

## **DEPARTMENT OF PUBLIC UTILITIES** **CHECKLIST FOR FILING OF ZONING EXEMPTION PETITIONS**

The following checklist is intended to serve as guidance for persons filing petitions for exemption from a municipal zoning ordinance or bylaw pursuant to G.L. c. 40A, § 3, or pursuant to §6 of Chapter 665 of the Acts of 1956. Petitioners must complete all three parts of the form and submit a copy of the completed form with the petition at the time of filing.

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### **PART 1: GENERAL INFORMATION**

Petitioner name: *NSTAR Electric Company d/b/a Eversource Energy (“Eversource” or the “Company”)*

Description of land or structures for which exemption is sought:

*Eversource proposes to modify the existing K Street Substation, Station #385, located at 500 East First Street in the City of Boston (the “K Street Substation,” “Substation” or the “Substation Site”). The modifications to be made at the Substation support two distinct projects: (1) the installation of a 345-kilovolt (“kV”), 160 megavolt ampere reactive (“MVar”) voltage regulator and related equipment, along with the conversion of the existing 345-kV straight bus to a ring bus (“Voltage Regulator Project”); and (2) the construction of a new perimeter fence and barriers around certain equipment at the K Street Substation (“Security Fence Project”; together, the “Projects”).*

*The voltage regulator will be installed and operated on a parcel of land that the Company purchased in 2007 (the “New Parcel”). The New Parcel abuts and is to the rear of the Substation Site. The Voltage Regulator Project will include the installation of a perimeter fence around the voltage regulator. With the installation and operation of the voltage regulator and surrounding perimeter fence, the portion of the New Parcel utilized for the Voltage Regulator Project will become part of the Substation Site and, as a result, the fence line currently surrounding the Substation Site will be expanded to include that portion of the New Parcel. As part of the Security Fence Project, in addition to the installation of a new fence around a portion of the New Parcel, the existing fence around the entire perimeter of the K Street Substation will be replaced and barriers will be erected around certain existing equipment.*

Municipality: *Boston*

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### **PART 2: CONTENTS OF FILING**

The filing (petition and accompanying documentation) must contain, at a minimum, the following information:

- A demonstration that the petitioner is a public service corporation that may seek a zoning exemption pursuant to G.L. c. 40A, § 3, with supporting documentation as necessary.

- A list of the sections of the zoning ordinance or bylaw from which the petitioner seeks an exemption, together with a summary of each such section and an explanation of why exemption from that section is needed, with supporting documentation as necessary.
- A description of the use of land or structures which are the subject of the exemption request, and an explanation of the purpose of the proposed use.
- An explanation of the public benefits to be provided by the proposed use of land or structures, with a supporting analysis and a description of the methods used to develop this analysis.
- A description of alternatives to the proposed use of land or structures, including the use of existing structures or facilities.
- An analysis of the environmental or other impacts of the use of land or structures, during both construction and operation. This analysis could include, without limitation, impacts on land use at or near the site, on wetlands or water resources at or near the site, visual and noise considerations, traffic and access considerations, public safety considerations, air pollutant emissions, or the use of hazardous substances.
- A list of all permits required for the proposed use of land or structures prior to construction, during construction and during operation.

NOTE: All information provided in the filing (including the petitioners' analysis of the need for each exemption sought) must be adopted by witnesses who will be able to testify and respond to questions at evidentiary hearings. The petitioner should be prepared to identify which witness will adopt which part of the filing no later than three weeks after the filing date.

### **PART 3: ATTACHMENTS**

The following documents must be submitted with the petition:

- An attested copy of the municipality's complete zoning ordinance or bylaw, as in effect at the date of filing.
- Copies of any zoning decisions or related municipal actions taken with respect to the proposed use of land or structures.
- A United States Geological Survey map (1:24,000 or 1:25,000 scale and in color) of the area, showing the locus of the land or structures.
- A diagram of the site of the proposed use, showing property boundaries, existing and proposed structures, and other use areas (e.g., roadway, parking, and materials storage/transfer areas) at the site.

- Either: (1) a copy of the Environmental Notification Form (“ENF”) for the project and the Certificate of the Secretary of Environmental Affairs on such ENF; or (2) an affidavit from the petitioner stating that the proposed use does not require the filing of an ENF. If an Environmental Impact Report (“EIR”) is required, and has been submitted to the MEPA Office at the time of filing, a copy of the EIR(s) and any related Certificates also should be submitted with the petition.
- Draft MEPA Section 61 findings relating to the proposed use of land or structures, if an EIR is required for the proposed use.
- A draft hearing notice (hard copy and electronic form in Microsoft Word).
- Filing fee: A check for \$100.00, made payable to Commonwealth of Massachusetts.

*The Company will be submitting its ENF on October 2, 2017 and will provide a copy of the ENF once it is filed, as well as a copy of the Secretary's Certificate once one is issued. All of the other information requested above has been included in the Zoning Exemption Petition Filing and attachments submitted with this form.*



September 29, 2017

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Signature

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Date