

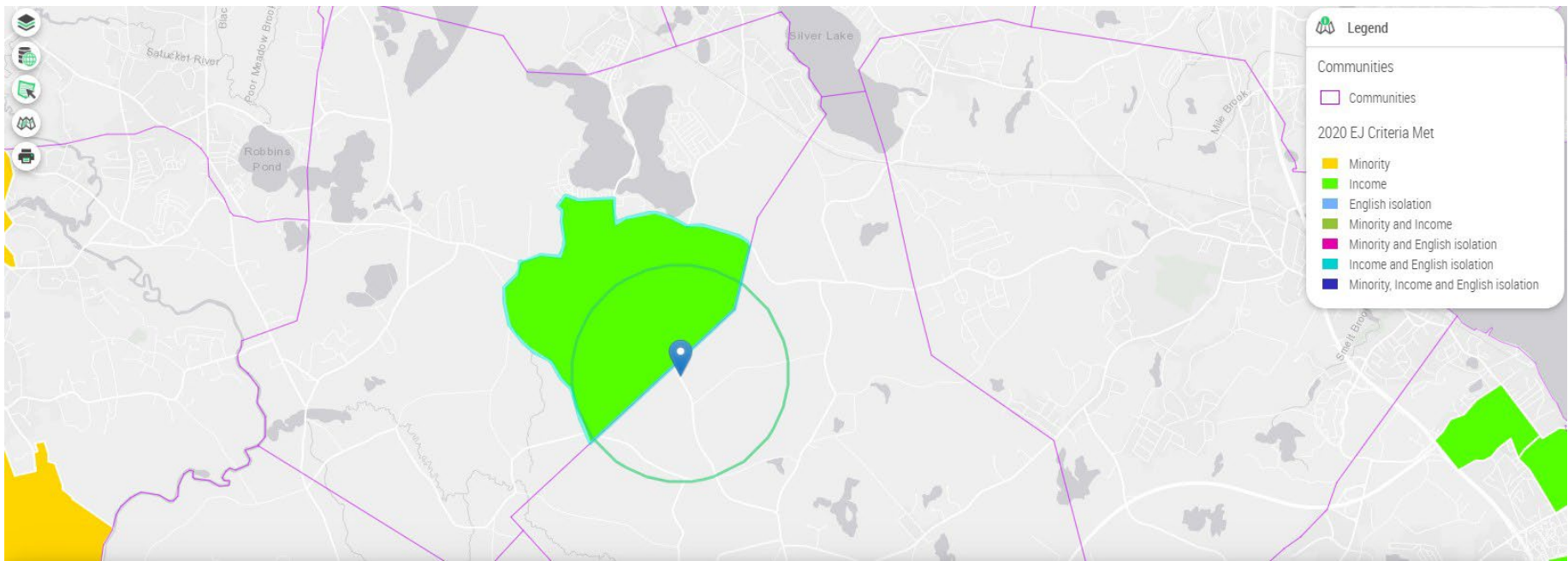
Environmental Justice Screening Form

Project Name	Monponsett Street Development
Anticipated Date of MEPA Filing	June 01, 2026
Proponent Name	Merrimont Realty Trust
Contact Information (e.g., consultant)	Epsilon Associates, Inc.
Public website for project or other physical location where project materials can be obtained (if available)	Not available at this time
Municipality and Zip Code for Project (if known)	Halifax, 02338 & Plympton, 02367
Project Type* (list all that apply)	Industrial
Is the project site within a mapped 100-year FEMA flood plain? Y/N/unknown	Yes
Estimated GHG emissions of conditioned spaces (click here for GHG Estimation tool)	87.8 tons of CO ₂

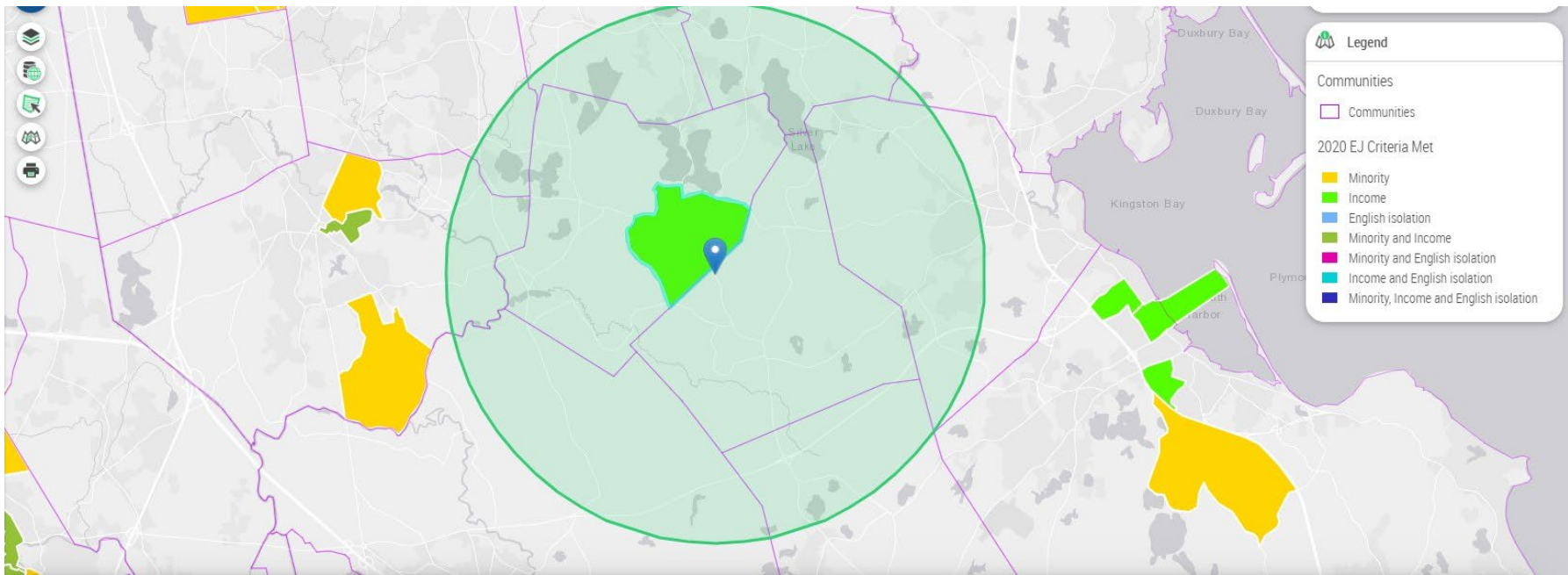
Project Description

<p>1. Provide a brief project description, including overall size of the project site and square footage of proposed buildings and structures if known.</p> <p>The Project site encompasses multiple lots totaling approximately 102 acres of land adjacent to Monponsett Street in Halifax, MA and Palmer Road in Plympton, MA. The site is predominantly forested with no active use at present.</p> <p>The Project includes three areas that will be developed with light industrial uses, currently anticipated to include 15 buildings totaling approximately 112,500 square feet. Approximately 180 parking spaces are proposed.</p>
<p>2. List anticipated MEPA review thresholds (301 CMR 11.03) (if known)</p> <p>[301 CMR 11.03(1)(b)(1)] -- Direct alteration of 25 or more acres of land [301 CMR 11.03(2)(b)(2)] -- Creation of 5 or more acres of impervious area [301 CMR 11.03(2)(b)(2)] -- Greater than two acres of disturbance of designated priority habitat</p>
<p>3. List all anticipated state, local and federal permits needed for the project (if known)</p> <p>LOCAL</p> <ul style="list-style-type: none"> • Halifax Planning Board: Site Plan Review • Plympton Planning Board: Site Plan Review • Halifax Conservation Commission: Notice of Intent • Plympton Conservation Commission: Notice of Intent <p>State</p> <ul style="list-style-type: none"> • Natural Heritage & Endangered Species Program: Conservation and Management Permit <p>FEDERAL</p> <ul style="list-style-type: none"> • Environmental Protection Agency: National Pollutant Discharge Elimination System Permit

<p>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) The Proponent has identified one Environmental Justice (EJ) Population within one mile and five miles of the Project site. This area is shown on Figures 1 & 2, attached. The one block group within one mile of the Project, 250235261004, is characterized for income.</p>
<p>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 Massachusetts Department of Public Health (MassDPH) EJ Tool’s Vulnerable Health by Community layer indicates the existing vulnerabilities of the surrounding EJ Population near the Project Site. There are two municipalities within one mile of the Project Site, Halifax and Plympton.</p> <p>At the community level, neither Town meets the Vulnerable Health EJ Criterion for heart attack, low birth weight, childhood asthma, or childhood blood levels.</p> <p>Neither of the census tracts within the Towns are identified as meeting vulnerable health EJ criteria for low birth weight or childhood blood lead levels.</p>
<p>6. Identify potential short-term and long-term environmental and public health impacts that may affect EJ Populations and any anticipated mitigation Expected impacts include increased vehicle emissions from Project-associated traffic, increased impervious area, as well as temporary air and noise impacts during construction.</p> <p>The Proponent will implement mitigation measures to control dust and diesel emissions and ensure that construction activities create minimal impact to the surrounding communities. During operation, the Project will include stormwater management measures to manage the impact of runoff on surrounding areas.</p>
<p>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 Project will provide new economic activity, jobs as well as other economic benefits to the surrounding communities.</p>
<p>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. Requests for meetings can be sent to Geoff Starsiak at gstarsiak@epsilonassociates.com</p>



Monponsett Street Development Halifax/Plympton, Massachusetts



Monponsett Street Development Halifax/Plympton, Massachusetts

Printer/Export Friendly Project-Specific EJ Reference List

Project Name: Monponsett Street Development

Project Address: Near - 184 Palmer Street Plympton, MA

Date Generated: 4/3/2026

Municipalities in Project's DGA: Halifax, Plympton

Project-Specific EJ Reference List						
Contact Name	Title	Phone	Email	Affiliation	Contact Type	Proponent Notes (contact status, removal requests, updates)
Claire B.W. Muller	Movement Building Director	(508) 308-9261	claire@uumassaction.org	Unitarian Universalist Mass Action Network	Statewide CBO	none
Julia Blatt	Executive Director	(617) 714-4272	juliablatt@massriversalliance.org	Mass Rivers Alliance	Statewide CBO	none
Jodi Valenta	Massachusetts State Director	(617) 367-6200	Jodi.Valenta@tpl.org	The Trust for Public Land	Statewide CBO	none
Kerry Bowie	Board President	Not Provided	kerry@msaadapartners.com	Browning the GreenSpace	Statewide CBO	none
Sylvia Broude	Executive Director	(617) 292-4821	sylvia@communityactionworks.org	Community Action Works	Statewide CBO	none
Brittney Jenkins	Vice President	Not Provided	Bjenkins@clf.org	Conservation Law Foundation	Statewide CBO	none
Alex St. Pierre	Director of Communities & Toxics	Not Provided	aestpierre@clf.org	Conservation Law Foundation	Statewide CBO	none
Paulina Muratore	Director of Transportation Justice and Infrastructure	Not Provided	pmuratore@clf.org	Conservation Law Foundation	Statewide CBO	none
Breanne Frank	Associate Attorney	Not Provided	bfrank@clf.org	Conservation Law Foundation	Statewide CBO	none
Phil Papiasvili	Staff Attorney	Not Provided	ppapiasvili@clf.org	Conservation Law Foundation	Statewide CBO	none
Priya Gandbhir	Director of Clean Power	Not Provided	pgandbhir@clf.org	Conservation Law Foundation	Statewide CBO	none
Julia Carlton MacKay	Director of Community Resilience	Not Provided	jcarltonmackay@clf.org	Conservation Law Foundation	Statewide CBO	none
Amy Boyd Rabin	Vice President of Policy	(617) 221-8258	aboydrabin@environmentalleague.org	Environmental League of Massachusetts	Statewide CBO	none
Ben Hellerstein	MA State Director	(617) 747-4368	ben@environmentmassachusetts.org	Environment Massachusetts	Statewide CBO	none
Robb Johnson	Executive Director	(978) 443-2233	robb@massland.org	Mass Land Trust Coalition	Statewide CBO	none
Cindy Luppi	New England Director	(617) 338-8131 x208	cluppi@cleanwater.org	Clean Water Action	Statewide CBO	none
Dálida Rocha	Executive Director	Not Provided	dalida@n2nma.org	Neighbor to Neighbor Mass.	Statewide CBO	none
Lena Entin	Director of Individual Giving	Not Provided	lena@n2nma.org	Neighbor to Neighbor Mass.	Statewide CBO	none
Danny Timpona	Organizing Director	Not Provided	danny@n2nma.org	Neighbor to Neighbor Mass.	Statewide CBO	none
Miles Gresham	Campaign Director	Not Provided	miles@n2nma.org	Neighbor to Neighbor Mass.	Statewide CBO	none
Rob Moir	Executive Director	Not Provided	rob@oceanriver.org	Ocean River Institute	Statewide CBO	none
Vickash Mohanka	Director, MA Chapter	Not Provided	vick.mohanka@sierraclub.org	Sierra Club MA	Statewide CBO	none
Heidi Ricci	Director of Policy	Not Provided	hricci@massaudubon.org	Mass Audubon	Statewide CBO	none
Bettina Washington	Tribal Historic Preservation Officer	(508) 560-9014	thpo@wampanoagtribe-nsn.gov	Wampanoag Tribe of Gay Head (Aquinnah)	Federal Tribe	none
Brian Weeden	Chair	(774) 413-0520	Brian.Weeden@mwtribe-nsn.gov	Mashpee Wampanoag Tribe	Federal Tribe	none
Nakia Hendricks Jr.	Office Manager	Not Provided	106Review@mwtribe-nsn.gov	Mashpee Wampanoag Tribe	Federal Tribe	none
David Weeden	THPO/Director	(774) 327.0068	David.Weeden@mwtribe-nsn.gov	Mashpee Wampanoag Tribe	Federal Tribe	none
Alma Gordon	President	Not Provided	tribalcouncil@chappaquiddickwampanoag.org	Chappaquiddick Tribe of the Wampanoag Nation	Indigenous Org	none
Cheryll Toney Holley	Chair	(774) 317-9138	cholley@nipmuc.gov	Nipmuc Nation (Hassanamisco Nipmucs)	Indigenous Org	none
John Peters, Jr.	Executive Director	(617) 573-1292	john.peters@mass.gov	Massachusetts Commission on Indian Affairs (MCIA)	Indigenous Org	none
Melissa Ferretti	Chair	(508) 304-5023	melissa@herringpondtribe.org	Herring Pond Wampanoag Tribe	Indigenous Org	none
Patricia D. Rocker	Council Chair	Not Provided	rockerpatriciad@verizon.net	Chappaquiddick Tribe of the Wampanoag Nation, Whale	Indigenous Org	none
Raquel Halsey	Executive Director	(617) 232-0343	rhalsey@naicob.org	North American Indian Center of Boston	Indigenous Org	none
Cora Pierce	Not Provided	Not Provided	rhalsey@naicob.org	Pocasset Wampanoag Tribe	Indigenous Org	none
Elizabeth Solomon	Not Provided	Not Provided	Coradot@yahoo.com	Massachusetts Tribe at Ponkapog	Indigenous Org	none