Permit Modification at United Material Management of Leominster (UMML)

June 24, 2025

WASTE INNOVATIONS

Agenda

UMML Permit Modification Public Information Meeting

- Introduction & safety announcement
- About WIN Waste Innovations and UMML
- The state of waste in Massachusetts
- About the project
- Project benefits
- Progress & improvements since last meeting
- Traffic study results
- Next steps
- Questions

United Material Management of Leominster

A Transfer Station in Leominster, Massachusetts

About WIN Waste Innovations

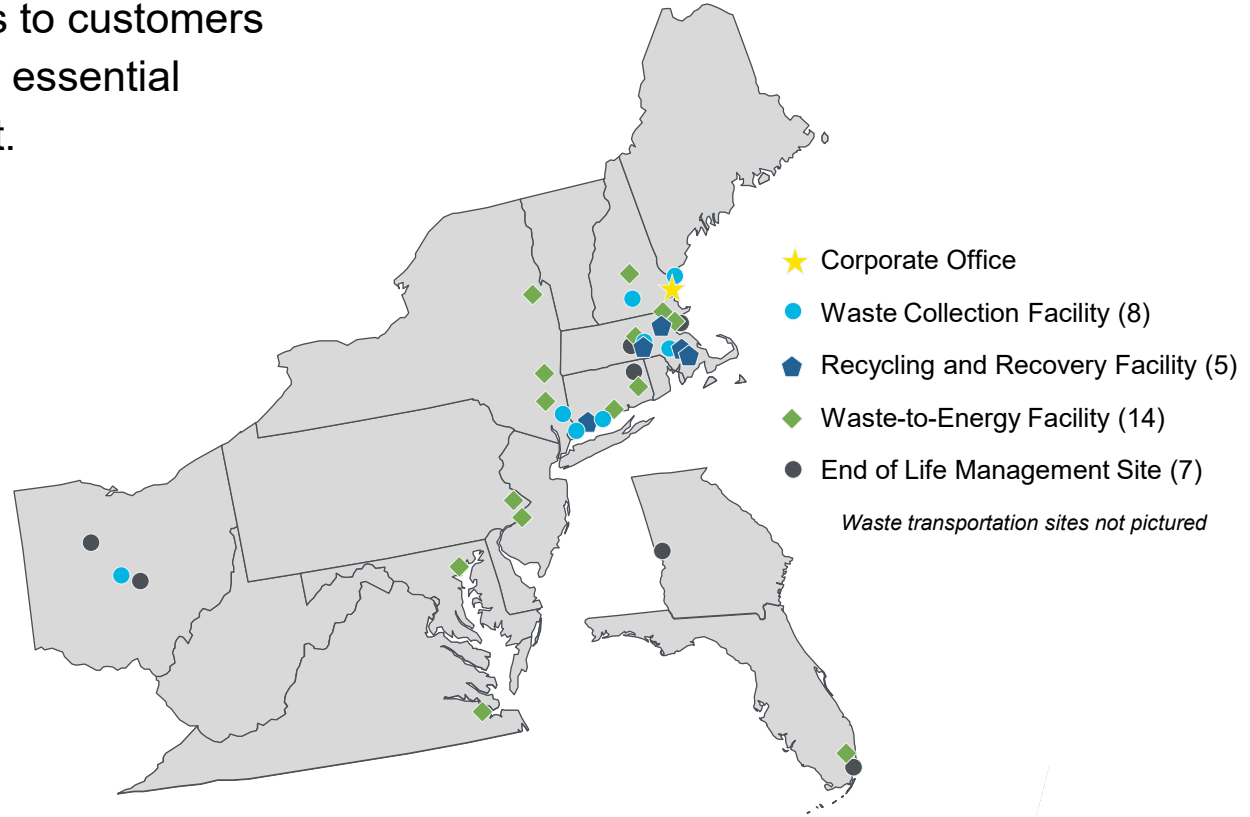
Sustainable Waste Handling

WIN Waste Innovations is a private waste management company committed to delivering essential waste management solutions to customers and communities across the Northeast and Ohio.

WIN Waste brings sustainable waste handling services to customers and renewable energy to the electric grid, providing an essential service while helping create a greener, healthier planet.

COMPANY STATS

- Generating **3.3M MWh** of renewable energy to the grid to power over **340K homes** annually
- Providing jobs for over **2,250 team members**
- Delivering essential services to over **109K customers** and managing **11M tons** of waste from residential households and businesses annually



WIN Waste in Massachusetts

14 Facilities in the Bay State

Massachusetts by the numbers

500+ FULL-TIME LOCAL JOBS WITH DAY-1 BENEFITS

$13.1M ANNUAL PAYMENT IN TAXES AND HOST COMMUNITY FEES

680K+ TONS OF C&D MATERIALS RECOVERED

1.4M+ TONS OF WASTE CONVERTED INTO RENEWABLE ENERGY

EQUIVALENT TO

126K+ HOMES POWERED WITH CONVERTED ELECTRICITY

2.6M+ TONS OF CO_2e AVOIDED

11K+ TONS OF METAL RECOVERED

1/3 OF MASS IN-STATE MSW DISPOSAL CAPACITY

Construction & Demolition Recycling & Transfer Stations:
Brockton, Fitchburg, Leominster, Millbury, Stoughton, Taunton

Waste-to-Energy Facilities: Millbury, North Andover, Saugus

Materials Recovery Facility: Billerica

Hauling Sites: Worcester, New Bedford, Norton

Numbers based on annual operations

United Material Management of Leominster

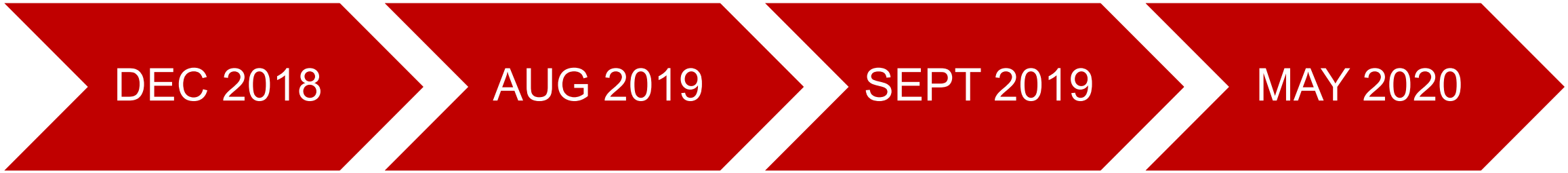
A Transfer Station in Leominster, Massachusetts

- State-of-the-art waste handling and transfer station with an integrated rail line
- Specializes in the recycling of construction & demolition (C&D) waste and the transfer of municipal solid waste (MSW) and residuals for responsible end disposal
- Recovers hundreds of tons of recyclables each month
- Recyclables are sent to recycling facilities for reuse in new products
- What cannot be recycled is transferred to its final disposal by rail – the lowest carbon mode of land transport

United Material Management of Leominster

Facility History

- Operations set in motion a host community fee with City of Leominster for mutual benefit
- Has operated efficiently and in full compliance of all permit requirements since inception



Leominster BOH issued Site Assignment approval

MassDEP issued Authorization to Construct

Construction commenced

Operation commenced

United Material Management of Leominster

City Benefits

- Pays City of Leominster approximately $70K each year via tax payments and host community royalty payments
  - $34K in taxes
  - $35K+ in host community royalties
- Provides ~25 local jobs
- Long-term, reliable partner: 10-year disposal agreement with the City of Leominster

Permit Modification at UMML to Increase TPD

About the Project

Permit modification increases region's critical disposal capacity

- In order to meet the growing demand for waste handling in Massachusetts, UMML is proposing a project to increase UMML's permitted daily capacity
- The facility is currently permitted to handle up to 1,000 TPD
- This project would increase daily capacity to 1,500 TPD
- The increase of daily capacity will not require any building expansion to accommodate the increase in daily handling
- Capacity increases are subject to Massachusetts Environmental Policy Act (MEPA), Massachusetts Department of Environmental Protection (MassDEP), and City of Leominster reviews/approvals

The State of Waste in Massachusetts

UMML Helps Meet Regional Demand, Growing Population, & Changing Waste Patterns

The Massachusetts 2030 Solid Waste Master Plan reports:

- Landfill capacity for MSW and C&D is projected to decline to virtually zero by the end of the next decade
- Most waste transfer facilities do not increase overall waste management capacity because they are not able to deliver waste beyond Massachusetts and our neighboring states, where disposal capacity is also limited
- Given the lack of future waste management capacity, exportation will be the primary method of waste disposal in Massachusetts

Given UMML's access to the rail, the facility can export waste to any facility in the U.S. that is also connected to the rail.

Project Benefits

Essential to the Local & Regional Waste Management Infrastructure

Meets local and regional demand:

- Recent and inevitable closures of large landfills in MA causing a disposal capacity shortage
- Statewide systems already struggling to meet demand
- Increasing capacity at existing UMML facility helps meet that demand

Integrated rail provides access to disposal outlets:

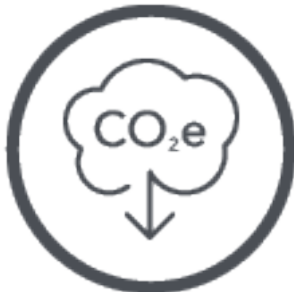
- Direct access to rail
- Unique ability to move waste where there is capacity
- Alleviates state's declining disposal capacity
- Region better served using low carbon rail transport for disposal instead of long-haul trucking

Project Benefits

Delivers a More Sustainable Waste Management Solution

Enhanced recycling:

- UMML recovers hundreds of tons of recyclables each month
- Recyclables are sent to recycling facilities for reuse in new products
- Conserves resources for future generations
- Increased permitted capacity could expand recycling quantities



Reduces greenhouse gas emissions (GHG):

- Consolidating waste before transport, utilizing rail over traditional trucking, and diverting waste from near-capacity landfills all reduce GHG emissions
- Moving waste by rail is four times more fuel efficient than trucks on a highway
- Rail transport has the lowest carbon footprint per ton of waste transported, reducing GHG emissions by up to 75%

Project Benefits

Delivers a More Sustainable Waste Management Solution

Existing facility located in an industrial zoned area:

- Existing UMML facility has adequate separation to any designated open space
- Outside of mapped habitats with designed separation from residential areas
- Allows the region to increase disposal capacity without the need for new construction or additional land space

Supports the local economy

- Generates revenue for the City of Leominster in the form of taxes and royalties
- Encourages local investment, and increases revenue for Leominster
- Location near source of waste reduces disposal costs for local waste haulers

Best Management Practices

We're committed to environmental compliance and operational excellence under the strict regulations of the MassDEP.

1. Enclosing all tipping, handling, and loading operations within the handling building.
2. Utilizing a misting system in the handling building to control dust and odor.
3. Conducting daily cleanups and sweeping.
4. Using covered transportation for trucks/trailers with solid tarps and railcars using Posi Shell.
5. Applying first in/first out procedures to reduce the time municipal solid waste (MSW) remains on site, minimizing the potential for nuisance conditions.
6. Using two vehicle scales to increase efficiency and minimize time trucks are on site.
7. Railcar inspection and repair as needed prior to use.

Status of Project Permitting

MEPA Permit Process

Status to date

- Initial Pre-Application Public Meeting on July 22, 2024
- Submitted Environmental Notification Form (ENF) on September 19, 2024
- Site Walk and Public Meeting on November 13, 2024
- Comment period open from September 19, 2024 to November 28, 2024
- ENF Certificate issued December 9, 2024 – identified scope for Draft Environmental Impact Report (DEIR)

Next steps

- Todays Public Meeting
- Submit DEIR in next few weeks
- Comment period will be open for 30 days following submittal date
- Notification of submittal will be made via email to the Project Distribution List; advertised in Environmental Monitor, The Sentinel, and Vocero; and posted on Project website.

Progress & Improvements

Addressing Comments & Concerns

- Updated traffic study
  - More on next slides
- Magnetized street sweeping on Tanzio Road
  - Added a magnet to our street sweeper and now conduct daily street sweeping to collect debris
  - Team regularly conducts street walks to pick up litter
- Collaboration with CSX following rail crossing concerns
  - Facilitated discussions between City of Leominster officials and our CSX contact to discuss options regarding traffic delays at the Litchfield Street railroad crossing
- Trucks idling on nearby roads prior to opening
  - Sent reminder emails to all customers that this activity is not permitted by City of Leominster & urged them to use nearby truck stop during early arrivals
  - Reached out to habitual offenders directly to let them know we will be turning trucks away if activity continues

Progress & Improvements

Addressing Comments & Concerns

- Trucks using Malburn Street instead of Tanzio Road
  - Regularly monitoring this and have only noticed this happening on 1-2 occasions
  - Instantly correct drivers and provide them with a printout of instructions
  - Current signage to prevent this: “no left-hand turn” and “no truck route”
- Enhanced community engagement initiatives
  - Made gifts to three organizations totaling $7,500: Ginny’s Helping Hand, Beacon of Hope, St. Cecilia’s Church
  - Decorated our truck and participated in the Electric Parade during Annual Winter Stroll
- Odor mitigation measures
  - Upgraded misting system with more odor neutralizers that we can adjust as needed
  - Added odor neutralizers to street sweeper

Updated Traffic Study

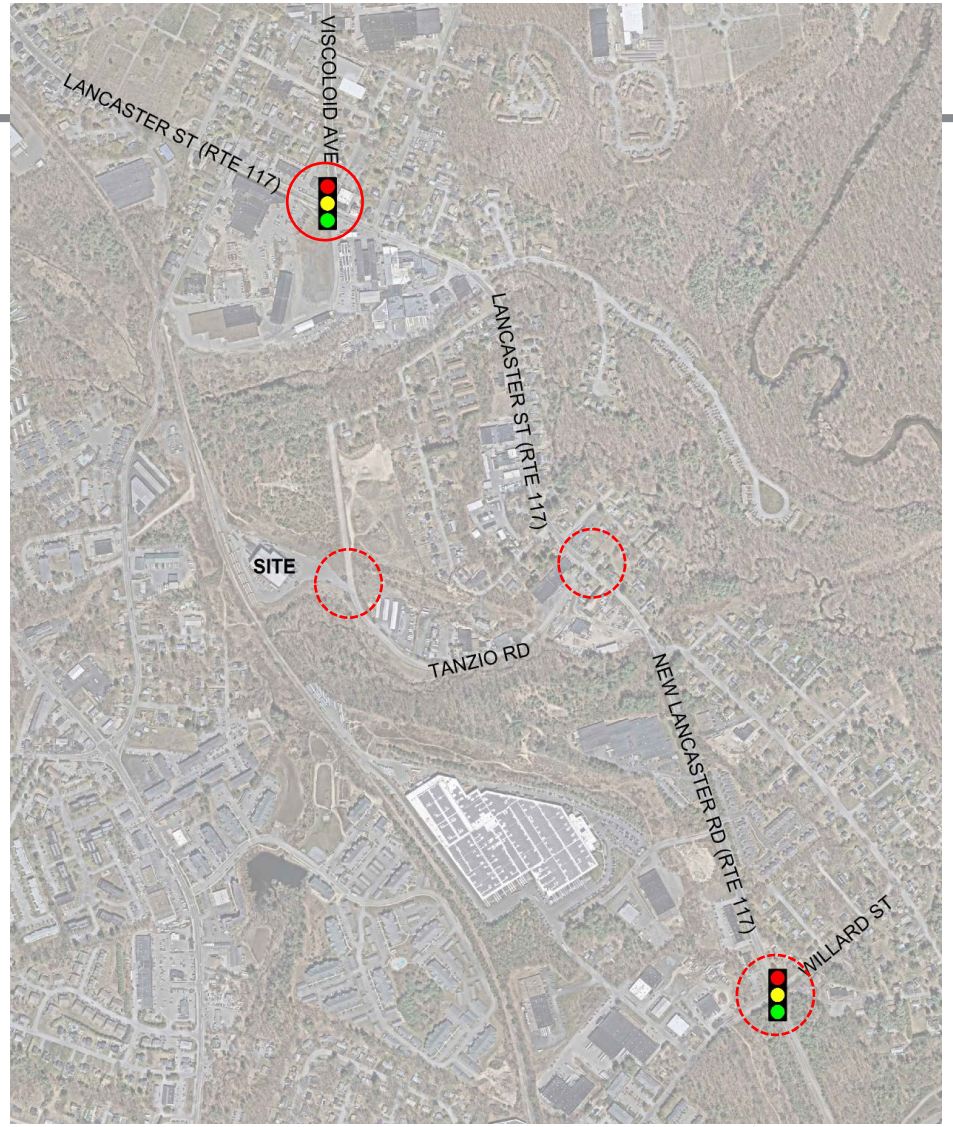
Overview

Expanded Study Area

- Prior Traffic Impact Study (TIS) included
  - Route 117 at Willard St
  - Route 117 at Tanzio Rd
  - Tanzio Rd at Facility driveway
- Expanded Study area included
  - Route 117 at Viscoloid Ave

Extended Data Collection

- Monitored traffic for 14 hours a day for 5 days (March 17, 2025 to March 21, 2025)
- Additional vehicle classification data



Updated Traffic Study

Daily Traffic Counts

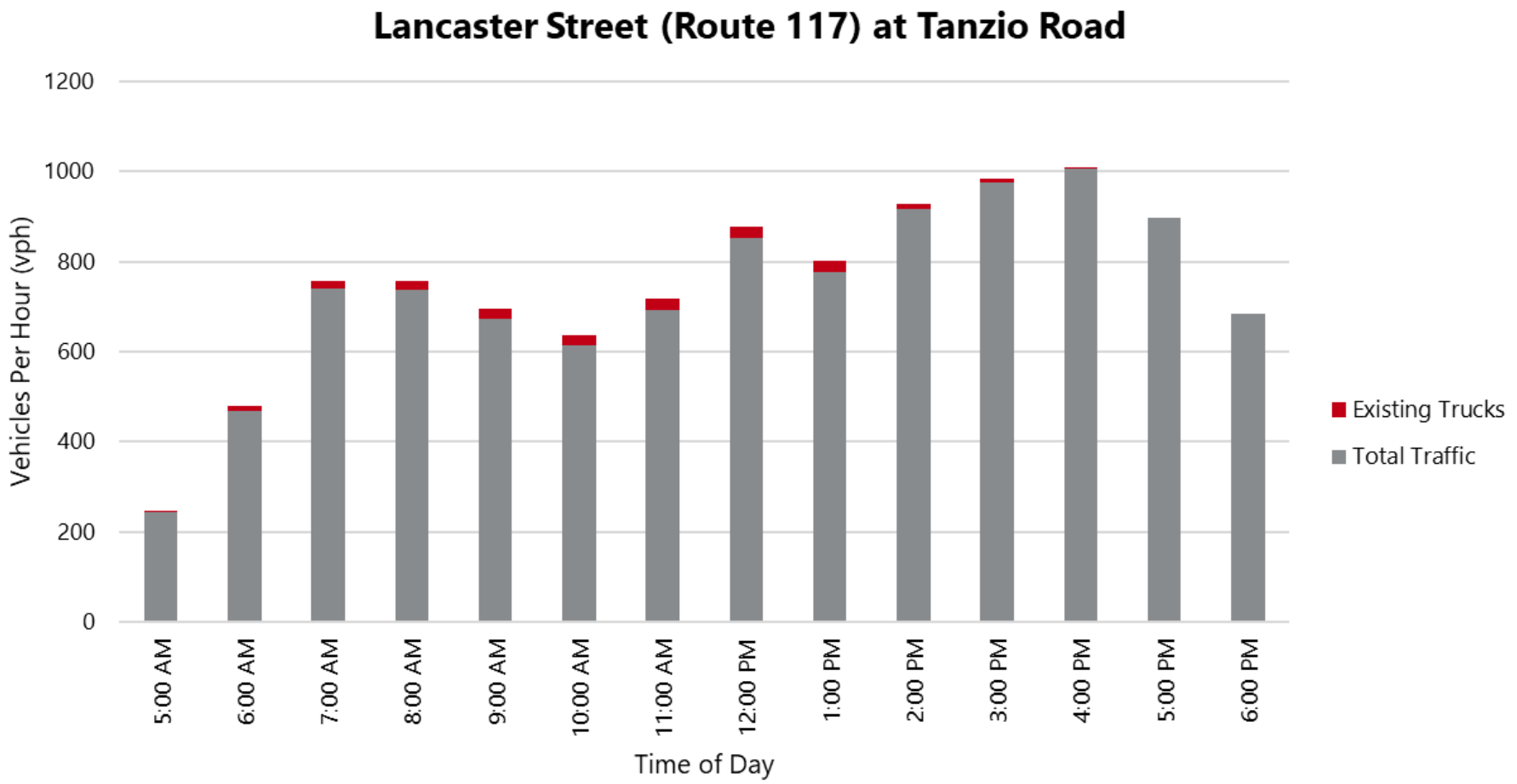
14-hour study period

- Highest volume of traffic occurred on Wednesday 3/19
  - Total vehicles at Rte 117/Tanzio Road: **10,284** over 14-hour period
  - Total Facility related vehicles: **189** over 14-hour period
  - % percentage of Facility vehicles of total traffic: **1.8%**

- Analysis based on combination of
  - Highest volume of general traffic on Wednesday 3/19
  - Highest site tonnage processed Monday 3/17

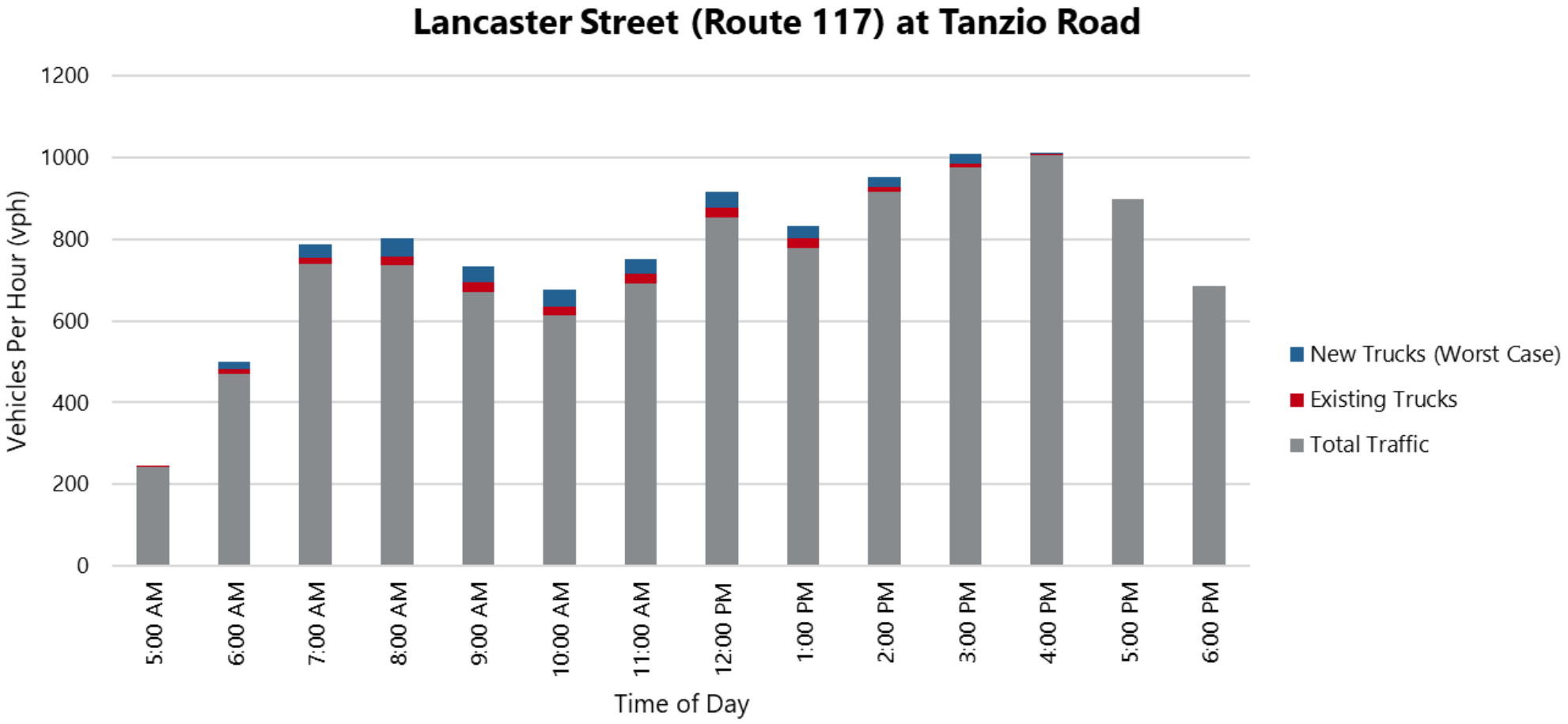
Updated Traffic Study

Daily Traffic Counts



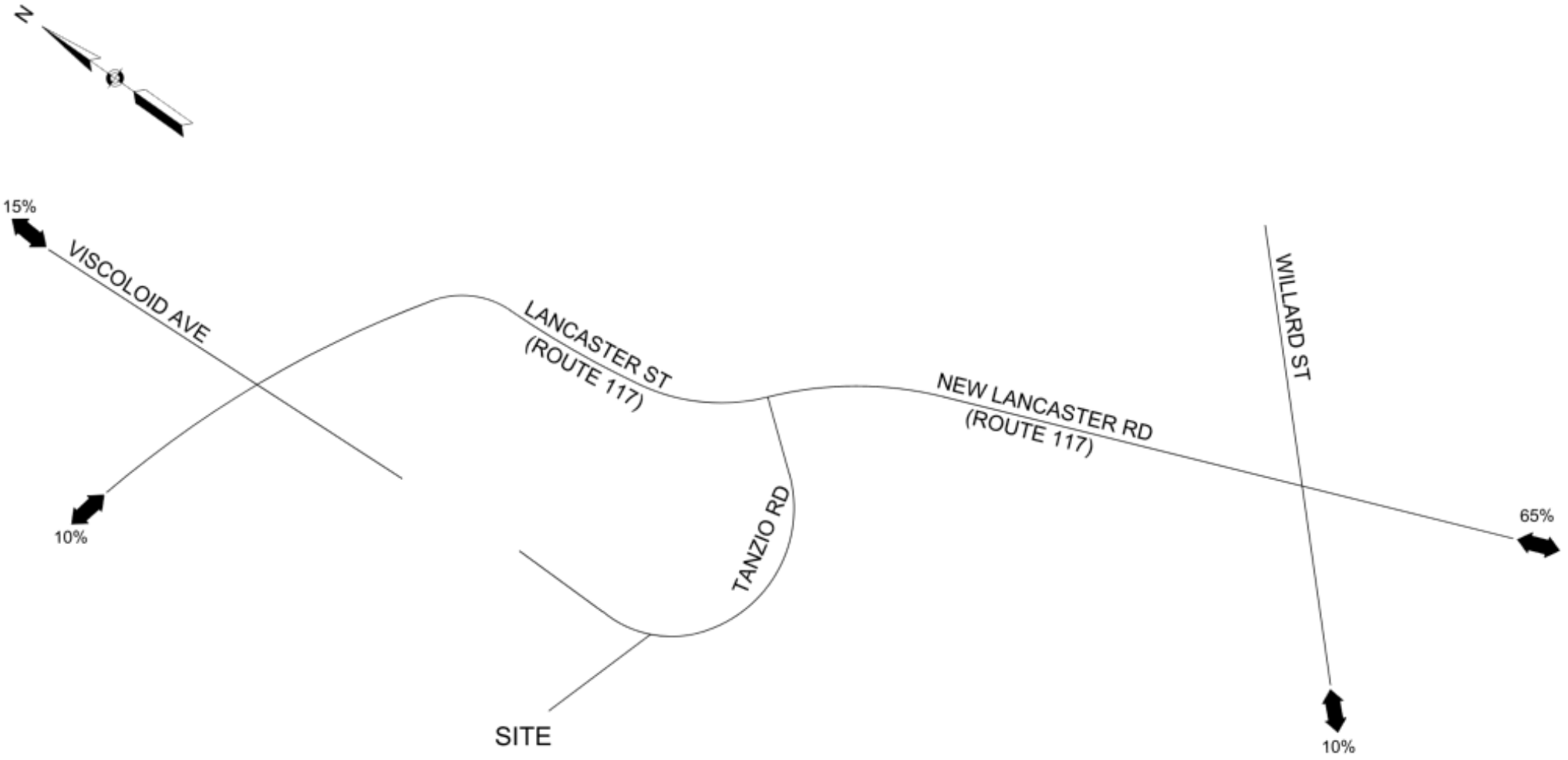
Updated Traffic Study

Daily Traffic Counts



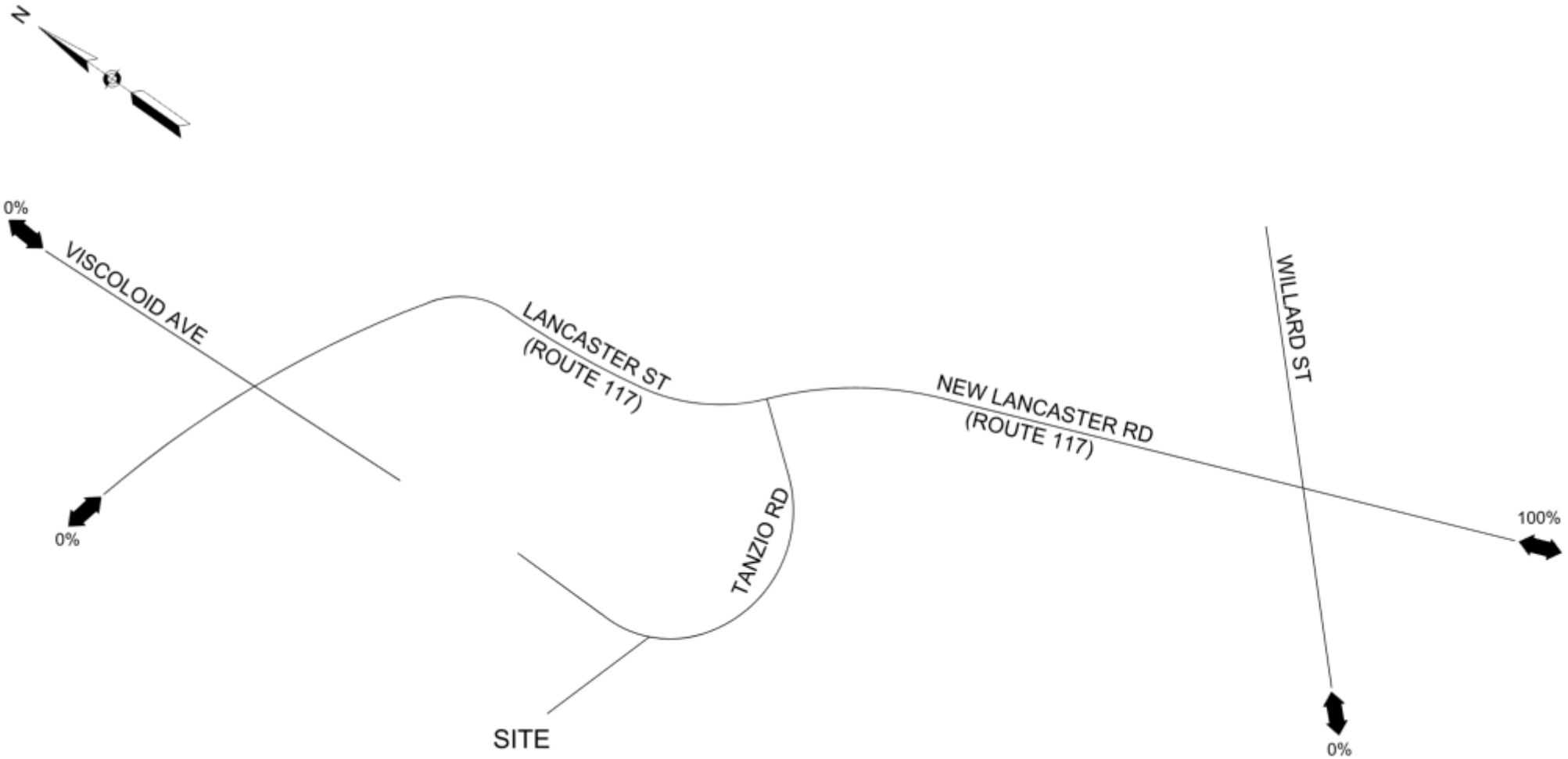
Updated Traffic Study

Delivery Truck Route Distribution



Updated Traffic Study

Outbound Truck Route Distribution



Updated Traffic Study

Truck Traffic

Camera data – Route 117

South of Tanzio Road

- **112** waste handling vehicles on Lancaster Road over 14-hr period
- **92** - associated with this Facility
- **20** - as part of general traffic, not using this Facility

Next Steps

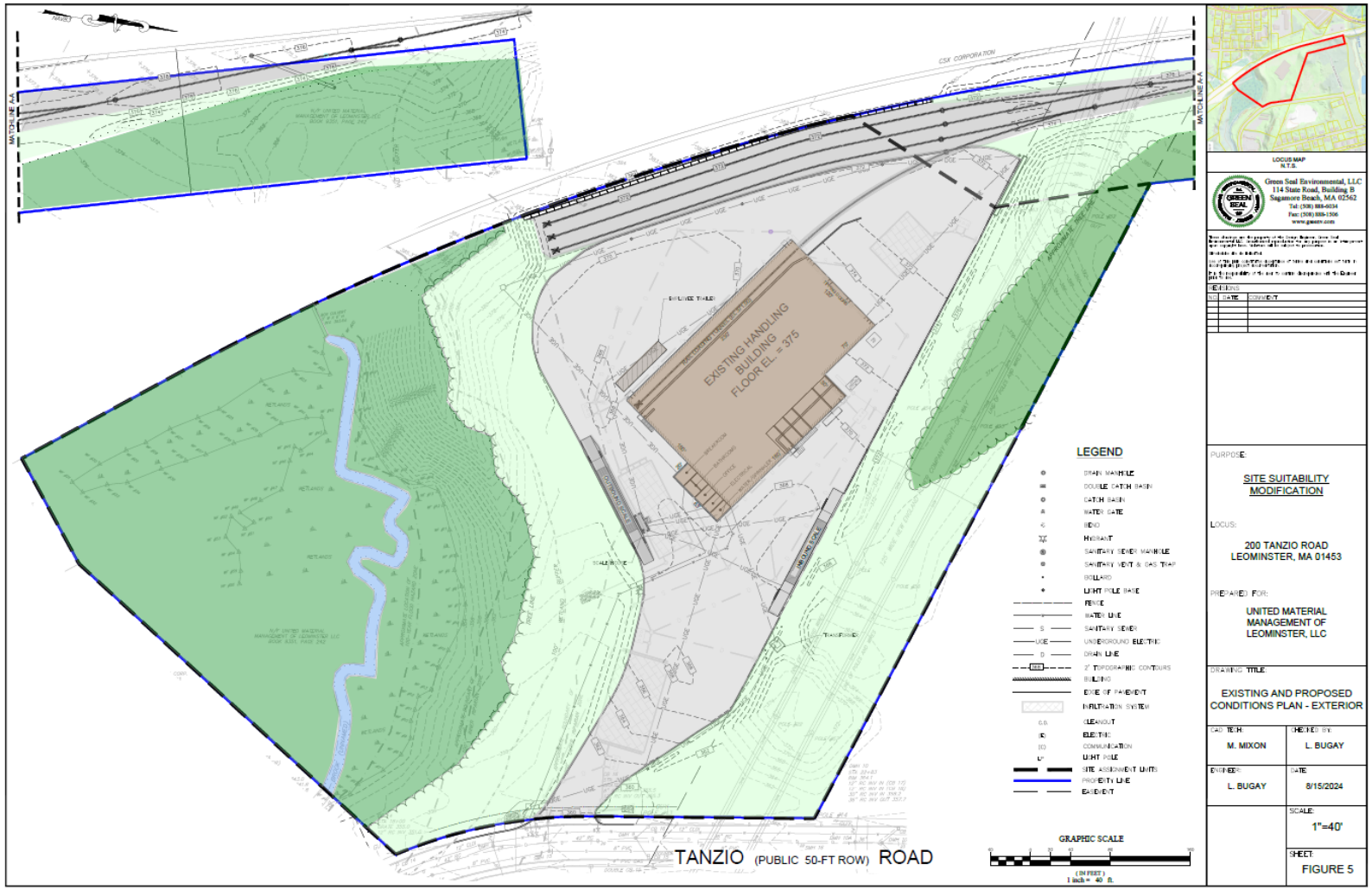
MEPA Permit Process

Draft Environmental Impact Report (DEIR)

- Pre-submittal Public Meeting (today)
- Incorporate meeting notes and public comments into DEIR
- Submit DEIR in next few weeks
- Comment period will be open for 20 days following submittal date
- Notification of submittal will be made via email to the Project Distribution List; advertised in Environmental Monitor, The Sentinel, and Vocero; and posted on Project website.
- The DEIR will be available at Library for viewing, electronically on website, and can also be electronically requested.
- Following public comment period, MEPA will issue Certificate
- Certificate will specify scope of the Final Environmental Impact Report (FEIR)

Questions?

Site Plan


EXISTING HANDLING BUILDING FLOOR EL. = 375
TANZIO (PUBLIC 50-FT ROW) ROAD
LEGEND
GRAPHIC SCALE
LOCUS MAP
N.T.S.
Green Seal Environmental, LLC
114 State Road, Building B
Sagamore Beach, MA 02562
PURPOSE:
SITE SUITABILITY MODIFICATION
LOCUS:
200 TANZIO ROAD
LEOMINSTER, MA 01453
PREPARED FOR:
UNITED MATERIAL MANAGEMENT OF LEOMINSTER, LLC
DRAWING TITLE:
EXISTING AND PROPOSED CONDITIONS PLAN - EXTERIOR
CAD TECH:
M. MIXON
CHECKED BY:
L. BUGAY
ENGINEER:
L. BUGAY
DATE:
8/15/2024
SCALE:
1"=40'
SHEET:
FIGURE 5