FILL MANAGEMENT INFORMATION AND PROCESS

WEAVER'S COVE INDUSTRIAL PARK LLC

Weaver's Cove Industrial Park LLC, 1 New Street, Fall River, MA

Fill Management Plan Soil Re-Use Project
November 2026

INTRODUCTION

On May 1, 2026, Weaver's Cove Industrial Park LLC ("WCIP") the Project Proponent, submitted a Fill Management Plan application ("FMP") to Massachusetts Department of Environmental Protection ("MassDEP") for the next phase of site development (the "Project") of 1 New Street (the "Property") in Fall River. The Proponent is requesting approval from MassDEP to allow soil re-use in order to fill, cap and develop the vacant Property. This is WCIP's summary of the Project and review process that MassDEP will follow. Refer to the attached Figures for Project location and Environmental Justice designated areas.

MassDEP regulates the process for the re-use of soil at disposal sites under the Massachusetts Contingency Plan ("MCP") 310 CMR 40.0000. As part of the approval, MassDEP will issue an Administrative Consent Order ("ACO") to WCIP as the Project Proponent ("Proponent")as as WCIP seeks to bring in soil to elevate the Property.

MassDEP will review WCIP's application and will evaluate the criteria governing what soils may be accepted by the Project and implementation by the Proponent after the Public Involvement Process has been completed as described below. This document is intended as a companion to the Fact Sheet that will be delivered as part of the Public Involvement Process prior to MassDEP review of the application for soil re-use.

PURPOSE

WCIP seeks to import suitable fill material to raise the grades at the Property to cap the site in order to prepare for future redevelopment, creating new jobs and adding to the Fall River tax base, while at the same time placing additional fill upon historic Shell operations as discussed below.

WCIP has owned the vacant Property for ten (10) years and has filed the FMP with MassDEP for the proposed re-use of off-site soils at the former Shell Petroleum Terminal Site to elevate the grade and cap portions of the 50-acre Weaver's Cove vacant property. Following its purchase of the Property in 2016, WCIP has worked with Shell and the City on Shell's remediation of the

Property. WCIP removed the large and unsightly oil storage tanks and replaced the access bridge leading into the Property to accommodate equipment and vehicles.

NEW STREET PROPERTY HISTORY

In 1920 the Property was converted to a petroleum terminal which was originally owned and operated by the New England Oil Refining Company until approximately 1929. In 1929 Shell Oil Company ("Shell") purchased the Property and continued the use as a petroleum storage and distribution facility until approximately 1995, after which time commercial petroleum product storage and distribution ceased. Several petroleum releases occurred at the Property between the 1920s and 1990s, when the Property was utilized as a petroleum terminal. The petroleum terminal was decommissioned in the 1990s when the bulk petroleum was removed from the onsite storage tanks and associated piping structures. Shell was identified by MassDEP as the entity responsible for the releases and has accepted the on-going remediation and cleanup of soil and groundwater at the Property via a Notice of Responsibility issued by MassDEP. Shell entered into an agreement with DEP to clean up or remove the contamination, and the Shell remediation is being conducted consistent with DEP's Regulations under Release Tracking Number 4-0749.

The Property was originally two lots comprised of approximately 69 acres until the Massachusetts Bay Transit Authority ("MBTA") acquired Lot 2 as a layover facility which consisted of approximately 19 acres in 2020. According to available Fall River Assessors' records, the Property now consists of one lot identified as T-02-0001 which is comprised of approximately 50 acres. The Property is currently vacant with the exception of some remaining Shell terminal infrastructure, including two small office buildings and storage sheds. The Property also has a dock/pier system extending into the Taunton River. WCIP removed eight former Shell above ground storage tanks from the Site as part of its development plan with only concrete walls and concrete pads remaining. The Property currently has an active groundwater pump and treat recovery system, which has been managed by Sovereign Consulting Inc. since approximately 2015 on behalf of Shell. Sovereigns' remedial response actions will continue during WCIP soil re-use activities and will not interfere with the FMP.

ENVIRONMENTAL JUSTICE STEPS

Once the Fill Management application is filed, WCIP is required to meet DEP's Public Information and Environmental Justice regulations for projects in Fall River before MassDEP will review the application. The purpose of the public information and environmental justice review is to ensure public and City involvement <u>before</u> the DEP review of the application proceeds

MassDEP Environmental Justice ("EJ") regulations center around the intent that Fall River residents be informed of the proposed activities in its community and have the opportunity to thrive in a clean, healthy environment. EJ embodies the idea of meaningful participation for all individuals regarding the creation, execution, and enforcement of environmental regulations, as well as the fair allocation of environmental advantages. MassDEP employs United States census data to pinpoint census block groups designated as environmental justice areas, using criteria such as income, minority population percentage, and language accessibility. WCIP is dedicated to ensuring that inhabitants of EJ areas have the opportunity for meaningful engagement regarding the proposed activities within their community. For more information on MassDEP's EJ program process, please visit https://www.mass.gov/environmental-justice or you can also contact Debbie Marshall-Hewlitt, MassDEP's Southeast Regional Office Environmental Justice Coordinator, at Deborah.marshall-hewlitt@mass.gov , (774) 384-3564.

WCIP is required to look at the population within a one-mile radius of facilities seeking to utilize soil for capping and entering into an ACO under EJ regulations. The Property includes the following EJ designated areas which are shown on the attached Figures:

- Census tracts 6422 & 6424 - Portuguese
- Census tract 6420 – Portuguese & Spanish
- In addition, there are very small percentages of French Creole, Korean (different census tract than below), MonKmer/Cambodian, and Chinese.

This data was obtained from the EEA EJ Map Viewer Tool at https://www.mass.gov/info-details/massgis-data-2020-us-census-environmental-justice-populations.

Within one mile of the facility there are identified census tracts where at least 5% of the population has both Portuguese and Spanish speakers in the homes of public school students, who reported they speak a language other than English. Accordingly, there will be a Notice of Public Comment period which will be translated into Portuguese, Spanish, and Haitian-Creole and circulated within the Fall River community prior to MassDEP's consideration of the Project.

PROJECT INFORMATION

Facility Name: Weaver's Cove Industrial Park LLC
Location: One New Street, Fall River MA
FMP Public Information submitted May 2026

The general process of accepting off-site soils at the Property to cap and develop the property will include executing an agreement with MassDEP with the following proposed conditions for bringing soils on site:

1. Document location of source soils, the historical use(s) of the source soils by the generator, and whether the site is a listed Disposal Site, as defined in the MCP to prevent hazardous materials on site;
2. Characterization of the source soils by physical description and laboratory analysis and field screening of the soils by the generator to confirm no hazardous materials;
3. Comparison of soil analytical results to the Fill Site Soil Acceptance Criteria. Depending on location within the Fill Site soils must meet either RCS-1 or RCS-2 criteria as defined in the MCP so that the soils will not degrade the Property;
4. Source Soil shall be free of solid waste and not include strong odors. No industrial wastes, hazardous wastes, sludge or waste water treatment plant residuals are permitted on site. Stabilized (dewatered) dredged materials meeting the testing requirements of the FMP and for the purpose of this project, are acceptable;
5. Submittal of documentation by the generators Licensed Site Professional ("LSP") or Qualified Environmental Professional ("QEP") outlining the results of the above three steps to WCIP to confirm that soils and materials are not hazardous and are acceptable;
6. Documentation by WCIP's LSP for conformance with the FMP;
    a. Quality Assurance/Quality Control ("QA/QC") inspections and random inspections of the soils at the Fill Site prior to placement, pursuant to the agreement with MassDEP to assure no hazardous materials;
7. Issuance of Approval Letters of the source soils by WCIP and its LSP to the generator(s).
8. Scheduling and receipt of source soils; and placement and tracking of the source soils.

The proposed final elevation for the southern portion of the Property is approximately elevation 38 on the easterly edge which then slopes westerly to elevation 28 with an average fill depth of approximately 14 feet. The proposed final elevation for the northly portion of the Property will have an approximate elevation of 36 on the easterly edge which then slopes westerly to approximately elevation 30 with an average fill depth of approximately 16 feet. The Property is anticipated to import up to approximately 600,000 cubic yards to complete the Project.

TRUCK ROUTES AND HOURS OF OPERATION TO REDUCE POTENTIAL IMPACTS

Placement of soils will be as follows:

1. Entering & exiting Property only via New Street from Route 79 which leads directly onto the Site toward the neighborhood or delivery via barge from Taunton River; to reduce truck traffic
2. Hours of operation are 7:00 AM to 5:00 PM Monday through Friday.

3. No queuing before 6:30AM at scale, local parking lots, or on adjacent roads. The scale will be located within the Site interior so that no trucks are anticipated outside the Property perimeter.
4. Use of engine brake or "jake" brake is STRICTLY prohibited.
5. Deliveries permitted during facility/scale operating hours only by covered trucks.
6. Once soils are unloaded they will be placed within the working area by loaders/excavators.
7. Water and/or other dust suppressants will be applied to unpaved interior of the Property on a regular basis to contain and prevent dust.
8. Paved entrance and exit roads between the Fill Site will be swept and treated daily during hours of operation while fill is being delivered to the Site.

BENEFITS TO ENVIRONMENT

As required by MassDEP, a description of the benefits and any burdens as defined in the An Act Creating a Next-Generation Roadmap for Massachusetts Climate Policy, Mass. Acts, c. 8, § 56 (2021) is provided.

The most significant environmental benefit will be the creation of a community asset from the current vacant, MassDEP Disposal Site. The FMP will allow the next phase of WCIP's development process to proceed with pre-construction activities for site-work associated with future commercial and industrial uses on the vacant Property. Placing soils and site improvements will effectively bring the property to a consistent grade and cap and enhance the Property and generate construction jobs as well as permanent jobs associated with the tenants and owners on-site. WCIP's goal is to join with the City to convert this underutilized Brownfields Site to a useful mixed-use site with access from the Taunton River, railway and the highway that makes it attractive for future development.

Potential temporary environmental impacts associated with the Project are limited to truck traffic associated with transportation of soil to the Property by dump trucks for the placing of soil at the Property by diesel earth moving equipment. The potential for dust associated with the soils will be addressed by water and dust control measures implemented as needed. Safety hazards associated with trucks staging or queuing on nearby streets will be addressed by limiting time for access. Truck traffic to New Street will be from Route 79 to New Street directly into the Project area without entering local municipal streets. Environmental burdens will be addressed through the implementation of mitigation during the Project operations as summarized above.

ENVIRONMENTAL JUSTICE PUBLIC INVOLVEMENT SCHEDULE

WCIP has initiated community outreach to City officials and community organizations discussing the development plans for the site and Soil Re-Use Project. Public notice will be or has been

provided for the public meeting when the Project will be presented to the public to address comments and questions which will be followed by a comment period and responses to all comments and questions will be provided by WCIP.

HOW TO COMMENT

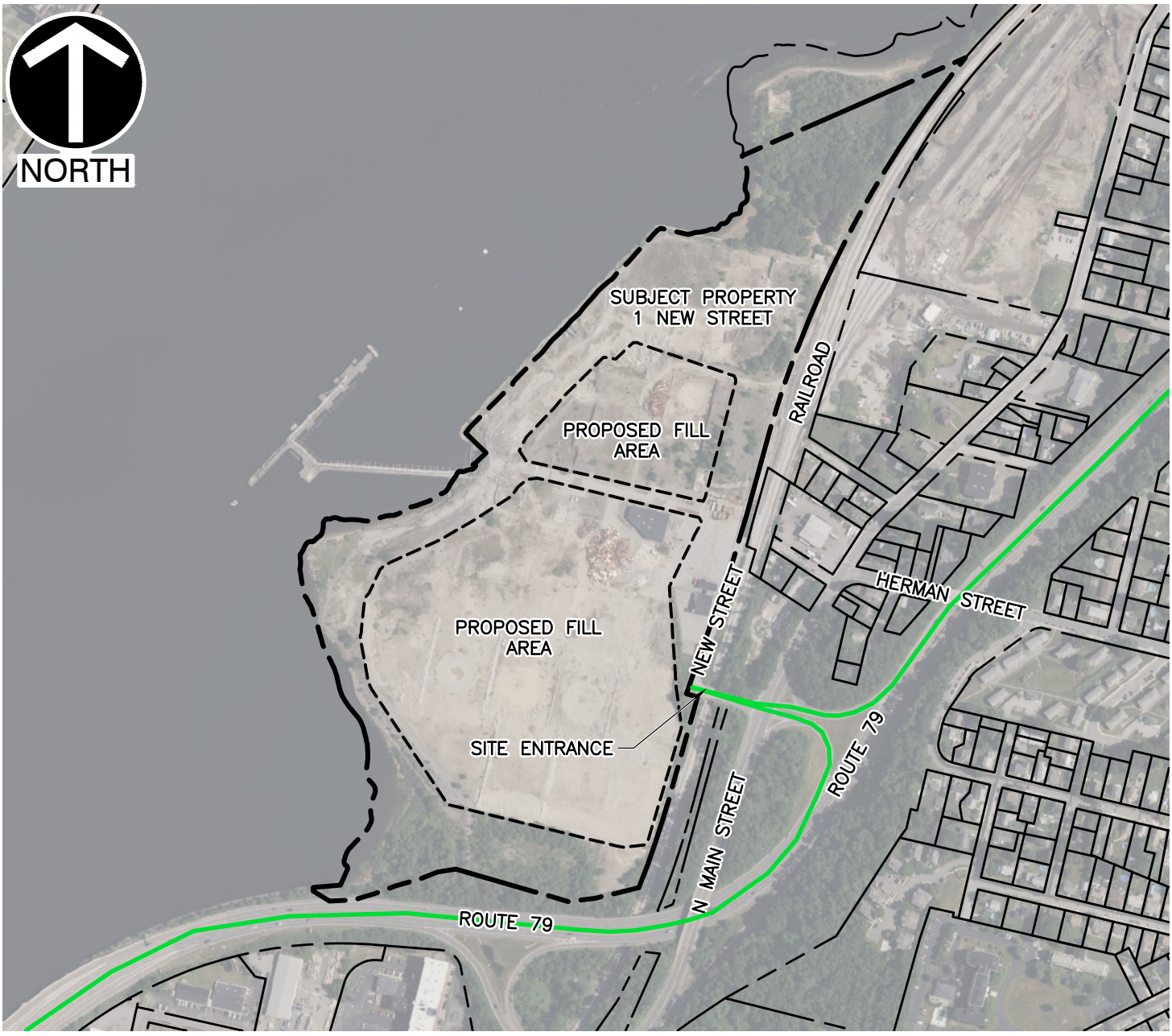
MassDEP will begin its review after it receives the summary of public comments and the reply to the public comments by WCIP. Available information is currently available for public review at the following webpage established by WCIP. Comments will be submitted via email or mail to Joseph P Salvetti at the Contact Information address provided below.

https://weaverscove-soil-reuse.netlify.app/

After MassDEP completes its review of the FMP submittal, it will issue a proposed decision subject to a 30-day public comment period. This information will also be posted in the WCIP webpage

Contact Information for WCIP

Weaver's Cove Industrial Park LLC
Joseph P Salvetti, LSP / Principal
Civil & Environmental Consultants, Inc.
31 Bellows Road, Raynham, MA 02767
Mobile: (508) 509-7393
Email: jsalvetti@cecinc.com



LEGEND

EXISTING SUBJECT PROPERTY LINE

PROPOSED TRUCK ROUTE

SCALE IN FEET

0 500 1,000

REFERENCE

1. PHOTOIMAGERY OBTAINED VIA BING AERIAL MAPS, DATED NOVEMBER 4, 2026.
2. PROPERTY BOUNDARIES OBTAINED VIA GIS MASSMAPPER, DATED NOVEMBER 4, 2026.

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

Civil & Environmental Consultants, Inc.

31 Bellows Road
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Ph: 774.501.2176

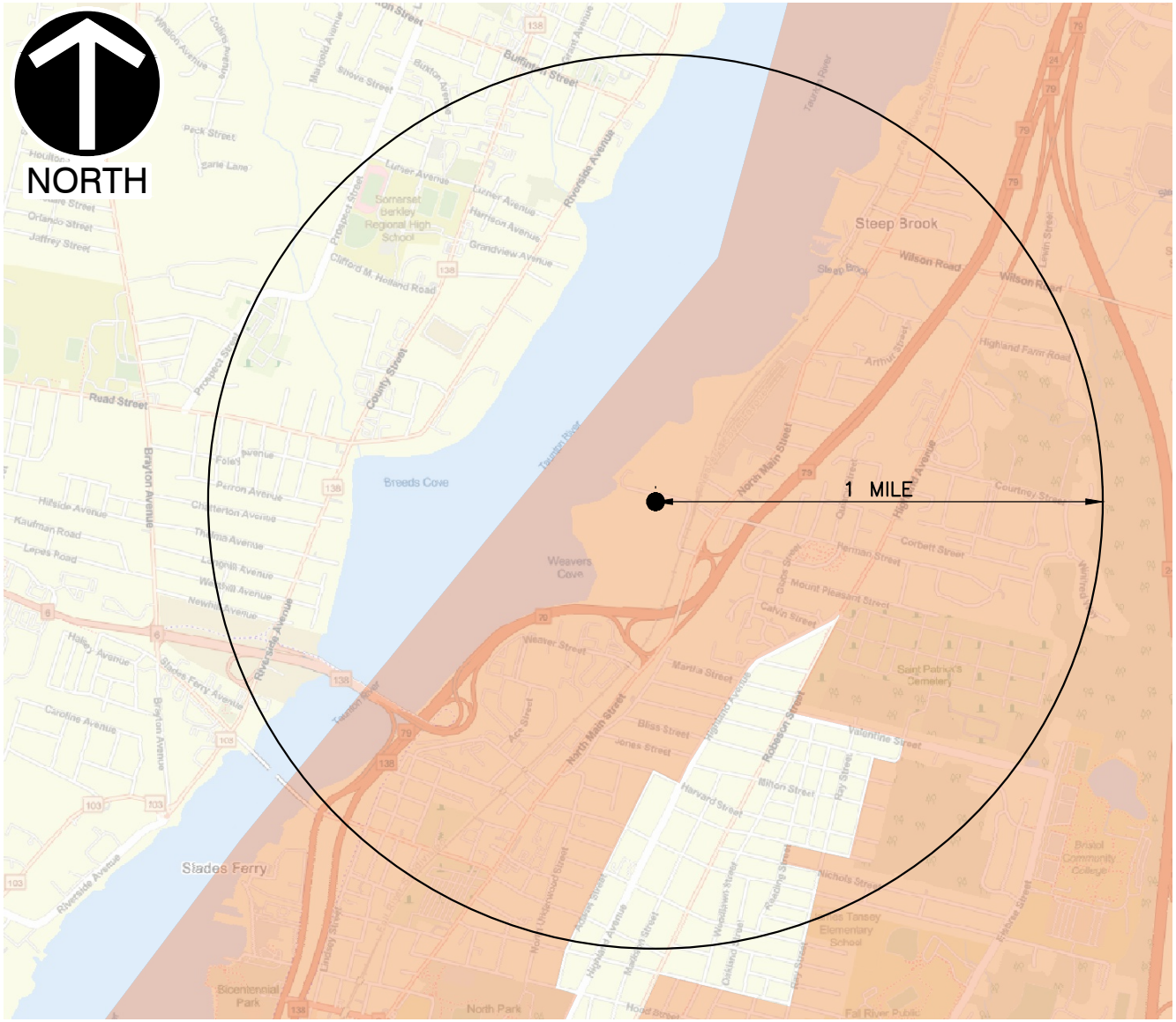
www.cecinc.com

WEAVERS COVE
1 NEW STREET
FALL RIVER, MASSACHUSETTS

SUBJECT PROPERTY MAP

DRAWN BY:	AF	CHECKED BY:	MEE	APPROVED BY:	JPS	FIGURE NO.:	1
DATE:	NOVEMBER 2026	DWG SCALE:	1"=500'	PROJECT NO:	355-445		

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LEGEND

SITE LOCATION

1-MILE RADIUS

2024 ACS: LANGUAGES SPOKEN BY 5% OR MORE OF THE POPULATION IN THE TRACT SPEAK A LANGUAGE OTHER THAN ENGLISH.

LANGUAGES SPOKEN IN HOUSEHOLDS WITHIN 1 MILE OF PROJECT SITE

Crioulo	1.5%
HaitianCreole	1.2%
Portuguese	7.9%
Spanish	8.7%

REFERENCE

1. BASEMAP FROM ESRI ACCESSED VIA AUTODESK, DATED NOVEMBER 5, 2026.
2. 2020 ENVIRONMENTAL JUSTICE BLOCK GROUPS DATA BASED ON DATA FROM THE CENSUS BUREAU'S AMERICAN COMMUNITY SURVEY TABLE C16001 VIA MASS.GOV.

SCALE IN FEET

0 2,000 4,000

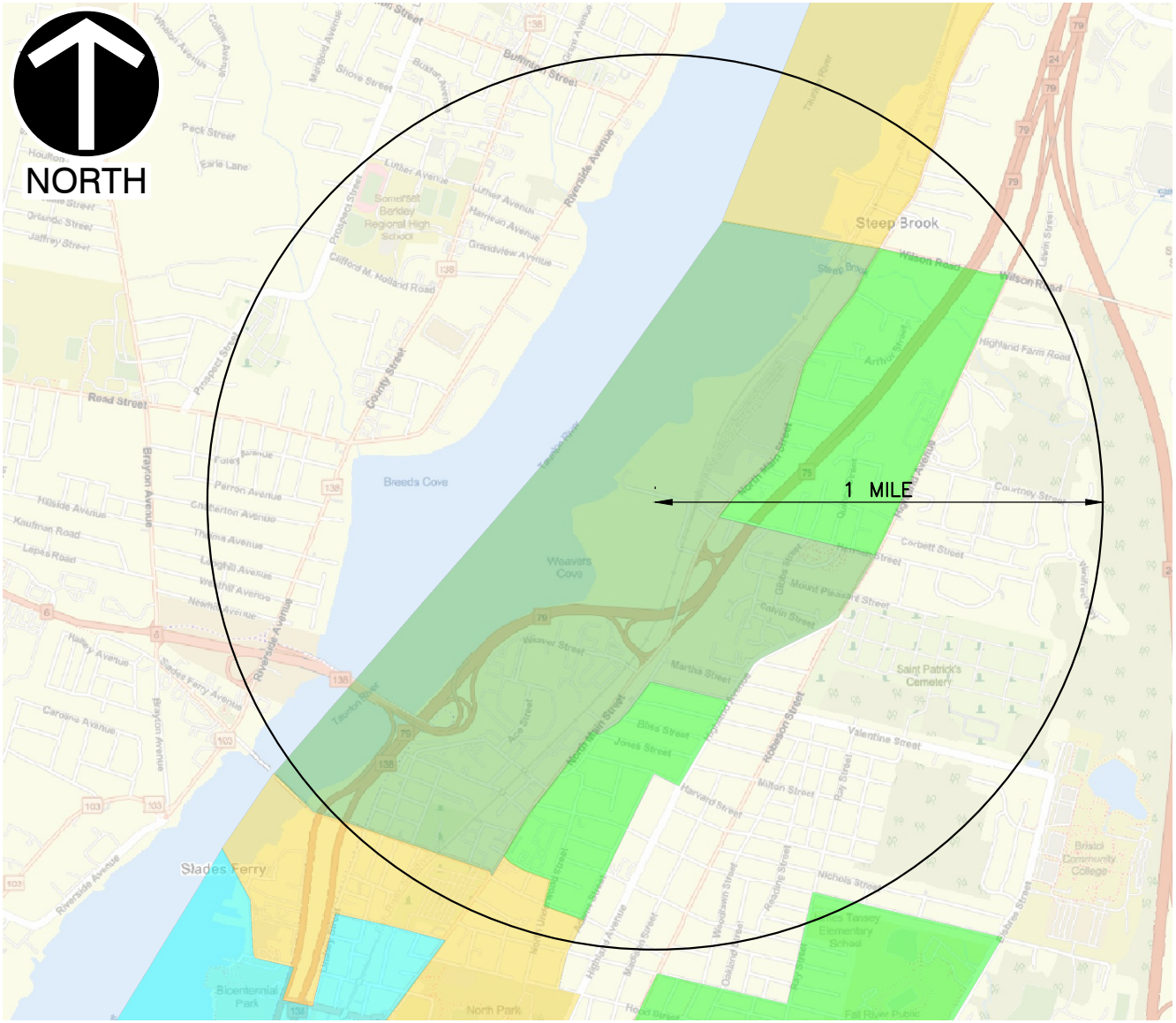
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FALL RIVER, MASSACHUSETTS

LANGUAGES SPOKEN MAP

DRAWN BY:	AF	CHECKED BY:	MEE	APPROVED BY:	JPS	FIGURE NO.:	2
DATE:	NOVEMBER 2026	DWG SCALE:	1"=2,000'	PROJECT NO:	355-445		



LEGEND

- SITE LOCATION
- 1-MILE RADIUS

MA 2020 Environmental Justice Block Groups

- Minority: the block group minority population is >= 40%, or the block group minority population is >= 25% and the median household income of the municipality the block group is in is < 150% of the Massachusetts median household income
- Income: the block group median household income is 65% or less than the state median household income
- Language isolation: 25% or more of households do not include anyone older than 14 who speaks English very well
- Minority and Income
- Minority and English isolation
- Income and English isolation
- Minority, Income and English isolation

REFERENCE

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SCALE IN FEET

0 2,000 4,000

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ENVIRONMENTAL JUSTICE NEIGHBORHOODS MAP

DRAWN BY:	SBM	CHECKED BY:	MEE	APPROVED BY:	JPS	FIGURE NO.:	3
DATE:	NOVEMBER 2026	DWG SCALE:	1"=2,000'	PROJECT NO:	355-445		