



BOARD OF HEALTH  
February 7, 2022

PUBLIC HEARING TO CONSIDER A SITE ASSIGNMENT APPLICATION - 887 WOBURN STREET,  
MAP 37 PARCEL 4 & 4A

The hearing was in the center auditorium of the Wilmington Town Hall and called to order at 5:39 p.m. Present were Chairwoman Elizabeth Sabounjian, Dr. Daniel King, Dr. Jane Williams M.D. and Shelly Newhouse, Director of Public Health.

Hearing officer John Shea read his opening remarks. J. Shea speaks on his responsibilities and role as a hearing officer as well as the hearing schedule, board duties, the uniqueness of site assignment hearings and a short history of the site assignment of the regulatory process and rulings on certain legal matters. He then turned the meeting over to Chairman Elizabeth Sabounjian.

Opening Statement By Chairwoman Elizabeth Sabounjian

Documents:

Hearing Exhibit List

- A. Green Seal Environmental, LLC 887 Woburn, LLC – Site Suitability Application BWP SW 01, Transmittal #21-SW01-001-APP dated August 24, 2021;
- B. 887 Woburn, LLC – Waiver Request Supplemental prepared for MassDEP – Submitted electronically September 9, 2021
- C. MassDEP Site Suitability Report (BWP SW 01\_ Administrative Completeness dated September 27, 2021;
- D. 887 Woburn, LLC – Site Suitability – Proof of Public Notice – Certified Mailings, Newspapers, Environmental Monitor;
- E. MassDEP Report on Suitability for Site Assignment (Including Waiver Approval) dated January 6, 2022;
- F. Proof of public hearing notice per 310 CME 16.20 (7) (b);
- G. MEPA ENF Certificated Dated October 9, 2020;
- H. MEPA DEIR Certificate Dated March 1, 2021;
- I. MEPA DEIR Certificate Dated April 30, 2021;
- J. Green Seal Environmental, LLC, PowerPoint Presentation;
- K. Resume of Greg Wirsén, MSc. Green Seal Environmental, LLC;
- L. Resume of Laura Bugay, P.E. – Green Seal Environmental, LLC;
- M. Updated Traffic Assessment Technical Memorandum, dated January 31, 2022;
- N. Resume of Rebecca Brown, P.E. – Greenman-Pederson, Inc.;
- O. Resume of Heather Monticup, P.E. – Greenman-Pederson, Inc.
- P. Updated Traffic Assessment Technical Memorandum, dated January 31, 2022;
- Q. GPI Letter Regarding Updated Traffic Assessment, dated January 31, 2022
- R. GeolInsight Peer Review Letter
- S. Pre-Filed Direct Testimony, Laura Bugay, P.E. Green Seal Environmental, LLC;
- T. Pre-filed Direct Testimony, Rebecca Brown, P.E. – Greenman-Pederson, Inc.;

All files will be kept at the Health Department office. The required notices to the list that are established in the MGL. c. 111, §§150A and 150A1/2 are also on file. The hearing will be televised on WCTV and recorded by a stenographer.

Present in Interest:

John Shea, Hearing Officer  
Mark Reich - KP Law  
Heather Monticup – Greenman Peterson, Inc.  
Attorney. Robert Peterson, Jr.  
Mark Germano, LSP  
Anthony C. Martignetti - Applicant  
Greg Wirsén, MSc. Green Seal Environmental, LLC  
Mike Penney – Verdantas  
Jeffrey Hull – Town Manager  
Laura Bugay, P.E. – Green Seal Environmental, LLC  
Bill Fallon  
Susan Inman – Assistant Town Manager / Director of Human resources  
Michael Merullo – Capital Waste Services  
Rebecca Brown – Traffic Engineer (Via Zoom)  
Jim Lyons – Stenographer

Elizabeth Sabounjian request copies of the prefile testimony that had not been submitted. Robert Peterson supplied copies to members of the Board and Counsel.

Robert Peterson, Jr. representing applicant, 887 Woburn Street, LLC Anthony C. Martinetti, President Manager and introduces Greg Wirsén and Laura Bugay of Green Seal Environmental along with Traffic Engineer Rebecca Brown via zoom and Heather Monticup. Review of the application for a handling and processing facility for construction and demolition (C&D) waste. The site will process 500 ton of C&D waste per day 182500 ton per year with a site of 3.37 acres and the building will be approx. 37,000sq. ft.

First Offering of Testimony

Lora Bougay sworn in by John Shea

Laura Bougay overviews exhibit 2J

Proposed site waste facility of 3.37 acre parcels (3 parcels: 1.28 acres, 1.19 and 0.9 acres in size). Area to be site assigned is 3.16 acres at 887 Woburn Street. It will be a solid waste handling facility for C&D (Transfer Station & C&D Processing with a Rail Component). Capacity 500 tps (maximum) 182,500 tps. 37,000 sq ft Waste Handling Building. Hours of operation will be 7 days per week/24 hours per day. The Rail component will be connected to existing Pan Am freight rail lines.

The property is zoned for General Industrial and allows for use of the active rail lines that run along the property. The site is also located adjacent to two industrial properties. The site will be paved allowing for two access points from Woburn Street. All four doorways of the building will be on the south side, there will be some fill used to construct and to raise the grade and to assist in load-out for trucks. Tipping scales will be approximately 4 feet above grade and above rail load out bay. Retaining walls will be added to assist with grade. Trench drains will be added approx. 2ft above seasonal high ground water table. Best management practice will be intergraded in the plan for stormwater treatment.

Proposed interior conditions of the building are explained using the C & D Recycling System best management practices. Foundation walls are to be made of concrete 18" to 24" thick and 15 to 18' tall. An atomized misting system will be installed to control dust. Trench drains will be added and will be either pumped out by a licensed hauler or direct connected into the MWRA. Processing will be on two levels, processing on upper level and removal on bottom. Incoming and outgoing traffic flow was

shown on the site plan and directional signs will be placed so that a right hand only exit is imposed. This is so that traffic will be directed to the highway and not through the residential districts.

Review of Approvals Required for the Site Assignment were presented:

**Traffic Impacts.** GPI conducted a traffic study that showed that the development at 887 Woburn Street would not constitute a danger to the public health, safety or the environment and would not have a significant impact.

**Air Quality Impact.** On-site fuel use, emissions from mobile equipment and vehicle emissions will be satisfied and compliant. Most mobile equipment and excavators will have advanced emission controls and run inside the building lowering emissions. Facility will adhere to 5-minute idling rule to reduce emissions as well. The use of rail will reduce emissions and greenhouse on the area roadway. Particulates and odors will be controlled by the facility in way of paving the site to reduce dust and allow for sweeping controlling dust. Doors are located on one side to reduce cross breeze. An automatized misting system will be used to adhere and trap any odor and dust along with handheld hoses.

**Nuisance Conditions – Noise** – All handling and processing will be conducted in the building to reduce noise Trees and acoustical panels will be installed on the southeast side to help mitigate. The closest residential facility would be located over 200ft from the proposed facility. They will commit to controls mitigation and future contingencies with respect to the sound made on site. Proposed operation will run 5am – 7pm Monday – Friday and Saturday 5am – 1pm. All inbound and outbound loads will be covered, equipment will be maintained onsite, a daily inspection program and operating maintenance plan will be prepared for the facility

**Size of Facility** – Site is adequately sized and meets suitability/assignment criteria that was approved by MassDEP waiver. Facility is properly sized to meet the proposed volume.

John Shea – Asks board and coustell if they would like to ask questions:

Elizabeth Sabounjian asks Laura Bougay to clarify the fencing along the property line, what type of fencing along the southern part of the property line would be installed and asks to review the elevations along with use of the MWRA or pumping of the underground storage tanks. How would local contributors of the facility benefit?

Lora Bougay – Visual and acoustical along the southern and southeast corners of the property will be installed. Woburn Street will stay the same and the building will make up most of the grade change. Most of the grade will be along the tipping doors along the side including some 4' walls. retaining walls. The west south and east side will be holding most grades and the 2'-7' groundwater separation. They have not contacted the MWRA as of yet and will be decided at a later time.

Shelly Newhouse asked if they would consider ever having a community drop off day for residents.

Jane Williams asked to clarify the how residents would be able to access the facility and do that safely.

Greg Wirsén explains the differences between the categories and if a resident comes in with an acceptable item they will be charged and if they were to drop off a non-acceptable item, they will then receive a surcharge. Anyone that enters the site will need to follow all the safety regulations. He also added that they plan to have a 1,000 – 2,000 above ground tank due to the fact that C&D does not contain much water, they expect to pump every few months.

Anthony Martignetti explains that there are no plans at the moment to offer a community day, but he would consider adding it in the plan.

Mark Reich asks about the 24/7 facility plan and what does that consist of?

Anthony Martignetti stated that hours will be 5am – 7pm Monday – Friday and 5am – 1pm Saturday for acceptance of materials and if there was an emergency order from the state they would be open as needed.

Mike Penney (BOH consultant) – Presented his review of the proposal of the impact report and stated that additional details will be added in the future but because this is in front of the Board of Health there could be more detailed information specific to that department. More details are needed in one report specifically for the Board of Health. This would include but not limited to the process of contamination, what would the process be if contamination is not mitigated? There is an audit of files related to the 21E status currently being done at DEP. When do they expect the audit to be complete? Air quality, expected rail completion, action for sweeping, detailed hours of operations are all points that could be offered in a list of bullet items at the next hearing.

Elizabeth Sabounjian would like reassurance that the concerns and requirements from the audit will be addressed and that they then follow and allow changes due to the results of that audit.

Anthony Martignetti assures the board that they will address changes and work with the Board if needed.

Jane Williams makes motion for the limited use of Zoom for Ms. Brown Testimony. Second Daniel King, voted 3-0.

**(EXHIBIT M)** Rebecca Brown reviews the traffic study including Presidential Way and Woburn Street along with a supplemental traffic study along 93 ramp and Presidential Way. The findings are that the project does not constitute a danger to public health, safety, or the environment with consideration of traffic congestion, pedestrian and vehicular safety and roadway configuration.

Elizabeth Sabounjian asks about the New Woburn Street Study and the effects it will have on the property. Rebecca Brown stated that there currently is no plans to have any lights at Presidential and if there was the do not see any significant delays.

John Shea addressed the participants that it was now 9:30 p.m. Town Counsel and the Board should consider continuing the hearing.

Jane Williams motioned to continue the public hearing for March 1<sup>st</sup> at 5:30pm. Dr. King seconded, roll call vote to approve, Jane Williams, yes, Daniel King, yes, Elizabeth Sabounjian, yes.

  
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**Recording:**  
**Kim Mytych, Senior Clerk**