



Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs

Department of Environmental Protection

Address: 100 Cambridge Street, Suite 900, Boston MA 02114 | Phone: 617-292-5500

Maura T. Healey
Governor

Kim Driscoll
Lieutenant Governor

Rebecca Tepper
Secretary

Bonnie Heiple
Commissioner

July 21, 2026

In the Matter of
Webster Chelsea Commons, LLC

OADR Docket No. 2026-019
Enforcement Doc # 22068NT
Chelsea, MA

FINAL DECISION

I have reviewed and hereby approve the attached Settlement Agreement by Administrative Consent Order with Penalty and Notice of Noncompliance executed on June 29, 2026, by the Petitioner's Representative, Mai Luo, and on July 1, 2026, by Eric Worrall, Regional Director of the Western Regional Office for the Massachusetts Department of Environmental Protection.

Under the terms of 310 CMR 1.01(8)(c), this proceeding is dismissed with the parties waiving whatever rights they may have to further administrative review before the Massachusetts Department of Environmental Protection as well as any appeal to court.

Bonnie Heiple
Commissioner

SERVICE LIST

71 Stockton LLC
 c/o Mai Luo
 68 Harrison Avenue
 Unit 601
 Boston, MA 02111

Petitioner

Dennis P, Giustra, PE, LSP
 GRS Environmental
 69 School Street
 Middleton, MA 01949
dgiustra@gmail.com

Petitioner's Representative

Eric Worrall, Regional Director
 Andrew Clark, Deputy Regional Director
 MassDEP/NERO
 150 Presidential Way
 Woburn, MA 01801
Eric.Worrall@mass.gov
andrew.clark@mass.gov

Department

Katherine Blakley, Counsel
 MassDEP/Office of General Counsel
 100 Cambridge Street, 8th Floor
 Boston, MA 02114
Katherine.blakley@mass.gov

Department's Representative

CC: Heidi Zisch, Chief Regional Counsel
 MassDEP/NERO/ Office of General Counsel
Heidi.Zisch@mass.gov

Department

Bruce Hopper, Litigation Manager
 Jakarta Childers, Program Coordinator
 MassDEP/Office of General Counsel
Bruce.e.Hopper@mass.gov
Jakarta.Childers@mass.gov

Department