SUBSTATION SCOUT

Site Scanner

2 MYSTIC VIEW RD, EVERETT, MA, 02149

Coordinates 42.395130, -71.073980 Report ID cc3715e8-4923-43c2-b8d1-798e8ccf8a18
Created 2026-11-22T15:56:00.801Z

1 FRANCHISE UTILITY

FITCHBURG GAS & ELEC LIGHT CO

most likely — not confirmed

Ambiguous. This point falls inside 4 overlapping retail service territories. The utility named above is the highest-ranked candidate, not a confirmed determination. Sites on or near territory boundaries can genuinely be served by more than one utility. Verify the serving utility directly before relying on this field.

Other candidates at this location

UTILITY	OWNERSHIP	REGULATED	CUSTOMERS
MASSACHUSETTS ELECTRIC CO	INVESTOR OWNED	*not recorded*	1,353,871
NSTAR ELECTRIC COMPANY	INVESTOR OWNED	*not recorded*	1,514,056
MASSACHUSETTS BAY TRANS AUTHORITY	POLITICAL SUBDIVISION	*not recorded*	68

Ownership type	INVESTOR OWNED
Holding company	UNITIL CORP
Control area	ISNE
Customers	30,580
Data year	2022

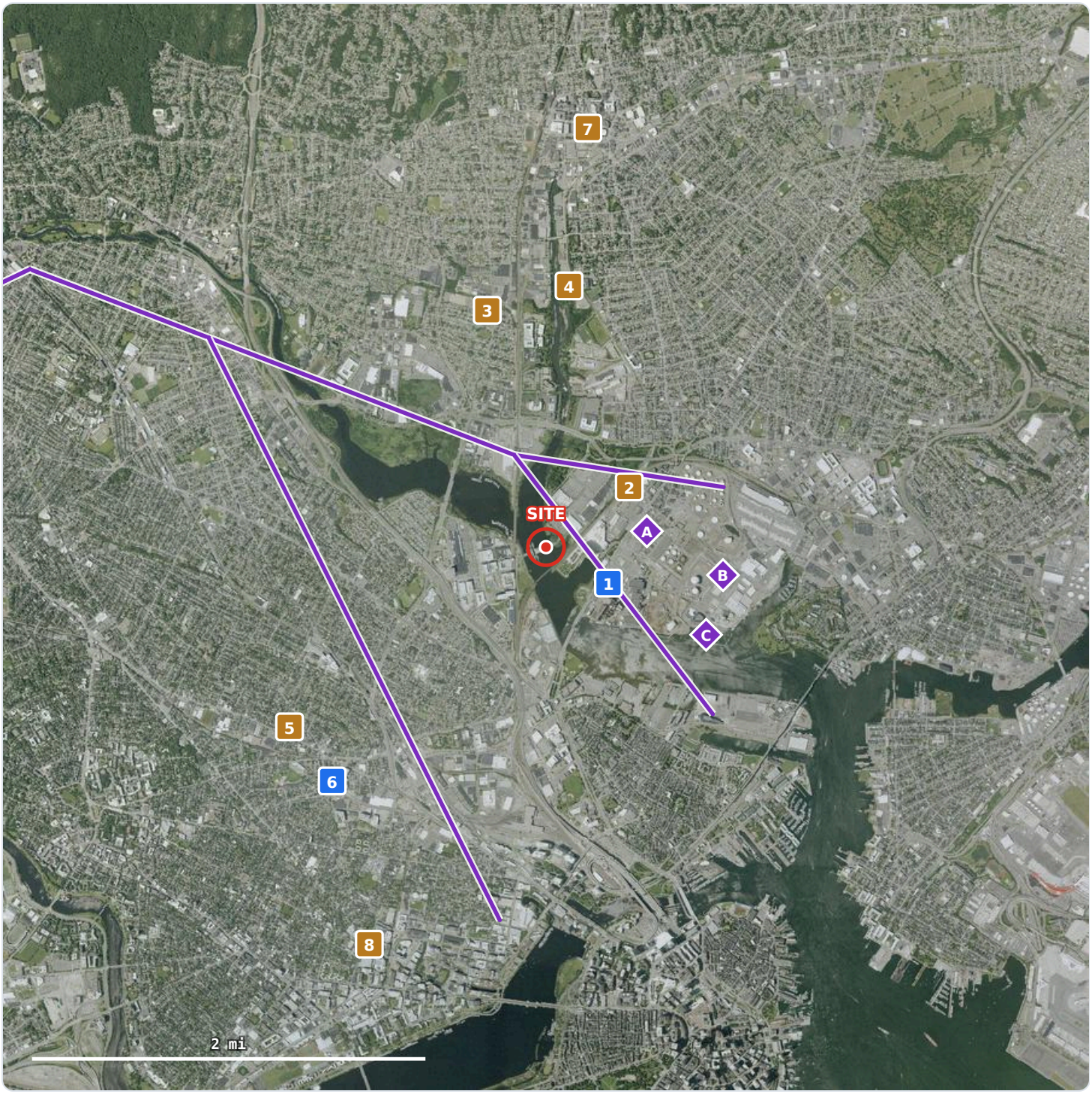
Source: HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror) · source date 2023-08-01
https://services3.arcgis.com/OYP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

2 NEAREST HIGH-VOLTAGE INFRASTRUCTURE

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
1	**0.37** mi	345 kV	9	MYSTIC BOSTON, MA	utility substation
2	**0.52** mi	115 kV	2	RISER162180 * EVERETT, MA	named terminal facility

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
3	**1.24** mi	*not recorded*	*n/r*	*unnamed in source data* * MEDFORD, MA	unattributed facility
4	**1.33** mi	115 kV	2	EVERETT * MALDEN, MA	named terminal facility
5	**1.59** mi	*not recorded*	*n/r*	*unnamed in source data* * SOMERVILLE, MA	unattributed facility
6	**1.61** mi	*not recorded*	*n/r*	SOMERVILLE SOMERVILLE, MA	utility substation
7	**2.14** mi	*not recorded*	*n/r*	*unnamed in source data* * MALDEN, MA	unattributed facility
8	**2.21** mi	*not recorded*	*n/r*	*unnamed in source data* * CAMBRIDGE, MA	unattributed facility

n/r = not recorded in source data · search radius 10 miles



1 MYSTIC · 0.37 mi · 345 kV

2 RISER162180 · 0.52 mi · 115 kV

3 unnamed record · 1.24 mi · kV n/r

4 EVERETT · 1.33 mi · 115 kV

5 unnamed record · 1.59 mi · kV n/r

6 SOMERVILLE · 1.61 mi · kV n/r

7 unnamed record · 2.14 mi · kV n/r

8 unnamed record · 2.21 mi · kV n/r

A Receipt/delivery point · NATIONAL GRID- EVERETT (MIDDLESEX,MA) · 0.52 mi

B Receipt/delivery point · BOSTN/TGP 261 CDP - BOSTON · 0.91 mi

C Receipt/delivery point · BOSTN/TGP REVERE MA MIDDLESEX · 0.93 mi

Interstate gas pipeline ◆ Gas facility (natural gas section)

Aerial imagery: USDA NAIP imagery via USGS The National Map — Public domain (USDA/USGS), retrieved 2026-10-19. Gas pipelines: EIA Natural Gas Interstate and Intrastate Pipelines (Esri Living Atlas copy), layer last edited 2025-12-04 — mapped approximations at varying scale, not surveyed routes and not a locate. 7 of 10 listed gas facilities fall outside this frame; the gas map in the natural gas section shows them. Marker positions are the source dataset's own coordinates; where records coincide, markers are separated slightly so each stays visible. Distances in the key are measured, not scaled off this drawing. Not a survey.

*** Not necessarily an interconnection point.**

- **named terminal facility** — Named facility with only 2 line connections. May be a distribution substation or a dedicated customer service rather than a transmission-level interconnection point.
- **unattributed facility** — The source dataset records no name, no voltage, and no line count for this facility — it was observed but not identified. Utility-owned assets are generally documented in public filings and system maps; customer-owned on-site substations typically are not. Treat this as likely private until verified.

- Distances are straight-line (haversine), **not** engineering route length.
- HIFLD does not record substation ownership. Proximity does not imply availability — a nearby facility may be a customer-owned on-site substation serving an adjacent property.
- 5 of 8 substations listed have no voltage recorded in the source dataset. Absence of a voltage is not evidence of low voltage.
- 4 of 8 carry a placeholder name in the source dataset.

Source: HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)
`https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10`

ALSO MAPPED IN OPENSTREETMAP

Substations at 69 kV and up within 10 miles that OpenStreetMap maps and the HIFLD dataset above does not. These are often yards built since HIFLD's snapshot. A yard is listed only when no HIFLD point lies inside its mapped outline or within 500 feet of it (0.3 mile for a yard mapped only as a point), and none of the same name within a mile; the list above is unchanged by this table.

#	DISTANCE	VOLTAGE (KV)	NAME	OPERATOR, AS TAGGED	TYPE, AS TAGGED
1	2.47 mi	115	East Eagle Substation way 832323406	Eversource	distribution
2	3.13 mi	115 / 13.8	Carver Street Substation way 29944562	Eversource	distribution
3	3.85 mi	115 / 13.8	Seafood Way Substation way 856052921	Eversource	distribution
4	4.24 mi	115 / 13.8	Blair Pond Substation way 741143580	Eversource	distribution

#	DISTANCE	VOLTAGE (KV)	NAME	OPERATOR, AS TAGGED	TYPE, AS TAGGED
5	6.35 mi	115	Deer Island Substation relation 21751705	Eversource	industrial
6	6.53 mi	*n/r*	*unnamed* way 214276153	BOSTON EDISON COMPANY	transmission

n/r = not tagged in OpenStreetMap · distance to the mapped outline

- OpenStreetMap is mapped by volunteers. Coverage varies by area, and name, operator, voltage and type are as tagged, not verified. It records no owner and no in-service date.
- "Industrial" usually marks a customer-owned yard. Proximity does not imply availability.

Source: OpenStreetMap, © OpenStreetMap contributors (ODbL 1.0) · data as of 2026-11-20
https://www.openstreetmap.org/copyright

3 NATURAL GAS INFRASTRUCTURE

Mapped gas transmission pipelines and pipeline facilities near this point, from public EIA and HIFLD datasets. The map below is scaled to the gas network; pipelines within its frame are also drawn on the site map in section 2.

Gas distribution company

NATIONAL GRID mapped territory

Gas local distribution company whose mapped service territory contains this point · investor-owned · 3,449 customers as recorded. Polygons in this layer are often county- or town-shaped approximations.

Transmission pipelines within 25 miles

DISTANCE	OPERATOR (AS RECORDED)	TYPE	STATUS
0.16 mi	Algonquin Gas Trans Co	Interstate	Operating
4.91 mi	Tennessee Gas Pipeline	Interstate	Operating
10.70 mi	PNGTS/Maritimes & Northeast	Interstate	Operating

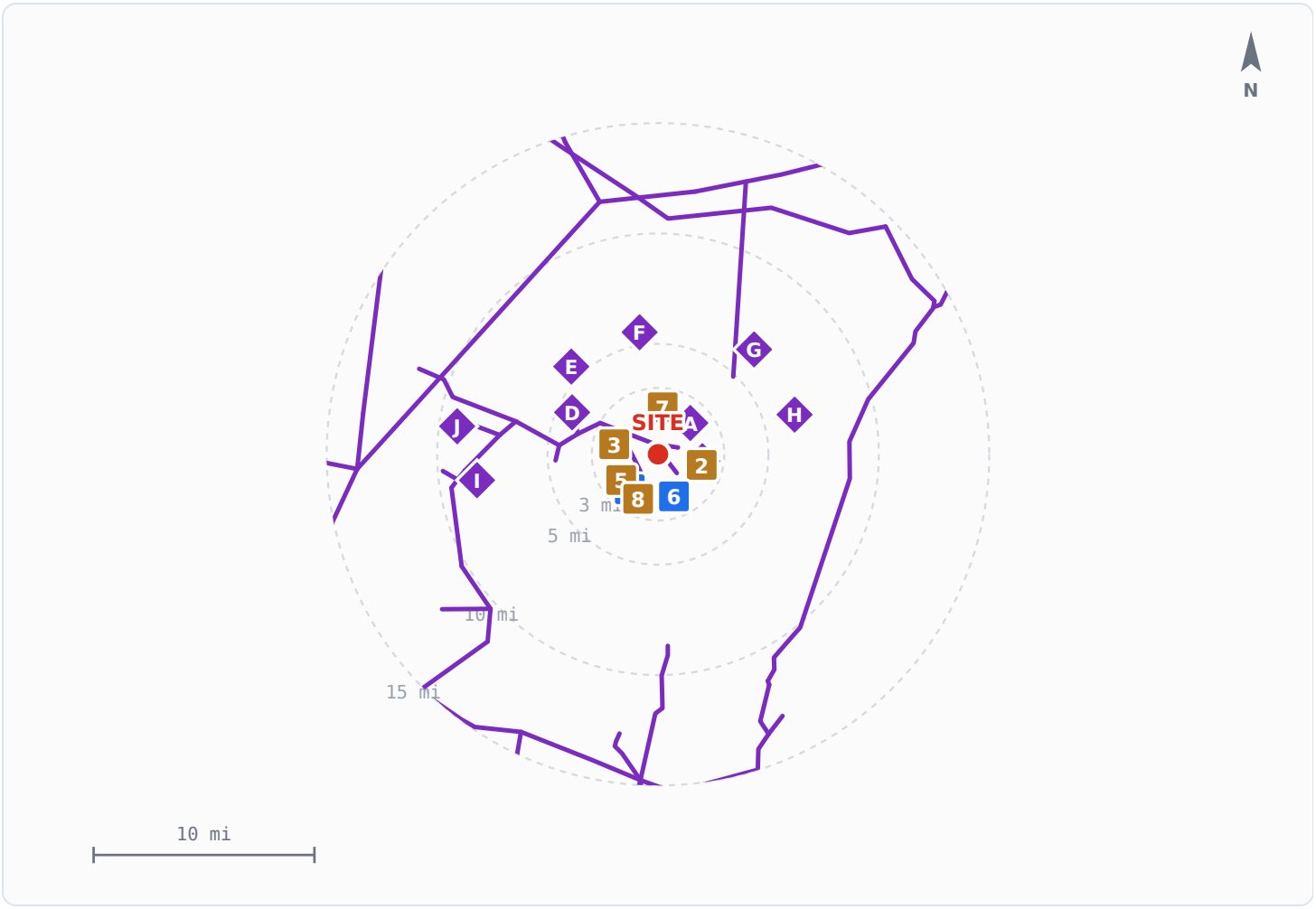
One row per operator and type: the nearest point of that operator's mapped line. 3 within 25 mi.

Pipeline facilities within 15 miles

MAP	DISTANCE	FACILITY	NAME	OPERATOR	SOURCE DATE
A	**0.52** mi	Receipt/delivery point	NATIONAL GRID- EVERETT (MIDDLESEX,MA) MA	ALGONQUIN GAS TRANSMISSION, LLC delivery location · connects BOSTON GAS COMPANY	2015-03-04

MAP	DISTANCE	FACILITY	NAME	OPERATOR	SOURCE DATE
B	**0.91** mi	Receipt/delivery point	BOSTN/TGP 261 CDP - BOSTON BOSTON, MA	TENNESSEE GAS PIPELINE delivery location	2015-02-27
C	**0.93** mi	Receipt/delivery point	BOSTN/TGP REVERE MA MIDDLESEX REVERE, MA	TENNESSEE GAS PIPELINE delivery location	2015-02-27
D	**4.33** mi	Receipt/delivery point	NATIONAL GRID-MEDFORD (MIDDLESEX,MA) MA	ALGONQUIN GAS TRANSMISSION, LLC delivery location · connects BOSTON GAS COMPANY	2015-03-04
E	**5.59** mi	Receipt/delivery point	BOSTN/TGP LEXINGTON MA MIDDLESEX ARLINGTON, MA	TENNESSEE GAS PIPELINE delivery location	2015-02-27
F	**5.59** mi	Receipt/delivery point	BOSTN/TGP ARLINGTON MA MIDDLESEX ARLINGTON, MA	TENNESSEE GAS PIPELINE delivery location	2015-02-27
G	**6.45** mi	Receipt/delivery point	BOSTN/TGP LYNN FIELD MA ESSEX LYNN, MA	TENNESSEE GAS PIPELINE delivery location	2015-02-27
H	**6.45** mi	Receipt/delivery point	BOSTN/TGP LYNN MA ESSEX LYNN, MA	TENNESSEE GAS PIPELINE delivery location	2015-02-27
I	**8.28** mi	Receipt/delivery point	NATIONAL GRID-POLAROID (MIDDLESEX,MA) MA	ALGONQUIN GAS TRANSMISSION, LLC delivery location · connects BOSTON GAS COMPANY	2015-03-04
J	**9.18** mi	Receipt/delivery point	NATIONAL GRID-WESTON (MIDDLESEX,MA) MA	ALGONQUIN GAS TRANSMISSION, LLC delivery location · connects BOSTON GAS COMPANY	2015-03-04

Within 15 mi, nearest first. Letters match the gas map below. 21 more within 15 mi not shown (10-row limit). No compressor station within 15 mi; the nearest recorded is #267 - HOPKINTON, 24.8 mi away.



Interstate gas pipeline ◆ Gas facility (natural gas section)

Pipelines: EIA Natural Gas Interstate and Intrastate Pipelines (Esri Living Atlas copy), layer last edited 2025-12-04. Facilities: HIFLD Open snapshot. Lines are mapped approximations at varying scale, not surveyed routes and not a locate. Lettered diamonds match the facility table above; numbered squares are the section 2 substations. Distances in the tables are measured, not scaled off this drawing.

- Distances are straight-line to the mapped line or point. EIA compiles the pipeline layer from many sources at varying scale and accuracy: it is not a surveyed route and not a locate. Call 811 before any ground disturbance.
- **Proximity to a transmission pipeline is not access to gas.** Taking service needs a tap or delivery point, capacity on the line and the operator's agreement. None of these is recorded in these datasets, and the pipeline layer records no diameter, pressure or capacity.
- Facility records are a HIFLD Open snapshot (source dates on the rows above: 2015). Facilities built or retired since are not reflected.
- Receipt/delivery points are where gas enters or leaves an interstate pipeline. They are not retail service points, and many carry duplicate records at one location.

Sources: EIA Natural Gas Interstate and Intrastate Pipelines (Esri Living Atlas copy) · layer last edited 2025-12-04; HIFLD Natural Gas Compressor Stations (2021 HIFLD Open mirror) and companion HIFLD layers (see section 7).
`https://services2.arcgis.com/FiaPA4ga0iQKduv3/arcgis/rest/services/Natural_Gas_Interstate_and_Intrastate_Pipelines_1/FeatureServer/0`

4 SITE CONTEXT

WATERSHED

Charles

HUC-8 01090001

Source: USGS Watershed Boundary Dataset (WBD) · retrieved 2026-09-26
`https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4`

FEMA FLOOD ZONE

Zone AE

in SFHA

Special Flood Hazard Area (1% annual chance) with base flood elevation
Base flood elevation: 10 ft
FIRM panel 25017C
Parcel centroid only — a single point, not the whole site.

Source: FEMA National Flood Hazard Layer (NFHL) · retrieved 2026-09-26
`https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28`

LOCAL MORATORIA

1 instrument recorded for these jurisdictions

1 active or extended

Census places this point in Middlesex County · Everett city.
2 other instruments recorded within 25 miles (2 active or extended), measured to jurisdiction centroids.
Recorded is not the same as applicable, and the dataset is a lower bound: an absence here is not evidence that no moratorium exists. Detail and scope caveats: Appendix B.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23
`https://github.com/mjbommar/moratorium-data-2026`

5 DATA COMPLETENESS

6 of 6 expected fields resolved

Resolved: location, franchiseUtility, nearestSubstation, substationVoltage, watershed, floodZone

> Franchise utility is ambiguous: 4 retail territories overlap this point. A most-likely holder is named but not confirmed — sites near boundaries can genuinely be served by more than one utility.

> 4 of 8 nearby substations are unnamed in the source data.

6 WHAT THIS REPORT DOES NOT TELL YOU

- Available load capacity at any substation. No utility publishes this for large loads; this report is a screening aid, not a system impact study.
- Interconnection cost or timeline for a specific project.
- Zoning approval likelihood.
- Interconnection queue activity at these substations. None of them could be checked: each is either unnamed in the source dataset or in a county with no PJM, ERCOT, BPA, APS, DUKE, LGE-KU, MISO, SOCO, SPP or TVA filings.
- Planned transmission work at these substations. The expansion tracker covers PJM planning materials and ERCOT's transmission project tracking workbook, and no substation above matched one of its entries.
- Substations built or planned since the substation dataset was compiled.
- Whether a local moratorium covers this site. Instruments recorded for the jurisdictions containing the point are listed in Appendix B, but their scope is set by their own text, which this report does not read.
- The utility's terms for large customers. No large-load tariff is on record for the named utility; the records cover a hand-verified set of utilities, not all of them, so this is not evidence that none exists.
- Whether natural gas service is available here, or the capacity, pressure, tap or lateral cost of any pipeline listed. The gas datasets record where facilities are mapped, not what they can deliver.
- Transmission line proximity — substations only.
- Whether a substation is physically accessible, expandable, or has available bay positions.

This report is built to **rule out sites with no nearby transmission infrastructure**. A site with nothing in range is a defensible elimination. The reverse does not hold: proximity to the facilities listed above is not access to power, and nothing here establishes that a connection is available, affordable or achievable on any schedule.

7 SOURCES AND DATA VINTAGE

SUBSTATIONS

HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

`https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10`

Publisher vintage 2022-06-03 · ingested 2026-08-30 · 78,373 records · None (Public Use) — HIFLD Open

FRANCHISE TERRITORIES

HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror)

`https://services3.arcgis.com/OYP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0`

Publisher vintage 2023-08-01 · ingested 2026-08-30 · 2,845 records · HIFLD Open / EIA-861 derived (public-use US Government data)

GEOCODING

US Census Bureau Geocoding Services API

`https://geocoding.geo.census.gov/geocoder/locations/onelineaddress`

Benchmark Public_AR_Current · retrieved 2026-11-22

WATERSHED

USGS Watershed Boundary Dataset (WBD)

`https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4`

Retrieved 2026-09-26 · Public domain (USGS/USDA-NRCS)

FLOOD HAZARD

FEMA National Flood Hazard Layer (NFHL)

`https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28`

Retrieved 2026-09-26 · Public domain (FEMA)

LOCAL MORATORIA

Moratorium Data 2026 (Bommarito) — local moratorium inventory

`https://github.com/mjbommar/moratorium-data-2026`

Publisher vintage 2026-09-23 (commit dbaab04d84f8) · ingested 2026-10-04 · 1,291 records · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation

JURISDICTIONS

US Census Bureau Geocoding Services — geographies by coordinates

`https://geocoding.geo.census.gov/geocoder/geographies/coordinates`

Retrieved 2026-10-04 · Public domain (US Government work)

ALSO MAPPED IN OPENSTREETMAP

OpenStreetMap substations (power=substation), © OpenStreetMap contributors

`https://www.openstreetmap.org/copyright`

OSM data as of 2026-11-20 · built 2026-11-21 · Open Database License 1.0. The substation layer derived from it (OSM yards at 69 kV and up with no HIFLD point at or near their outline) is available under the same license on request.

GAS PIPELINES

EIA Natural Gas Interstate and Intrastate Pipelines (Esri Living Atlas copy)

`https://services2.arcgis.com/FiaPA4ga0iQKduv3/arcgis/rest/services/Natural_Gas_Interstate_and_Intrastate_Pipelines_1/FeatureServer/0`

Publisher vintage 2025-12-04 · ingested 2026-10-16 · 32,850 records · Public domain (US Government work — U.S. Energy Information Administration)

GAS COMPRESSOR STATIONS

HIFLD Natural Gas Compressor Stations (2021 HIFLD Open mirror)

`https://services5.arcgis.com/HDRa0B57OVrv2E1q/arcgis/rest/services/Natural_Gas_Compressor_Stations/FeatureServer/0`

Publisher vintage 2020-05-07 · ingested 2026-10-16 · 1,382 records · None (Public Use) — HIFLD Open

GAS RECEIPT/DELIVERY POINTS

HIFLD Natural Gas Receipt/Delivery Points (2021 HIFLD Open mirror)

`https://services5.arcgis.com/HDRa0B57OVrv2E1q/arcgis/rest/services/Natural_Gas_Receipt_Delivery_Points/FeatureServer/0`

Publisher vintage 2016-01-15 · ingested 2026-10-16 · 9,476 records · None (Public Use) — HIFLD Open

GAS STORAGE FACILITIES

HIFLD Natural Gas Storage Facilities (2021 HIFLD Open mirror)

`https://services5.arcgis.com/HDRa0B57OVrv2E1q/arcgis/rest/services/Natural_Gas_Storage_Facilities/FeatureServer/0`

Publisher vintage 2018-12-01 · ingested 2026-10-16 · 416 records · None (Public Use) — HIFLD Open

GAS PROCESSING PLANTS

HIFLD Natural Gas Processing Plants (2021 HIFLD Open mirror)

`https://services5.arcgis.com/HDRa0B57OVrv2E1q/arcgis/rest/services/Natural_Gas_Processing_Plants/FeatureServer/0`

Publisher vintage 2019-01-01 · ingested 2026-10-16 · 670 records · None (Public Use) — HIFLD Open

GAS DISTRIBUTION TERRITORIES

HIFLD Natural Gas Local Distribution Company Service Territories (2021 HIFLD Open mirror)

`https://services5.arcgis.com/HDRa0B57OVrv2E1q/arcgis/rest/services/Natural_Gas_Local_Distribution_Company_Service_Territories/FeatureServer/0`

Publisher vintage 2017-12-31 · ingested 2026-10-16 · 1,290 records · None (Public Use) — HIFLD Open

LARGE-LOAD TARIFFS

Substation Scout large-load tariff records (state commission filings)

`https://substationscout.com/large-load-tariffs/`

8 records · documents retrieved 2026-10-20 · exported 2026-10-22

EXPANSION TRACKER (ERCOT)

ERCOT, Transmission Project and Information Tracking (TPIT), compiled from Transmission Service Provider submissions

`https://substationscout.com/substation-tracker/ercot/`

Data as of 2026-10-01 · 39 releases read · retrieved 2026-10-26 · exported 2026-11-21

EXPANSION TRACKER

PJM Interconnection, L.L.C. — TEAC and Sub-Regional RTEP Committee meeting materials, pjm.com

`https://substationscout.com/substation-tracker/`

Documents dated 2024-10-08 to 2026-11-13 · 664 documents · exported 2026-11-21

Screening aid, not an engineering study. This report helps prioritize sites before committing to engineering due diligence. It is not a system impact study and carries no warranty. Underlying public datasets are published on their own schedules and may have changed since the retrieval dates shown above. Every figure in this report is reproducible from the cited sources; nothing is estimated, modelled, or generated.

B APPENDIX — LOCAL MORATORIA

Local moratorium instruments — temporary pauses on accepting or approving certain development, most often data centers — as recorded in a third-party research dataset. Rows are reproduced as published; this report does not read the instruments themselves. This dataset tracks moratoria only — not project proposals, planning-commission reviews, or permanent zoning rules — so active local debate over a specific project will not appear here.

> **A recorded instrument is not a determination that this site is covered.** Which applications, zoning districts and sectors an instrument reaches — and whether a county instrument applies inside incorporated municipalities — is set by its text. Confirm with the jurisdiction before relying on any row.

Jurisdictions containing this point

Everett (restriction proposal, not moratorium), MA active

Matched to the Census geography **Everett city**, which contains this point · sectors: data centers · adopted 2026-06-22 · current end *not recorded* · ID ma-everett-2026

STATUS AS RECORDED

Adopted and still in force as of 2026-09-23. The Everett City Council enrolled the Section 37 (Docklands Innovation District) zoning amendment on 2026-06-08 and ordained (finally passed) it on 2026-06-22, converting data centers from a by-right to a restricted use with a combined footprint/power cap (the lesser of 20,000 square feet or 5 megawatts), required closed-loop cooling, funding of electric-system upgrades, backup generators, a minimum setback from housing, and a resident hiring preference. A statewide roundup (Hoodline, Aug. 26, 2026) independently confirms the Docklands cap remains in effect ("Everett caps facilities in its Docklands Innovation District at 20,000 square feet or 5 megawatts"); no repeal or further amendment was found.

LEGAL BASIS AS RECORDED

Proposed amendment to Section 37, Everett Docklands Innovation District zoning

Within 25 miles

JURISDICTION	TYPE	STATUS	SECTORS	ADOPTED	ENDS	CENTROID
Malden, MA	City	active	data centers	2026-05-05	*n/r*	2.2 mi
Lowell, MA	City	active	data centers	2026-03-10	*n/r*	20.8 mi

Distance is to the jurisdiction's centroid, not its boundary — a large county can begin much closer than the figure shown.

State-level actions — MA

ACTION	STATUS	MECHANISM	PROVISIONS AS RECORDED
Chapter 238 of the Acts of 2024 / G.L. c. 64H Section 6(zz)	enacted	incentive restriction	Creates sales/use tax exemption for qualified data center equipment, software, electricity, and construction costs; 20-year qualification period; 100,000-square-foot and $50 million thresholds.

5 state-policy actions tracked for MA in total; only those the publisher records as enacted or in force are listed. Where the publisher's legal-effect field reads “unknown”, the current effect of an enacted measure has not been checked by the publisher, and it is omitted here rather than guessed. 15 local instruments recorded statewide.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23 · commit dbaab04d84f8 · 1,291 instruments · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation
`https://github.com/mjbommar/moratorium-data-2026`

- Each instrument is tied to a Census county, county subdivision or incorporated place only when the Census places the publisher's own centroid inside a geography of the same name and kind. 70 of 1,291 rows could not be tied this way and do not appear in this appendix.
- The publisher compiles the dataset from municipal records and news coverage with AI-assisted research and documents its known gaps in the repository.

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