INFORMATION SHEET

Soil Re-Use Project at 1 New Street, Fall River

To: Fall River community and interested parties

From: Weaver's Cove Industrial Park LLC (WCIP)
Date: November 2026

What is proposed: On May 1, 2026, WCIP applied to MassDEP for approval to bring soil onto its roughly 50-acre vacant property at 1 New Street. The soil will raise the grade and cap the vacant Site so it can be redeveloped. The Project will import up to about 600,000 cubic yards of soil. The final fill depth will average 14 feet in the south and 16 feet in the north. Please refer to the attached Figures for Project location and Environmental Justice designated areas.

Why is the soil necessary for developing the vacant site

- The Site was a Shell Oil petroleum terminal from the 1920s until 1995. Shell has been responsible for the cleanup of the subsurface contamination under MassDEP oversight for the past years. The fill will create a consistent grade for the Site.
- WCIP bought the Site in 2016. It has since removed the large oil storage tanks and replaced the access bridge.
- Shell's groundwater cleanup system will continue during the Project and will not interfere with the clean up.

How the source soil will be regulated

- Soil entering the Site must be documented, tested and screened to show it will not degrade the Site before it arrives. It must meet MassDEP's soil standards (RCS-1 or RCS-2).
- Under MassDEP regulations, no hazardous or industrial waste, sludge, or strong-smelling soil is allowed to be transported or delivered to the Site.
- At least two (2) licensed environmental professionals on behalf of the soil source and the Site owner will review the results, and WCIP will run quality checks and random inspections before soil is placed on the Site.

Protecting the neighborhood

- Trucks may use only the rebuilt New Street bridge entering the Site from Route 79, or soils may be brought on barges on the Taunton River to reduce truck traffic.
- Truck or transport hours will be limited to 7:00 AM to 5:00 PM, Monday to Friday. Trucks may not queue before 6:30 AM, and the scale is inside the Site, not at the entrance.
- Trucks must be covered, and engine ("jake") brakes are prohibited.
- Water and dust suppressants will be used on unpaved areas, and paved roads will be swept and treated daily.

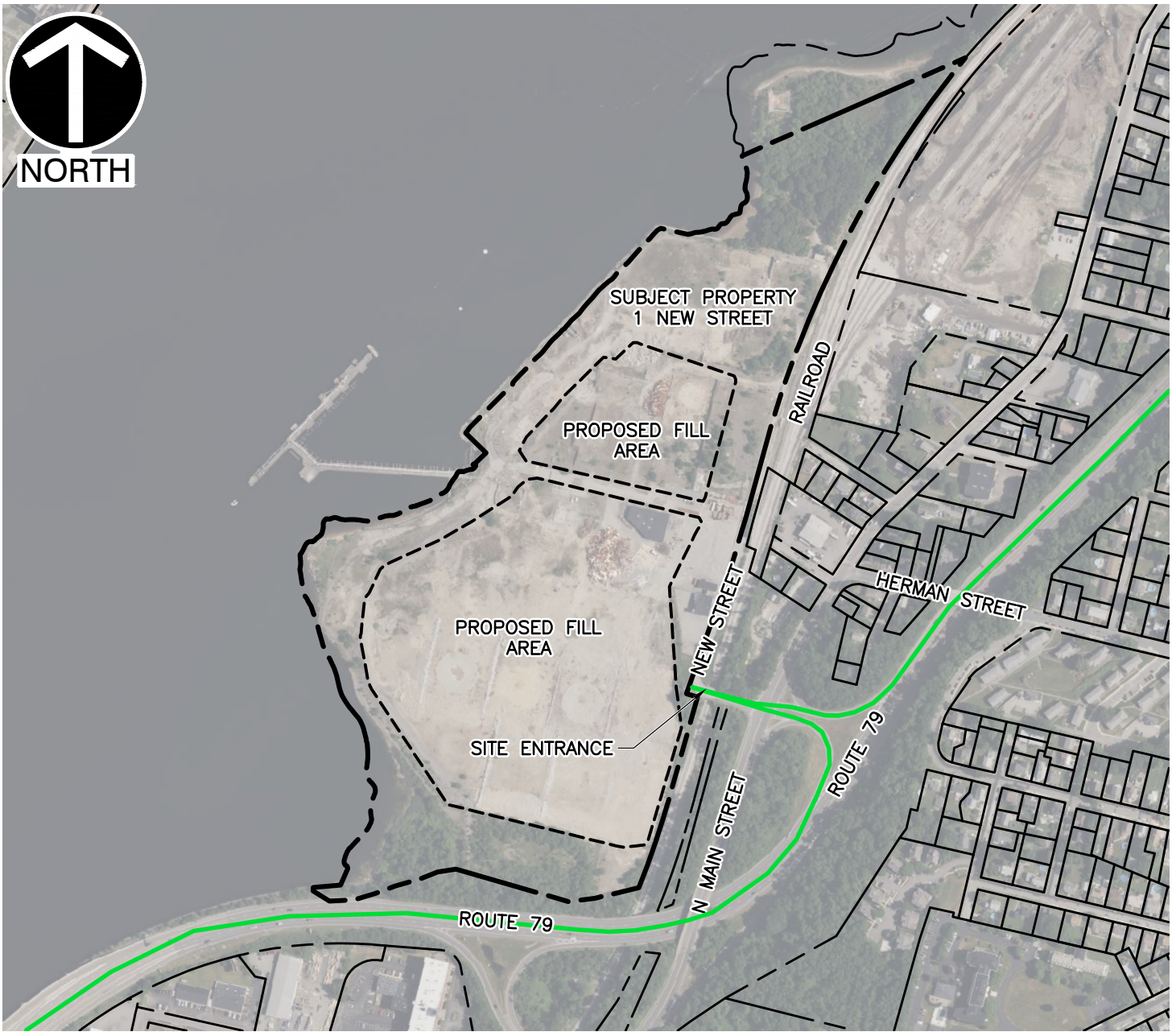
Benefits to developing the Site and reducing temporary impacts

- **Benefits:** The project is the first phase to turn the longtime environmentally impacted vacant Site into a usable property while Shell will continue to clean the subsurface. It will create construction and permanent jobs and add to the City's tax base.
- **Reduction of Temporary impacts:** Truck traffic will come off Route 79 and go directly into the Site, will be prohibited from neighborhood streets and will be limited to 7AM to 5PM. Potential dust will be addressed on a continuous basis.

Community involvement

- The Site is in an Environmental Justice area, so WCIP's project will involve public review before MassDEP begins its review.
- Notices will be translated into Portuguese, Spanish and Haitian-Creole.
- WCIP will hold a public meeting, accept comments, respond to all of them and submit the comments and responses to DEP for review.
- After its review, MassDEP will issue a proposed decision with another 30-day public comment period.
- The Public Hearing will be held at: Morton Auditorium on December 8, 2026, at 6:00pm. The Morton Auditorium is located at James Madison Morton Middle School, 1135 N Main Street, Fall River, MA, 02720

How to comment or get information Project information is posted at https://weaverscove-soil-reuse.netlify.app/ . Send comments by email or mail to:
Joseph P. Salvetti, LSP, Principal, at 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
Raynham, MA 02767

Ph: 774.501.2176

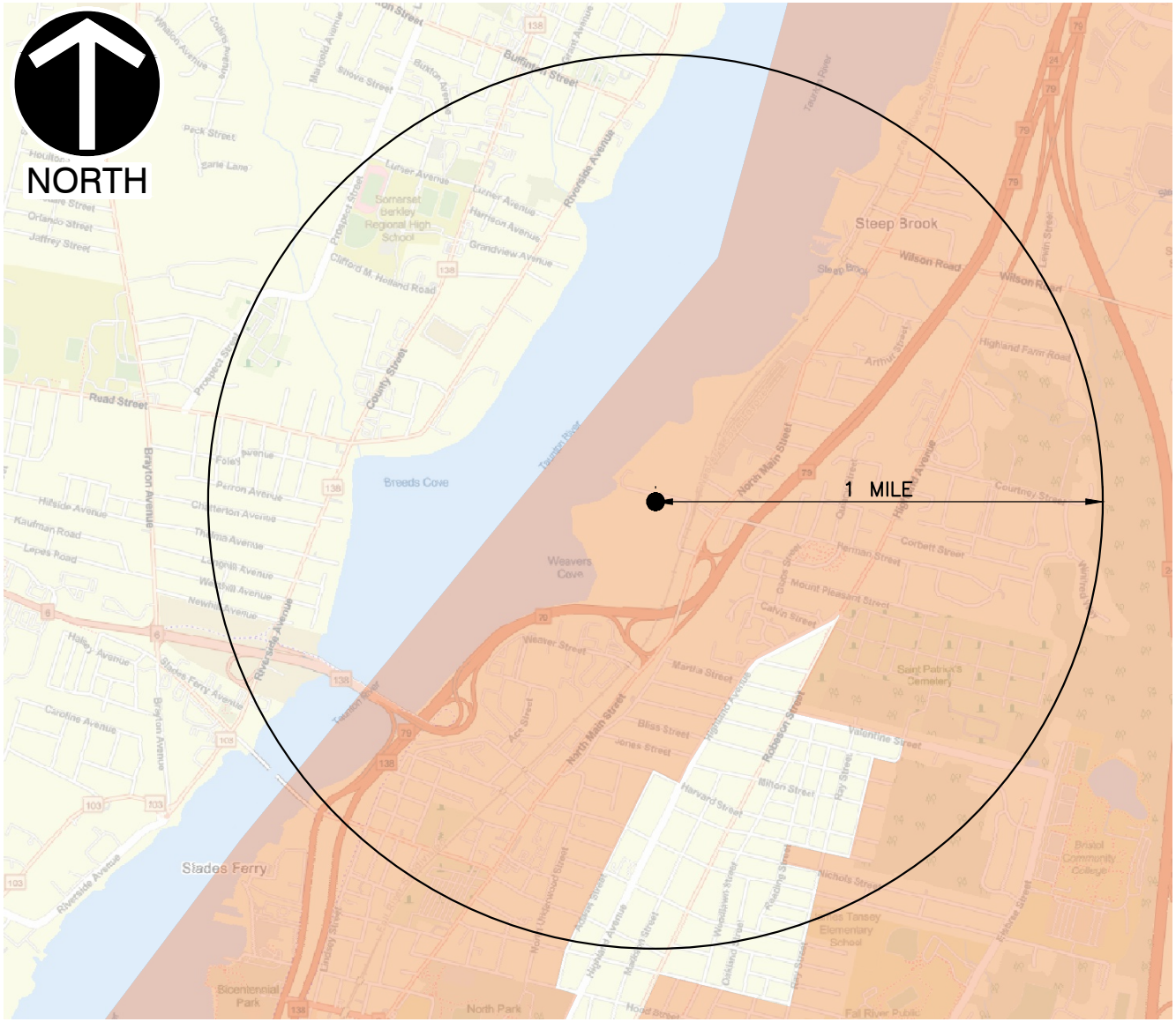
www.cecinc.com

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

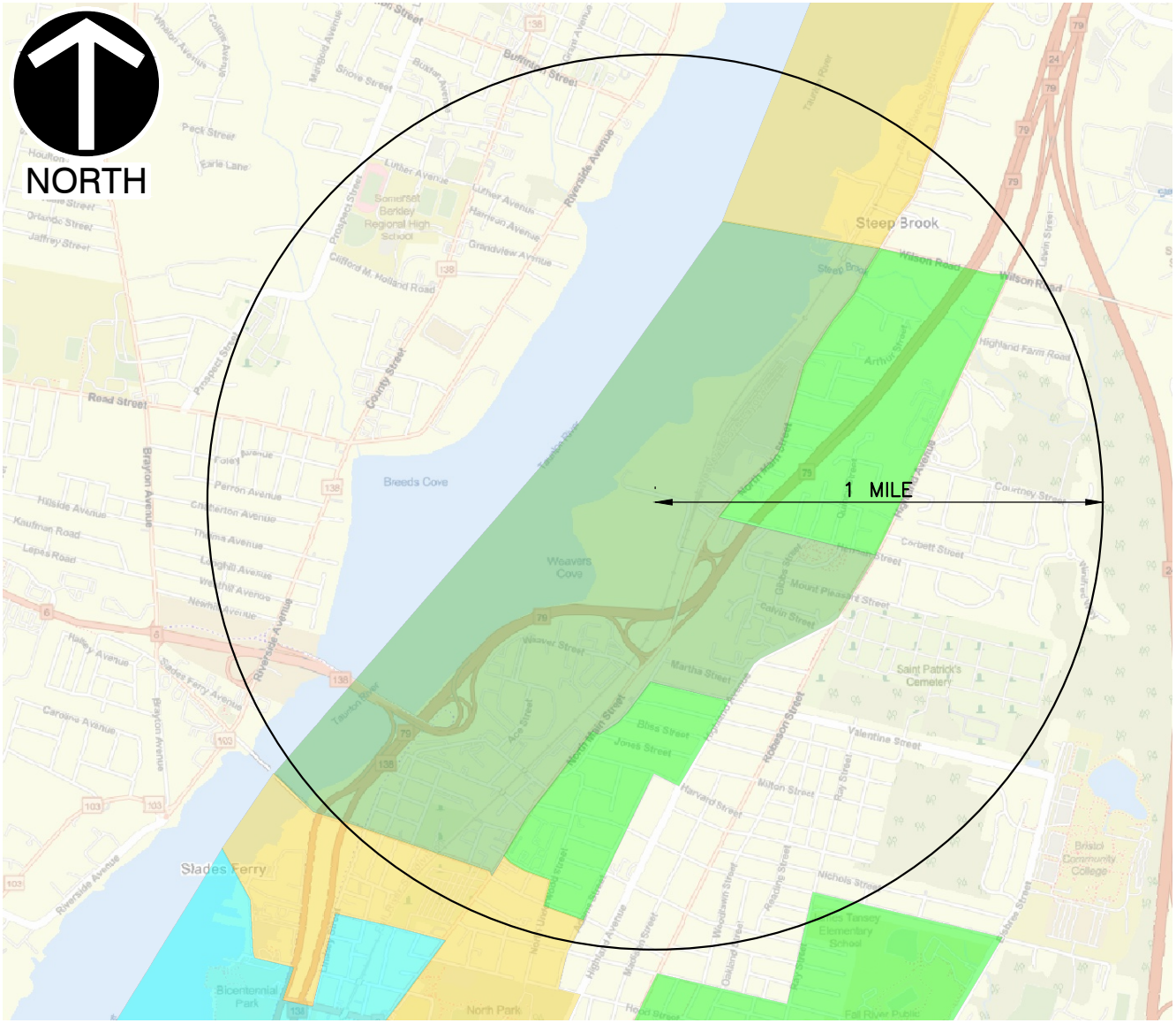
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FALL RIVER, MASSACHUSETTS

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		