enpòtan epi yo ta dwe tradwi l imedyatman. Si ou bezwen dokimar sa a tradwi, tanpri kontakte Direktè Divèsite MassDEP la nan nimewo telefòn endike anba.

Việt Vietnamese

Tài liệu này rất quan trọng và cần được dịch ngay lập tức. Nếu quý vị cần dịch tài liệu này, xin liên lạc với Giám đốc Đa dạng của MassDEP theo các số điện thoại ghi dưới đây.

ប្រទេសកម្ពុជា Khmer/Cambodian

ឯកសារនេះគឺសំខាន់ហើយគួរត្រូវបានបកប្រែភ្លាមៗ។ ប្រសិនបើអ្នកត្រូវការឱ្យគេបកប្រែឯកសារនេះ:

សូមទាក់ទងមកនាយកផ្នែកពិពិធកម្មរបស់ MassDEP តាមលេខទូរស័ព្ទខាងក្រោម។

Kriolu Kabuverdianu Cape Verdean

Kel dokumentu li é inportáti y debe ser traduzidu imediatamenti. Se bu meste di kel dokumentu traduzidu, pur favor kontakta Diretor di Diversidádi di MassDEP na numeru abaxu indikadu.



Contact Deneen Simpson 857-406-0738

**Massachusetts Department of Environmental Protection
100 Cambridge Street 9th Floor Boston, MA 02114**

TTY# MassRelay Service 1-800-439-2370 • <https://www.mass.gov/environmental-justice>
(Version revised 4.21.2023) 310 CMR 1.03(5)(a)

Русский Russian

Это важный документ, и он должен быть безотлагательно переведен. Если вам нужен перевод данного документа, пожалуйста, свяжитесь с директором по вопросам многообразия (Diversity Director) компании MassDEP по указанному ниже телефону.

العربية Arabic

هذه الوثيقة مهمة ويجب ترجمتها على الفور. اذا كنت بحاجة الى هذه الوثيقة مترجمة، يرجى الاتصال بمدير التنوع PMassDE على أرقام الهواتف المدرجة أدناه.

한국어 Korean

이 문서는 중요하고 즉시 번역해야 합니다. 이 문서의 번역이 필요하시다면, 아래의 전화 번호로 MassDEP의 다양성 담당 이사에 문의하시기 바랍니다.

հայերեն Armenian

Այս փաստաթուղթը կարևոր է և պետք է անմիջապես թարգմանվի:
Եթե Ձեզ անհրաժեշտ է այս փաստաթուղթը թարգմանել, դիմեք MassDEP-ի բազմազանության տնօրենին ստորև նշված հեռախոսահամարով:

فارسی Farsi Persian

این سند مهم است و باید فوراً ترجمه شود.
اگر به ترجمه این سند نیاز دارید، لطفاً با مدیر بخش تنوع نژادی MassDEP به شماره تلفن ذکر شده در زیر تماس بگیرید.

Français French

Ce document est important et devrait être traduit immédiatement. Si vous avez besoin de ce document traduit, veuillez communiquer avec le directeur de la diversité MassDEP aux numéros de téléphone indiqués ci-dessous.

Deutsch German

Dieses Dokument ist wichtig und sollte sofort übersetzt werden. Sofern Sie eine Übersetzung dieses Dokuments benötigen, wenden Sie sich bitte an den Diversity Director MassDEP unter der unten aufgeführten Telefonnummer.

Ελληνική Greek

Το παρόν έγγραφο είναι σημαντικό και θα πρέπει να μεταφραστεί αμέσως. Αν χρειάζεστε μετάφραση του παρόντος εγγράφου, παρακαλούμε επικοινωνήστε με τον Διευθυντή Διαφορετικότητας του MassDEP στους αριθμούς τηλεφώνου που αναγράφονται παρακάτω.

Italiano Italian

Comunicazione per parti che non parlano inglese. Questo documento è importante e dovrebbe essere tradotto immediatamente. Se avete bisogno di questo documento tradotto, potete contattare il Direttore di Diversità di MassDEP al numero di telefono elencato di seguito.

Język Polski Polish

Dokument ten jest ważny i powinien zostać natychmiast przetłumaczony. Jeśli potrzebujesz przetłumaczonej wersji dokumentu, prosimy o kontakt z dyrektorem ds. różnorodności MassDEP pod jednym z numerów telefonu wymienionych poniżej.

हिन्दी Hindi

यह दस्तावेज महत्वपूर्ण है और इसका तुरंत अनुवाद किया जाना चाहिए. यदि आपको इस दस्तावेज़ का अनुवाद करने की आवश्यकता है, तो कृपया नीचे सूचीबद्ध टेलीफोन नंबरों पर मासडेप्स डाइवर्सिटी के निदेशक से संपर्क करें.

Contact Deneen Simpson 857-406-0738

Massachusetts Department of Environmental Protection
100 Cambridge Street 9th Floor Boston, MA 02114

TTY# MassRelay Service 1-800-439-2370 • <https://www.mass.gov/environmental-justice>

(Version revised 4.21.2023) 310 CMR 1.03(5)(a)

Attachment to Chapter 91 Fact Sheet

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Circulation List

The Proposed EIR has been circulated and distributed in accordance with 301 CMR 11.16 (3). It has also been distributed to community-based organizations (CBOs) and tribes based on recommendations from the "EJ Reference List" maintained by the EEA EJ Director and referenced in the MEPA EJ Public Involvement Protocol. In addition, this filing is available at the Salem Public Library and on the Project website at: <https://www.livetheexchangesalem.com/>

8.1 State and Regional Agencies and Officials

Secretary Beth Card
Executive Office of Energy and Environmental Affairs
Attn: MEPA Office
100 Cambridge Street, Suite 900
Boston, MA 02114
MEPA@mass.gov

Massachusetts Department of Transportation
Public/Private Development Unit
Attn: MEPA Coordinator
10 Park Plaza
Boston, MA 02116
MassDOTPPDU@dot.state.ma.us

Department of Environmental Protection
Attn: Commissioner's Office
One Winter Street
Boston, MA 02108
helena.boccardo@mass.gov

Coastal Zone Management
Attn: Project Review Coordinator
251 Causeway Street, Suite 800
Boston, MA 02114
Robert.boeri@mass.gov
Patrice.bordonaro@mass.gov

DEP/Northeast Regional Office
Attn: John D. Viola
205B Lowell Street
Wilmington, MA 01887
john.d.viola@mass.gov

MassDOT District #4
Attn: MEPA Coordinator
519 Appleton Street
Arlington, MA 02476
Timothy.paris@dot.state.ma.us

DMF – North Shore
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Dmf.envreview-north@mass.gov

Merrimack Valley Planning Commission
160 Main Street
Haverhill, MA 01830
info@mvpc.org
nlavalle@mvpc.org

MEPA Office
 Attn: EEA EJ Director
 100 Cambridge Street, Suite 900
 Boston, MA 02144
MEPA-EJ@mass.gov
 Massachusetts Bay Transit Authority
 Attn: MEPA Coordinator
 10 Park Plaza, 6th Fl.
 Boston, MA 02116-3966
MEPAcoordinator@mbta.com

Massachusetts Historical Commission
 Attn: Brona Simon
 The MA Archives Building
 220 Morrissey Boulevard
 Boston, MA 02125
 Massachusetts Water Resource Authority
 Attn: MEPA Coordinator
 100 First Avenue
 Charlestown Navy Yard
 Boston, MA 02129
katherine.ronan@mwra.com

8.2 City Agencies and Officials

City of Salem Mayor's Office
 Salem City Hall
 93 Washington Street
 Salem, MA 01970
mayor@salem.com

City of Salem Office of Planning and
 Development
 98 Washington Street
 2nd Floor
 Salem, MA 01970

Salem Conservation Commission
 City Hall Annex
 98 Washington Street, 2nd Floor
 Department of Planning & Community
 Development
 Salem, MA 01970

City of Salem Health Department
 98 Washington Street
 3rd Floor
 Salem, MA 01970

8.3 Libraries

Salem Public Library
 370 Essex Street
 Salem, MA 01970

8.4 Environmental Justice Community Based Organizations

First Name	Last Name	Title	Affiliation	Email
Massachusetts Environmental Organizations				
Julia	Blatt	Executive Director	Mass Rivers Alliance	juliablatt@massriversalliance.org
Andrea	Nyamekye	Associate Director	Neighbor to Neighbor	Andrea@n2nma.org elvis@n2nma.org
Ben	Hellerstein	MA State Director	Environment Massachusetts	ben@environmentmassachusetts.org

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

Indigenous Organizations

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

First Name	Last Name	Title	Affiliation	Email
Federal Tribes				
Bettina	Washington	Tribal Historic Preservation Officer	Wampanoag Tribe of Gay Head (Aquinnah)	thpo@wampanoagtribe-nsn.gov
Bonney	Hartley	Historic Preservation Manager	Stockbridge-Munsee Tribe	bonney.hartley@mohican-nsn.gov
Brian	Weeden	Chair	Mashpee Wampanoag Tribe	Brian.Weeden@mwtribe-nsn.gov
Additional Organizations				
Tonthat	Flora	Chair	Bridge Street Neighborhood Association	bridgestneck@gmail.com
Kennedy	Katherine	Conservation Agent	Conservation Commission	kkennedy@salem.com
Femino	Bob	Co-Chair	Endicott Street Neighborhood Association	gesna.salem@gmail.com
Mann	Barbara	Co-Chair	Endicott Street Neighborhood Association	gesna.salem@gmail.com
Lindeman	Richard		Federal Street Neighborhood Association	federalstreetsalem@gmail.com
Riggin	Mira		Historic Derby Street Neighborhood Association	mriggin@leap4ed.org
Duran	Grace	President	Latino Leadership Coalition	llcsalem.president@gmail.com
Saris	Linda	Executive Director	LEAP for Education	lsaris@leap4ed.org
Evans	Christy		Mack Park Neighborhood Association	mackparkorg@gmail.com
Sterlin	Anne		North Fields Neighborhood Association	leafpeeper98@yahoo.com
Bowers	Natalie	President	North Shore Branch, NAACP	info@northshorenaacp.org
Meisenheter	Laura	Executive Director	North Shore Community Action Programs	info@nscap.org
Northcutt	Mickey	Executive Director	North Shore Community Development Coalition	info@northshorecdc.org
Brennan	Margaret	President and CEO	North Shore Community Health // Salem Family Health Center	info@nschi.org
			North Shore Latino Business Association	nslatinobusinessasso@comcast.net
Corchado	Lucy	Chair	Point Neighborhood	lucycorchado@yahoo.com
Newton	Shawn	Chair	Race Equity Task Force	raceequity@salem.com
Caffrey	Allison	Executive Director	ROOTS	acaffrey@rootns.org
Gozemba	Pat	Co-chair	Salem Alliance for the Environment	pgozemba@gmail.com
Keegan	Cindy	Co-chair	Salem Alliance for the Environment	ckeegan@analogic.com

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