

Environmental Justice Screening Form

Project Name	75 Reed Road
Anticipated Date of MEPA Filing	January 15, 2026
Proponent Name	Hudson Reed Owner LLC
Contact Information (e.g., consultant)	David Hewett Epsilon Associates, Inc. 3 Mill & Main, Suite 250 Maynard, MA 01754 Phone: 978-897-7100 Email: DHewett@epsilonassociates.com
Public website for project or other physical location where project materials can be obtained (if available)	Proponent will provide information as it becomes available to the Hudson Public Library.
Municipality and Zip Code for Project (if known)	Hudson, 01749
Project Type* (list all that apply)	Industrial
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)	2,233 tons per year

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. The proposed project consists of an approximately 950,000 square-foot industrial facility.</p>
<p>2. List anticipated MEPA review thresholds (301 CMR 11.03) (if known)</p> <ul style="list-style-type: none"> • 301 CMR 11.03(1)(a) - Direct alteration of 50 or more acres of land • 301 CMR 11.03(1)(a)(2) - Creation of ten or more acres of impervious area • 301 CMR 11.03(6)(a)(7) - Construction of 1,000 or more New parking spaces at a single location • 301 CMR 11.03(6)(b)(13) - Generation of 2,000 or more New adt on roadways providing access to a single location • 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
<p>3. List all anticipated state, local and federal permits needed for the project (if known) Massachusetts Department of Transportation (MassDOT) - Indirect Access 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)
Within five miles of the Project Site, the characteristics of the EJ populations consist of the following block group types: 19 Minority; 3 Minority and income; and 1 Minority, income and English isolation. Refer to the attached figure for additional information.

Using the EJ Maps Viewer that identifies “Languages Spoken in Massachusetts”, the Proponent found that there are several groups with lower English proficiency within the designated geographical area (DGA), or five miles of the Project Site, as defined in 301 Code of Massachusetts Regulations (CMR) 11.02. They speak Portuguese and Spanish.

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 Proponent identified two municipalities within one mile of the Project Site: Hudson and Marlborough. Both municipalities meet the definition of Vulnerable Health EJ criteria for average rate of hospitalizations for heart attack.

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

- **Increased vehicle emissions from project associated traffic**
- **Temporary impacts to air quality/noise during construction**
- **Increased noise levels during construction and from ongoing operations at the site**

All impacts will be reviewed through MEPA and the various permitting programs and will be appropriately mitigated in accordance with applicable regulations.

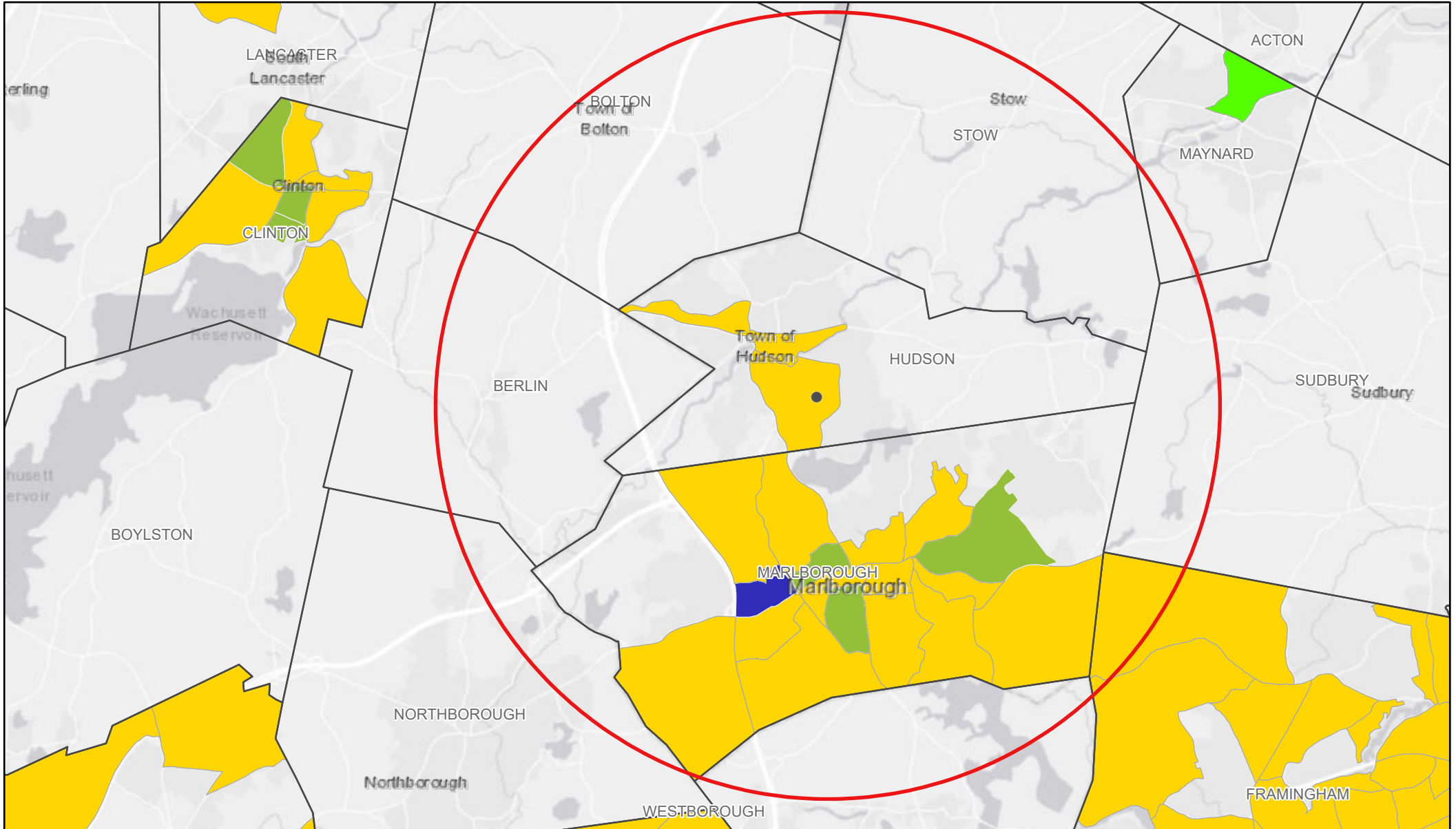
7. Identify project benefits, including “Environmental Benefits” as defined in 301 CMR 11.02, that may improve environmental conditions or public health of the EJ population
The proposed project will provide economic benefits to the surrounding town and community through the form of an increase in employment opportunities and new property taxes.

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.

The Project Proponent is willing to meet with community members at times and locations that are convenient to the public. To request a meeting and any needed accommodations, contact David Hewett at Epsilon Associates, the environmental consultant firm assisting the developer through the permitting process.

**David Hewett
Phone: 978-897-7100
Email: DHewett@epsilonassociates.com**

Environmental Justice Populations within 5-miles



7/29/2025, 2:39:57 PM

- ▭ Override 1
- MA 2020 Environmental Justice Block Groups
- 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
- Minority and Income
- Minority, Income and English isolation

