

Environmental Justice Screening Form

Project Name	Alexan Hollingsworth Pond
Anticipated Date of MEPA Filing	July 15, 2025
Proponent Name	Braintree Apartments Venture, L.L.C.
Contact Information (e.g., consultant)	Talya Moked, LEED AP BD+C Epsilon Associates, Inc. tmoked@epsilonassociates.com 978-897-7100
Public website for project or other physical location where project materials can be obtained (if available)	Not applicable at this time
Municipality and Zip Code for Project (if known)	Braintree, MA
Project Type* (list all that apply)	Residential
Is the project site within a mapped 100-year FEMA flood plain? Y/N/unknown	Yes
Estimated GHG emissions of conditioned spaces (click here for GHG Estimation tool)	2,045 tpy

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>Alexan Hollingsworth Pond is a proposed 752-unit residential development on an existing 30.66-acre site located at 10 Plain Street in Braintree, Massachusetts. The 752-residential units will be split between multiple buildings, with a limited amount of ancillary programming provided. The approximate size of the total development is 845,000 square feet.</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)(15): Construction of 300 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. - 301 CMR 11.03(5)(b)(4)(a): New discharge or Expansion in discharge to a sewer system of 100,000 or more gpd of sewage, industrial wastewater or untreated stormwater
<p>3. List all anticipated state, local and federal permits needed for the project (if known)</p> <ul style="list-style-type: none"> - Braintree Conservation Commission Order of Conditions - Site Plan Approval with the Braintree Planning Board - Massachusetts Department of Transportation State Highway Access Permit - US Environmental Protection Agency National Pollution Discharge Elimination System (NPDES) – General Permit for Construction

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 five miles of the Project Site (see attached map). These populations are identified as: Minority; Income; Minority and Income; Minority and English Isolation; Minority, Income, and English Isolation.

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

There are two census tracts within 1-mile of the Project that meet the vulnerable health EJ criteria for low birth weight:

- **Census Tract: 25021419800**
- **Census Tract: 25021419500**

The municipality of Braintree does not meet the vulnerable health EJ criteria for heart attack, childhood blood lead, low birth weight, and childhood asthma. There are no census tracts within 1-mile of the Project Site that meet the vulnerable health EJ criteria for childhood blood lead.

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, directly or indirectly, cause damage to the environment which would affect the EJ population. There will be temporary impacts anticipated from construction, including construction traffic and noise. 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

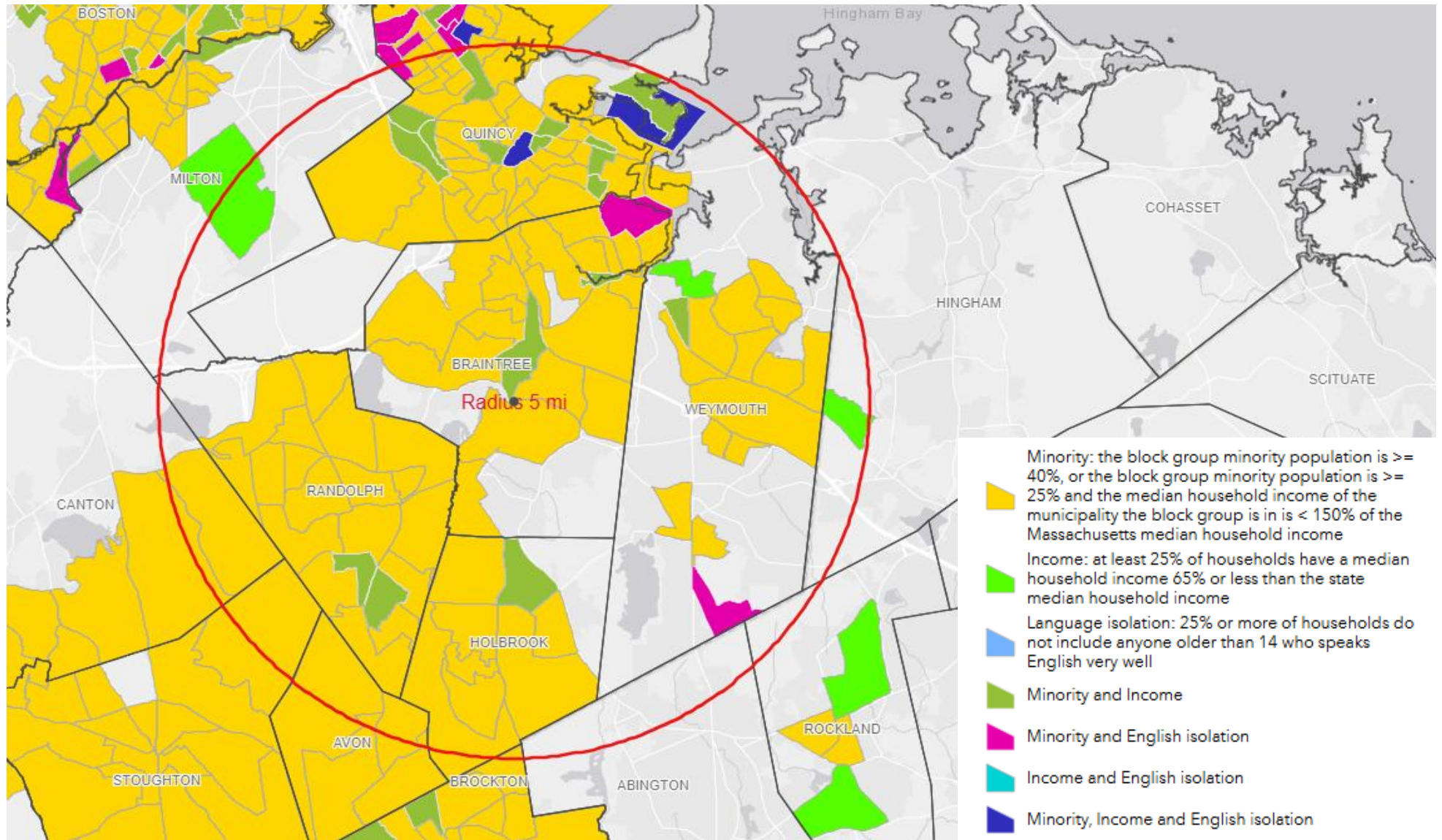
Development of the project will create jobs and provide economic benefits to the Town of Braintree. Upon completion, the project will increase tax revenues to the Town of Braintree and provide much-needed housing (both market-rate and affordable). Additionally, the project will provide access along the Monaquot River with a boardwalk and walking path for passive and active recreation.

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 and open to meeting with community members at times and locations that are convenient to the public.

To request a meeting and any needed accommodations, please contact Mark Baranski representing Braintree Apartments Venture, L.L.C., the project proponent.

**Mark Baranski
Vice President, Development
781.489.3225
mbaranski@crowholdings.com**



Alexan Hollingsworth Pond Braintree, MA