

Environmental Justice Screening Form

Project Name	Proposed Residential Development
Anticipated Date of MEPA Filing	May 15, 2026
Proponent Name	Post Road Realty 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 Westborough Public Library.
Municipality and Zip Code for Project (if known)	Westborough
Project Type* (list all that apply)	Residential
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)	1,862 tons of CO₂

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 Proponent is proposing to raze existing on-site structures and construct a phased multifamily development consisting of two buildings with a total of approximately 388 units and 428,946 sf on the 'North Parcel' and the 'South Parcel'. The North Parcel community will have 206 apartment homes and 292 parking spaces. The South Parcel community will have 182 apartment homes and 255 parking spaces.</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(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)</p> <p>Local</p> <ul style="list-style-type: none"> • Westborough Planning Board <ul style="list-style-type: none"> ○ Special Permit with associated waivers (North Parcel and South Parcel)

- Westborough Conservation Commission
 - Order of Conditions

State

- Massachusetts Department of Transportation
 - Access Permit

Federal

- Environmental Protection Agency
 - National Pollutant Discharge Elimination System Construction General Permit

No portion of the Project area contains jurisdictional wetland resource areas, mapped riverfront areas, or rare-species habitats. The South Parcel (222 Turnpike Road) lies adjacent to, but does not include, a small Isolated Vegetated Wetland (IVW) located entirely on a separate and unrelated property; therefore, a Notice of Intent will be filed with the Conservation Commission to define approved work for the Project within the unrelated adjacent property buffer zone.

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: one Minority and income; one Minority, income, and English isolation, and 20 Minority. Refer to the attached figure for additional information.

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 two municipalities in the Project’s DGA are Westborough and Northborough; neither of these municipalities meet any vulnerable health criteria at the community level.

At the Census tract level:

- Tract 7612.00 and 7424.02 in Westborough meet the criteria for low birth weight.
- Tract 7612.00, 7424.02 and 7423.00 in Westborough meet the criteria for elevated 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
The proposed Project is anticipated to create a minor increase in vehicle emissions from Project associated traffic and temporary impacts to air quality/noise during construction. 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 needed housing across income bands and economic benefits to the surrounding community through the form of new property taxes. The Proponent is also building the development under the town’s more restrictive Stretch Energy code, is including numerous sustainable design features, and is developing a land use that produces less onerous traffic conditions than other as of right uses.

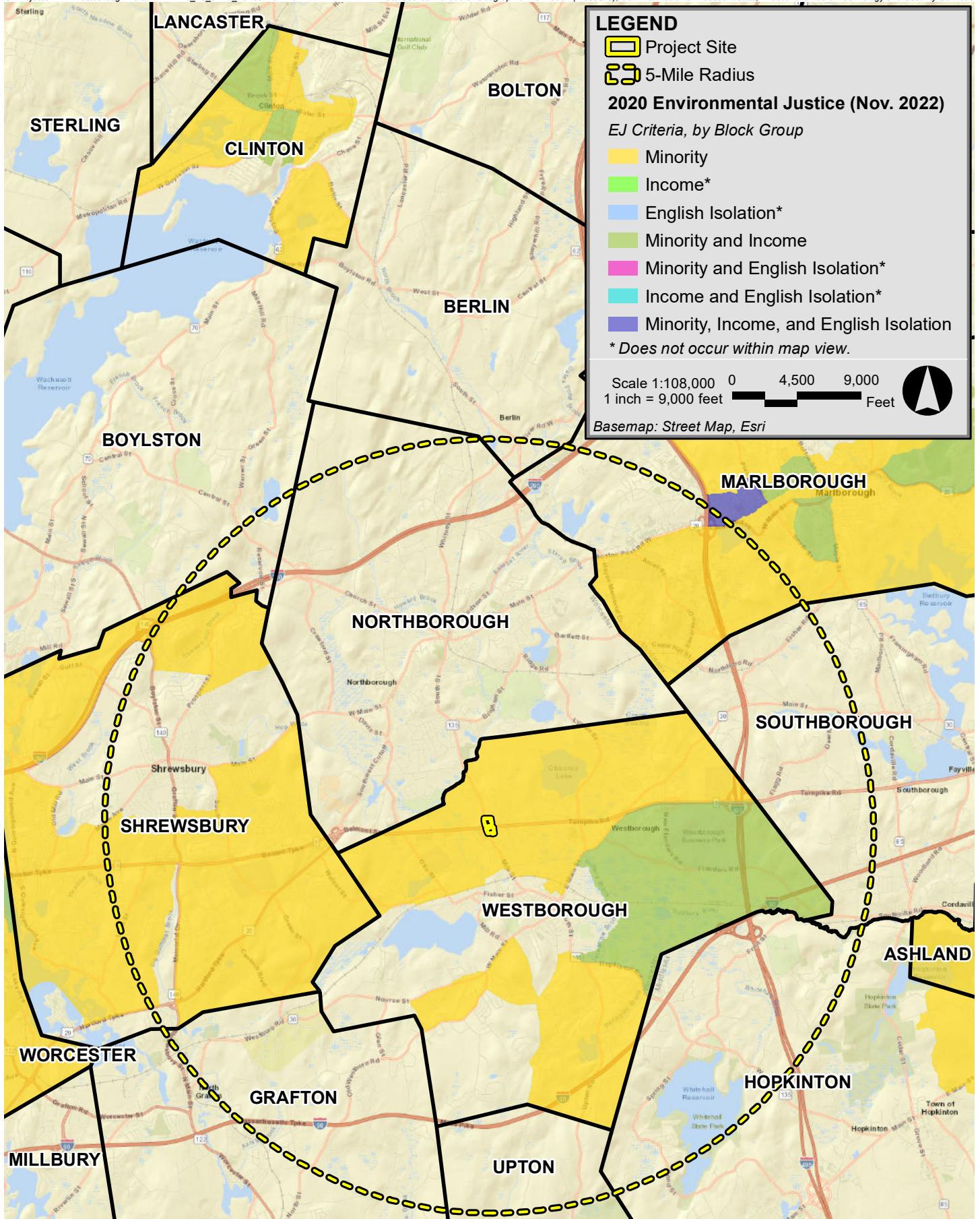
8. Describe how the community can request a meeting to discuss the project, and how the community can request oral language interpretation services at the meeting . Specify how to request other accommodations, including meetings after business hours and at locations near public transportation.
The Project 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



Proposed Residential Development Westborough, Massachusetts