

Environmental Justice Screening Form

Project Name	525 Hartford Turnpike, Shrewsbury, MA
Anticipated Date of MEPA Filing	May - July 2026
Proponent Name	GoVenture Capital Group, LLC c/o Tom Corbett, Senior Project Manager 1 Mercantile Street, Suite 630 Worcester, MA 01608
Contact Information (e.g., consultant)	Scott Turner, PE, AICP, LEED AP ND Fuss & O'Neill, Inc. (617) 865-4840 / scott.turner@fando.com
Public website for project or other physical location where project materials can be obtained (if available)	Additional project material may be requested by email using the contact information above.
Municipality and Zip Code for Project (if known)	Shrewsbury 01545
Project Type* (list all that apply)	Residential, Commercial-Retail
Is the project site within a mapped 100-year FEMA flood plain? Y/N/ unknown	No
Estimated GHG emissions of conditioned spaces (click here for GHG Estimation tool)	222.8 tons per year

Project Description

1. Provide a brief project description, including overall size of the project site and square footage of proposed buildings and structures if known

The proposed project involves the redevelopment of the existing property identified as Parcel 48-012000, located at 525 Hartford Turnpike in Shrewsbury, Massachusetts. The Project Site encompasses approximately 24.17 acres and currently contains four (4) abandoned buildings, all of which will be demolished as part of the redevelopment effort. To comply with the Town of Shrewsbury Zoning Bylaw requirements for Mixed-Use Development within the Route 20 Overlay District, the project includes the acquisition of approximately 2.17 acres from the adjacent property located at 495 Hartford Turnpike. Following this acquisition, the total Project Site area will consist of approximately 26.34 acres. In addition, approximately 10.9 acres of the property will be deed restricted from further land development, permanently restricting future development within that portion of the site.

The project proposes the construction of one (1) 12,000-square-foot retail commercial building with 50 parking spaces located along the frontage of the property. In addition, two (2) multi-family residential buildings will be constructed toward the rear of the site, with approximate building areas of 30,335 square feet and 32,000 square feet, respectively. The residential component will include a combined total of 250 dwelling units and 306 associated parking spaces.

Access from the commercial to the residential areas will be provided by a new 24-foot-wide driveway. The project will also include associated site improvements to support the redevelopment, including stormwater management, utility and sewer infrastructure upgrades, and landscaping enhancements.

2. List anticipated MEPA review thresholds (301 CMR 11.03) (if known)

Land

ENF and Other MEPA Review if the Secretary So Requires

301 CMR 11.03(1)(b)(2) – Creation of five or more acres of impervious area

Wetlands, Waterways and Tidelands

ENF and Other MEPA Review if the Secretary So Requires

301 CMR 11.03(3)(b)(1.d) – Alteration of 5,000 or more sf of bordering or isolated vegetated wetlands

Transportation

ENF and Other MEPA Review if the Secretary So Requires

301 CMR 11.03(6)(b)(14) & (15) – Generation of 1,000 or more New adt on roadways providing access to a single location and construction of 150 or more New parking spaces at a single location and construction of 300 or more New parking spaces at a single location

3. List all anticipated state, local and federal permits needed for the project (if known)

Authorizing Agency	Permits, Reviews, or Approvals
Local	
Conservation Commission	Order of Conditions
Planning Board	Site Plan Review and Special Permit
Zoning Board of Appeals	Height Variance (issued August 6, 2025)
Department of Public Works	Stormwater Management Permit
State	
Executive Office of Energy and Environmental Affairs	Environmental Notification Form
Massachusetts Department of Environmental Protection	401 Water Quality Certification
Massachusetts Department of Transportation	Highway Access Permit
Massachusetts Historical Commission, Massachusetts Board of Underwater Archaeological Resources, and Tribal Historic Preservation Officer	Determination of Effect
Federal	
US Army Corps of Engineers	Section 404 Nationwide Permit Pre-Construction Notification
US Environmental Protection Agency	National Pollutant Discharge Elimination System Construction General Permit Stormwater Pollution Prevention Plan

4. Identify EJ populations and characteristics (Minority, Income, English Isolation) within 5 miles of project site (can attach map identifying 5-mile radius from [EJ Maps Viewer](#) in lieu of narrative)

See attached EJ Map.

5. Identify any municipality or census tract meeting the definition of “vulnerable health EJ criteria” in the [DPH EJ Tool](#) located in whole or in part within a 1 mile radius of the project site

The following census tracts within one mile of the Project Site meet the definition of vulnerable health EJ criteria: Census Tract 25027739100 – Elevated Blood Lead Prevalence, Low Birth Weight

No municipalities were identified within one mile of the Project Site as meeting the definition of vulnerable health EJ criteria.

6. Identify potential short-term and long-term environmental and public health impacts that may affect EJ Populations and any anticipated mitigation

Diesel emissions from the transport and operation of construction equipment are expected to cause minor and temporary increases in air pollutant concentrations. To mitigate these emissions, on- and off-road vehicle idling will be limited to no more than five (5) minutes in accordance with the Massachusetts Anti-Idling Law (M.G.L. c. 90, §16A), and contractors will be encouraged to use equipment with engines meeting Tier 4 federal emission standards.

The proposed residential development is expected to result in a minor, permanent increase in Greenhouse Gas (GHG) emissions due to new infrastructure and associated vehicular traffic. However, no short-term or long-term adverse environmental or public health impacts to surrounding Environmental Justice (EJ) populations are anticipated. Stormwater Best Management Practices (BMPs), including phased construction and the implementation of sedimentation and erosion control measures, have been incorporated into the project’s planning and design to avoid, minimize, and mitigate potential impacts. Overall, the proposed activities are not expected to result in significant long-term environmental or public health effects.

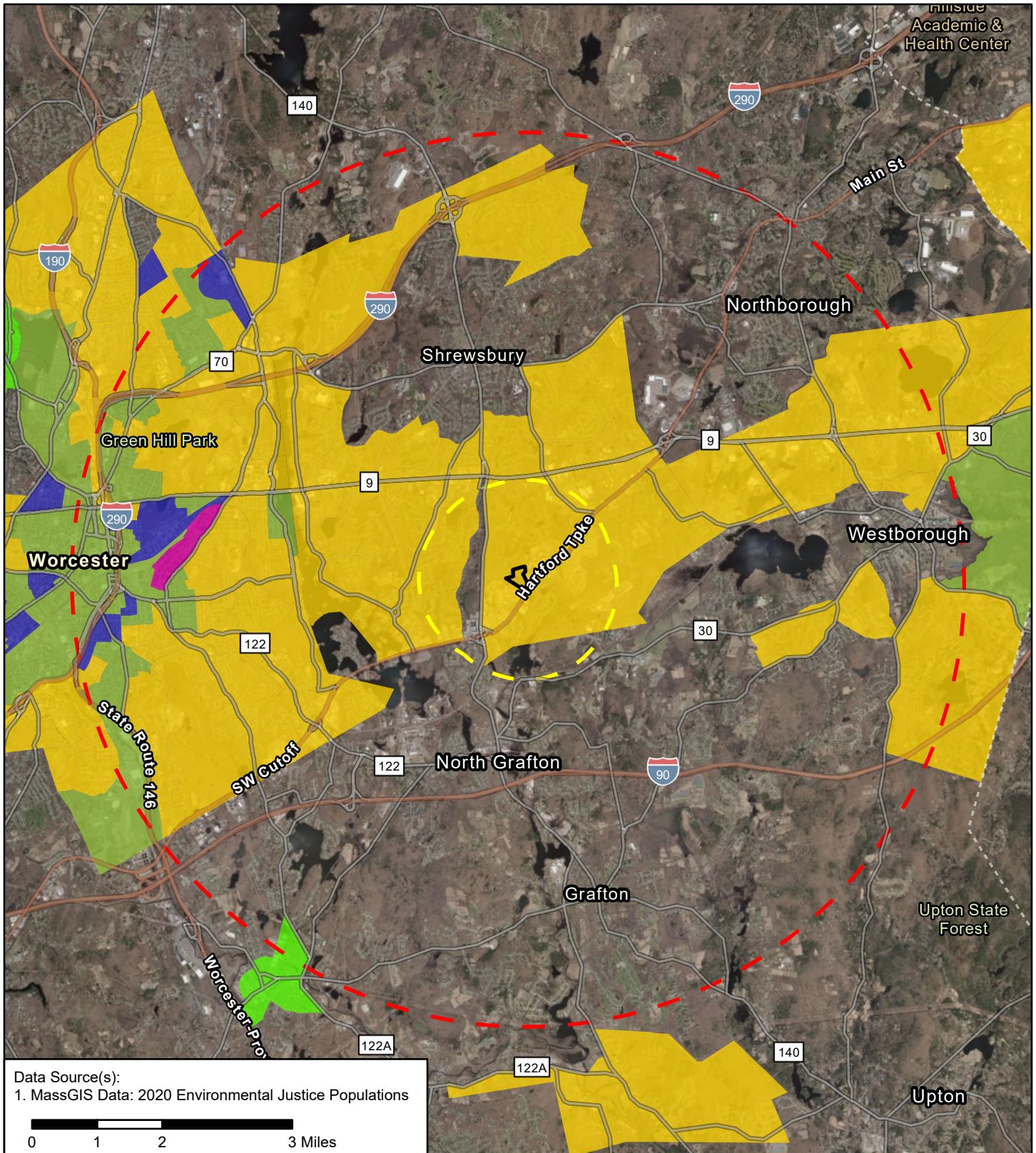
While the project may result in minor temporary air quality impacts during construction and a small permanent increase in GHG emissions, these effects are anticipated to be limited in scope and duration. Further project benefits to surrounding EJ populations include increased availability of affordable housing opportunities and potential economic benefits associated with local investment and job creation from the commercial retail space.

7. Identify project benefits, including “Environmental Benefits” as defined in 301 CMR 11.02, that may improve environmental conditions or public health of the EJ population

The proposed project will create an aesthetically enhanced, community-oriented mixed-use development that improves environmental quality and promotes positive public health outcomes. The redevelopment will remove the existing distressed buildings and abandon the obsolete on-site sewer system, reducing potential environmental concerns and ensuring consistency with the Town of Shrewsbury Zoning Bylaw for the Route 20 Overlay District. In addition to increasing multi-family affordable housing opportunities, the project will permanently preserve approximately 10.9 acres of deed-restricted space for passive recreational use, expanding access to green space, supporting physical and mental well-being, and enhancing environmental conditions for the surrounding EJ community.

8. Describe how the community can request a meeting to discuss the project, and how the community can request oral language interpretation services at the meeting. Specify how to request other accommodations, including meetings after business hours and at locations near public transportation.

Please inquire by email to Scott Turner at scott.turner@fando.com.



Data Source(s):
 1. MassGIS Data: 2020 Environmental Justice Populations



Environmental Justice 2020

<ul style="list-style-type: none"> ■ Minority: the block group minority population is $\geq 40\%$, or the block group minority population is $\geq 25\%$ and the median household income of the municipality the block group is in is $< 150\%$ of the Massachusetts median household income ■ Income: at least 25% of households have a median household income 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 	<ul style="list-style-type: none"> ■ Minority and income ■ Minority and English isolation ■ Income and English isolation ■ Minority, income and English isolation Limit of Work One-Mile Radius Five-Mile Radius
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Disclaimer: This map is not the product of a Professional Land Survey. It was created by Fuss & O'Neill, Inc. for general reference, informational, planning and guidance use, and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this map may require the assistance of appropriate professional services. Fuss & O'Neill, Inc. makes no warranty, express or implied, related to the spatial accuracy, reliability, completeness, or currentness of this map.

Environmental Justice Map
 525 Hartford Turnpike
 Shrewsbury Massachusetts

FUSS & O'NEILL
 1550 Main Street, Suite 400
 Springfield, MA 01103
 413.452.0445 | www.fando.com

Figure 1