

Environmental Justice Screening Form

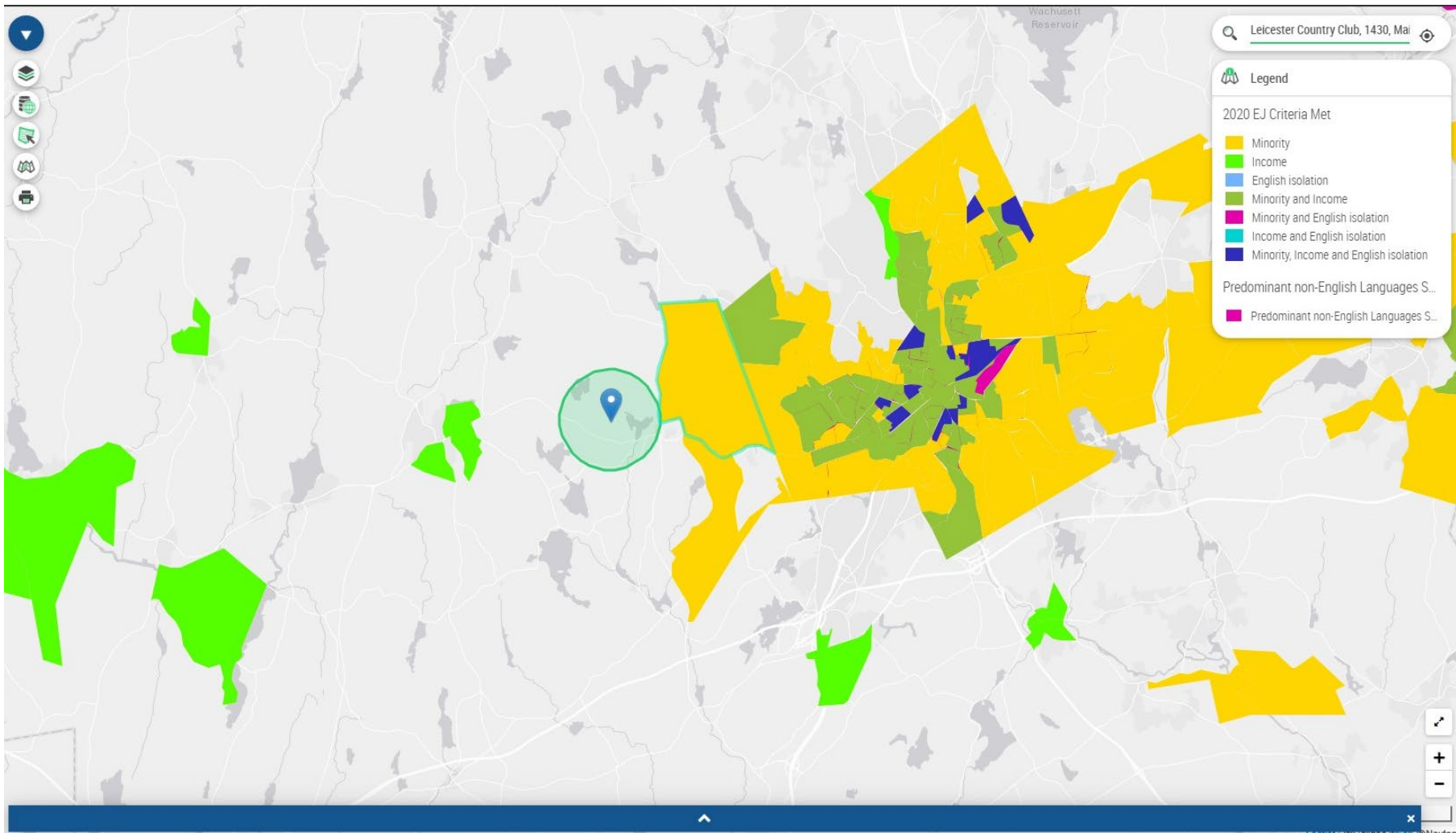
Project Name	Mount Pleasant Development Project
Anticipated Date of MEPA Filing	September 30, 2026
Proponent Name	1430 Main Street, LLC
Contact Information (e.g., consultant)	Epsilon Associates, Inc.
Public website for project or other physical location where project materials can be obtained (if available)	Not available at this time
Municipality and Zip Code for Project (if known)	Leicester, 01524
Project Type* (list all that apply)	Residential; 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)	1,925 tons of CO ₂

Project Description

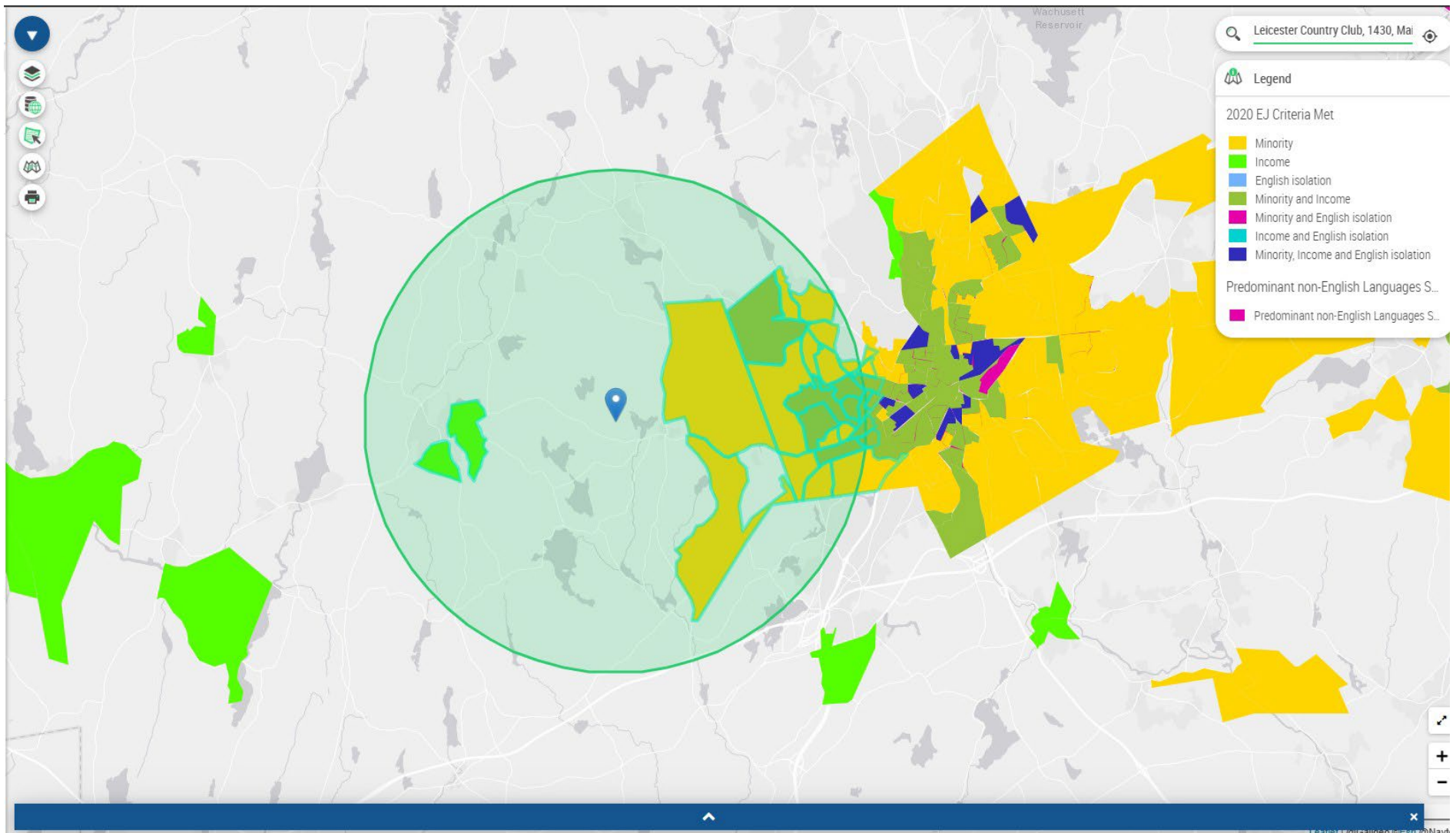
- Provide a brief project description, including overall size of the project site and square footage of proposed buildings and structures if known.
The Project Site is an approximately 48-acre property located at 1430 Main Street in Leicester Massachusetts. The Site houses a clubhouse, maintenance buildings, a single-family home, and associated utilities which were part of the former Leicester Country Club which closed in 2025. A USGS Locus is included as Figure 3.

The Project proposes the demolition of existing structures on the site and construction of a 290 unit mixed use residential/retail development with four multifamily buildings (192 units) with first floor parking garages, 98 town house units, and approximately 50,000 square feet of commercial/retail space. The Project will have an estimated 483 parking spaces, and will include the construction of sidewalks, driveways, and parking lots. It is anticipated that the residential portion of the development will be constructed as Phase I and the commercial/retail portion will be constructed later.
- List anticipated MEPA review thresholds (301 CMR 11.03) (if known)
[301 CMR 11.03(6)(b)(14)] -- 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.
[301 CMR 11.03(6)(b)(15)] -- Construction of 300 or more New parking spaces at a single location.
- List all anticipated state, local and federal permits needed for the project (if known)
LOCAL
 - Leicester Planning Board: Special Permit and Site Plan Review;**
 - Leicester Water Supply District: Sewer Service Application & Permit**

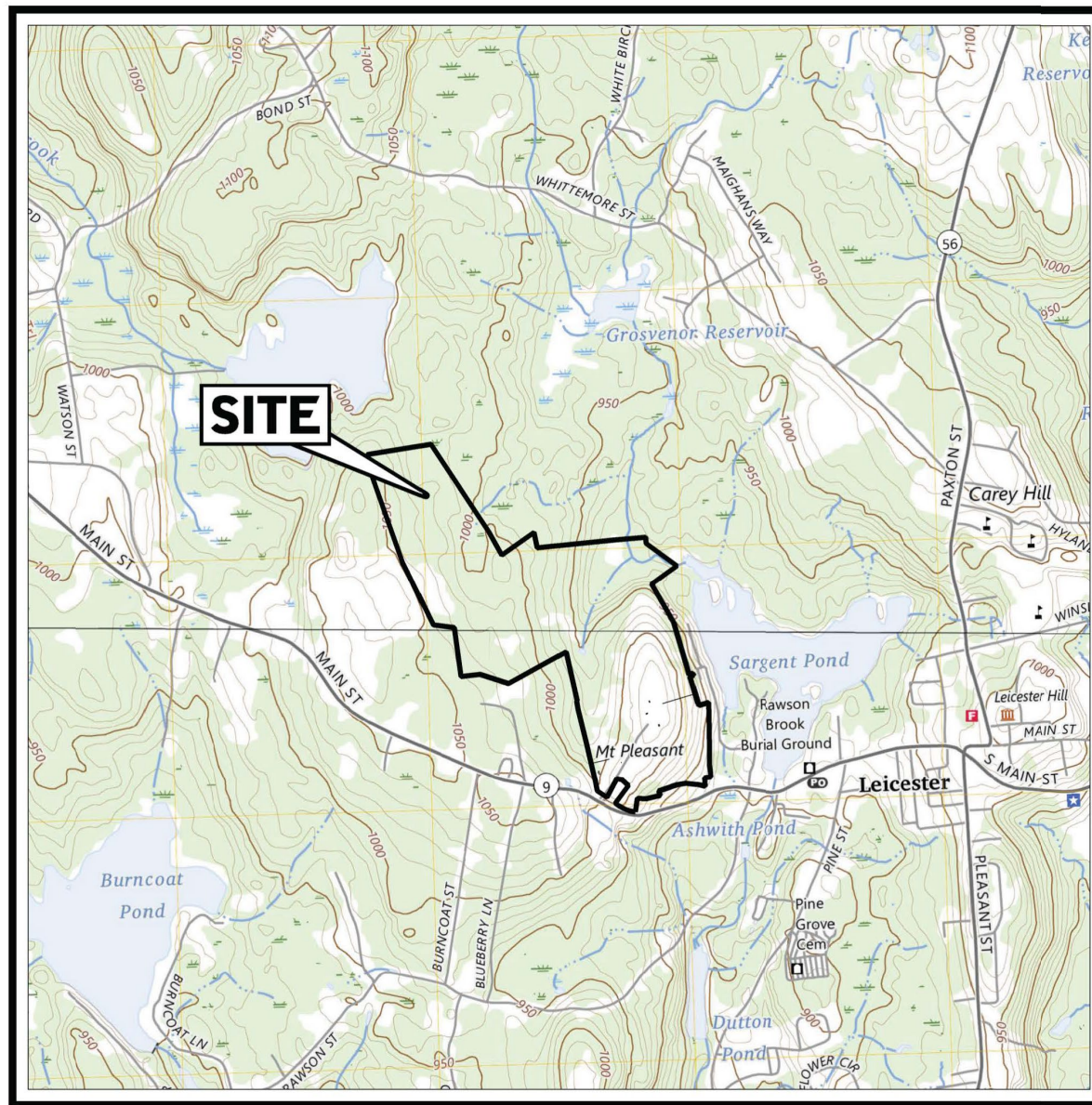
• Leicester Conservation Commission: Notice of Intent State • MassDOT Access Permit FEDERAL • Environmental Protection Agency: National Pollutant Discharge Elimination System Permit
4. Identify EJ populations and characteristics (Minority, Income, English Isolation) within 5 miles of project site (can attach map identifying 5-mile radius from EJ Maps Viewer in lieu of narrative) The Proponent has identified Environmental Justice (EJ) Populations within one mile and 5 miles of the Project Site. They are shown on Figures1 & 2, attached. There is one block group within 1 mile of the Project, 250277352001, characterized as minority.
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. Leicester is the only town within one mile of the Project Site. At the community level, the Town does not meet the Vulnerable Health EJ Criterion for heart attack, low birth weight, childhood asthma, or childhood blood levels. Neither of the census tracts within the Town are identified as meeting vulnerable health EJ criteria for low birth weight or childhood blood lead levels.
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, as well as temporary air and noise impacts during construction. The Proponent will implement mitigation measures to control dust and diesel emissions and ensure that construction activities create minimal impact to the surrounding communities. In addition, a Construction Management Plan will be in place to direct construction methodologies that limit impacts to the surrounding area. During operation, the Project will include measures to encourage alternative modes of transportation, such as walking, bicycling and public transportation.
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 sustainably designed housing, as well as economic benefits to the surrounding city and community. The Project will retain significant open space providing future residents with access to a set of recreational areas.
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 Alex Brooks at abrooks@epsilonassociates.com



Mount Pleasant Development Project Leicester, Massachusetts



Mount Pleasant Development Project Leicester, Massachusetts



USGS MAP

SCALE: 1" = 2,000'
SOURCE: USGS

Mount Pleasant Development Project Leicester, Massachusetts

Printer/Export Friendly Project-Specific EJ Reference List

Populate the "Project EJ Ref List" tab to generate a printer friendly format of the list
Before printing, ensure any "blanks" are filtered from the "Contact Name" column in the table below.

Project Name: Mount Pleasant Development Project
Project Address: 1430 Main Street Leicester, MA
Date Generated: 8/10/2026
Municipalities in Project's DGA: Leicester

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
Dave McGlinchey	Executive Director	Not Provided	davemcglinchey@massriversalliance.org	Mass Rivers Alliance	Statewide CBO	none
Lydia Olson	Research Manager	Not Provided	lydiaolson@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 Bowle	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 Gandhir	Director of Clean Power	Not Provided	pgandhir@clf.org	Conservation Law Foundation	Statewide CBO	none
Julia Carlton MacKay	Director of Community Resilience	Not Provided	jcartlommackay@clf.org	Conservation Law Foundation	Statewide CBO	none
Amy Boyd Rabin	Vice President of Policy	(617) 221-8256	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
Dáilda 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
Heldi Ricci	Director of Policy	Not Provided	hricci@massaudubon.org	Mass Audubon	Statewide CBO	none
Beltina 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	Cnappaquidick Tribe of the Wampanoag Nation, Whale River	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	Coradot@yahoo.com	Pocassett Wampanoag Tribe	Indigenous Org	none
Elizabeth Solomon	Not Provided	Not Provided	Solomon.Elizabeth@gmail.com	Massachusetts Tribe at Ponkapoag	Indigenous Org	none