

## **NOTICE OF INTENT**

pursuant to

The Regulations of Massachusetts Wetlands Protection Act  
310 CMR 10.00

and the

City of New Bedford Wetlands Protection Ordinance

**Shoreline Marine Terminal, LLC  
Building Demolition  
Map 79, Lot 2  
26 North Front Street  
New Bedford, Massachusetts**

**PREPARED FOR:**

**SHORELINE MARINE TERMINAL, LLC  
137 POPE'S ISLAND  
NEW BEDFORD, MA 02740**

**PREPARED BY:**

Pare Corporation  
10 Lincoln Road, Suite 210  
Foxboro, MA 02035

Original Submission: MARCH 2022  
Resubmission: AUGUST 2022



August 4, 2022

New Bedford Conservation Commission  
New Bedford Department of Environmental Stewardship  
133 William Street, Room 304  
New Bedford, Massachusetts 02740

Re: **Notice of Intent – Building Demolition Project**  
**Shoreline Marine Terminal, LLC**  
**26 North Front Street**  
**New Bedford, MA**  
Pare Project No. 20109.00

Dear Members of the Conservation Commission:

On behalf of Shoreline Marine Terminal, LLC (Shoreline) – the Applicant – and pursuant to the Regulations of the Massachusetts Wetlands Protection Act 310 CMR 10.00 (referred to herein as the WPA Regulations) and the City of New Bedford Wetlands Protection Ordinance (referred to herein as the Ordinance), Pare Corporation (Pare) is submitting the attached Notice of Intent (NOI) for your review. This NOI submission replaces the original NOI we submitted on March 24, 2022, which included the demolition of Buildings #2 and #12. The project limit now extends further west and includes demolishing Buildings #1, #2, #3, #3A, #4, #12, and #19. The Project also includes disconnection and abandonment of associated building utility services, and installation of asphalt pavement, dense grade aggregate, utilities, and stormwater best management practices in the affected areas. Landscaping islands will be installed on the southwestern and western sides of the property.

Enclosed are the following materials:

- One (1) original signed and one (1) copy of the WPA Form 3;
- One (1) copy of the NOI for the referenced Project, including the Transmittal Form, Municipal Forms, Figures, Abutter Notification Information, Project Narrative, and Stormwater Report; and
- Two (2) full size sets of Project Plans.

An electronic copy of the listed materials has been provided to the Commission concurrently with this submission. Please note that abutters will be notified via Certificate of Mailing as provided for under 310 CMR 10.05(4)(a). A copy of the Certificate of Mailing will be supplied prior to the public hearing.

Wetland resource areas to be impacted by the building demolition are consistent with those calculated in the previous submission and include the 25-foot Riverfront Area and Land Subject to Coastal Storm Flowage associated with the Acushnet River. In addition, impacts are proposed within developed areas of the 100-foot Buffer Zone associated with the Coastal Bank. Because none of the additional work is located within resource

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areas or buffer zones, this NOI refiling is not subject to any state or additional municipal filing fees from those submitted with the original submission. The coastal resource area impacts resulting from the Work are necessary to meet the above project needs, and we have designed the building demolition to either avoid or minimize disturbances to those resource areas to the maximum extent practicable.

Shoreline has actively taken steps to revitalize the former Revere Copper Products site since acquiring the property in 2019. A new rail spur, permitted under separate cover, is nearly complete and permitting and design of the new marine travel lift pier is also nearing completion. Additional site improvements include installing a new bulkhead wall (later this summer), placing new asphalt pavement and dense graded aggregate, as well as installing new stormwater control measures, utilities, site lighting and landscaping to support the Shipyard. Shoreline envisions the new Shipyard as a beneficial waterfront development providing ship building and repair services to the thriving commercial fishing industry all along the eastern coast. To make room for the new marine travel lift and future ship building operations and storage, the site buildings must be demolished. Shoreline previously met with the City considering the age of the two building (>75 years old) and is working with the City's Department of Inspectional Services (DIS), Historic Commission and City Councilors to ensure the proper building due diligence is performed, according to the City's demolition delay ordinance, prior to issuing a demolition permit. The Historic Commission has already released their findings to the City Councilors, indicating that the buildings are Historically Significant, but not Preferably Preserved Historic Buildings. DIS is awaiting final approval from the Planning Board on the Special Permit/Definitive Site Plan (Case #22-34), which is to be publicly heard on August 10, 2022, before issuing us the demolition permit.

We look forward to working with you on this very important project. If you have any questions, please feel free to contact us.

Sincerely,

**Pare Corporation**

Lauren H. Gluck, P.W.S.

Senior Environmental Scientist

LHG/adh/act

cc: DEP Southeast Regional Office  
Shoreline Marine Terminal, LLC  
File



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Section 5	Project Plans entitled “Former Revere Copper Site, Phase I Redevelopment – Conservation Commission Submission”, dated August 4, 2022 (Bound Separately)
Attachment 1	Asbestos Survey Report, Commercial Buildings, 24 North Front Street, New Bedford, MA, prepared by AltTech Services, dated July 8, 2022
Attachment 2	USEPA and MassDEP Letter of Consistency Determination, dated January 23, 2022.





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**SECTION 1**

Administrative Documentation



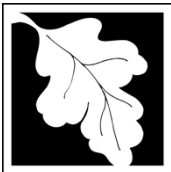


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Form 3 – Notice of Intent







**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
New Bedford
City/Town

**Important:**  
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:  
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>26 North Front Street</u>	<u>New Bedford</u>	<u>MA</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>41.649852</u>	<u>-70.922437</u>
	d. Latitude	e. Longitude
<u>79</u>	<u>2</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Michael</u>	<u>Quinn</u>	
a. First Name	b. Last Name	
<u>Shoreline Marine Terminal, LLC</u>		
c. Organization		
<u>137 Pope's Island</u>		
d. Street Address		
<u>New Bedford</u>	<u>MA</u>	<u>02740</u>
e. City/Town	f. State	g. Zip Code
<u>508-525-3731</u>	<u>mike@smotruevalue.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

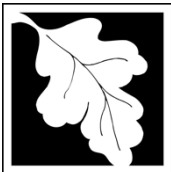
<u>Michael</u>	<u>Quinn</u>	
a. First Name	b. Last Name	
<u>Shoreline Resources, LLC</u>		
c. Organization		
<u>137 Pope's Island</u>		
d. Street Address		
<u>New Bedford</u>	<u>MA</u>	<u>02740</u>
e. City/Town	f. State	g. Zip Code
<u>508-525-3731</u>	<u>mike@smotruevalue.com</u>	
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Alan</u>	<u>Hanscom</u>	
a. First Name	b. Last Name	
<u>Pare Corporation</u>		
c. Company		
<u>10 Lincoln Road, Suite 210</u>		
d. Street Address		
<u>Foxborough</u>	<u>MA</u>	<u>02035</u>
e. City/Town	f. State	g. Zip Code
<u>6178721489</u>	<u>ahanscom@parecorp.com</u>	
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$1,062.50</u>	<u>\$1,037.50</u>	<u>\$2,100.00</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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Bureau of Resource Protection - Wetlands

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**A. General Information (continued)**

6. General Project Description:

Demolition of seven (7) buildings - #1, #2, #3, #3A, #4, #12 and #19. Coordinate disconnecting utilities servicing building with the respective City department. Stormwater best management practices (BMPs) will be installed in compliance with the Massachusetts Stormwater requirements and the City of New Bedford's Stormwater Rules and Regulations.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

South Bristol	_____	_____
a. County		b. Certificate # (if registered land)
See Attachment A	_____	_____
c. Book		d. Page Number

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

- 1.  Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2.  Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.







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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	13,733	
	_____	
	1. square feet	

4.  Restoration/Enhancement  
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

\_\_\_\_\_

a. square feet of BVW

\_\_\_\_\_

b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

\_\_\_\_\_

a. number of new stream crossings

\_\_\_\_\_

b. number of replacement stream crossings



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## C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

2/7/22 (viewed on  
MassGIS OLIVER)

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage

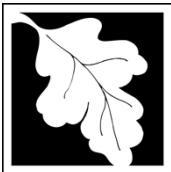
2.  Assessor's Map or right-of-way plan of site

2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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### C. Other Applicable Standards and Requirements (cont'd)

- (c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site

- (e)  Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and  
the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c.  Is this an aquaculture project?      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

**C. Other Applicable Standards and Requirements (cont'd)**

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?  
 a.  Yes  No      If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.  
 b. ACEC

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- 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?  
 a.  Yes  No
- 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?  
 a.  Yes  No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?  
 a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
  - 1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  - 2.  A portion of the site constitutes redevelopment
  - 3.  Proprietary BMPs are included in the Stormwater Management System.
 b.  No. Check why the project is exempt:
  - 1.  Single-family house
  - 2.  Emergency road repair
  - 3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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## D. Additional Information (cont'd)

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

"Shoreline Marine Terminal, LLC Former Revere Copper Site Redevelopment"

a. Plan Title

Pare Corporation

various

b. Prepared By

c. Signed and Stamped by

August 4, 2022

As noted

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

## E. Fees

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

201250

03/23/2022

2. Municipal Check Number

3. Check date

201249

03/23/2022

4. State Check Number

5. Check date

Shoreline Marine Terminal, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name





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**F. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

	8-3-22
1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
	8/03/22
5. Signature of Representative (if any)	6. Date

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

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Filing Fee Transmittal Form

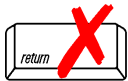






**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**A. Applicant Information**

1. Location of Project:

26 North Front Street New Bedford  
 a. Street Address b. City/Town  
\$1,037.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Michael Quinn  
 a. First Name b. Last Name  
Shoreline Marine Terminal, LLC  
 c. Organization  
137 Pope's Island  
 d. Mailing Address  
New Bedford MA 02740  
 e. City/Town f. State g. Zip Code  
508-525-3731 mike@smotruevalue.com  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

Michael Quinn  
 a. First Name b. Last Name  
Shoreline Resources, LLC  
 c. Organization  
137 Pope's Island  
 d. Mailing Address  
New Bedford MA 02740  
 e. City/Town f. State g. Zip Code  
508-525-3731 mike@smotruevalue.com  
 h. Phone Number i. Fax Number j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Demolish Building (Cat 3)	2	\$1,050	\$2,100
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$2,100
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$2,100
			a. Total Fee from Step 5
State share of filing Fee:			\$1037.50
			b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:			\$1,062.50
			c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

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Proof of Property Ownership





**Shoreline Resources, LLC  
137 Popes Island  
New Bedford, MA 02740**

July 11, 2022:

RE: Shoreline Marine Terminal LLC  
26 North Front Street, New Bedford  
Appointment of Project

To Whom it May Concern:

Shoreline Marine Terminal , LLC is affiliated with Shoreline Resources LLC.

Shoreline Resources LLC hereby authorizes Shoreline Marine Terminal LLC to proceed with permitting and construction of the Shoreline Marine Terminal project.



Michael Quinn, Manager, Shoreline Resources, LLC

\_\_\_\_\_  
Date



**Shoreline Marine Terminal, LLC  
24-26 North Front Street  
New Bedford, MA 02740**

July 11, 2022:

RE: Shoreline Marine Terminal LLC  
26 North Front Street, New Bedford  
Appointment of Agent

To Whom it May Concern:

Shoreline Marine Terminals, LLC and Shoreline Resources LLC hereby appoint the following agent for the Shoreline Marine Terminal project.

Alan Hanscom, LSP  
Pare Corporation  
10 Lincoln Road, Suite 210  
Foxboro, MA 02035  
[ahanscom@parecorp.com](mailto:ahanscom@parecorp.com)

  
Michael Quinn, Manager

7-13-2022  
Date

**Commonwealth of Massachusetts  
Bristol County**

On this 13<sup>th</sup> day of July, 2022, Michael Quinn, before me, the undersigned Notary Public, Michael Quinn personally appeared and proved to me through satisfactory evidence of identification, which were License Michael Quinn to be the person whose name is signed to this document, and acknowledged that he/she signed it voluntarily for the stated purpose, as Manager of the Limited Liability Corporation.



  
Notary Public signature



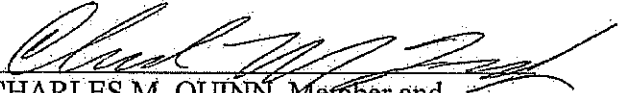


**WRITTEN CONSENT OF ALL MANAGERS AND MEMBERS  
OF  
SHORELINE MARINE TERMINAL LLC FORMERLY SHORELINE RESOURCES,  
LLC**

Pursuant to the provisions of the General Laws of Massachusetts, the undersigned, being the all of the Managers and Members of **Shoreline Marine Terminal LLC**, a Massachusetts limited liability company with a principal place of business located at 132 Pope's Island, New Bedford, MA 02740 (the "LLC"), hereby consents to the following actions and adopt the following votes and direct that this writing be placed with the records of the special meetings of the Managers and Members of the LLC to be treated for all purposes as votes taken at a meeting.

1. This written consent shall be considered a special meeting of all of the Managers and Members of the LLC held on July 19, 2022.
  
2. VOTED: To authorize the either Charles M. Quinn or Michael Quinn to sign all documents necessary or incidental to the submission to the City of New Bedford for site plan review, special permit; demolition permits, building permits or anything else required to develop the real property styled 24-26 North Front Street, New Bedford, MA The signature of either Charles M. Quinn or Michael Quinn shall bind the LLC

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and executed this written consent on July 19, 2022

  
CHARLES M. QUINN, Member and  
Manager

  
MICHAEL QUINN, Member



LOCUS  
24-26 N FRONT ST.  
+ VACANT LAND NASH ROAD



Bk: 12846 Pg: 1 Pg: 1 of 10 BS  
Doc: DEED 07/02/2019 03:54 PM

MASSACHUSETTS EXCISE TAX  
Bristol ROD South 001  
Date: 07/02/2019 03:54 PM  
Ctrl# 028287 19997 Doc# 00014471  
Fee: \$228.00 Cons: \$50,000.00

After Recording Return To:  
Mathieu & Mathieu  
168 Eighth Street  
New Bedford, MA 02740

**DEED**

**REVERE COPPER PRODUCTS, INC.**, a Delaware corporation, having an address of One Revere Park, Rome, New York 13440-5561, successor by merger to Revere Copper Products, Inc., a Maryland corporation, hereby grants, with quitclaim covenants, to **SHORELINE RESOURCES, LLC**, a Massachusetts limited liability company, having an address of 137 Popes Island, New Bedford, Massachusetts 02740, for consideration of Fifty Thousand and 00/100 (\$50,000.00) Dollars, the land with the building(s) thereon, located in New Bedford, Bristol County, Massachusetts, being more particularly described on Schedule A, attached to, incorporated in, and made a part of this instrument.

Subject to all rights, liens, restrictions and encumbrances of record, to the effect that same may exist and be presently in force and effect, including, but not limited to, the following:

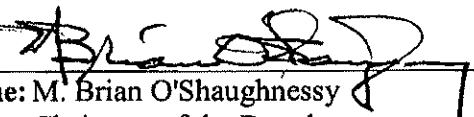
Real estate taxes for the current year not due and payable as of this date, which the grantee assumes and agrees to pay.

*(Signature page follows)*

M&M

WITNESS my hand and seal this 28 day of June, 2019.

**REVERE COPPER PRODUCTS, INC.**

By:   
Name: M. Brian O'Shaughnessy  
Title: Chairman of the Board

**STATE OF NEW YORK**

**ONEIDA COUNTY; ss**

On this 28 day of June, 2019, before me, the undersigned notary public, personally appeared M. BRIAN O'SHAUGHNESSY, proved to me through satisfactory evidence of identification, which was a PHOTO I.D., to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Chairman of the Board of Revere Copper Products, Inc., and as the voluntary act of Revere Copper Products, Inc.

  
\_\_\_\_\_  
Notary Public: (official signature and seal of notary)  
My Commission Expires:

**KELLY L. CREEKMORE**  
Notary Public, State of New York  
Reg. # 01CR6242709  
Qualified in Oneida County  
Commission Expires June 6, 2023

SCHEDULE A

All those certain parcels of land situate, lying and being in the City of New Bedford, Bristol County, Massachusetts, bounded and described as follows:

FIRST PARCEL:

Beginning at the southwest corner of the parcel hereby conveyed at the northwest corner of the second parcel described herein at a point in the east line of North Front Street; thence northerly in said east line of North Front Street three hundred (300) feet more or less to a corner at other land now or formerly of Revere Copper and Brass Incorporated ("RC&B") and formerly of Grinnell Manufacturing Corporation; thence easterly by said land now or formerly of RC&B to the Acushnet River and into the river as far as private rights extend; then beginning again at the southwest corner of this parcel and running easterly by the north line of the second parcel described herein seven hundred and fifty (750) feet more or less to the Acushnet River and into the river as far as private rights extend; and thence northerly by the river to the easterly termination of the second described line of this parcel.

Together with the right to the exclusive use of the waters of Rodman Pond, so-called, except so far as the same are modified, restricted and regulated by a certain indenture of three parts executed by Benjamin Rodman, the Wamsutta Mills and New Bedford Copper Company dated September 15, 1860 recorded in Book 43 at Page 263 in the Bristol County (S.D.) Registry of Deeds.

Being the first parcel described in a deed from Taunton-New Bedford Copper Company to Republic Brass Corporation recorded with Bristol County (S.D.) Registry of Deeds Book 674 Page 480, and including therein any area filled pursuant to licenses #970 and #1615 granted by The Commonwealth of Massachusetts and recorded with said Registry Book 674 Page 477 (Plan Book 29 Page 119) and Book 759 Page 501 (Plan Book 31 Page 33) respectively. For title from Republic Brass Corporation to RC&B see Affidavit Relative to Corporate Change of Name recorded herewith in Book 1809 Page 708.

SECOND PARCEL:

Beginning at the southwest corner thereof at a point in the easterly line of North Front Street at the northwest corner of land now or formerly of RC&B and formerly of the Wamsutta Mills formerly known as the Railroad Lot; the same being described as sixth parcel herein; thence easterly by said land now or formerly of RC&B about five hundred thirty (530) feet more or less to the Acushnet River and in the same course into the river as far as private rights extend; then beginning again at the first mentioned point and running northerly in the easterly line of North Front Street forty (40) feet more or less to the southwest corner of the first parcel above described; thence easterly by said first parcel seven hundred fifty (750) feet more or less to the Acushnet River and in the same

course into the river as far as private rights extend; and thence southerly by the river to the easterly termination of the first described line of this parcel.

Being the second parcel described in deed from Taunton-New Bedford Copper Company to "Republic Brass Corporation recorded with said Registry Book 674 Page 480 and is mortgaged subject to such rights as the City of New Bedford may have to maintain a sewer under the portion thereof which was formerly Copper Street and discontinued July, 1928. For title to RC&B from Republic Brass Corporation see Affidavit Relative to Corporate Change of Name recorded herewith in Book 1809 Page 708.

THIRD PARCEL:

Beginning at the southwest corner thereof at the point where the east line of thirty-three (33) foot way intersects the north line of the Nash Road; thence running northerly in the east line of said way about sixty-six (66) rods to land now or formerly of Isaac Francis; thence easterly in the southerly line of said Francis land to the southeast corner thereof; thence in said Francis' east line N 20° W forty-nine (49) rods to a stake; thence S 87° E to the westerly line of the location of the New York, New Haven and Hartford Railroad; thence in said westerly line of said railroad southerly as the railroad runs to said north line of Nash Road; and thence in said north line of said Nash Road westerly to the place of beginning; containing thirty (30) acres more or less but excepting therefrom that portion taken by Order of Taking of the Commonwealth of Massachusetts August 6, 1968, for location of State Highway Route 140 recorded with said Registry Book 1588 Page 834, Plan Book 81 Page 12, and being the third parcel described in deed from Taunton-New Bedford Copper Company to Republic Brass Corporation recorded with said Registry Book 674 Page 480 subject nevertheless to the foregoing exception. For title to RC&B from Republic Brass Corporation see Affidavit Relative to Corporate Change of Name recorded herewith in Book 1809 Page 708.

FOURTH PARCEL:

Beginning at the southwest corner of the parcel hereby mortgaged at a point in North Front Street at other land of Revere Copper Products, Inc. described as Second Parcel herein and running easterly by said last mentioned land to and into the Acushnet River as far as RC&B's title now or formerly extended; then beginning again at the point of beginning and running northerly by said North Front Street three hundred seventy-three and 21/100 (373.21) feet to a point opposite the end of Logan Street; thence running easterly on a course at right angles with the easterly line of North Front Street through a stone bound in said easterly line of North Front Street two hundred twenty-seven and 70/100 (227.70) feet to a copper plug; thence running northerly at an exterior angle of 90° thirteen and 60/100 (13.60) feet to a copper plug; thence running easterly at an interior angle 89° 29' one hundred forty-six and 90/100 (146.90) feet to a drill hole in the outside face of a wall of a building; thence running southerly at an interior angle of 89° 17' 30" twenty-one and 63/100 (21.63) feet by said outside face of the wall to an ell of said building; thence running easterly at a right angle through the wall two and 40/100 (2.40) feet to the inside face of said first mentioned wall; thence running southerly by said

inside face at a right angle thirty-three and 10/100 (33.10) feet; thence running westerly at a right angle by the southerly wall of said ell twelve and 18/100 (12.18) feet to the inside of the westerly wall of a stairway, thence running southerly at a right angle by said stairway wall and through the southerly wall of said stairway one hundred thirty-seven and 33/100 (137.33) feet to a stone bound; thence running easterly at an interior angle of 270°, through a stone bound, four hundred forty-five (445) feet, more or less, to a stone bound near the Acushnet River and on the same course into the said River as far as RC&B's title now or formerly extended. This property is bounded on its northerly side from North Front Street to said River by other land now or formerly of RC&B and on the east by said River and contains eight hundred and 8/10 (800.8) square rods, more or less. The property mortgaged is shown on a plan entitled "Plan of Land Surveyed for Revere Copper and Brass, Inc., New Bedford, Mass." by Thomas B. Card, C.E., dated November 19, 1936, recorded Plan Book 30 Page 48 and said plan revised April 10, 1937, recorded Plan Book 30 Page 55.

Being the same premises conveyed to RC&B by deed of Grinnell Manufacturing Corporation of December 21, 1936, recorded with said Registry Book 788 Page 16 Conveyance includes such interest as Revere Copper Products, Inc. may have in and to a certain salt water well and pipes connecting same as set out in said Grinnell deed and further includes any area filled pursuant to license #2256 granted by the Commonwealth of Massachusetts and recorded with said Registry Book 835 Page 163 Plan Book 33 Page. 34.

FIFTH PARCEL:

Beginning at the westerly end thereof at a point in the northerly line of land now or formerly of RC&B distant easterly therein one hundred ninety-eight and 15/100 (198.15) feet from a stone bound in the east line of North Front Street, said point being 17/100 of a foot south of a copper plug in the ground or concrete; thence easterly in line of land now or formerly of RC&B twenty-nine and 55/100 (29.55) feet to a copper plug; thence northerly still by land now or formerly of RC&B and at an interior angle of 90° thirteen and 60/100 (13.60) feet to a copper plug; thence easterly still by land now or formerly of RC&B, at an exterior angle of 89° 29' one hundred forty-six and 90/100 (146.90) feet to a drill hole in the outside face of a wall of a building; thence southerly still by land now or formerly of RC&B, at an exterior angle of 89° 17' 30" by said outside face of the wall twenty-one and 63/100 (21.63) feet to an ell of a building; thence running easterly at a right angle still by grantor's land through the wall two and 40/100 (2.40) feet to the inside face of said first mentioned wall; thence running southerly still by land now or formerly of RC&B by said inside face at a right angle thirty-three and 10/100 (33.10) feet; thence running westerly still by land now or formerly of RC&B at a right angle by the southerly wall of said ell twelve and 18/100 (12.18) feet to the inside face of the westerly wall of a stairway; thence running southerly still by land now or formerly of RC&B at a right angle by said stairway wall and through the southerly wall of said stairway one hundred thirty-seven and 33/100 (137.33) feet to a stone bound; thence easterly at an exterior angle of 270° still by land now or formerly of RC&B and through a building for a portion of the distance one hundred sixty-one and 25/100 (161.25) feet to a stone bound; thence northerly by land now or formerly of Grinnell Machinery and Supply

Co., Inc. two hundred sixty-three and 41/100 (263.41) feet to a stone bound; thence westerly still by said Grinnell land and through a building for a portion of the distance one hundred eighty-one and 47/100 (181.47) feet to a stone bound; thence southwesterly still by said Grinnell land eighty and 36/100 (80.36) feet to a copper plug; thence westerly still by said Grinnell land sixty-six and 83/100 (66.83) feet to a copper plug; thence southwesterly still by said. Grinnell land thirty-seven and 66/100 (37.66) feet to the place of beginning: Containing one hundred seventy and 23/100 (170.23) square rods, more or less.

Being the same premises conveyed to RC&B by deed of Grinnell Machinery and Supply Co., Inc. of April 26, 1937, recorded with said Registry Book 791 Page 318 and appearing as Lot B on plan of land surveyed by Thomas B. Card, C.E., for Revere Copper and Brass Incorporated dated November 19, 1936, as revised April 10, 1937, and recorded with said Registry Plan Book 30 Page 55.

Together with such rights Revere Copper Products, Inc. may have to use sewerage pipes as set out in Grinnell Machinery and Supply Co., Inc. deed of April 26, 1937.

SIXTH PARCEL:

Bounded:

Westerly: By North Front Street now measuring three hundred seventy-two and 29/100 (372.29) feet, more or less.

Northerly: By the southerly line of other land now or formerly of RC&B herein described as Third Parcel.

Easterly: By the Acushnet River at the location to which private rights extend.

Southerly: By land now or formerly of Wamsutta Mills and the Acushnet River; containing two-hundred seven thousand (207,000) square feet more or less and being the same premises conveyed to RC&B by deed of said Wamsutta Mills May 6, 1943. This mortgage is subject to any rights of said Wamsutta Mills to use and maintain a private drain on said premises as reserved in said deed.

The First Parcel through the Sixth Parcel, inclusive, being the same premises conveyed to Revere Copper Products, Inc. by RC&B by deed dated August 26, 1980 and recorded with said Registry Book 1809 Page 709.

Excepting therefrom the following described premises:

All that certain tract or parcel of land, situated on the easterly side of North Front Street In the City of New Bedford, Bristol County, Massachusetts, bounded and described as follows:



Beginning at a point in the easterly line of North Front Street, said point being the intersection of projection of southerly line of Wamsutta Street; thence N. 82° 53' 29" E to and into the Acushnet River as far as private rights extend.

Again starting at the point of beginning; thence N 07° 29' 31.5" W in said east line of North Front Street 287.48 feet, more or less, to a point for a corner; thence N 81° 56' 09" E to and into the Acushnet River as far as private rights extend; thence southerly to the end of the first described line. Containing 4.1 acres, more or less, and appearing at Lot No, 3B on subdivision plan of land in New Bedford prepared for Revere Copper Products, Inc. and dated January 27, 1982, recorded with Bristol County (S.D.) Registry of Deeds; Plan Book 106, Page 94, and being a portion of sixth parcel of the premises conveyed to the grantor by deed of Revere Copper and Brass Incorporated, recorded with Bristol County (S.D.) Registry of Deeds, Book 1809, Page 709.

Together with and reserving therefrom those easements described in that certain deed from Revere Copper Products, Inc. to Thorsteinn Gislason dated September 10, 1984 and recorded with Bristol County (S.D.) Registry of Deeds, Book 1902, Page 964.

Said premises being the same premises conveyed by Revere Copper Products, Inc. to Thorsteinn Gislason by deed dated September 10, 1984 and recorded with said Registry, Book 1902 Page 964.

Further excepting therefrom the following described premises:

All that certain tract or parcel of land situated in the City of New Bedford, Bristol County, Massachusetts, bounded and described as follows:

Beginning at a point in the easterly line of North Front Street 148.77 feet south of the intersection of said easterly line of North Front Street and the projection of the southerly line of Logan Street; thence N 82° 20' 35" E 171.94 feet to a point; thence S 07° 39' 25" E 193.85 feet to a corner;

Thence westerly 4.00 feet more or less to a point in the center line of a party wall between building of the grantor appearing as Building No. 11 on plan to which reference is hereafter made and building on premises herein conveyed appearing as Building No. 23 on said plan; thence continuing westerly in said center line 39.35 feet more or less to a corner; thence northerly still in said center line 9.67 feet more or less to a corner; thence westerly 75.1 feet more or less in said center line to a corner; thence southerly still in said center line 21.67 feet more or less to a corner; thence westerly still in said center line 26.71 feet more or less to a corner, thence northerly in said center line 5.50 feet more or less to a corner; thence S 82° 15' 14" W 27.52 feet to a point in the said easterly line of North Front Street; thence N 07° 29' 32" W in said line 200.51 feet to the point of beginning and containing 33,100 square feet more or less and being the same premises appearing as Parcel B on "Subdivision Plan of Land in New Bedford, Massachusetts, surveyed for Revere Copper Products, Inc., and Opportunity Center of Greater New Bedford, Inc., by Tibbetts Engineering Corporation dated February 25, 1982" as revised said plan to be recorded herewith, and being a portion of the premises conveyed to

Revere Copper Products, Inc. by deed of Revere Copper and Brass Incorporated recorded with the Bristol County (S.D.) Registry of Deeds, Book 1809, Page 709.

Together with and reserving therefrom those easements described in that certain deed from Revere Copper Products, Inc. to Opportunity Center of Greater New Bedford, Inc. dated June 22, 1986 and recorded with Bristol County (S.D.) Registry of Deeds, Book 1846, Page 515.

Said premises being the same premises conveyed by Revere Copper Products, Inc. to Opportunity Center of Greater New Bedford Inc. by deed dated June 22, 1986 and recorded with said Registry Book 1846, Page 515.

SAID PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

PERIMETER DESCRIPTION PARCELS 1, 2, 4, 5, 6

A certain parcel of land situated on the Easterly side of North Front Street, in the City of New Bedford, the County of Bristol, and the Commonwealth of Massachusetts, being more particularly bounded and described as follows:

Beginning at a nail found at the Southwest corner of the lot to be described, said nail being on the Easterly sideline of said North Front Street, N 07°-29'-32" W, 287.48 feet along the Easterly sideline of said North Front Street from a nail which is N 82°-28'-01" E, 60.00 feet from a stone bound at the Southwest corner of said North Front Street and Wamsutta Street;

- Thence N 07°-29'-32" W, 423.01 feet by the Easterly sideline of said North Front Street to a nail;
- Thence N 82°-15'-14" E, 27.52 feet to a point;
- Thence Southerly, 5.50 feet more or less to a point;
- Thence Easterly, 26.71 feet more or less to a point;
- Thence Northerly, 21.67 feet more or less to a point;
- Thence Easterly, 75.11 feet more or less to a point;
- Thence Southerly, 9.67 feet more or less to a point;
- Thence Easterly, 43.35 feet more or less to a nail;
- The last six courses being by the center of a 1.0 foot wide more or less party wall;
- Thence N 07°-39'-25" W, 193.85 feet to a nail;
- Thence S 82°-20'-35" W, 171.93 feet to a nail on the Easterly sideline of said North Front Street;

The last nine courses being by land now or formerly of the Opportunity Center Realty Group Corp.;

- Thence N 07°-29'-32" W, 168.67 feet by the Easterly sideline of said North Front Street to a nail;
- Thence N 82°-30'-28" E, 198.15 feet to a point;
- Thence N 44°-13'-58" E, 37.66 feet to a nail;
- Thence N 83°-01'-28" E, 66.83 feet to a point;
- Thence N 32°-30'-28" E, 80.36 feet to a nail;
- Thence N 83°-43'-58" E, 181.47 feet partly through a brick building to a stake;
- Thence S 06°-16'-02" E, 263.41 feet to a drill hole;
- Thence N 83°-43'-58" E, 472 feet more or less to a point on a bulkhead at the Acushnet River;

The last seven courses being by land now or formerly of B.S. Realty Limited Partnership;

Thence in a Southerly direction 516 feet more or less along said bulkhead and said Acushnet River to a point;

Thence in a generally Westerly direction following the Acushnet River to a point;

Thence S 81°-56'-09" W, 625 feet more or less to the point of beginning.

Containing 13.8 acres more or less and being shown on a plan entitled "Existing Condition Survey in New Bedford, Mass. surveyed for Revere Copper Products, Inc." scale 1"-30' and dated April 21, 1988 with the latest revision dated December 16, 1988 by Tibbens Engineering Corp. most recently revised September 12, 1997.

PARCEL THREE IS ALSO DESCRIBED AS FOLLOWS:

A certain parcel of land situated on the North side of Nash Road in the City of New Bedford, the County of Bristol, and the Commonwealth of Massachusetts, being more particularly bounded and described as follows:

Beginning at a point, said point being on the Northerly sideline of said Nash Road, N 82°-01'-58" E, 585.57 feet from a Massachusetts highway bound at the Northeast corner of said Nash Road and Mt. Pleasant Street;

Thence N 09°-57'-48" W, 167.24 feet by a 33 foot wide way to a point;

- Thence N 10°-06'-31" W, 833.46 feet by said 33 foot wide way to a point on the Easterly sideline of Route 140, a limited access highway;
- Thence along a curve as it deflects to the left, having a radius of 2,250.00 feet, an arc length of 69.17 feet by the Easterly sideline of said Route 140 to a point;
- Thence N 77°-23'-46" E, 355.86 feet by land now or formerly of Northwest Associates to a point;
- Thence N 30°-28'-03" W, 808.50 feet by land now or formerly of said Northwest Associates to a point;
- Thence N 85°-04'-56" E, 718.86 feet by land now or formerly of said Northwest Associates and land now or formerly of Teddy M. Kalisz to a point on the Westerly sideline of a railroad right of way now or formerly of the Consolidated Railway Corp.;
- Thence S 08°-00'-10" E, 613.37 feet to a point;
- Thence along a curve as it deflects to the left, having a radius of 5762.65 feet, and arc length of 1200.02 feet to a point on the Northerly sideline of said Nash Road;

The last two courses being by the Westerly sideline of said railroad right of way;

- Thence S 82°-01'-58" W, 868.33 feet by the Northerly sideline of said Nash Road to the point of beginning.

Containing 29.54 acres and being shown on a plan entitled, "Plan of Land in New Bedford, Mass. surveyed for Revere Copper Products Inc." Scale 1"-80' and dated March 22, 1988 by Tibbens Engineering Corp. as most recently revised September 12, 1997.

Property Address: 24 N. Front St., New Bedford, MA 02740  
26 N. Front St., New Bedford, MA 02740  
N/S Nash Road, New Bedford, MA 02740

**Location:** 24 N FRONT ST  
**Parcel ID:** 79  
**Zoning:** IB  
**Fiscal Year:** 2022  
**Card #:** 1  
**Account Number:** 27528

**Current Sales Information:**

**Sale Date:**

07/02/2019

**Sale Price:**

\$50,000.00

**Legal Reference:**

12846-1

**Grantor:**

SHORELINE RESOURCES LLC,

This Parcel has 3 cards :  
- 1 - 2 - 3 -

**Current Owner Information:**

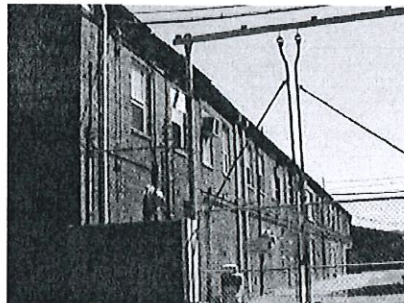
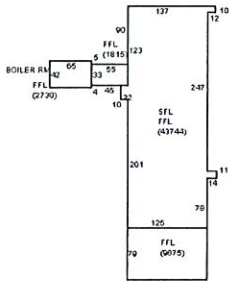
SHORELINE RESOURCES LLC

137 POPES ISLAND

NEW BEDFORD , MA 02740

This Parcel contains 5.38684 acres of land mainly classified for assessment purposes as MFG with a(n) OLD MILL style building, built about 1895, having Brick exterior, Tar&Gravel roof cover and 101908 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:	Land Value:	Yard Items Value:	Total Value:
184600	494200	0	678800



Fiscal Year 2022		Fiscal Year 2021		Fiscal Year 2020	
Tax Rate Res.:	15.54	Tax Rate Res.:	15.59	Tax Rate Res.:	16.16
Tax Rate Com.:	33.51	Tax Rate Com.:	32.76	Tax Rate Com.:	33.59
Property Code:	400	Property Code:	400	Property Code:	400
Total Bldg Value:	314100	Total Bldg Value:	310700	Total Bldg Value:	295100
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	494200	Total Land Value:	446600	Total Land Value:	446600
<b>Total Value:</b>	<b>808300</b>	<b>Total Value:</b>	<b>757300</b>	<b>Total Value:</b>	<b>741700</b>



**Location:** 26 N FRONT ST  
**Parcel ID:** 79  
**Zoning:** IB  
**Fiscal Year:** 2022  
**Card #:** 1  
**Account Number:** 27531

**Current Sales Information:**

**Sale Date:**

07/02/2019

**Sale Price:**

\$50,000.00

**Legal Reference:**

12846-1

**Grantor:**

REVERE COPPER PRODUCTS,

**Current Owner Information:**

SHORELINE RESOURCES LLC

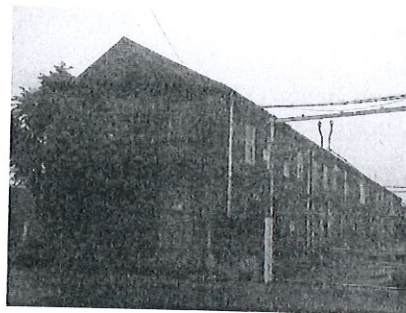
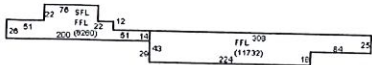
137 POPES ISLAND

NEW BEDFORD , MA 02740

This Parcel has 2 cards :  
- 1 - 2 -

This Parcel contains 7.63634 acres of land mainly classified for assessment purposes as MFG with a(n) OLD MILL style building, built about 1912, having Brick exterior, Tar&Gravel roof cover and 24252 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:	Land Value:	Yard Items Value:	Total Value:
69000	644300	80300	793600



Fiscal Year 2022		Fiscal Year 2021		Fiscal Year 2020	
Tax Rate Res.:	15.54	Tax Rate Res.:	15.59	Tax Rate Res.:	16.16
Tax Rate Com.:	33.51	Tax Rate Com.:	32.76	Tax Rate Com.:	33.59
Property Code:	400	Property Code:	400	Property Code:	400
Total Bldg Value:	487700	Total Bldg Value:	482800	Total Bldg Value:	479700
Total Yard Value:	80300	Total Yard Value:	80300	Total Yard Value:	80300
Total Land Value:	644300	Total Land Value:	582200	Total Land Value:	582200
<b>Total Value:</b>	<b>1212300</b>	<b>Total Value:</b>	<b>1145300</b>	<b>Total Value:</b>	<b>1142200</b>

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Municipal Filing Fee







**City of New Bedford Conservation Commission •  
Department of Environmental Stewardship**

133 William Street • Room 304 • New Bedford, Massachusetts 02740

Telephone: (508) 991.6188

**Conservation • Environmental Stewardship • Resilience**

**CITY OF NEW BEDFORD, MASSACHUSETTS**

**CONSERVATION COMMISSION**

**2020 FILING FEE CALCULATION WORKSHEET\***

PROJECT LOCATION: 26 N Front St.

MAP(S) 79 LOT(S) 2

APPLICANT: Shoreline Marine Terminal, LLC

**CONSERVATION COMMISSION APPLICATION TYPE:**

- ( ) REQUEST FOR DETERMINATION OF APPLICABILITY
- ( X ) NOTICE OF INTENT
- ( ) AMENDED ORDER OF CONDITIONS
- ( ) EXTENSION PERMIT
- ( ) CERTIFICATE OF COMPLIANCE

**(A) ALTERATION FEES:**

Application and field review of a project proposed in a Wetland Resource Area or its Buffer Zone is \$200.00 plus the applicable alteration fee as follows:

	AMOUNT DUE:
• Application and Field Review Fee (\$200.00)	<u>\$200.00</u>
• \$0.50 X _____ SF Wetland Resource Area Fee shall not exceed \$2000.00 per project	\$ _____
• \$0.05 X <u>13,733</u> SF of Isolated Land Subject to Flooding, Bordering Land Subject to Flooding or Land Subject to Coastal Storm Flowage Fee shall not exceed \$500.00	\$ <u>686.55</u>
• \$0.50 X <u>345</u> SF of altered 25' Riverfront Area Fee shall not exceed \$1,500.00	\$ <u>172.50</u>
• \$1.00 X _____ SF of undeveloped 25' Riverfront Area Fee shall not exceed \$2000.00	\$ _____
•	



- \$0.10 X 37,147 SF of Buffer Zone altered \$ 3,714.70  
 Fee shall not exceed \$6,500.00
- \$10.00 X \_\_\_\_\_ LF of dock \$ \_\_\_\_\_
- \$10.00 X \_\_\_\_\_ acres of aquaculture \$ \_\_\_\_\_

**(B) EXTENSION OF AN ORDER OF CONDITIONS:**

- Single family dwelling, or minor project (house addition, in ground pool dock etc.) = \$200.00 \$ \_\_\_\_\_
- Subdivision, commercial or industrial project = \$400.00 \$ \_\_\_\_\_

**(C) AMENDING A PERMIT**

- Single family dwelling or minor project (house addition, in ground pool dock etc.) = \$200.00 + new alteration fee – refer to (A) above \$ \_\_\_\_\_
- Subdivision, commercial or industrial project = \$500.00 + new alteration fee – refer to (A) above \$ \_\_\_\_\_

**(D) WETLAND DELINEATION VERIFICATION (with or without proposed alteration)**

- ½ acre or less
- ½ acre to 2 acres = \$500.00 (\$100/acre thereafter) not to exceed \$3,500 \$ \_\_\_\_\_

**(E) CERTIFICATES OF COMPLIANCE**

- One new house = \$250.00 \$ \_\_\_\_\_
- One activity at an existing house = \$150.00 \$ \_\_\_\_\_
- Residential or Commercial docks = \$200.00 \$ \_\_\_\_\_
- Commercial & Industrial Facilities = \$1,500.00 \$ \_\_\_\_\_
- New Roadways & Associated Stormwater Mgt. Systems = \$1,500.00 \$ \_\_\_\_\_

Partial Certificates of Compliance have the same fee as a Certificate of Compliance, But you only pay the fee once (you do not pay double to obtain a full Certificate of Compliance).

**(F) AFTER THE FACT FILING FEE**

- Notice of Intent or Amended Order of Conditions = \$500.00 \$ \_\_\_\_\_
- Request for a Determination of Applicability = \$250.00 \$ \_\_\_\_\_

**TOTAL AMOUNT DUE:** \$ 4,773.75

**Notes:**

\*Please refer to the Conservation Commission fee schedule – dated 02/2020

Please make check or Money Order payable to the City of New Bedford  
 Cash is not accepted.



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**SECTION 2**

Certified List of Abutters







*City of New Bedford*  
**REQUEST for a CERTIFIED ABUTTERS LIST**

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT PROPERTY			
MAP #	79	LOT(S)#	2
ADDRESS: 26 N Front Street			
OWNER INFORMATION			
NAME: Shoreline Marine Terminal, LLC			
MAILING ADDRESS: 137 Pope's Island New Bedford, MA 02740			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Samantha DeVincentis, Pare Corporation			
MAILING ADDRESS (IF DIFFERENT): Pare Corporation 8 Blackstone Valley Place, Lincoln, RI 02865			
TELEPHONE #	508-5431755		
EMAIL ADDRESS:	sdevincentis@parecorp.com		
REASON FOR THIS REQUEST: <i>Check appropriate</i>			
<input type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION		
<input type="checkbox"/>	PLANNING BOARD APPLICATION		
<input checked="" type="checkbox"/>	CONSERVATION COMMISSION APPLICATION		
<input type="checkbox"/>	LICENSING BOARD APPLICATION		
<input type="checkbox"/>	OTHER ( <i>Please explain</i> ):		

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.  
 Submit this form to the Department of City Planning, Room 303 in City Hall, 133 William Street, or Email to [Angela.Goncalves@newbedford-ma.gov](mailto:Angela.Goncalves@newbedford-ma.gov). The applicant is responsible for picking up and paying for the certified abutters list from the Assessor's Office (city hall, room #109).

**Official Use Only:**

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

~~Michael J. Motta~~ Judith M Serdahl      Judith M Serdahl      8/1/2022  
 Printed Name      M Serdahl      Signature      Date

ASST. CITY ASSESSOR:

Amount Due	\$5.00
Date Paid	7/27/2022
Confirmation Number	1144415



July 27, 2022  
Dear Applicant,

Please find below the List of Abutters within 100 feet of the property known as 26 North Front Street (Map: 79, Lot: 2). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

<u>Parcel</u>	<u>Location</u>	<u>Owner and Mailing Address</u>
79-5	10 N FRONT ST	NEW BEDFORD HOLDINGS LLC, 10 N FRONT STREET NEW BEDFORD, MA 02740
78-224	1 WAMSUTTA ST	WAMSUTTA WAREHOUSE CO INC, 92 KILBURN STREET NEW BEDFORD, MA 02740
78-216	WS N FRONT ST	WAMSUTTA WAREHOUSE CO INC, 92 KILBURN STREET NEW BEDFORD, MA 02740
79-7	66 68 N FRONT ST	WILLIAM STREET CORPORATION, 92 KILBURN STREET NEW BEDFORD, MA 02740
79-2	26 N FRONT ST	SHORELINE RESOURCES LLC, 137 POPES ISLAND NEW BEDFORD, MA 02740
79-4	24 N FRONT ST	SHORELINE RESOURCES LLC, 137 POPES ISLAND NEW BEDFORD, MA 02740





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**SECTION 3**

Narrative Project Description





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## I. INTRODUCTION

This Notice of Intent (NOI), submitted under the provisions of the Regulations of the Massachusetts Wetlands Protection Act (the Regulations) and the New Bedford Wetlands Protection Ordinance (the “Ordinance”), is being resubmitted for the demolition of seven (7) dilapidated buildings as part of the on-going redevelopment of the former Revere Copper Products site at 26 North Front Street in New Bedford, Massachusetts. The original submission to the Conservation Commission on March 24, 2022 indicated that only two (2) buildings were to be demolished (Building #2 and Building #12), however the project limit has been extended west and now includes Buildings #1, #2, #3, #3A, #4, #12, and #19. The project also includes disconnection and abandonment of associated building utility services, and installation of asphalt pavement, dense grade aggregate, utilities and stormwater best management practices in the affected areas. The project proponent is Shoreline Marine Terminal, LLC (Shoreline).

The building demolition is required to make room for the installation of a new marine travel lift pier, new steel bulkhead wall (being coordinated and permitted by Foth Engineering) along the Acushnet River, as well as a new Shipyard to be used for shuttling commercial fishing vessels for repairs and storing ship building materials. The alternative to demolishing the subject buildings is to leave them in place. Leaving the buildings as is would allow the buildings to continue to deteriorate, ultimately leading to safety issues with on-property operations and City safety personnel who may need to respond to emergency situations. Furthermore, the buildings will significantly limit Shoreline’s operation due to reduced space for storage of materials and vessels. The tight spacing along the waterfront will constrict the operation and construction of the travel lift pier, which is integral to the operation of the Shipyard. Repair of the buildings to retain their historic characteristics is very costly and would prohibit the Site’s use as a Shipyard.

Several of the buildings are positioned 3 to 4 ft above existing grade. Therefore, a large cut volume will need to be completed to prepare the ground surface. The expected quantity of soil generated is 14,862 cy. We expect to re-use this soil to fill interior pits or other depressions and as backfill behind the new bulkhead wall, depending upon environmental and geotechnical suitability.

The Shipyard will provide maintenance and repair services to commercial vessels in New Bedford Harbor. The Shipyard will fill an important gap in services within the New Bedford Harbor and ensure commercial vessels stay within the City for repairs and fabrication. The Shipyard will also support job creation and economic development directly for the City. Shoreline has already invested \$3 million in the development of the former Revere Copper Products site, which has laid vacant since 2007 and is rapidly falling into a state of disrepair. Shoreline is planning to invest an additional \$15+ million in continued redevelopment and capital expenditures needed to operate the Shipyard.

Wetland resource Areas to be impacted by the building demolition are consistent with those calculated in the previous submission and include the 25-foot Riverfront Area and Land Subject to Coastal Storm Flowage associated with the Acushnet River. In addition, impacts are proposed within developed areas of the 100-foot Buffer Zone associated with the Coastal Bank. The coastal resource area impacts resulting from the work are necessary to meet the above project needs and we have designed the building



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demolition to either avoid or minimize disturbances to those resource areas to the maximum extent practicable.

The following sections provide descriptions of the project site, project background, descriptions of the various elements of the proposed project, and project compliance with applicable performance standards of the Regulations and the Ordinance.



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## II. SITE DESCRIPTION

### *a. Existing Conditions*

The entire 7.8 acre parcel (Map 79, Lot 2) consists of a waterfront industrial property. The project area is located within the Buildings #1, #2, #3, #3A, #4, #12 and #19 footprints (combined 206,809 sf) and a portion of the developed area north and east of the subject buildings. The area to be developed with the proposed bulkhead wall and travel lift pier are already considered under a separate NOI filing by Foth Engineering. The project area is bounded to the north by the 24 North Front St parcel, west by North Front Street, industrial area to the south and the Acushnet River to the east. **Figure 1** shows a Site Locus Map.

### *b. Coastal Resources and Floodplain*

The Acushnet River is tidal, with a Mean High Water (MHW) of 1.79 and a Mean Low Water (MLW) of -1.78 (elevations are in NAVD 1988). According to 310 CMR 10.25 of the Regulations, land below the MLW elevation is classified as Land Under the Ocean (LUO).

Pare completed a delineation of the Coastal Bank bordering the south side of the site on August 27, 2020. The remainder of the Coastal Bank bordering the site corresponds to the face of the existing bulkhead and was not delineated. The Coastal Bank consists entirely of manmade shoreline features, including a timber bulkhead with riprap scour protection in the location of the proposed marine travel lift pier. The timber bulkhead extends to the northeast along the Acushnet River. A portion of the building demolition footprints are located within the 100-foot Buffer Zone from the Coastal Bank. Most of the Coastal Bank is unvegetated, although sparse shrubs and emergent vegetation are present in some locations. No vegetated wetlands are in the vicinity of the demolition area.

According to the FEMA Flood Insurance Rate Map (FIRM) for New Bedford, Massachusetts (Community Panel No. 25005C0393G effective 7/16/2014), most of the site is located within the 100-year Floodplain in the FEMA Zone AE, which has a designated elevation of 6 feet (NAVD 1988). The Floodplain is classified as Land Subject to Coastal Storm Flowage (LSCSF) under the Regulations. The FIRM is attached as **Figure 3** of this NOI.

### *c. Other Environmental Considerations*

According to MassGIS data layers PRIHAB\_POLY and ESTHAB\_POLY (2017), the site does not contain any Priority or Estimated Habitat of Rare Species mapped by the Natural Heritage and Endangered Species Program (NHESP). However, it should be noted that an area of Priority and Estimated Habitat are located within the Acushnet River channel a short distance downgradient (east) of the proposed project. The location of the mapped habitat is shown on **Figure 2**.



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According to the most recent MassGIS data, the site is not located within Outstanding Resource Waters (ORW) or Areas of Critical Environmental Concern (ACEC). The site is located just outside of the New Bedford Designated Port Area.

According to the Massachusetts Cultural Resource Information System (MACRIS), the Revere Copper and Brass Company Building is designated as an Inventoried Property (NBE.609). Shoreline has issued a building demolition permit to the New Bedford Department of Inspectional Services (DIS) – application # B-22-809. Since the subject buildings are older than 75 years, the Historic Commission has reviewed the demolition request pursuant to the City Demolition Delay Ordinance. Although the Historic Commission has determined the subject buildings are not considered historically significant, the Commission and DIS are requiring all development permits be procured prior to issuing the final demolition permit. We have submitted the combined Special Permit and Site Plan for the development of 26 North Front Street to the Planning Board on July 19, 2022.

### III. PROPOSED PROJECT

The project will include demolition of seven (7) dilapidated buildings – Buildings #1, #2, #3, #3A, #4, #12 and #19, disconnection and abandonment of associated building utility services, and installation of asphalt pavement, dense grade aggregate, utilities and stormwater best management practices in the affected areas.

Each component of the proposed project is described below.

#### *a. Building Abatement*

The Applicant has surveyed the subject buildings for asbestos. Results of the survey are included in the attached report (**Attachment 1**). The survey identified asbestos in some building materials in each of the subject buildings. Prior to demolition, the Applicant will hire a licensed hazardous material removal contractor to abate the identified hazardous materials. A licensed hazardous material inspector will confirm all asbestos have been removed from the buildings. The Abatement Contractor will containerize hazardous materials in MassDOT rated containers/drums and ship to a licensed disposal facility.

#### *b. Utility Disconnect and Abandonment*

Disconnection and abandonment of the existing sanitary, electrical, water and stormwater utilities will be coordinated with the respective City departments and public utility providers (i.e., Eversource Gas, Eversource Electric, Verizon, Comcast). Utility disconnect letters will be received from the City department and public utilities before demolition will be allowed to proceed.

#### *c. Building Demolition*

A licensed demolition contractor will be used to demolish both buildings. Erosion controls and other construction stormwater best management practices will be installed according to the attached Site Plans



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and the Stormwater Pollution Prevention Plan (SWPPP). We have applied for coverage under the United States Environmental Protection Agency (USEPA) National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) because the project area is greater than 1 acre. The NPDES permit # is MAR1003T5. No on-Site discharges will be permitted that do not adhere to the requirements of the SWPPP/CGP.

The building's superstructure will be demolished first. Metal, wood and other demolition material will be separated, to the extent practical, and recycled off-property. The buildings wooden flooring and concrete slab will be removed. The wooden flooring is likely to require off-site management, while the concrete may be crushed and reused on-site under the Massachusetts Department of Environmental Protection (MassDEP) Asphalt, Brick and Concrete (ABC) Policy. We will confirm the concrete is not contaminated before crushing and reusing on-site. Soils below the building slab will be removed and regraded to properly convey stormwater to designated stormwater structures and to install final ground cover. Due to the historic copper processing operations, the property soil is impacted with heavy metals and petroleum compounds. Therefore, we will prepare and issue to MassDEP a Release Abatement Measure (RAM) Plan addressing the management of contaminated soil and groundwater (if needed) during and after the demolition of the subject buildings.

*d. New Bedford Shipyard*

Shoreline proposes to develop the 7.8-acre parcel (26 North Front Street) as a Shipyard. The Shipyard will be used to store commercial vessels that are fabricated on-site or in need of repair and for storage of materials used for shipbuilding and repair. The ship transport and vessel storage area will be located on the eastern side of the site, nearest to the marine travel lift and Acushnet River. Materials for the ship building and repair operations will be offloaded from the rail spur and placed in the material storage area, located on the western side of the site. Boat repairs will take place in the 12,000 sf sand blasting area located along the western side of the Shipyard. The sand blasting area will be surrounded by an asphalt berm to capture wash water and stormwater. The Shipyard operations will consist of:

- 10-20 customers per day
- 30-50 full time employees
- Operation from 7:30am to 4:00 pm, Monday through Friday
- Deliveries made on a weekly basis from 8am to 2pm

The Shipyard will be able to service approximately 8-10 commercial vessels at the same time on a year-round basis, once fully operational.

Ground improvements via vibratory compaction and placement of granular material will occur throughout the LOD, to accommodate the transfer of vessels via the travel lift. Dense grade will be placed throughout the Shipyard and graded to shed water to new stormwater controls, providing pre-treatment of stormwater before it is discharged to the Acushnet River.

Water, sewer, and refuse disposal is established already for Building #10. Fire protection is provided for the Shipyard via two (2) existing fire hydrants connected to the 8-inch water main in North Front Street.



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Site development plans are provided in [Section 5](#).

*e. Other Activities*

Although outside of the limits of disturbance for this project and being permitted under a separate NOI and under a State Enhanced Remedy (SER), the redevelopment of the site will involve installing a new steel bulkhead and marine travel lift.

**Wooden Bulkhead Wall Replacement** – Later this summer, Shoreline plans to replace the decaying wooden bulkhead wall with a new steel bulkhead. The proposed bulkhead and associated anchor systems along with the pile supported crane/landing pad improvements and fender piles have been approved under a separate SER permitting process, as authorized by the Massachusetts Department of Environmental Protection (MassDEP) and the United States Environmental Protection Agency (USEPA). Additional improvements to the Site permitted under the SER process include the New Bedford Port Authority’s Phase V dredging project which proposed to dredge the site to a depth -15.00 MLLW, north of the proposed travel lift pier and along the face of the existing bulkhead. This dredging is designed to improve navigation to the Site and allow additional berthing of fishing vessels and use of the travel lift. See [Attachment 2](#) – USEPA and MassDEP Letters of Consistency Determination, authorizing the proposed bulkhead improvements review through the SER process.

**Marine Travel Lift Pier** – The proposed pier, which is expected to be the last structure built for the redevelopment project, will utilize the southern portion of the Site to allow the travel lift to carry vessels out over the water for launching/hauling into the harbor. The proposed 600-ton travel lift pier construction will include the installation of thirty-six (36) 30” steel pipe piles and a 180-ft long x 11-ft wide reinforced concrete deck. The pier will extend into the New Bedford Harbor perpendicular to the shoreline and parallel to the existing steel/timber bulkhead.





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## IV. Wetlands Impacts and Regulatory Compliance

### *a. Land Subject to Coastal Storm Flowage*

The portion of the site located between the Coastal Bank and the FEMA Flood elevation 6 (NAVD 88) is designated as Land Subject to Coastal Storm Flowage (LSCSF) associated with the Acushnet River. Approximately 13,733 sf of the project site is located within LSCSF, all of which consists of developed land which will be repaved or regraded with dense grade. The proposed project does not include any fills that will result in a decrease to the flood storage capacity of the site.

There are no regulatory performance standards associated with LSCFS.

### *b. 25-foot Riverfront Area*

The project includes work within the 25-foot Riverfront Area associated with the Acushnet River. A total of 345 sf of the limits of work are located within the river front area. Approximately 102 sf of this area consists of permanent impacts associated with the demolition of Building #12 and approximately 243 sf is for redevelopment of an existing paved area at the southeast side of Building #2. In both locations, placement of dense grade material is proposed to support the future travel lift pathway and stormwater management improvements. The impacts in this location are confined to existing developed Riverfront Area and no disturbance to vegetated areas are proposed.

310 CMR 10.58(6) specified certain activities or areas are grandfathered or exempted from Requirements for the Riverfront Area (Provisions of 310 CMR 10.58(1) through (5)). Among these exempted activities are:

*“(a) Any excavation, structure, road, clearing, driveway, landscaping, utility line... within the riverfront area in existence on August 7, 1996. Maintenance of such structures or areas is allowed (including any activity which maintains a structure...(limited to repairs, resurfacing, repaving, but no enlargement), clearing, landscaping, etc in its existing condition)”*

The property was previously developed circa 1862. Therefore, the riverfront area contains areas degraded prior to August 7, 1996, by the existing structures, pavement and concrete. Building demolition activities are to occur solely within the existing buildings’ footprint. The project also includes disconnection and abandonment of the existing sanitary, electrical, water and stormwater utilities associated with the subject buildings. Shoreline proposes to resurface the building demolition area and the formerly asphalt paved area with dense grade aggregate. The impacts to Riverfront Area resulting from this work are located entirely within previously developed areas.

*“(j) Activities within an Historic Mill Complex”*

The property historically operated as the Revere Copper Products Plant, a copper rolling mill, beginning circa 1862. The former facility produced copper and brass products until the plant’s closure in November 2007. According to the Massachusetts Cultural Resource Information System (MACRIS), the Revere



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Copper and Brass Company Building is designated as an Inventoried Property (NBE.609). The site has laid vacant for decades, leaving most of the site buildings in a dilapidated state.

*c. 100-foot Buffer Zone*

Portions of the project area upslope of the Acushnet River are located within the 100-foot Buffer Zone associated with the Coastal Bank. A total of 37,147 sf of the limits of work are located within the buffer zone. Most of these impacts are associated with the proposed demolition of the subject buildings, and the remainder will consist of placement of dense grade material and stormwater management improvements. All the proposed work area within buffer zone consists of existing developed or disturbed areas with no established communities of vegetation present. There are no regulatory performance standards associated with Buffer Zones.

## **V. Mitigation Measures**

As detailed in Section IV, the proposed project has been designed to avoid and minimize impacts to coastal resources to the extent practicable. The entire site is developed with either asphalt pavement, concrete or buildings, no alterations to wildlife habitat or other sensitive areas are anticipated; however, measures are provided to mitigate for impacts to coastal resources areas, floodplain, and buffer zones as detailed below.

*a. Erosion and Sedimentation Controls*

Best Management Practices for erosion and sedimentation control will be adhered to for all phases of construction to minimize erosion, sedimentation, and impacts on resource areas. We have prepared a SWPPP to comply with the requirements of the NPDES CGP and the Massachusetts Stormwater Guidance Handbook. Erosion controls will remain in place and in proper working order until the site is completely stabilized. A stockpile of erosion control materials will be kept on-site for emergency and routine replacement. Proposed erosion control locations and details are depicted on the Plans, Sheet C4.0 (**Section 5**).

Erosion controls will consist of haybales backed with silt fencing to be placed along the eastern side of the demolition area. The haybales and silt fencing will be installed to prevent stormwater or other debris from entering the Acushnet River. Additionally, haybales and silt fencing are already placed along the southern and southeastern portions of the property, as required and approved under a separate NOI (file #SE049-0867) and will be maintained for the duration of the demolition project.

*b. Stormwater Management Improvements*

A Stormwater Checklist and Report have been included in **Section 4** of this NOI. The project is considered a “Redevelopment” project and meets the applicable standards, to the extent practical, as documented therein.



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The redevelopment of the 26 North Front Street property is occurring in multiple phases. The former Revere Copper Products mill buildings 1, 2, 3, 3A, 4, 12 and 19 are expected to be demolished starting in September 2022. Existing utilities servicing the buildings have been (or will be) cut and capped at the mains. On-site utilities that conflict with new drainage will be removed and either disposed or recycled off-site. Relocation of the City-owned stormwater overflow is under review by the City Engineer and, pending approval of the design, we expect to commence the installation of the new stormwater overflow later this fall.

The Shipyard area will need to be densified using vibratory compaction to support the heavy loads associated with the marine travel lift and movement of commercial fishing vessels throughout the Shipyard. The new steel bulkhead wall will be installed later this summer and the travel lift pier is anticipated to be installed circa 2023, the last structure built for the Shipyard. The development of the main portion of the Shipyard is expected to take approximately eight (8) months following building demolition, with a projected substantial completion date of June 2023.

The attached stormwater management report details compliance with the Massachusetts stormwater standards and the New Bedford Stormwater Rules and Regulations for the site following demolition of the buildings.

## **VI. Alternatives Analysis**

The proposed site use will be a Shipyard, which will benefit the surrounding waterfront businesses and community and nearby commercial fishing ventures while meeting the revitalization goals for the City of New Bedford's waterfront area. The former Revere Copper Products facility has laid vacant and in a dilapidated state for decades and Shoreline (current owner) is very motivated to restore the site with a new water-related industry that will serve the robust commercial fishing industry prevalent in the area.

Alternatives related to the building demolition include the following:

### **Alternative 1: No Build**

The alternative to demolishing the blighted buildings is to allow them to remain. This alternative impedes the redevelopment opportunity for ship building and repair activities by not allowing enough space for the material laydown area or commercial vessel conveyance via the proposed marine travel lift. Further, the buildings are beyond repair and if left without a completed structural overhaul may prove unsafe into the future. Therefore, the alternative of leaving the buildings in place is not a viable option.

### **Alternative 2: Limited Demolition of Buildings**

Limited demolition of the building where the superstructure remains was considered, however, its existence would limit the movement of the proposed marine travel lift system and overall functionality of the future ship building and repair operations. Further, deterioration of the existing structure may be beyond restoration and repair measures and if left in its current state is



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unsafe. Protecting the superstructure during demolition activities and further assessment following demolition for repair will be at an exorbitant cost compared to complete demolition. Therefore, this potential project modification was rejected.

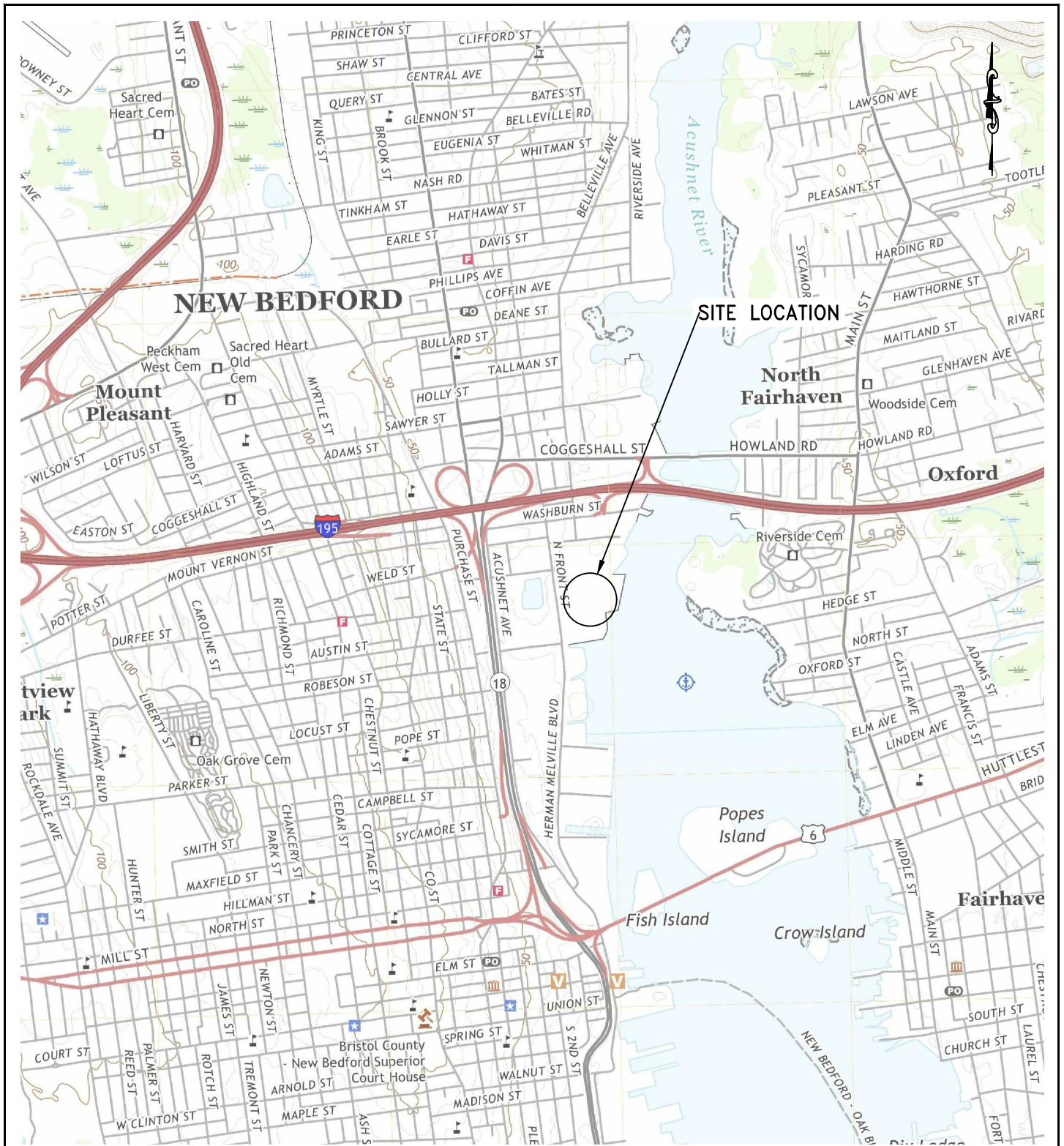


---

Figures 1-3







BASE MAP FROM 2021 7.5-MINUTE SERIES USGS TOPOGRAPHIC MAP, NEW BEDFORD NORTH, MASSACHUSETTS

**PARE**  
PARE CORPORATION

Scale: 1"=2000'

0 1000' 2000' 4000'

PROJECT NO. 20109.00

DATE: FEBRUARY 2022

FIGURE NO.

## SITE LOCUS MAP

26 NORTH FRONT STREET

1





**FIGURE 2 - ANNOTATED AERIAL PHOTOGRAPH**



NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife



PH 246

MassMapper

Leaflet | MassGIS

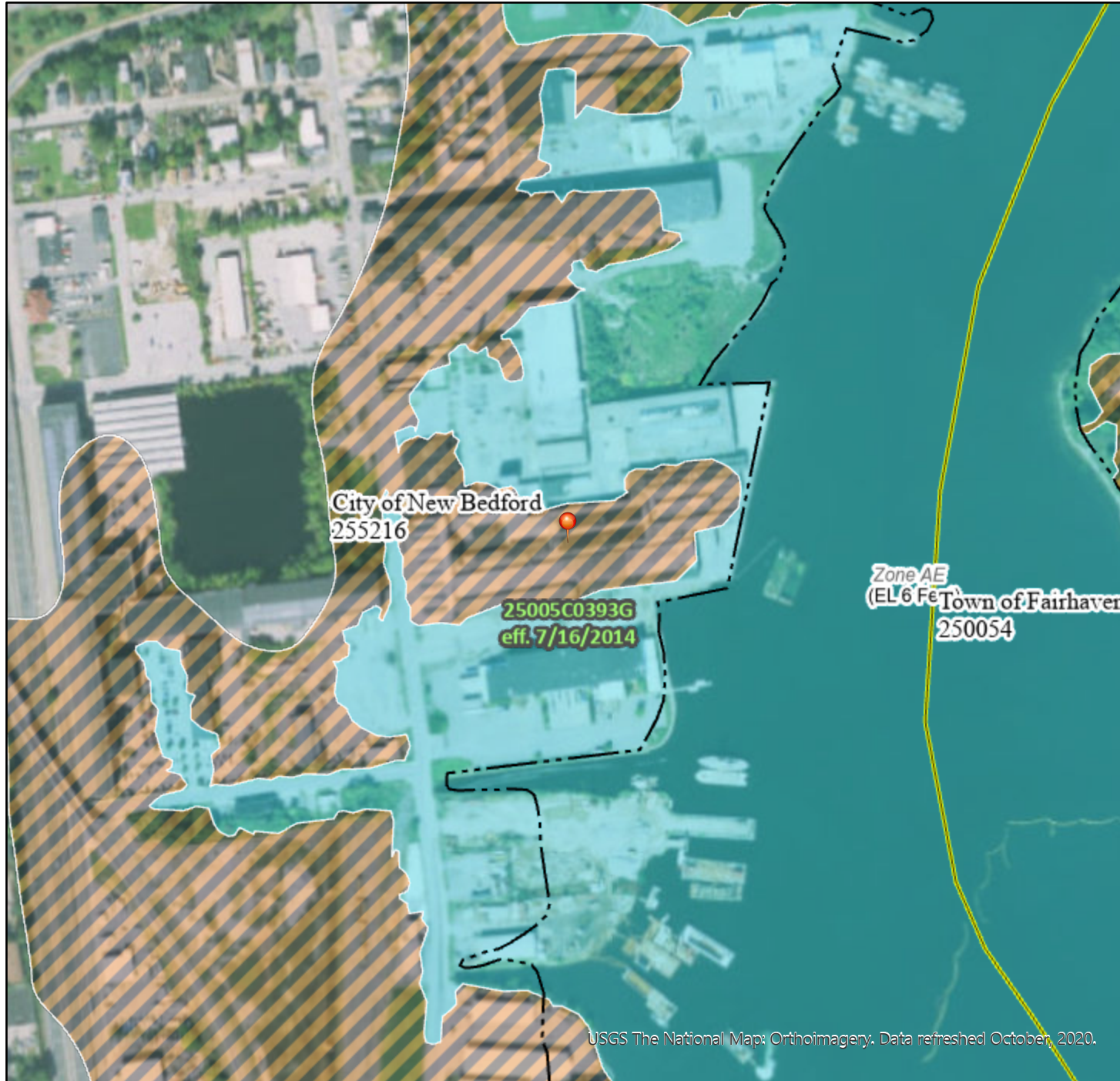




# National Flood Hazard Layer FIRMette



70°55'40"W 41°39'15"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	
	Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
	With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
	Regulatory Floodway

	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>

### OTHER AREAS OF FLOOD HAZARD

	NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
	Effective LOMRs
	Area of Undetermined Flood Hazard <i>Zone D</i>

GENERAL STRUCTURES	
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	20.2	Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5	
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

OTHER FEATURES	
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/2/2020 at 3:44 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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**SECTION 4**

Stormwater Management Report (Bound Separately)





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## **SECTION 5**

Project Plans entitled “Former Revere Copper Site, Phase I  
Redevelopment – Conservation Commission Submission”,  
dated August 4, 2022 (Bound Separately)







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Attachment 1 – Asbestos Survey Report, Commercial Building,  
24 North Front Street, New Bedford, MA,  
prepared by AltTech Services, dated July 8, 2022





**ASBESTOS SURVEY REPORT  
COMMERCIAL BUILDINGS  
24 NORTH FRONT STREET  
NEW BEDFORD, MASSACHUSETTS**

*Prepared for*

Shoreline Resources  
Attention: Mr. Charlie Quinn  
137 Popes Island  
New Bedford, MA 00740

*Prepared by*

AltTech Services  
44 Pole Bridge Road  
North Scituate, RI 02857

AltTech Reference: Project No. 20220620

July 8, 2022

## **Table of Contents**

**Section 1.0 Introduction**

**Section 2.0 Suspect Bulk Sampling Information**

**Section 3.0 Background Air Sampling**

**Section 4.0 Summary/Conclusions**

**Section 5.0 Signature(s) of Environmental Professional(s)**

### **Appendices:**

**Appendix A Asbestos Bulk Sampling Results**

**Appendix B Photosheets**

**Appendix C Roofing System Figure**

## 1.0 Introduction

This asbestos survey report is being submitted on behalf of:

**Shoreline Resources**  
**Attention: Mr. Charlie Quinn**  
**137 Popes Island, New Bedford, MA 00740**

In order to determine the locations of potential asbestos containing building materials (ACMs) that are associated with the commercial buildings located at 24 North Front Street in New Bedford, MA, and are identified as Building 1, Building 2, Building 3 (Haz-Mat Room), Building 4 (Waste Treatment Plant) Building 12, Building 19.

Qualified personnel conducted the asbestos survey following procedures generally accepted and recommended by the United States Environmental Protection Agency (US EPA), the United States Occupational Safety Health Administration (OSHA) and the Massachusetts Department of Labor and Workforce Development (MADLWD). AltTech Services (AltTech) personnel collected and had laboratory analysis performed on an adequate number of suspect bulk material samples to ensure accurate results.

It should be noted that as per conversations with on-site personnel, Scott Taber, it was determined that all transite panels/shingles and mag-type thermal system insulation (TSI) would be Presumed Asbestos Containing Materials (PACMs) and were not sampled as part of the survey. The observed locations and estimated quantities are included in the Table in Section 2.0 of this report.

Please note that subsurface investigations (i.e. foundations), internal electrical/mechanical mechanisms, machines, confined spaces or other non-building components were not inspected or sampled. As such, for the purposes of this survey, suspect materials associated with the subsurface (i.e. foundations), internal electrical/mechanical mechanisms, machines, confined spaces or other non-building components that were not inspected or sampled should be assumed positive for asbestos until sampled and proven otherwise with laboratory analysis.

## 2.0 Bulk Sampling Information

The suspect ACMs were characterized by the analysis of bulk samples collected by Brian A. Piccolo (MA Asbestos Inspector AM 61526) during a survey/sampling at the subject property on Monday, June 20, 2022, Wednesday, June 22, 2022, and Wednesday, June 29, 2022.

Survey procedures included a visual assessment of suspect ACMs identified by licensed and trained personnel. Visual assessment included the touching of identified suspect ACMs to determine its friability, (when dry, may be crushed, pulverized, or reduced to powder by hand pressure), identification of homogeneous areas of identified suspect ACMs and collection of bulk samples for analysis. The USEPA's Managing Asbestos in Place, A Building Owner's

Guide to Operations and Maintenance Programs for Asbestos-Containing Materials, was used as a guide for this survey.

Sampling methods were designed to minimize damage to the suspect ACMs and subsequent fiber release. Samples were extracted to the substrate and ejected into a pre-labeled asbestos sample bag.

Samples were submitted to and analyzed by Asbestos Identification Laboratory (AIL) of Woburn, Massachusetts. AIL is accredited through the National Voluntary Laboratory Accreditation Program (NVLAP No. 200919-0) and with the MADLWD (AA-000208). Samples were analyzed in accordance with USEPA recommended protocol ("Follow-up to the Interim Method for Determination of Asbestos in Bulk Insulation Samples" - EPA 600/R-93/116 method "Visual Estimate") using polarized light microscopy (PLM) supplemented by dispersion staining techniques.

Two hundred and twenty-four (224) asbestos bulk samples were collected amongst eighty (80) different homogeneous materials from the subject property buildings with instructions to the laboratory to stop at the first positive result obtained for each homogeneous sample set. Based on these instructions, one hundred and thirty-seven (137) samples were laboratory analyzed. **Appendix A** contains a copy of the bulk sampling results, as provided by AIL.

The suspect ACMs sampled during the survey of the subject property building included glue daubs, linoleum and associated mastic (glue), black mastic, plaster (base and skim coats), floor paper below hard wood flooring, black flooring, black counter top, window glazing, 9" x 9" floor tile and associated mastic, burlap-backed flooring, Red/Black Jacket TSI, 12" x 12" floor tile, black tar paper, panel glue, pyro black, building paper, cooling tower wall material, cove base mastic, door caulking, and roofing materials.

Upon sampling and analysis, materials that were found to contain at least 1% asbestos, and are thereby considered asbestos containing, are listed below.

#### **Samples collected on June 20 and 22, 2022**

**2A** – Red linoleum (~12 square feet) located on the steps within the southwestern room of the 1<sup>st</sup> floor locker room of Building 1 (**See Photosheets**).

**3A – 3C** – Black mastic (~1,200 square feet) located throughout various areas of the 1<sup>st</sup> floor locker room and adjoining rooms within Building 1 (**See Photosheets**).

**4A – 4E** – Plaster (~2,550 square feet) associated with northern wall of the 2<sup>nd</sup> floor portion of Building 2 and within the 1<sup>st</sup> floor southeastern bathroom of Building 2 (**See Photosheets**).

**6A – 6B** – Tar paper (~1,600 square feet) located below the concrete flooring within the eastern area 2<sup>nd</sup> floor portion of Building 2 (**See Photosheets**).

**11A – 11B and 11AM – 11BM** – 9” x9” floor tile and associated mastic (~210 square feet) located on the floor to the west of loading dock in Building 2 and adjacent to the Building 2 southeastern elevator (**See Photosheets**).

**12A – 12B** – 9” x9” floor tile (~240 square feet) located within the 1<sup>st</sup> floor southeastern office area of Building 2 (**See Photosheets**).

**15A – 15B** – 9” x9” floor tile (~135 square feet) located within the 1<sup>st</sup> floor southeastern office adjacent to the bathroom of Building 2 (**See Photosheets**).

**20A – 20B** – Window glazing associated with the windows of the Cast Office in Building 12 (**See Photosheets**).

**26A – 26C** – Window glazing associated with the metal framed windows of Building 19 (**See Photosheets**).

**29A – 29C** – Cooling tower wall material (~3,900 square feet) located within Building 3 (**See Photosheets**).

**35A – 35B** – Door caulking (~160 linear feet) associated with the exterior doors of Building 3 (**See Photosheets**).

**46A – 46E** – Tar and Gravel roofing (~21,000 square feet) of Building 1 (**See Figure and Photosheets**). It should be noted that ~16,400 square feet of the tar and gravel roofing of Building 1 is covered with a non-asbestos roofing felts and foam insulation board.

**47A – 47B** – Black sealant (~200 square feet) located along the eastern portion of Building 1 abutting Buildings 2 (**See Figure**).

**58A – 58C** – Black sealant (~325 square feet) located along the southeastern lower roof of Building 2 (**See Figure and Photosheets**).

#### **Samples collected on June 29, 2022**

**1A – 1E** – Tar and Gravel roofing (~27,950 square feet) of Building 12 (**See Figure and Photosheets**).

**3A – 3E** – Black tar on cement deck (~27,950 square feet) of Building 12 (**See Figure and Photosheets**).

**4A – 4C** – Black sealant (~700 square feet) associated with the roofing system of Building 12 (**See Figure and Photosheets**).

**5A – 5E** – Built-up roofing (~11,000 square feet) associated with the sawtooth roofing system of Building 12 (**See Figure and Photosheets**).

**7A – 7C** – Black sealant (~400 square feet) associated with the sawtooth roofing system of Building 12 (**See Figure**).

**10A – 10E** – Black tar on cement deck (~25,550 square feet) of Building 19 (**See Figure**).

**15A – 15E** – Tar and Gravel roofing (~8,750 square feet) of Building 3 (**See Figure and Photosheets**).

Upon sampling and analysis, materials that were found to contain at less than 1% asbestos and are thereby considered an asbestos containing waste material (ACWM), are listed below.

**8A – 8E** – Tar and Gravel roofing (~25,550 square feet) of Building 19 (**See Figure and Photosheets**).

**8A – 8E** – Tar and Gravel roofing (~2,600 square feet) of garage area of Building 19 (**See Figure and Photosheets**).

Building materials that are found to contain less than 1% asbestos, need to be handled in accordance with the Massachusetts Department of Environmental Protection (MassDEP) Regulations (310 CMR 7.15) as an ACWM. Additionally, the MassDEP indicates that if any material containing any asbestos gets mixed with non-asbestos C&D debris, all must be handled as an ACWM, and will need to be disposed of at a landfill that will accept asbestos containing waste, as well as being properly manifested.

Samples of many other suspect ACM's collected during the survey, were determined to be non-asbestos containing and are referenced in laboratory analytical results in **Appendix A**.

The table below identifies the observed locations and estimated quantities of PACM located throughout the buildings.

PACM	Location	Quantity
Mag-type TSI	Building 1 -southeastern corner of the 2 <sup>nd</sup> floor locker room (see Photosheets)	~5 LF
Mag-type TSI	Along the northern area of Building 2 and the southern area of Building 19 (see Photosheets)	~180 LF
Transite Shingles	Along the ends of the sawtooth roofing systems of Building 1 (see Photosheets)	~950 SF
Transite Shingles	Along the ends of the sawtooth roofing systems of Building 3 (see Photosheets)	~150 SF
Transite Panels	Along the ends of the sawtooth roofing systems of Building 12 (see Photosheets)	~300 SF
Transite Panels	Along the ends of the sawtooth roofing systems of Building 19 (see Photosheets)	~200 SF
Transite Panels	Building 3 Roof Air Handler Room (see Figure and Photosheets)	~265 SF



PACM	Location	Quantity
Transite Panels	Roof of small shed to the west of the Building 19 garage (see Figure and Photosheets)	~360 SF
Transite Panels	Truck station adjacent to the southeastern portion of Building 12 (see Figure and Photosheets)	~2,250 SF
Transite Panels	Building 2 1 <sup>st</sup> floor northwestern air handler (see Photosheets)	~1,050 SF
Transite Panels	Building 2 1 <sup>st</sup> floor southeastern office/rooms (see Photosheets)	~1,050 SF
Transite Panels	Building 3 northeastern room adjacent to switchgear room (see Photosheets)	~315 SF
Transite Panels	Building 3 southeastern transformer room (see Photosheets)	~185 SF
Transite Panels	Building 3 switchgears (see Photosheets)	~1,200 SF
Transite Panels	Building 12 Cast Office ceiling (see Photosheets)	~375 SF
Transite Panels	Building 12 2 <sup>nd</sup> floor air handler room and 2 <sup>nd</sup> floor locker room adjacent to the air handler room (see Photosheets)	~2,175 SF
Transite Panels	Building 12/19 ramp (see Photosheets)	~210 SF

All identified ACMs, ACWMs and PACMs should be properly abated in accordance with all local, state and federal regulations prior to any potential disturbance associated with any future demolition and/or renovation activities which may be proposed for the subject property buildings.

**\*Please note that the quantities and locations of ACMs, ACWMs and PACMs included in this survey report are for reference purposes only and should be field verified by contractors if they are to be utilized for bidding purposes.**

### 3.0 Background Air Sampling

As the scope of this project consisted of an asbestos building survey only, no background air sampling was conducted during this survey.

### 4.0 Summary/Conclusions

AltTech has completed an asbestos survey of the commercial buildings located at 24 North Front Street in New Bedford, MA, and are identified as Building 1, Building 2, Building 3 (Haz-Mat Room), Building 4 (Waste Treatment Plant) Building 12, Building 19.

It should be noted that as per conversations with on-site personnel, Scott Taber, it was determined that all transite panels/shingles and mag-type TSI would be PACMs and were not sampled as part of the survey. The observed locations and estimated quantities are included in the Table in Section 2.0 of this report.

Please note that subsurface investigations (i.e. foundations), internal electrical/mechanical mechanisms, machines, confined spaces or other non-building components were not inspected or sampled. As such, for the purposes of this survey, suspect materials associated with the subsurface (i.e. foundations), internal electrical/mechanical mechanisms, machines, confined spaces or other non-building components that were not inspected or sampled should be assumed positive for asbestos until sampled and proven otherwise with laboratory analysis.

Two hundred and twenty-four (224) asbestos bulk samples were collected amongst eighty (80) different homogeneous materials from the subject property buildings with instructions to the laboratory to stop at the first positive result obtained for each homogeneous sample set. Based on these instructions, one hundred and thirty-seven (137) samples were laboratory analyzed. **Appendix A** contains a copy of the bulk sampling results, as provided by AIL.

Upon sampling and analysis, materials that were found to be ACMs, ACWMs and/or PACMs are summarized in Section 2.0 of this survey report.

Prior to any potential disturbance associated with any future renovation/demolition activities proposed for the subject property buildings, all identified ACMs, ACWMs, and/or PACMs should be appropriately abated by a licensed asbestos abatement contractor in accordance with all local, state and federal regulations.

**\*Please note that the quantities and locations of ACMs, ACWMs and PACMs included in this survey report are for reference purposes only and should be field verified by contractors if they are to be utilized for bidding purposes.**

AltTech has made an effort to characterize visible and readily accessible suspect ACMs within the interior/exterior areas of the subject property buildings. However, should construction workers encounter and/or need to disturb any product(s) suspected as being an ACM, that have not been previously identified or sampled, during any demolition and/or renovation activities in the future, all proper precautions should be taken to ensure these materials are appropriately characterized and handled accordingly.

This report has been prepared for the sole benefit of Shoreline Resources. The report may not be used by any other person or entity without the express written consent of AltTech and Shoreline Resources.

Any use which a third party makes of this report, or any reliance on decisions made based on it, are the responsibility of such third parties. AltTech accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. Conclusions presented in this report should not be construed as legal or medical advice.

The conclusions presented in this report represent the best technical judgment of AltTech based on the data obtained from the work. The conclusions are based on the site conditions encountered by licensed and trained personnel at the time work was performed at the specific inspection and/or sampling locations

### 5.0 Signature(s) of Environmental Professional(s)



July 8, 2022

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Brian A. Piccolo  
MA Inspector AI 61526

Date

# **APPENDIX A**


## Asbestos Bulk Sampling Results

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
1A 901227	Glue Daubs	Bldg 1-Locker Room	brown	Non-Fibrous 100	None Detected
1B 901228	Glue Daubs	Bldg 1-Locker Room	brown	Non-Fibrous 100	None Detected
1C 901229	Glue Daubs	Bldg 1-Locker Room	brown	Non-Fibrous 100	None Detected
2A 901230	Red Linoleum	Bldg 1-Locker Room	multi	Non-Fibrous 60	Detected Chrysotile 40
2AM 901231	Mastic	Bldg 1-Locker Room	tan	Non-Fibrous 100	None Detected
3A 901232	Black Mastic	Bldg 1-Locker Room	black	Non-Fibrous 97	Detected Chrysotile 3
3B 901233	Black Mastic	Bldg 1-Locker Room			Not Analyzed
3C 901234	Black Mastic	Bldg 1-Locker Room			Not Analyzed
4A 901235	Plaster	Bldg 2	gray	Hair 5 Non-Fibrous 93	Detected Chrysotile 2
4B 901236	Plaster	Bldg 2			Not Analyzed
4C 901237	Plaster	Bldg 2			Not Analyzed
4D 901238	Plaster	Bldg 2			Not Analyzed
4E 901239	Plaster	Bldg 2			Not Analyzed
5A 901240	Gray Floor Paper Below Hardwood	Bldg 2, 2nd Flr	gray	Cellulose 90 Non-Fibrous 10	None Detected
5B 901241	Gray Floor Paper Below Hardwood	Bldg 2, 2nd Flr	gray	Cellulose 90 Non-Fibrous 10	None Detected
6A 901242	Tar Paper Below Black Flooring	Bldg 2, 2nd Flr	black	Cellulose 70 Non-Fibrous 28	Detected Chrysotile 2
6B 901243	Tar Paper Below Black Flooring	Bldg 2, 2nd Flr			Not Analyzed

Sampled: June 20, 2022 Received: June 24, 2022 Analyzed: June 28, 2022

Wednesday 29 June 2022

Analyzed by:



Batch: 81195

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
7A 901244	Black Flooring	Bldg 2, 2nd Flr	black	Non-Fibrous 100	None Detected
8A 901245	Black Counter Top	Bldg 2, 2nd Flr	gray	Non-Fibrous 100	None Detected
8B 901246	Black Counter Top	Bldg 2, 2nd Flr	gray	Non-Fibrous 100	None Detected
9A 901247	Window Glazing	Bldg 2, 32 Pane Windows	gray	Non-Fibrous 100	None Detected
9B 901248	Window Glazing	Bldg 2, 32 Pane Windows	gray	Non-Fibrous 100	None Detected
9C 901249	Window Glazing	Bldg 2, 32 Pane Windows	gray	Non-Fibrous 100	None Detected
10A 901250	Window Glazing	Bldg 2, 2nd Flr, 49 Pane Windows	gray	Non-Fibrous 100	None Detected
10B 901251	Window Glazing	Bldg 2, 2nd Flr, 49 Pane Windows	gray	Non-Fibrous 100	None Detected
11A 901252	9x9 Floor Tile	Bldg 2, 1st Flr Near Elevator	red	Non-Fibrous 95	Detected Chrysotile 5
11AM 901253	Mastic	Bldg 2, 1st Flr Near Elevator	black	Non-Fibrous 90	Detected Chrysotile 10
11B 901254	9x9 Floor Tile	Bldg 2, 1st Flr Near Elevator			Not Analyzed
11BM 901255	Mastic	Bldg 2, 1st Flr Near Elevator			Not Analyzed
12A 901256	9x9 Floor Tile	Bldg 2, 1st Flr South Office	gray	Non-Fibrous 98	Detected Chrysotile 2
12AM 901257	Mastic	Bldg 2, 1st Flr South Office	black	Cellulose 5 Non-Fibrous 95	None Detected
12B 901258	9x9 Floor Tile	Bldg 2, 1st Flr South Office			Not Analyzed
12BM 901259	Mastic	Bldg 2, 1st Flr South Office	black	Non-Fibrous 100	None Detected
13A 901260	Black Burlap-Backed Flooring	Bldg 2, 1st Flr South Office	gray	Cellulose 60 Non-Fibrous 40	None Detected

Sampled: June 20, 2022 Received: June 24, 2022 Analyzed: June 28, 2022

Wednesday 29 June 2022

Analyzed by:



Batch: 81195

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
13B 901261	Black Burlap-Backed Flooring	Bldg 2, 1st Flr South Office	gray	Cellulose 60 Non-Fibrous 40	None Detected
14A 901262	Black Floor Paper Below Hardwoods	Bldg 2, 2nd Flr	black	Cellulose 80 Non-Fibrous 20	None Detected
14B 901263	Black Floor Paper Below Hardwoods	Bldg 2, 2nd Flr	black	Cellulose 80 Non-Fibrous 20	None Detected
15A 901264	9x9 Floor Tile	Bldg 2, 1st Flr South Bathroom	gray	Non-Fibrous 98	Detected Chrysotile 2
15AM 901265	Mastic	Bldg 2, 1st Flr South Bathroom	black	Non-Fibrous 100	None Detected
15B 901266	9x9 Floor Tile	Bldg 2, 1st Flr South Bathroom			Not Analyzed
15BM 901267	Mastic	Bldg 2, 1st Flr South Bathroom	black	Non-Fibrous 100	None Detected
16A 901268	Red Jacket TSI	Bldg 2, 1st Flr	red	Cellulose 90 Non-Fibrous 10	None Detected
16B 901269	Red Jacket TSI	Bldg 2, 1st Flr	red	Cellulose 90 Non-Fibrous 10	None Detected
16C 901270	Red Jacket TSI	Bldg 2, 1st Flr	red	Cellulose 90 Non-Fibrous 10	None Detected
17A 901271	Top Layer Black Jacket TSI	Bldg 2, 1st Flr	multi	Cellulose 60 Non-Fibrous 40	None Detected
17B 901272	Top Layer Black Jacket TSI	Bldg 2, 1st Flr	multi	Cellulose 60 Non-Fibrous 40	None Detected
17C 901273	Top Layer Black Jacket TSI	Bldg 2, 1st Flr	multi	Cellulose 60 Non-Fibrous 40	None Detected
18A 901274	Black 12x12 Floor Tile	Bldg 12, Cast Office	gray	Non-Fibrous 100	None Detected
18B 901275	Black 12x12 Floor Tile	Bldg 12, Cast Office	black	Non-Fibrous 100	None Detected
19A 901276	Black Tar Paper Below Plywood	Bldg 12, Cast Office	black	Cellulose 70 Non-Fibrous 30	None Detected
19B 901277	Black Tar Paper Below Plywood	Bldg 12, Cast Office	black	Cellulose 70 Non-Fibrous 30	None Detected

Sampled: June 20, 2022 Received: June 24, 2022 Analyzed: June 28, 2022

Wednesday 29 June 2022

Analyzed by:



Batch: 81195

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
20A 901278	Window Glazing	Bldg 12, Cast Office	white	Non-Fibrous 98	Detected Chrysotile 2
20B 901279	Window Glazing	Bldg 12, Cast Office			Not Analyzed
21A 901280	Panel Glue	Bldg 12, Locker Room	tan	Non-Fibrous 100	None Detected
21B 901281	Panel Glue	Bldg 12, Locker Room	tan	Non-Fibrous 100	None Detected
22A 901282	Plaster Skim Coat	Bldg 12	white	Non-Fibrous 100	None Detected
22B 901283	Plaster Skim Coat	Bldg 12	white	Non-Fibrous 100	None Detected
22C 901284	Plaster Skim Coat	Bldg 12	white	Non-Fibrous 100	None Detected
23A 901285	Plaster Base Coat	Bldg 12	gray	Non-Fibrous 100	None Detected
23B 901286	Plaster Base Coat	Bldg 12	gray	Non-Fibrous 100	None Detected
23C 901287	Plaster Base Coat	Bldg 12	gray	Non-Fibrous 100	None Detected
24A 901288	Pyro Block	Bldg 12, Locker Room	gray	Non-Fibrous 100	None Detected
24B 901289	Pyro Block	Bldg 12, Locker Room	gray	Non-Fibrous 100	None Detected
25A 901290	Building Paper	Bldg 19, Shed	black	Cellulose 70 Non-Fibrous 30	None Detected
26A 901291	Window Glazing	Bldg 19, Metal Frame Windows	gray	Non-Fibrous 100	None Detected
26B 901292	Window Glazing	Bldg 19, Metal Frame Windows	gray	Non-Fibrous 100	None Detected
26C 901293	Window Glazing	Bldg 19, Metal Frame Windows	gray	Non-Fibrous 98	Detected Chrysotile 2
27A 901294	Plaster	Switch Gear Room-Ceiling	gray	Hair 5 Non-Fibrous 95	None Detected

Sampled: June 20, 2022 Received: June 24, 2022 Analyzed: June 28, 2022

Wednesday 29 June 2022

Analyzed by:



Batch: 81195



FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
27B 901295	Plaster	Switch Gear Room-Ceiling	gray	Hair 5 Non-Fibrous 95	None Detected
28A 901296	Window Glazing	Bldg 3, Metal Frame Windows	gray	Non-Fibrous 100	None Detected
28B 901297	Window Glazing	Bldg 3, Metal Frame Windows	gray	Non-Fibrous 100	None Detected
28C 901298	Window Glazing	Bldg 3, Metal Frame Windows	gray	Non-Fibrous 100	None Detected
29A 901299	Cooling Tower Wall Material	Bldg 3	gray	Non-Fibrous 70	Detected Chrysotile 30
29B 901300	Cooling Tower Wall Material	Bldg 3			Not Analyzed
29C 901301	Cooling Tower Wall Material	Bldg 3			Not Analyzed
30A 901302	Plaster Skim Coat	Bldg 1, Locker Room	white	Non-Fibrous 100	None Detected
30B 901303	Plaster Skim Coat	Bldg 1-Locker Room	white	Non-Fibrous 100	None Detected
30C 901304	Plaster Skim Coat	Bldg 1-Locker Room	white	Non-Fibrous 100	None Detected
31A 901305	Plaster Base Coat	Bldg 1-Locker Room	gray	Non-Fibrous 100	None Detected
31B 901306	Plaster Base Coat	Bldg 1-Locker Room	gray	Non-Fibrous 100	None Detected
31C 901307	Plaster Base Coat	Bldg 1-Locker Room	gray	Non-Fibrous 100	None Detected
32A 901308	Cove Base Mastic	Bldg 1-Locker Room	brown	Non-Fibrous 100	None Detected
32B 901309	Cove Base Mastic	Bldg 1-Locker Room	brown	Non-Fibrous 100	None Detected
33A 901310	Brown Floor Paper Below Hardwoods	Bldg 2, 2nd Floor	black	Cellulose 70 Non-Fibrous 30	None Detected
33B 901311	Brown Floor Paper Below Hardwoods	Bldg 2, 2nd Floor	black	Cellulose 70 Non-Fibrous 30	None Detected

Sampled: June 20, 2022 Received: June 24, 2022 Analyzed: June 28, 2022

Wednesday 29 June 2022

Analyzed by:



Batch: 81195

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
34A 901312	Window Glazing	Bldg 2, 1st Flr 49 Pane Windows	red	Non-Fibrous 100	None Detected
34B 901313	Window Glazing	Bldg 2, 1st Flr 49 Pane Windows	red	Non-Fibrous 100	None Detected
34C 901314	Window Glazing	Bldg 2, 1st Flr 49 Pane Windows	red	Non-Fibrous 100	None Detected
35A 901315	Door Caulking	Bldg 3	white	Non-Fibrous 95	Detected Chrysotile 5
35B 901316	Door Caulking	Bldg 3			Not Analyzed
36A 901317	Top Layer Asphalt Shingle	Bldg 1 Sawtooth Roof	black	Fiberglass 30 Non-Fibrous 70	None Detected
36B 901318	Top Layer Asphalt Shingle	Bldg 1 Sawtooth Roof	black	Fiberglass 30 Non-Fibrous 70	None Detected
36C 901319	Top Layer Asphalt Shingle	Bldg 1 Sawtooth Roof	black	Fiberglass 30 Non-Fibrous 70	None Detected
37A 901320	2nd Layer Asphalt Shingle	Bldg 1 Sawtooth Roof	black	Cellulose 30 Non-Fibrous 70	None Detected
37B 901321	2nd Layer Asphalt Shingle	Bldg 1 Sawtooth Roof	black	Cellulose 30 Non-Fibrous 70	None Detected
37C 901322	2nd Layer Asphalt Shingle	Bldg 1 Sawtooth Roof	black	Cellulose 30 Non-Fibrous 70	None Detected
38A 901323	Built-up Roofing Felts	Bldg 1 Sawtooth Roof	black	Cellulose 60 Non-Fibrous 40	None Detected
38B 901324	Built-up Roofing Felts	Bldg 1 Sawtooth Roof	black	Cellulose 60 Non-Fibrous 40	None Detected
38C 901325	Built-up Roofing Felts	Bldg 1 Sawtooth Roof	black	Cellulose 60 Non-Fibrous 40	None Detected
39A 901326	Brown Roofing Paper	Bldg 1 Roof	black	Cellulose 95 Non-Fibrous 5	None Detected
39B 901327	Brown Roofing Paper	Bldg 1 Roof	black	Cellulose 95 Non-Fibrous 5	None Detected
39C 901328	Brown Roofing Paper	Bldg 1 Roof	black	Cellulose 95 Non-Fibrous 5	None Detected

Sampled: June 20, 2022 Received: June 24, 2022 Analyzed: June 28, 2022

Wednesday 29 June 2022

Analyzed by:



Batch: 81195

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
40A 901329	White Rolled Asphalt Patch	Bldg 1 Roof	black	Fiberglass 30 Non-Fibrous 70	None Detected
40B 901330	White Rolled Asphalt Patch	Bldg 1 Roof	black	Fiberglass 30 Non-Fibrous 70	None Detected
41A 901331	Black Rolled Asphalt Patch	Bldg 1 Roof	black	Fiberglass 30 Non-Fibrous 70	None Detected
41B 901332	Black Rolled Asphalt Patch	Bldg 1 Roof	black	Fiberglass 30 Non-Fibrous 70	None Detected
42A 901333	Black Sealant Assoc. w/ Patches	Bldg 1 Roof	black	Cellulose 30 Non-Fibrous 70	None Detected
42B 901334	Black Sealant Assoc. w/ Patches	Bldg 1 Roof	black	Cellulose 30 Non-Fibrous 70	None Detected
43A 901335	Top Layer Rolled Asphalt Roofing	Bldg 1	multi	Synthetic 30 Non-Fibrous 70	None Detected
43B 901336	Top Layer Rolled Asphalt Roofing	Bldg 1	multi	Synthetic 30 Non-Fibrous 70	None Detected
43C 901337	Top Layer Rolled Asphalt Roofing	Bldg 1	multi	Synthetic 30 Non-Fibrous 70	None Detected
44A 901338	2nd Layer Rolled Asphalt Roofing	Bldg 1	black	Fiberglass 30 Non-Fibrous 70	None Detected
44B 901339	2nd Layer Rolled Asphalt Roofing	Bldg 1	black	Fiberglass 30 Non-Fibrous 70	None Detected
44C 901340	2nd Layer Rolled Asphalt Roofing	Bldg 1	black	Fiberglass 30 Non-Fibrous 70	None Detected
45A 901341	Black Sealant Assoc. w/ Rolled Asphalt Roofing	Bldg 1	black	Synthetic 5 Non-Fibrous 95	None Detected
45B 901342	Black Sealant Assoc. w/ Rolled Asphalt Roofing	Bldg 1	black	Synthetic 5 Non-Fibrous 95	None Detected
45C 901343	Black Sealant Assoc. w/ Rolled Asphalt Roofing	Bldg 1	black	Synthetic 5 Non-Fibrous 95	None Detected
46A 901344	Tar & Gravel Roofing	Bldg 1	black	Cellulose 60 Non-Fibrous 40	Detected Chrysotile < 1
46B 901345	Tar & Gravel Roofing	Bldg 1	black	Cellulose 60 Non-Fibrous 38	Detected Chrysotile 2

Sampled: June 20, 2022 Received: June 24, 2022 Analyzed: June 28, 2022

Wednesday 29 June 2022

Analyzed by:



Batch: 81195

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
46C 901346	Tar & Gravel Roofing	Bldg 1	black		Not Analyzed
46D 901347	Tar & Gravel Roofing	Bldg 1	black		Not Analyzed
46E 901348	Tar & Gravel Roofing	Bldg 1	black		Not Analyzed
47A 901349	Black Sealant	Along Bldgs 1&2	black	Non-Fibrous 95	Detected Chrysotile 5
47B 901350	Black Sealant	Along Bldgs 1&2			Not Analyzed
48A 901351	Window Glazing	Bldg 1, Small Wood Frame Windows	gray	Non-Fibrous 100	None Detected
48B 901352	Window Glazing	Bldg 1, Small Wood Frame Windows	gray	Non-Fibrous 100	None Detected
49A 901353	Window Glazing	Bldg 1, Large Wood Frame Windows	gray	Non-Fibrous 100	None Detected
49B 901354	Window Glazing	Bldg 1, Large Wood Frame Windows	gray	Non-Fibrous 100	None Detected
50A 901355	Window Glazing	Bldg 1, Large Metal Frame Windows	gray	Non-Fibrous 100	None Detected
50B 901356	Window Glazing	Bldg 1, Large Metal Frame Windows	gray	Non-Fibrous 100	None Detected
51A 901357	Tar & Gravel Roofing	Bldg 2	black	Cellulose 40 Non-Fibrous 60	None Detected
51B 901358	Tar & Gravel Roofing	Bldg 2	black	Cellulose 40 Non-Fibrous 60	None Detected
51C 901359	Tar & Gravel Roofing	Bldg 2	black	Cellulose 40 Non-Fibrous 60	None Detected
51D 901360	Tar & Gravel Roofing	Bldg 2	black	Cellulose 60 Non-Fibrous 40	None Detected
51E 901361	Tar & Gravel Roofing	Bldg 2	black	Cellulose 60 Non-Fibrous 40	None Detected
51F 901362	Tar & Gravel Roofing	Bldg 2	black	Cellulose 60 Non-Fibrous 40	None Detected

Sampled: June 20, 2022 Received: June 24, 2022 Analyzed: June 28, 2022

Wednesday 29 June 2022

Analyzed by:



Batch: 81195

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
51G 901363	Tar & Gravel Roofing	Bldg 2	black	Cellulose 60 Non-Fibrous 40	None Detected
52A 901364	Brown Roof Paper	Bldg 2	black	Cellulose 95 Non-Fibrous 5	None Detected
52B 901365	Brown Roof Paper	Bldg 2	black	Cellulose 90 Non-Fibrous 10	None Detected
52C 901366	Brown Roof Paper	Bldg 2	black	Cellulose 90 Non-Fibrous 10	None Detected
53A 901367	Rolled Canvas Roofing	Bldg 2, North Roof	black	Cellulose 60 Non-Fibrous 40	None Detected
53B 901368	Rolled Canvas Roofing	Bldg 2, North Roof	black	Cellulose 60 Non-Fibrous 40	None Detected
53C 901369	Rolled Canvas Roofing	Bldg 2, North Roof	black	Cellulose 60 Non-Fibrous 40	None Detected
54A 901370	Black Tar Assoc. w/ Rolled Canvas Roofing	Bldg 2, North Roof	black	Cellulose 30 Non-Fibrous 70	None Detected
54B 901371	Black Tar Assoc. w/ Rolled Canvas Roofing	Bldg 2, North Roof	black	Cellulose 30 Non-Fibrous 70	None Detected
54C 901372	Black Tar Assoc. w/ Rolled Canvas Roofing	Bldg 2, North Roof	black	Cellulose 30 Non-Fibrous 70	None Detected
55A 901373	Rolled Asphalt Shingle Roofing	Bldg 2, Southeast Roof	black	Fiberglass 30 Non-Fibrous 70	None Detected
55B 901374	Rolled Asphalt Shingle Roofing	Bldg 2, Southeast Roof	black	Fiberglass 30 Non-Fibrous 70	None Detected
55C 901375	Rolled Asphalt Shingle Roofing	Bldg 2, Southeast Roof	black	Fiberglass 30 Non-Fibrous 70	None Detected
56A 901376	Fiber Board	Bldg 2, Southeast Roof	brown	Cellulose 90 Non-Fibrous 10	None Detected
56B 901377	Fiber Board	Bldg 2, Southeast Roof	brown	Cellulose 90 Non-Fibrous 10	None Detected
56C 901378	Fiber Board	Bldg 2, Southeast Roof	brown	Cellulose 90 Non-Fibrous 10	None Detected
57A 901379	Black Sealant Assoc. w/ Rolled Asphalt Shingle	Bldg 2, Southeast Roof	black	Non-Fibrous 100	None Detected

Sampled: June 20, 2022 Received: June 24, 2022 Analyzed: June 28, 2022

Wednesday 29 June 2022

Analyzed by:



Batch: 81195

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
57B 901380	Black Sealant Assoc. w/ Rolled Asphalt Shingle	Bldg 2, Southeast Roof	black	Non-Fibrous 100	None Detected
57C 901381	Black Sealant Assoc. w/ Rolled Asphalt Shingle	Bldg 2, Southeast Roof	black	Non-Fibrous 100	None Detected
58A 901382	Black Edge Sealant	Bldg 2, Southeast Roof	black	Non-Fibrous 95	Detected Chrysotile 5
58B 901383	Black Edge Sealant	Bldg 2, Southeast Roof			Not Analyzed
58C 901384	Black Edge Sealant	Bldg 2, Southeast Roof			Not Analyzed
7B 902495	Black Flooring	Bldg 2, 2nd Flr	black	Non-Fibrous 100	None Detected

Sampled: June 20, 2022 Received: June 24, 2022 Analyzed: June 28, 2022

Wednesday 29 June 2022

Analyzed by:



Batch: 81195

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
1A 905842	Tar & Gravel Roofing	Building 12	black	Cellulose 30 Non-Fibrous 68	Detected Chrysotile 2
1B 905843	Tar & Gravel Roofing	Building 12			Not Analyzed
1C 905844	Tar & Gravel Roofing	Building 12			Not Analyzed
1D 905845	Tar & Gravel Roofing	Building 12			Not Analyzed
1E 905846	Tar & Gravel Roofing	Building 12			Not Analyzed
2A 905847	Fiber Board	Building 12 Roof	brown	Cellulose 90 Non-Fibrous 10	None Detected
2B 905848	Fiber Board	Building 12 Roof	brown	Cellulose 90 Non-Fibrous 10	None Detected
3A 905849	Black Tar on Cement Deck	Building 12	black	Cellulose 10 Non-Fibrous 88	Detected Chrysotile 2
3B 905850	Black Tar on Cement Deck	Building 12			Not Analyzed
3C 905851	Black Tar on Cement Deck	Building 12			Not Analyzed
3D 905852	Black Tar on Cement Deck	Building 12			Not Analyzed
3E 905853	Black Tar on Cement Deck	Building 12			Not Analyzed
4A 905854	Black Sealant Ass. W/ Bldg. 12 Roof	Building 12	black	Non-Fibrous 90	Detected Chrysotile 10
4B 905855	Black Sealant Ass. W/ Bldg. 12 Roof	Building 12			Not Analyzed
4C 905856	Black Sealant Ass. W/ Bldg. 12 Roof	Building 12			Not Analyzed
5A 905857	Built-Up Roofing	Building 12 Saw Tooth Roof	black	Cellulose 20 Non-Fibrous 70	Detected Chrysotile 10

Sampled: June 29, 2022 Received: July 01, 2022 Analyzed: July 05, 2022

Wednesday 06 July 2022

Analyzed by:

*Erik Gargas*

Batch: 81570

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
5B 905858	Built-Up Roofing	Building 12 Saw Tooth Roof			Not Analyzed
5C 905859	Built-Up Roofing	Building 12 Saw Tooth Roof			Not Analyzed
6A 905860	Black Tar on Cement	Building 12 Saw Tooth Roof	black	Cellulose 50 Non-Fibrous 50	None Detected
6B 905861	Black Tar on Cement	Building 12 Saw Tooth Roof	black	Cellulose 50 Non-Fibrous 50	None Detected
6C 905862	Black Tar on Cement	Building 12 Saw Tooth Roof	black	Cellulose 50 Non-Fibrous 50	None Detected
7A 905863	Black Sealant	Building 12 Saw Tooth Roof	black	Non-Fibrous 90	Detected Chrysotile 10
7B 905864	Black Sealant	Building 12 Saw Tooth Roof			Not Analyzed
7C 905865	Black Sealant	Building 12 Saw Tooth Roof			Not Analyzed
8A 905866	Tar & Gravel Roofing	Building 19	black	Cellulose 30 Non-Fibrous 70	Detected Chrysotile < 1
8B 905867	Tar & Gravel Roofing	Building 19	black	Cellulose 30 Non-Fibrous 70	Detected Chrysotile < 1
8C 905868	Tar & Gravel Roofing	Building 19	black	Cellulose 30 Non-Fibrous 70	Detected Chrysotile < 1
8D 905869	Tar & Gravel Roofing	Building 19	black	Cellulose 30 Non-Fibrous 70	Detected Chrysotile < 1
8E 905870	Tar & Gravel Roofing	Building 19	black	Cellulose 30 Non-Fibrous 70	Detected Chrysotile < 1
9A 905871	Fiber Board	Building 19 Roof	brown	Cellulose 90 Non-Fibrous 10	None Detected
9B 905872	Fiber Board	Building 19 Roof	brown	Cellulose 90 Non-Fibrous 10	None Detected
10A 905873	Black Tar on Cement Deck	Building 19	black	Cellulose 20 Non-Fibrous 78	Detected Chrysotile 2

Sampled: June 29, 2022 Received: July 01, 2022 Analyzed: July 05, 2022

Wednesday 06 July 2022

Analyzed by: 

Batch: 81570



FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
10B 905874	Black Tar on Cement Deck	Building 19			Not Analyzed
10C 905875	Black Tar on Cement Deck	Building 19			Not Analyzed
10D 905876	Black Tar on Cement Deck	Building 19			Not Analyzed
10E 905877	Black Tar on Cement Deck	Building 19			Not Analyzed
11A 905878	Black Sealant	Building 19	black	Non-Fibrous 100	None Detected
11B 905879	Black Sealant	Building 19	black	Non-Fibrous 100	None Detected
11C 905880	Black Sealant	Building 19	black	Non-Fibrous 100	None Detected
12A 905881	Tar & Gravel Roofing	Bldg. 19 Garage	black	Cellulose 20 Non-Fibrous 80	Detected Chrysotile < 1
12B 905882	Tar & Gravel Roofing	Bldg. 19 Garage	black	Cellulose 20 Non-Fibrous 80	Detected Chrysotile < 1
12C 905883	Tar & Gravel Roofing	Bldg. 19 Garage	black	Cellulose 20 Non-Fibrous 80	Detected Chrysotile < 1
13A 905884	Saw Tooth Roofing	Building 19	black	Cellulose 10 Non-Fibrous 90	None Detected
13B 905885	Saw Tooth Roofing	Building 19	black	Cellulose 10 Non-Fibrous 90	None Detected
13C 905886	Saw Tooth Roofing	Building 19	black	Cellulose 10 Non-Fibrous 90	None Detected
14A 905887	Black Sealant	Bldg. 19 Saw Tooth Roof	black	Cellulose 10 Non-Fibrous 90	None Detected
14B 905888	Black Sealant	Bldg. 19 Saw Tooth Roof	black	Cellulose 10 Non-Fibrous 90	None Detected
14C 905889	Black Sealant	Bldg. 19 Saw Tooth Roof	black	Cellulose 10 Non-Fibrous 90	None Detected

Sampled: June 29, 2022 Received: July 01, 2022 Analyzed: July 05, 2022

Wednesday 06 July 2022

Analyzed by:

*Erik Sogas*

Batch: 81570

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
15A 905890	Tar & Gravel Roofing	Building 3	black	Cellulose 20 Non-Fibrous 78	Detected Chrysotile 2
15B 905891	Tar & Gravel Roofing	Building 3			Not Analyzed
15C 905892	Tar & Gravel Roofing	Building 3			Not Analyzed
15D 905893	Tar & Gravel Roofing	Building 3			Not Analyzed
15E 905894	Tar & Gravel Roofing	Building 3			Not Analyzed
16A 905895	Top Layer Roofing	Bldg. 3 Saw Tooth Roof	black	Cellulose 10 Synthetic 20 Non-Fibrous 70	None Detected
16B 905896	Top Layer Roofing	Bldg. 3 Saw Tooth Roof	black	Cellulose 10 Synthetic 20 Non-Fibrous 70	None Detected
16C 905897	Top Layer Roofing	Bldg. 3 Saw Tooth Roof	black	Cellulose 10 Synthetic 20 Non-Fibrous 70	None Detected
17A 905898	Asphalt Shingle	Bldg. 3 Saw Tooth Roof	black	Cellulose 20 Non-Fibrous 80	None Detected
17B 905899	Asphalt Shingle	Bldg. 3 Saw Tooth Roof	black	Fiberglass 20 Non-Fibrous 80	None Detected
17C 905900	Asphalt Shingle	Bldg. 3 Saw Tooth Roof	black	Fiberglass 20 Non-Fibrous 80	None Detected
18A 905901	Roofing Paper	Bldg. 3 Saw Tooth Roof	black	Fiberglass 2 Cellulose 70 Non-Fibrous 28	None Detected
18B 905902	Roofing Paper	Bldg. 3 Saw Tooth Roof	black	Fiberglass 2 Cellulose 70 Non-Fibrous 28	None Detected
18C 905903	Roofing Paper	Bldg. 3 Saw Tooth Roof	black	Cellulose 50 Non-Fibrous 50	None Detected
19A 905904	Black Sealant	Bldg. 3 Saw Tooth Roof	black	Cellulose 5 Non-Fibrous 95	None Detected
19B 905905	Black Sealant	Bldg. 3 Saw Tooth Roof	black	Cellulose 5 Non-Fibrous 95	None Detected

Sampled: June 29, 2022 Received: July 01, 2022 Analyzed: July 05, 2022

Wednesday 06 July 2022

Analyzed by:

*Erik Sogas*

Batch: 81570

Brian Piccolo  
AITech Services  
44 Pole Bridge Road  
North Scituate, RI 02857

Project Information  
20220620  
24 N. Front St.,  
New Bedford,  
MA

Method: BULK PLM ANALYSIS,  
EPA/600/R-93/116

FieldID	Material	Location	Color	Non-Asbestos %	Asbestos %
19C	Black Sealant	Bldg. 3 Saw Tooth Roof	black	Cellulose 5	None Detected
905906				Non-Fibrous 95	

**Sampled:** June 29, 2022      **Received:** July 01, 2022      **Analyzed:** July 05, 2022

Wednesday 06 July 2022

Analyzed by:



**Batch:** 81570

## **APPENDIX B**

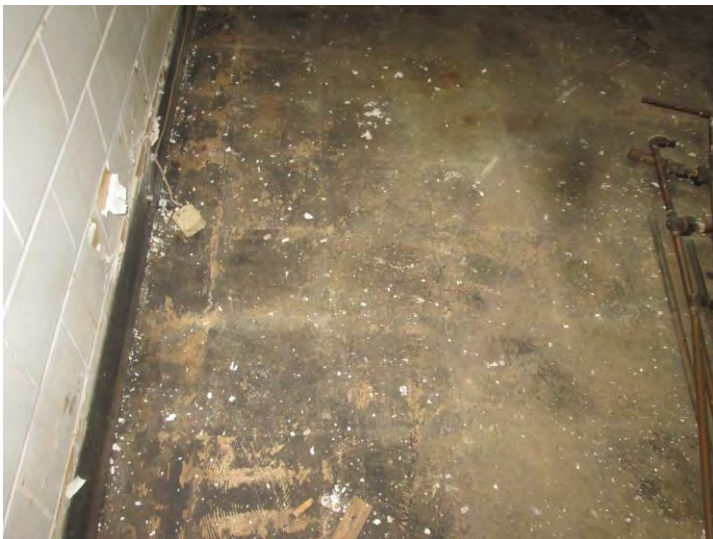
Photosheets



**Photo 1**  
View of the red linoleum located in the 1<sup>st</sup>  
floor locker room of Building 1.



**Photo 2**  
Typical view of the black mastic located  
in the 1st floor locker room and adjoining  
rooms of Building 1.



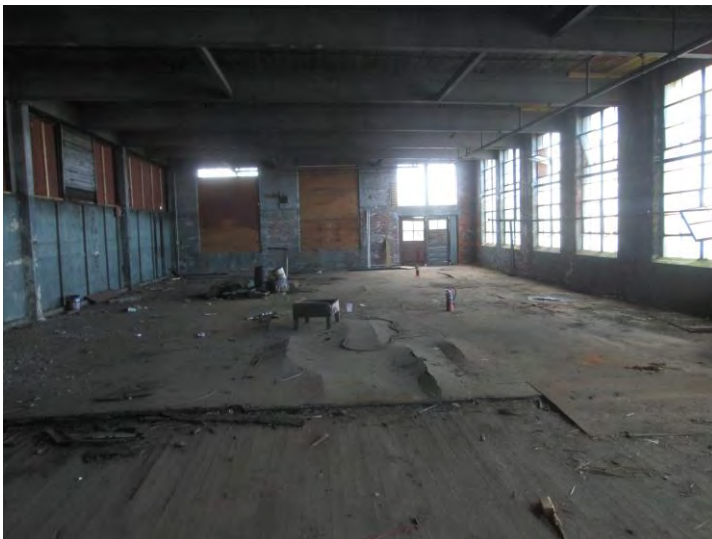
**Photo 3**  
Typical view of the black mastic located  
in the 1st floor locker room and adjoining  
rooms of Building 1.



**Photo 4**  
Typical view of plaster wall in the 2nd floor of Building 2.



**Photo 5**  
Typical view of plaster wall in the 1st floor of Building 2.



**Photo 6**  
Typical view of the Building 2 2<sup>nd</sup> floor area with the of tar paper below the concrete floor.





### **Photo 7**

**View of 9" x9" floor tile located to the west of the loading dock in Building 2.**



### **Photo 8**

**View of 9" x9" floor tile located adjacent to the southeast elevator in Building 2.**



### **Photo 9**

**View of 9" x 9" floor tile located in the 1<sup>st</sup> floor southeastern office in Building 2.**



### **Photo 10**

**View of 9" x 9" floor tile located in the 1<sup>st</sup> floor southeastern office adjacent to the bathroom in Building 2.**



### **Photo 11**

**View of the typical window in the Cast office in Building 12.**



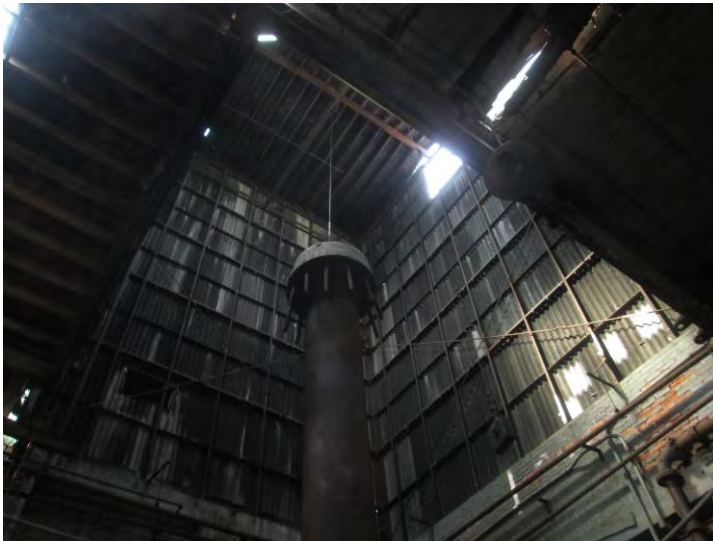
### **Photo 12**

**View of the Building 19 windows.**





**Photo 13**  
View of the exterior of the cooling tower  
of Building 3.



**Photo 14**  
View of the interior of the cooling tower  
of Building 3.



**Photo 15**  
View of typical exterior door with door  
caulking in Building 3.



**Photo 16**  
View of typical door caulking associated with the Building 3 exterior doors.



**Photo 17**  
Typical view of the Building 1 tar and gravel roofing located below the non-asbestos roofing and foam board.



**Photo 18**  
Typical view of the black sealant located along the southeastern lower roof of Building 2.





### **Photo 19**

**Typical view of the Building 12 tar and gravel roofing and transite panels at the ends of the sawtooth roofing system.**



### **Photo 20**

**Typical view of the black tar on the cement deck of Building 12.**



### **Photo 21**

**Typical view of the black sealant associated with the Building 12 roofing system.**



**Photo 22**  
Typical view of the built-up roofing  
associated Building 12 sawtooth  
roofing system.



**Photo 23**  
Typical view of the Building 3 tar and  
gravel roofing.



**Photo 24**  
Typical view of the Building 19 tar and  
gravel roofing.





**Photo 25**  
Typical view of the Building 19 garage  
tar and gravel roofing.



**Photo 26**  
View of the Mag-type TSI located in the  
2<sup>nd</sup> floor of the Building 1 locker room.



**Photo 27**  
View of the Mag-type TSI located along  
the southern portion of Building 2 and  
the northern portion of Building 19.



**Photo 28**  
Typical view of the transite shingles located along the ends of the sawtooth roofing system of Building 1.



**Photo 29**  
Typical view of the transite shingles located along the ends of the sawtooth roofing system of Building 3.



**Photo 30**  
Typical view of the transite panels located along the ends of the sawtooth roofing system of Building 12.





**Photo 31**  
Typical view of the transite panels located along the ends of the sawtooth roofing system of Building 19.



**Photo 32**  
View of the transite panels associated with the Building 3 roof air handler room.



**Photo 33**  
View of the transite panel roof of the small shed adjacent to the Building 19 garage.



**Photo 34**  
View of the transite panels associated  
with the truck station adjacent to  
Building 12.



**Photo 35**  
View of the transite panels associated  
with the Building 2 1<sup>st</sup> floor  
northwestern air handler.



**Photo 36**  
View of the transite panels associated  
with the Building 2 1<sup>st</sup> floor  
southeastern office/rooms.





**Photo 37**  
View of the transite panels associated  
with the Building 2 1<sup>st</sup> floor  
southeastern office/rooms.



**Photo 38**  
View of the transite panels associated  
with the Building 2 1<sup>st</sup> floor  
southeastern office/rooms.



**Photo 39**  
View of a typical the transite panels in  
the Building 3 northeastern room  
adjacent to switchgear room.



**Photo 40**  
View of the transite panels in the Building 3 southeastern transformer room.



**Photo 41**  
View of a typical transite panel associated with the Building 3 switchgears.



**Photo 42**  
View of the transite panels associated with the Building 12 Cast office ceiling.





### **Photo 43**

**View of the transite panels associated with the Building 12 2<sup>nd</sup> floor air handler room.**



### **Photo 44**

**View of the transite panels associated with the Building 12 2<sup>nd</sup> floor locker room adjacent to the air handler room.**



### **Photo 45**

**View of the transite panels in located in the Building 12/Building 19 ramp.**

## APPENDIX C

Roofing System Figure



24 N Front Street, New Bedford, MA - Roofing System Figure

- = Building 1 Roof System
- = Building 2 Roof System
- = Building 3 Roof System
- = Building 19 Roof System
- = Building 12 Roof System
- = Black Sealant on Building 1 and the SE lower roof of Building 2

Please note that transite shingles/panels were observed to be present at the the western and eastern sides of each of the sawtooth roofing systems situated on each of the Buildings and have been assumed positive for asbestos.



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Attachment 2 – USEPA and MassDEP  
Letter of Consistency Determination,  
dated January 23, 2022









**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY**  
REGION 1  
5 POST OFFICE SQUARE – SUITE 100  
BOSTON, MASSACHUSETTS 02109-3912

Date: See electronic signature

Via email: elizabeth.j.callahan@state.ma.us

Elizabeth Callahan, Acting Assistant Commissioner  
MassDEP Bureau of Waste Site Cleanup  
1 Winter Street  
Boston, Massachusetts 02108

RE: Request letter for the EPA Consistency Determination for Revere Copper Bulkhead Improvements Project

Dear Ms. Elizabeth Callahan:

EPA received the Phase I and Phase II work plans for the New Bedford Port Authority (NBPA) / Shoreline Resources, LLC Revere Copper - Bulkhead Improvements project for review in September and November of 2021, respectively. After review, EPA received a request letter dated January 13, 2022, from the Massachusetts Department of Environmental Protection (MassDEP) for EPA to issue a Consistency Determination for the Revere Copper - Bulkhead Improvements project.

The work described in the Phase I and Phase II Revere Copper - Bulkhead Improvements work plans consists of the installation of sheet and anchor piles and conventional over sheeting of the existing failed timber and steel sheet piling, thus allowing for the removal of approximately 200,000 square feet / 66,000 cubic yards of contaminated sediment to occur as part of the future NBPA Phase V dredging project.

- The proposed 990 linear feet of sheet pile bulkhead would be installed approximately one foot seaward of the existing failed bulkhead system along the majority of proposed bulkhead, with the proposed anchoring systems landward of the sheeting to support the required site loads.
- For approximately 235 linear feet at the south end of the site, the proposed bulkhead will be installed at the top of the existing stone-lined bank, allowing for the removal of the existing stone fill, thus resulting in the restoration of approximately 4,000 square feet of open water.
- Once constructed, the NBPA or facility owner will apply to the MassDEP's Waterways Office for a Chapter 91 license to regulate the long-term operation and maintenance of the bulkhead.

Any additional dredging and disposal conducted as part of the NBPA Phase V dredging project will be the subject of separate work plans to be provided by MassDEP.

In accordance with Section V.C.7 of the Amendment to the Memorandum of Agreement between the Commonwealth, through MassDEP and EPA, dated October 2021, ("the 2021 Amended MOA) the Commonwealth, as the lead agency for the State Enhanced Remedy, is responsible for identifying the Performance Standards in coordination with the Regulatory Agencies and shall ensure that the SER work complies with those Performance Standards.

Under the Terms of Section V.C.2 of the 2021 Amended MOA, with this letter EPA determines that the proposed work described in the Phase I and Phase II Revere Copper - Bulkhead Improvements

workplans, as reviewed by EPA, does not conflict with nor is inconsistent with the remedy for the New Bedford Superfund Site. This determination is based solely on EPA's review of the Phase I and Phase II Revere Copper - Bulkhead Improvements workplans and may be modified should new information modify, amend, or alter the information presented in the Phase I and Phase II Revere Cooper - Bulkhead Improvement plans.

EPA expects MassDEP will provide additional information regarding subsequent stages of the NBPA Phase V dredging project work for future consistency determinations.

Thank you for working with EPA on this important enhancement project within the New Bedford Harbor Superfund Site.

Sincerely,

**ROBERT  
CIANCIARULO**

Digitally signed by ROBERT  
CIANCIARULO  
Date: 2022.01.23 10:01:17  
-05'00'

Robert Cianciarulo, Chief  
Remediation Branch I  
Superfund and Emergency Management Division

Enclosure

Cc via email:

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January 13, 2022

Letter sent electronically via email

Mr. Robert Cianciarulo  
Region 1  
U.S. EPA  
Boston, MA

Re: Request letter for the EPA Consistency Determination for Revere Copper Bulkhead Improvements Project

Dear Mr. Cianciarulo;

MassDEP is requesting that EPA provide a Consistency Determination indicating that proposed work for the Revere Copper Bulkhead Improvements project does not conflict with the New Bedford Harbor Superfund Site 1998 Record of Decision (ROD) remedy and can be incorporated into Phase V of the State Enhanced Remedy (SER).

The Revere Copper Bulkhead Improvements Project has been proposed to be included as part of the Phase V SER dredging in New Bedford Harbor planned for 2023 by the New Bedford Harbor Port Authority (NBPA). The proposed project consists of bulkhead reconstruction/improvements to stabilize the shoreline to allow for the Phase V navigational dredging to be carried out in the area of the Harbor adjacent to the Revere Copper site. The proposed project is outlined in the attached letter from the NBPA's contractor that documents the technical factors that require the bulkhead work to be carried out as part of the SER dredging.

EPA has approved the Phase V navigational dredging associated with the Revere Copper project and MassDEP is now requesting that the proposed bulkhead work needed to implement the dredging also be approved as part of Phase V of the SER. As presented by the project proponent, dredging of approximately 66,000 cubic yards of contaminated sediment cannot occur if the shoreline bulkhead improvement does not proceed under the SER process. If the federal/state regulatory permit process was required for the bulkhead reconstruction/improvement, the delay in improving the bulkhead would prevent the Phase V dredging from being implemented due to funding requirements which necessitate dredging to be started in 2023. Specifically, the dredging is being funded through a time-sensitive grant from the Massachusetts Executive Office of Housing and Economic Development – Massworks Program (providing 80% of funding for Phase V dredging).

January 13, 2022

Revere Copper Consistency Determination Request

If the EPA issues a Consistency Determination for the Revere Copper Bulkhead Improvements Project, MassDEP's Bureau of Waste Site Cleanup will oversee the environmental review of the planning and construction of the project through the SER process. Once constructed, the NBPA or the facility owner will apply to the MassDEP's Waterways Office for a Chapter 91 license which will regulate the long-term operation and maintenance of the bulkhead. As with all SER projects, the MassDEP will work with the NBPA/City of New Bedford under the MassDEP/NBPA Memorandum of Agreement (MOA) to implement the project.

MassDEP has determined, after review of the project Work Plan, that the proposed work meets the requirement of the ROD that the "...enhanced remedy shall not jeopardize or delay the overall implementation or funding of the selected remedy." Also, MassDEP will continue to appropriately oversee the environmental review of the project planning and construction per the requirements of the U.S.EPA/MassDEP MOA.

We appreciate your agency's work on this project and past navigational work completed under the Superfund process.

Sincerely yours,

A handwritten signature in cursive script, reading "Elizabeth Callahan".

Elizabeth Callahan,  
Acting Assistant Commissioner  
Bureau of Waste Site Cleanup

cc: Paul Craffey, MassDEP  
Diane Baxter, MassDEP  
Natalie Burgo, U.S. EPA  
Dave Dickerson, U.S. EPA