

Environmental Justice Screening Form

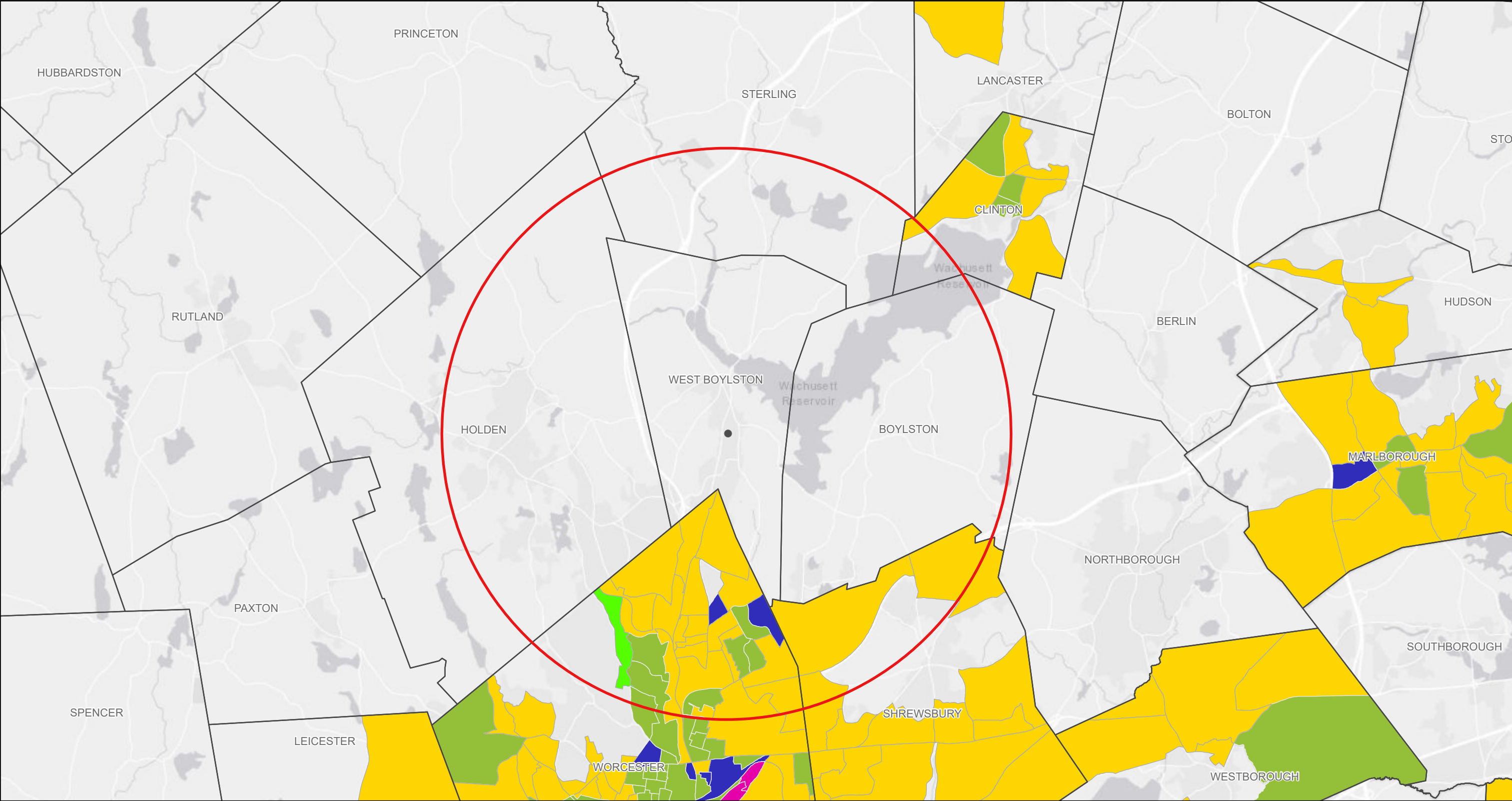
Project Name	Proposed Walmart Redevelopment
Anticipated Date of MEPA Filing	August 17, 2026
Proponent Name	Wal-Mart Real Estate Business Trust 814 Respect Drive Bentonville, AR 72716
Contact Information (e.g., consultant)	David Hewett Epsilon Associates, Inc. 3 Mill & Main, Suite 250 Maynard, MA 01754 Phone: 978-897-7100 Email: DHewett@epsilonassociates.com
Public website for project or other physical location where project materials can be obtained (if available)	The Proponent will provide information as it becomes available to the West Boylston Public Library.
Municipality and Zip Code for Project (if known)	West Boylston 01583
Project Type* (list all that apply)	Commercial - Retail
Is the project site within a mapped 100-year FEMA flood plain? Y/N/unknown	Y
Estimated GHG emissions of conditioned spaces (click here for GHG Estimation tool)	Approximately 444 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 consists of demolishing the existing building and constructing two new buildings: an approximately 143,000 square foot (sf) Walmart building and an approximately 17,000 sf retail building. The existing building to be demolished is currently occupied by an operating Walmart facility and the project is intended to allow Walmart to modernize their operations through the construction of the proposed facility. The proposed project will result in an approximately 9,500 sf overall net increase in sf for the site.
2. List anticipated MEPA review thresholds (301 CMR 11.03) (if known) 301 CMR 11.03(4)(b)(6) - Alteration requiring a variance in accordance with the Watershed Protection Act, unless the Project consists solely of one single family dwelling.
3. List all anticipated state, local and federal permits needed for the project (if known) - Variance from the Watershed Protection Act to be issued by the Department of Conservation and Recreation. - MassDOT Highway Access Permit (or modification to same) for West Boylston St (Route 12) - Order of Conditions from the West Boylston Conservation Commission - US EPA NPDES Construction General Permit

Listed above are the known permits at the time of preparation of this notice and are subject to change with the formal MEPA filing.
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) There are numerous EJ populations within 5 miles of the Project Site. Please see the attached map prepared from the EJ Maps Viewer.
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 three towns within one mile of the Project Site: West Boylston, Boylston, and Worcester. Only Worcester meets the definition of Vulnerable Health EJ criteria for: • average prevalence of elevated childhood blood lead levels • average low birth weight rate among full term births • average rate of emergency department visits for childhood asthma
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. In addition, proposed improvements to water quality will promote the health of the surrounding water resource 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. 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



Override 1

MA 2020 Environmental Justice Block Groups

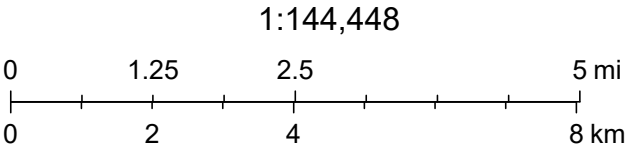
Minority: the block group minority population is >= 40%, or the block group minority population is >= 25% and the median household income of the municipality the block group is in is < 150% of the Massachusetts median household income

Income: at least 25% of households have a median household income 65% or less than the state median household income

Minority and Income

Minority and English isolation

Minority, Income and English isolation



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