

Site Scanner

2 MYSTIC VIEW RD, EVERETT, MA, 02149

Coordinates 42.395130, -71.073980 Report ID b25f639b-1caa-43b9-b02d-ed1007004c6d
Created 2026-10-04T01:32:31.490Z

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/0YP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

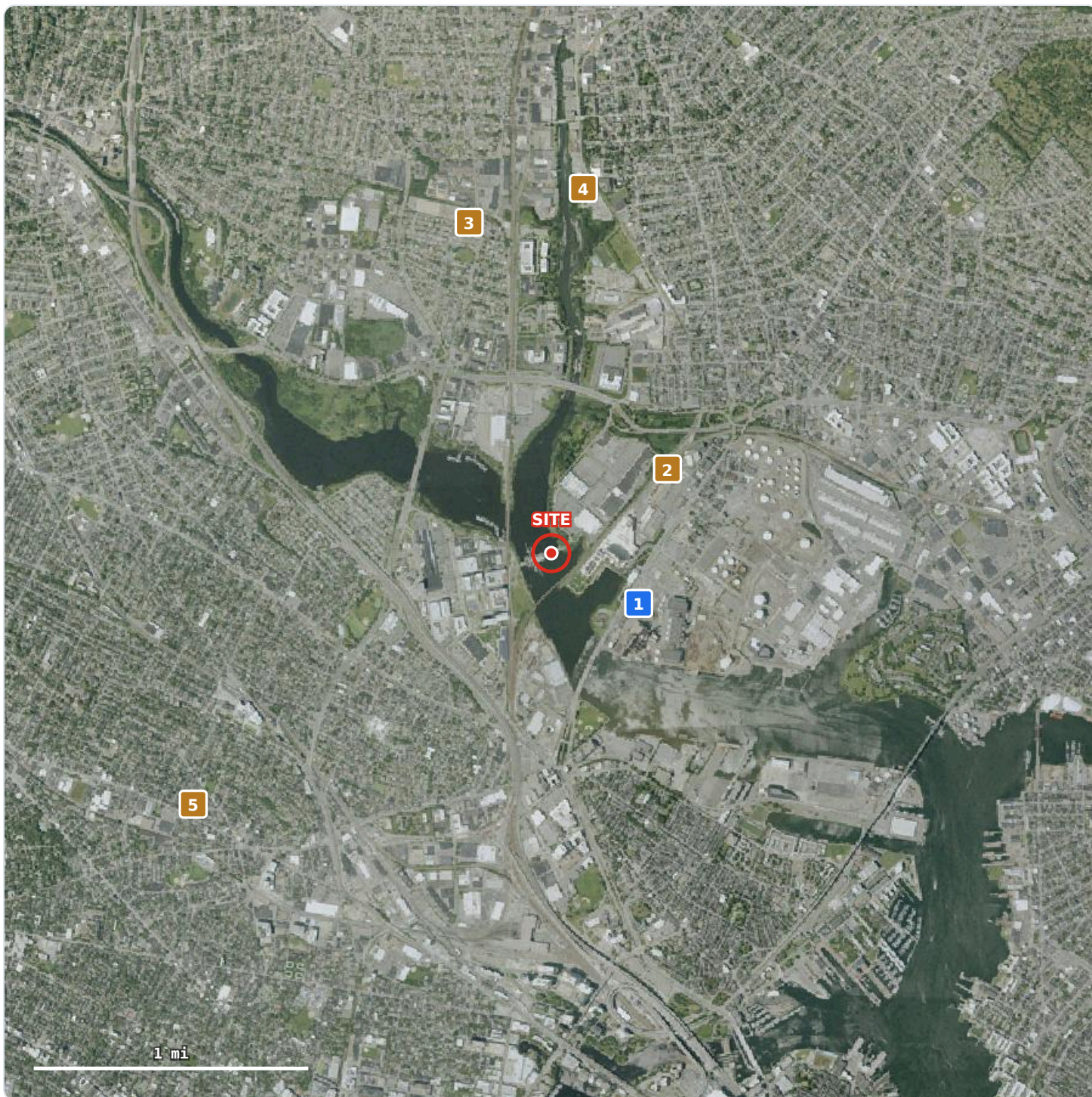
2

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	<i>not recorded</i>	<i>n/r</i>	<i>unnamed in source data *</i> MEDFORD, MA	unattributed facility
4	1.33 mi	115 kV	2	EVERETT * MALDEN, MA	named terminal facility
5	1.59 mi	<i>not recorded</i>	<i>n/r</i>	<i>unnamed in source data *</i> SOMERVILLE, MA	unattributed facility

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



1 MYSTIC · 0.37 mi · 345 kV

3 unnamed record · 1.24 mi · kV n/r

5 unnamed record · 1.59 mi · kV n/r

2 RISER162180 · 0.52 mi · 115 kV

4 EVERETT · 1.33 mi · 115 kV

Aerial imagery: USDA NAIP imagery via USGS The National Map — Public domain (USDA/USGS), retrieved 2026-09-27. 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.
- 2 of 5 substations listed have no voltage recorded in the source dataset. Absence of a voltage is not evidence of low voltage.
- 2 of 5 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

3 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>

4 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.

2 of 5 nearby substations are unnamed in the source data.

5 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 data is appended to the bottom of this report when a substation listed above is an exact name and county match against the queue dataset. Visit the [Queue Wire](#) for further research.
- 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.
- 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.

6 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/onlineaddress>

Benchmark Public_AR_Current · retrieved 2026-10-04

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)

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	<i>n/r</i>	2.2 mi
Lowell, MA	City	active	data centers	2026-03-10	<i>n/r</i>	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.