

**FACT SHEET – Chapter 91 Waterways License Application**  
**South River Partnership, LLC**  
**“El Centro” – Mixed-Use Development Project**  
**Filled Tidelands of the South River, Salem, Essex County**

South River Partnership, LLC (the “Applicant”) has filed a Chapter 91 Waterways License Application with the Massachusetts Department of Environmental Protection (“MassDEP”) for a proposed mixed-use development at 315 Derby Street, 73-87 & 89 Lafayette Street, and 9 & 15 Peabody Street in the City of 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 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**

315 Derby St., 73-87 & 89 Lafayette St., and 9 & 15 Peabody St., Salem, Essex County, Massachusetts.

**Project Information**

The Applicant proposes to redevelop seven (7) parcels (approximately 1.45 acres) fronting the South River along Lafayette, Derby, and Peabody Streets between the Point Neighborhood and Downtown Salem Neighborhood at the above referenced addresses into a mixed-use development. The development will include: two (2) buildings with commercial uses, health care facilities, residential units, and community space; exterior parking, internal drives, and site utilities; and improvements to open space including a public park, and a public waterfront walkway (Harborwalk) located within Filled Commonwealth and Private Tidelands of the South River in Salem, Essex County.

The project involves nonwater-dependent use of approximately 1.45 acres of filled tidelands, and corresponding measures to provide appropriate public benefits include providing publicly accessible interior and exterior space, reconstruction of Peabody Street Park, and new landscaping along the Harborwalk. An assessment of the projects benefits and burdens as they relate to Chapter 91 interests will be conducted as part of MassDEP’s review of the application.

The project required review pursuant to the Massachusetts Environmental Protection Act (MEPA - EEA # 16603), and received a certificate issued by the Secretary on August 2, 2024 (MEPA Environmental Monitor <https://eeaonline.eea.state.ma.us/EEA/MEPA-eMonitor/submittal/99c8fe86-c535-4821-ae9b-ae6211e06c0a>) documenting that the project adequately and properly complies with MEPA. The project required review pursuant to the Wetlands Protection Act and obtained a Final Order of Conditions (DEP File #64-803) from the City of Salem Conservation Commission on November 21, 2024. A table listing all anticipated permits required is below.

Agency	Permit / Approval
<b>Local</b>	
Salem Conservation Commission	<ul style="list-style-type: none"> <li>Order of Conditions</li> <li>Certificate of Compliance</li> </ul>
Salem Redevelopment Authority	<ul style="list-style-type: none"> <li>Schematic Approval</li> </ul>
Salem Historical Commission	<ul style="list-style-type: none"> <li>Demolition Delay</li> </ul>
Salem Design Review Board	<ul style="list-style-type: none"> <li>Schematic Approval</li> </ul>
Salem Planning Board	<ul style="list-style-type: none"> <li>Site Plan Review</li> <li>Flood Hazard Overlay District – Special Permit</li> <li>Planned Unit Development – Special Permit</li> </ul>
Salem Transportation Department	<ul style="list-style-type: none"> <li>Transportation Access Plan Agreement</li> <li>Construction Management Agreement</li> </ul>
Salem Zoning Board of Appeals	<ul style="list-style-type: none"> <li>Zoning Relief</li> </ul>
Salem Inspectional Services	<ul style="list-style-type: none"> <li>Building Permit</li> </ul>
<b>State</b>	
Executive Office of Energy and Environmental Affairs	<ul style="list-style-type: none"> <li>Massachusetts Environmental Policy Act Secretary’s Certificate</li> </ul>
Massachusetts Department of Environmental Protection	<ul style="list-style-type: none"> <li>Notification of Demolition and Construction</li> <li>Chapter 91 License</li> </ul>
Massachusetts Historical Commission	<ul style="list-style-type: none"> <li>Determination of No Adverse Effect or Memorandum of Agreement</li> </ul>
<b>Federal</b>	
Environmental Protection Agency (“EPA”)	<ul style="list-style-type: none"> <li>EPA National Pollutant Discharge Elimination System (“NPDES”) Construction General Permit (requires preparation of a Stormwater Pollutant Prevention Plan (“SWPPP”))</li> <li>EPA NPDES Remediation General Permit</li> </ul>

### 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 19 EJ block groups, including ten designated as Minority, three designated as Minority and Income, three designated as Income, one designated as English Isolation, one designated as Minority and English Isolation, and one designated as Minority, Income and English isolation.

(Source: Environmental Justice Populations in Massachusetts <https://mass-eoeaa.maps.arcgis.com/apps/MapSeries/index.html?appid=535e4419dc0545be980545a0eeaf9b53>).

Using the language map to identify languages spoken, Spanish or Spanish Creole is identified as 14.6% within the project site block group. To view this information see the mapping tool at languages spoken (<https://mass-eoeaa.maps.arcgis.com/apps/webappviewer/index.html?id=dffdbf9c109647fc9601f7524c1fd9f4>). Enter an address in the search bar labeled “find address or place” and also see the map below.

MassDEP provides language access interpreter/translation services to limited English proficient individuals free of charge. If you need an interpreter for any documents, translation services can be found at the following link: <https://www.mass.gov/info-details/massdep-language-translation-assistance>. If you need an interpreter to participate in the public hearing, please contact Nishaila Porter at [nishaila.porter@mass.gov](mailto:nishaila.porter@mass.gov). Interpreter requests for the public hearing should be submitted by April 22, 2025



Caption: The project site is located in an Income EJ block group and is less than 0.1 miles from the Minority and the Minority, Income, and English isolation EJ block groups.

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; 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 North Shore Community Health Office at 27 Congress Street, Salem City Hall at 93 Washington Street, at the Salem Public Library at 370 Essex Street, and on the Project website at: <https://northshorecdc.org/properties/73-lafayette-street>

### 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-WW16-0002-APP** in the Search Page in the “Record ID” field).

If you need assistance, please contact [dep.waterways@mass.gov](mailto:dep.waterways@mass.gov) or if you do not have access to email, please leave a message at (617) 292-5929 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 **April 9, 2025** (<https://eeaonline.eea.state.ma.us/EEA/MEPA-eMonitor/home>) with a public hearing held on **April 29, 2025**, and the public comment period will be open through **June 9, 2025**

This Fact Sheet and Public Notice will be posted to MassDEP's website at: MassDEP Public Hearings & Comment Opportunities <https://www.mass.gov/info-details/massdep-public-hearings-comment-opportunities>. Comments are to be submitted to [dep.waterways@mass.gov](mailto:dep.waterways@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 and will issue a decision, which will be subject to a twenty-one (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 25-WW16-0002-APP**

**Applicant:** South River Partnership, LLC

**Project Location:** 315 Derby St., 73-87 & 89 Lafayette St., and 9 & 15 Peabody St., Salem, Essex County

**Notification Date:** April 9, 2025

**Remote Public Hearing:** April 29, 2025 at 2:00pm and 6:00pm

2:00pm hearing registration link: [https://us06web.zoom.us/meeting/register/m-1VOAj4Qmy3\\_2\\_MW\\_I7OQ](https://us06web.zoom.us/meeting/register/m-1VOAj4Qmy3_2_MW_I7OQ)

6:00pm hearing registration link: [https://us06web.zoom.us/meeting/register/6eoV\\_Lx2TEyMb4w3odmdtQ](https://us06web.zoom.us/meeting/register/6eoV_Lx2TEyMb4w3odmdtQ)

**Public Comments Deadline:** June 9, 2025

Public Notice is hereby given of the Waterways Application by South River Partnership, LLC for a Consolidated Written Determination (CWD) to authorize “El Centro” an approximately 1.4-acre mixed-use development including: two (2) buildings with residential units, commercial uses, health care facilities, and community space; exterior parking, internal drives, site utilities; and improvements to open space including a public park and public waterfront walkway (Harborwalk) located within filled Commonwealth and Private Tidelands of the South River at the referenced properties in Salem, Essex County. The Applicant is requesting extended license terms pursuant to 310 CMR 9.15(b). The proposed project has been determined to be Nonwater-Dependent. The Department has identified that the proposed 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 April 29, 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 CWD and Waterways Licenses pursuant to M.G.L. Chapter 91.

**The Department will consider all written comments on this Chapter 91 Application received by June 9, 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-WW16-0002-APP** in the Search Page in the field for Record ID). If you need assistance, please contact [dep.waterways@mass.gov](mailto:dep.waterways@mass.gov) or if you do not have access to email, please leave a message at (617) 292-5929 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>.