

Environmental Justice Screening Form

Project Name	21 Coslin Drive Project
Anticipated Date of MEPA Filing	July 15, 2026
Proponent Name	Atlantic-Coslin Realty II LLC
Contact Information (e.g., consultant)	Geoff Starsiak (Epsilon Associates); gstarsiak@epsilonassociates.com Michelle Carlson (BL Companies); mcarlson@blcompanies.com Mark Marchisano (Costco); mmarchi@costco.com
Public website for project or other physical location where project materials can be obtained (if available)	Not Applicable
Municipality and Zip Code for Project (if known)	Southborough, 01772 and Westborough, 01581
Project Type* (list all that apply)	Commercial - Retail
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)	438 tpy

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 Project will result in the demolition of an existing approximately 262,205 sf building and 839 parking spaces on-site, and the construction of an approximately 167,000 sf Costco with an associated fuel station and approximately 894 parking spaces.
2. List anticipated MEPA review thresholds (301 CMR 11.03) (if known) 301 CMR 11.03(6)(a)(6)- Generation of 3,000 or more New adt on roadways providing access to a single location.
3. List all anticipated state, local and federal permits needed for the project (if known) Massachusetts Department of Transportation – Access Permit

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 refer to the figure included as an attachment to this document.

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 Town of Southborough does not exceed any vulnerable health criteria. The Project is within one mile of Westborough and the Town of Westborough exceeds the vulnerable health criteria for childhood blood lead and low birth weight.

There are two census tracts within one mile of the Project site that exceed the vulnerable health criteria for low birth weight; census tract 25017321300 and census tract 25027741102. There are no census tracts within one mile that exceed the vulnerable health 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’s impacts, such as land clearing, wastewater, stormwater runoff, noise, air quality, etc. are not expected to be significant since the site is already a developed parcel and all impacts are anticipated to be minimized and mitigated in accordance with all applicable regulations.

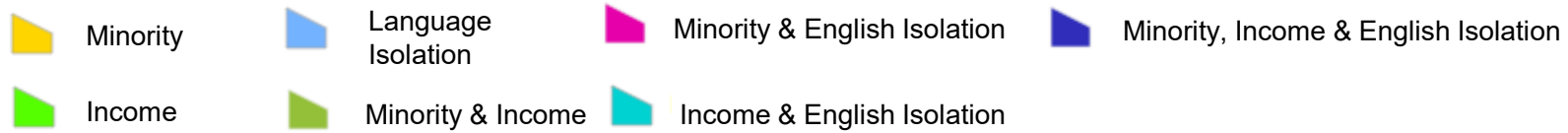
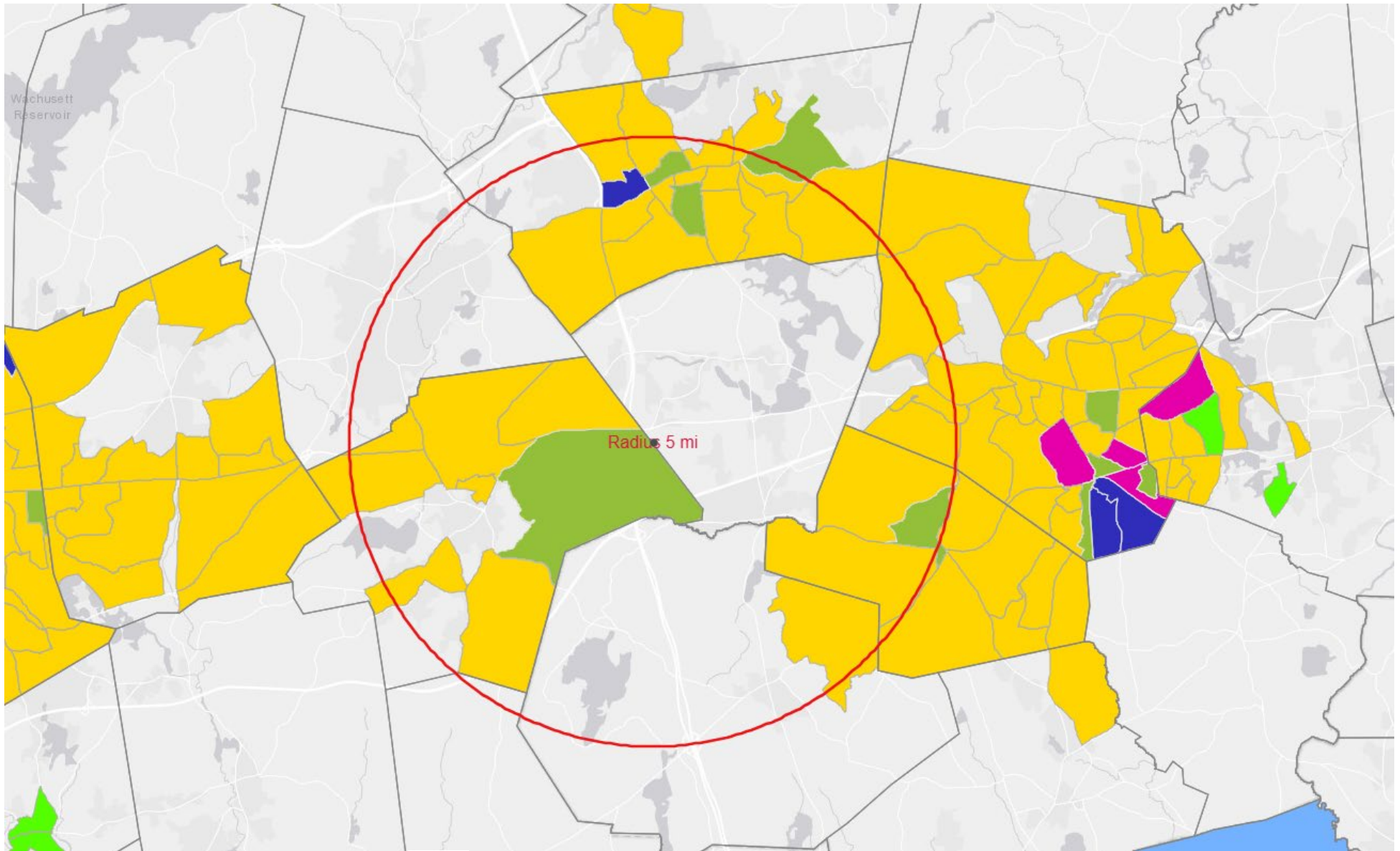
Construction period impacts will be short-term. The Project will implement appropriate and extensive mitigation measures that will set out measures to reduce impacts related to noise, dust, and air quality, particularly diesel emissions from construction equipment.

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 main environmental benefit is a modernized site drainage and water quality treatment system designed to mitigate the slight increase in impervious surface. Stormwater will be managed through a combination of expanded existing basins, a new stormwater basin, and water quality treatment structures, including oil/water separators for the fueling area. The site is being converted from a private commercial space to a retail establishment that the community will have access to while still providing a solid tax base and employment rate.

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.

Requests for a meeting or accommodations can be directed to Geoff Starsiak at Epsilon Associates (gstarsiak@epsilonassociates.com)



21 Coslin Drive Southborough/Westborough, MA