

Environmental Justice Screening Form

Project Name	Proposed Multifamily Residential Development
Anticipated Date of MEPA Filing	February 17, 2026
Proponent Name	The NRP Group
Contact Information (e.g., consultant)	Emily Anderson, P.E. eanderson@bohlereng.com (617) 849-8040
Public website for project or other physical location where project materials can be obtained (if available)	N/A
Municipality and Zip Code for Project (if known)	Pembroke, MA 02359
Project Type* (list all that apply)	Residential, Wastewater treatment
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)	Approx. 1,850 tons/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.</p> <p>The proposed development consists of seven residential buildings with 356 units, one clubhouse, and one wastewater treatment plant. The project includes 347 surface parking spaces and 188 garage parking spaces as well as associated landscaping, utilities, and lighting.</p>
<p>2. List anticipated MEPA review thresholds (301 CMR 11.03) (if known)</p> <p><u>11.03(1)(b)2.</u> Creation of five or more acres of impervious area <u>11.03(5)(b)4.c.ii</u> New discharge to groundwater 50,000 or more gpd of sewage within any other area <u>11.03(6)(b)14.</u> 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. <u>11.03(6)(b)15.</u> Construction of 300 or more New parking spaces at a single location.</p>
<p>3. List all anticipated state, local and federal permits needed for the project (if known)</p> <p>Local: Pembroke Site Plan Review State: Massachusetts Groundwater Discharge Individual Permit, MassDOT State Highway Access Permit Federal: NPDES Stormwater Pollution Prevention Plan</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)

Please see the attached maps showing the area within 1 mile and 5 miles of the project site.

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

Heart attack (Municipality):

- **Pembroke**

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

The project is not anticipated to negatively impact EJ populations. The project will create new housing units in association with the state goals, and in accordance with the Multi-Family Zoning Requirement for MBTA Communities. There may be temporary air quality and noise impacts during construction. The construction contractor will adhere to mitigation measures to minimize impacts on the local environment.

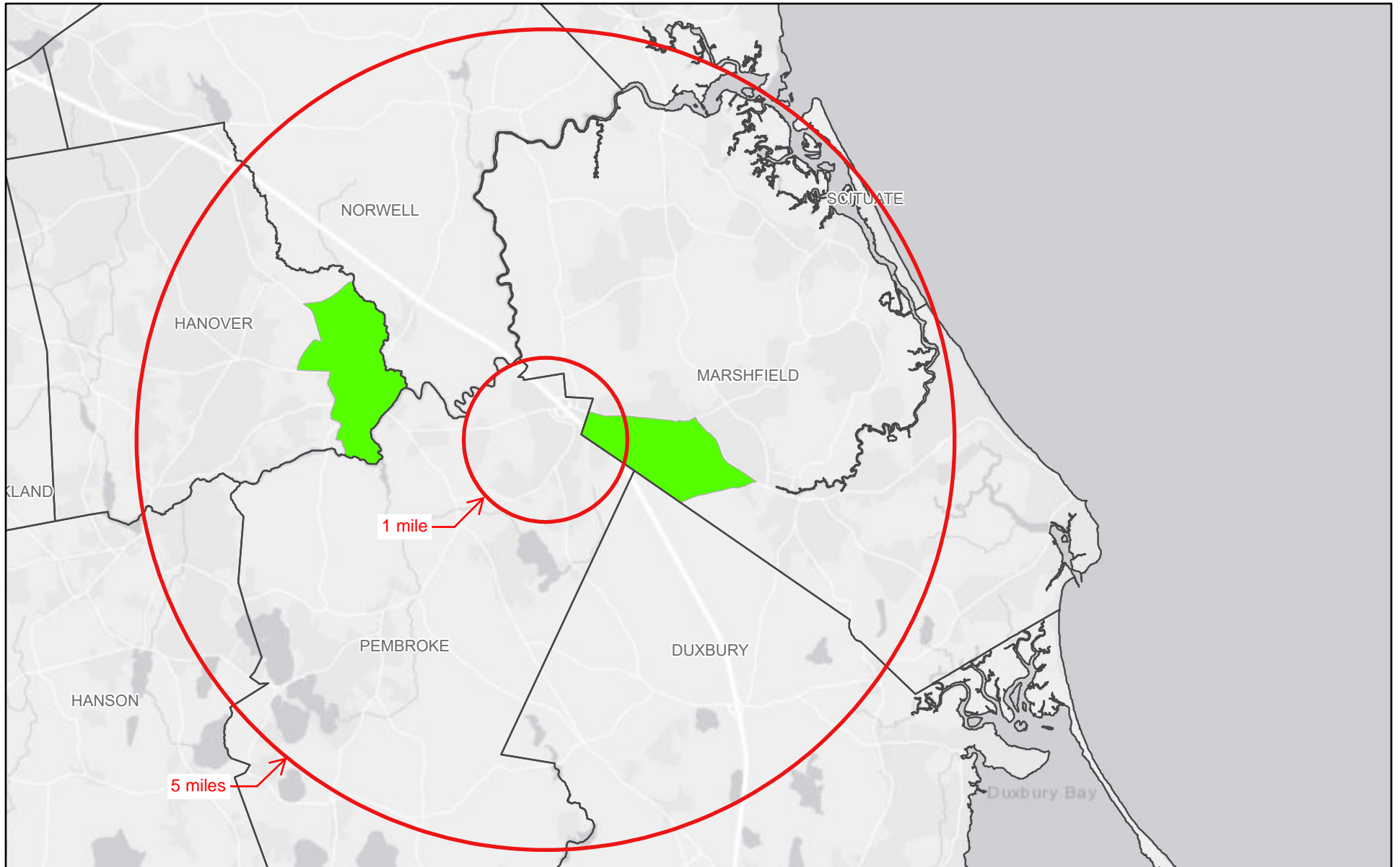
7. Identify project benefits, including “Environmental Benefits” as defined in 301 CMR 11.02, that may improve environmental conditions or public health of the EJ population

- **Creation of 356 new as-of-right residential units to meet state housing goals**
- **Construction of all-electric residential buildings with use of Passive House design principles**

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 community can request a meeting to discuss the project, including translated materials or other accommodations, by contacting Emily Anderson at eanderson@bohlereng.com or 617-849-8040.


2020 Environmental Justice Neighborhoods

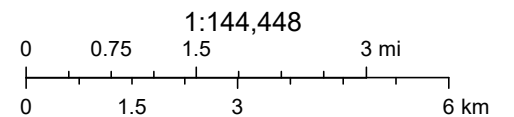


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 Override 1

MA 2020 Environmental Justice Block Groups

 Income: the block group median household income is 65% or less than the state median household income



MassGIS, Esri, HERE, Garmin, USGS, EPA, NPS