

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERWAYS REGULATION PROGRAM**

**Notice of License Application pursuant to M.G.L. Chapter 91
Application No: 25-WW16-0006-APP**

Applicant: SEB Lynn Harbor Property LLC

Project Location: 830 Lynnway, Lynn Municipal Harbor Planning Area; Filled and Flowed Tidelands of Lynn Harbor, Lynn, Essex County

Notification Date: December 10, 2025

Remote Public Hearing: December 15, 2025 at 2:00 pm

<https://us06web.zoom.us/meeting/register/SKiEf0rhQWKd4LFQBS3kcw>

Public Comments Deadline: January 9, 2026

Public Notice is hereby given of the Chapter 91 License Application by SEB Lynn Harbor Property LLC for a Consolidated Written Determination to authorize a mixed-use development including nonwater-dependent use buildings, surface parking, internal driveways, a waterfront public park with connecting pedestrian pathways, and shoreline stabilization structures within Filled and Flowed Tidelands of Lynn Harbor and within the Lynn Municipal Harbor Planning Area at 830 Lynnway, City of Lynn, Essex County. The Applicant is requesting an extended license term pursuant to 310 CMR 9.15(b). The proposed project has preliminarily been determined to be Nonwater-Dependent.

The Public Hearing for this Chapter 91 Application will be conducted remotely via Zoom on December 15, 2025 at 2:00 pm. 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.

Advance registration is required to participate in the Public Hearing. Please register using the link above for the public hearing. After registering, you will receive a confirmation email with the information needed to join the meeting from your device. The Department will conduct this public hearing in order to receive information to be used in its decision on whether to grant a License pursuant to M.G.L. Chapter 91.

The Department will consider all written comments on this Application received by January 9, 2026 (Public Comment 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 Comment 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. A public hearing may be held at the request of the Municipal Official.

Project plans and documents for the application are on file for public viewing electronically at: <https://eeaconline.eea.state.ma.us/EEA/PublicApp/> (enter **25-WW16-0006-APP** in the Search Page in the field for “Record ID”). If you need assistance, please contact susan.you@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 Susan You, 100 Cambridge Street, Suite 900, Boston, MA 02114.

The Department 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>.