



October 13, 2022

New Bedford Conservation Commission  
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  
MassDEP File #SE049-0892**

Dear Members of the Conservation Commission:

As discussed in detail with Chance, Shoreline Marine Terminal (SMT) has been presented with a series of opportunities and challenges in redevelopment of the former Revere Copper Plant on North Front Street. Specifically, the following circumstances have caused SMT to re-prioritize site redevelopment activities:

- The proposed construction (and subsequent leasing) of new seafood processing and freezer facilities on the southwesterly portion of the Shoreline site is being re-evaluated by Seatrade. While the project is likely to proceed at a later time, Shoreline is proceeding with shipyard construction to support the marine and wind industries.
- In order to have the SMT shipyard ready for the spring and early summer, demolition of the buildings described in the NOI must be initiated as soon as possible. Abatement of the hazardous building materials is substantially complete, so SMT is looking to initiate demolition in late October.
- Shoreline has recently received a grant through the Vineyard Wind Accelerator Fund to build additional berthing facilities at its Pope's Island location, but in order to receive funding, SMT must meet an aggressive construction schedule.
- SMT has recently received bank financing for the initial phases of their redevelopment program.

We respectfully request that the Commission schedule a public hearing (October 18<sup>th</sup>) for the subject NOI filed in August for the demolition of the former Revere Copper buildings on the southern half of the Shoreline property. As you know, we have already received clearance from the Historic Commission and City Council to demolish the buildings, and a Special Permit and Site Plan approval has been obtained from the Planning Department to allow construction of the Shipyard. Please note that we are working directly with DPI on the utilities and relocation of the 24-inch stormwater overflow line on the southern side as a condition of approval of the Special Permit and Site Plan. See attached memo from DPI.

In addition, re-purposing (and productive re-use) of existing buildings on the 24 North Front Street parcel will be enhanced and accelerated by construction of the shipyard. Various Wind Energy related businesses (and others) have expressed interest in use of the existing buildings.

All of these activities must proceed on an accelerated timeline to qualify for the Accelerator Fund funding and/or to support for the economic viability of the proposed redevelopment program. Once this NOI is closed,

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we plan to re-visit our prior request to amend the Order of Conditions under MassDEP NOI Filing #SE49-0867 and submit a new NOI for construction of the Shipyard project.

We request that next Tuesday night's week's public hearing focus only on demolition of the buildings and the associated stormwater and erosion controls. To that end, we have revised the drawing set (copy appended) to include only those plans associated with the demolition portion of the shipyard project.

Please call or email me with any questions.

Sincerely,

**Pare Corporation**

Alan D. Hanscom, LSP  
Vice President

**Attachments**

- DPI Memorandum dated August 8, 2022
- Revised NOI Plan Set dated October 13, 2022

cc: DEP Southeast Regional Office  
Michael Quinn, SMT  
Scott Taber, SMT  
Lauren Gluck, Pare Corporation  
Aaron Ting, Pare Corporation  
File