

May 2, 2022

Wilmington, Ma., May 2, 2022. – 887 Woburn, LLC a subsidiary of Martignetti Development, LLC a regional commercial real estate development company located in the Greater Boston area has successfully obtained a Site Assignment for the first rail served Construction and Demolition (C&D) Solid Waste Handling and Processing Facility in the Greater Boston area. The Facility has an annual permitted capacity of 182,500 tons per year. 887 Woburn, LLC was represented by Attorney Robert G. Peterson, Jr., Esq.; Law Offices of Robert G. Peterson and environmental consultants Greg Wirsen and Laura Bugay of Green Seal Environmental, LLC.

In recent years multiple Massachusetts landfills have reached their capacity and subsequently closed. Two privately owned C&D transfer facilities in the Greater Boston area have closed for high density residential and commercial development projects. Aged existing facilities have had difficulties modifying their facilities to meet current design, environmental justice and state recycling regulatory standards, as their surrounding industrial neighborhoods have changed around them. It is very difficult for a potential site in the Greater Boston area to meet both the local and MassDEP solid waste site criteria. The extraordinarily high land costs and expensive and elongated permit process make it difficult for developer's pursuits.

Massachusetts now has the tightest disposal market for both municipal solid waste and C&D waste in the country. Greater Boston's economy has driven the construction industry to record highs in the past decade. With Boston's post-Covid lab space boom, there is no end in sight for commercial or residential construction in the region to slow down. The current Greater Boston area's C&D waste infrastructure has not been capable of supporting the areas robust capacity. Greater Boston area hauling companies are currently driving to Western Mass and Southern NH to transport C&D materials from roll-off containers sourced in the Greater Boston area. These haulers will now have a rail served processing Facility in their immediate vicinity. This facility's recycling, consolidation and use of rail transportation will help remove truck traffic from Massachusetts highways and cut Greenhouse Gas Emissions in the Commonwealth in line with MassDEP Commissioner Suuberg, EOEEA Secretary Theoharides and the Baker/ Polito Administration's initiatives and executive orders.

This will be the largest square-foot solid waste handling building in the Greater Boston area. This 37,000 square-foot state-of-the-art C&D processing facility has been designed to surpass all MassDEP Minimum Performance Standards for the recovery of C&D recyclables. The diversion of recyclable C&D materials at this Facility will help keep tens of thousands of tons from landfills each year.

This will be the only Solid Waste Facility in the Greater Boston Area not owned and operated by a municipality, public company or private equity firm. Martignetti Development, LLC is currently discussing rail served disposal options with operators everywhere from the North-East, Mid-West, Mid-Atlantic and South-East preferably with direct access to CSX, the Facility's

service provider. While searching for an end-market disposal partner Martignetti Development, LLC is in discussion with both rail served landfills as well as permitted off-site rail transloading facilities. Martignetti Development, LLC's end-market disposal partner does not necessarily need to have a spur on a landfill to meet their disposal needs.

The facility remains in final design stages with an anticipated ground breaking Fall of 2022 with an opening date of Spring/ Summer 2023.

Martignetti Development, LLC would like to recognize the town of Wilmington for providing a business friendly environment throughout the complex permitting process. Town officials recognized the importance of the Facility to support their booming economy and meet the needs of their residents and businesses alike. Martignetti Development, LLC highly recommends Wilmington to businesses seeking to locate in the Greater Boston area.

Martignetti Development, LLC would also like to recognize the MassDEP most notably the Northeast Region Solid Waste Division for their assistance throughout the permitting process.

Martignetti Development, LLC would also like to recognize the Massachusetts State House Delegation whom supported this Facility, most notably: Representative David Robertson, Representative Ken Gordon, Representative Paul Donato, Senator Bruce Tarr and Senator Barry Finegold.

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