

Environmental Justice Screening Form

Project Name	The Reserve at Quashnet Valley Country Club
Anticipated Date of MEPA Filing	October 20, 2025
Proponent Name	A.J.L. LaCava Realty Trust II 375 Totten Pond Rd., Suite 404 Waltham, MA 02451
Contact Information (e.g., consultant)	Matthew Eddy, PE with Baxter Nye Engineering & Surveying meddy@baxter-nye.com 508-771-7502 x17
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)	Mashpee, MA, 02649
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)	Estimated project emissions based on the Emissions Footprint Estimation tool: 175 tons CO ₂ 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 is located at 234 Old Barnstable Road, Mashpee MA 02649, (Map 59 Parcel 05) and 0 Old Barnstable Road, Mashpee MA 02649, (Map 59 Parcel 01) and consists of 31.9± acres. The project includes construction of a 25-lot subdivision. The project area is under an existing special permit (Deed Book 2121 Page 352) approved by the Mashpee Planning Board in 1973. The project area is undeveloped other than a portion currently used as a stormwater management area under an existing drainage easement (Plan Book 578 Page 52). This drainage easement serves a portion of the existing Country Club Lane, which is along the project's westerly frontage. The proposed project will consist of the subdivision and development of the site into 25 residential lots with related infrastructure. The project will also provide protected open space to mitigate for impacts to habitat. The proposed residential lots vary in size between 0.36± acres and 0.63± acres. Each of the residential lots will have a detached single-family home with a typical footprint in the range of 2,000± square feet. Each of the residential lots will be served by their own septic system. In total, 12.7± acres will be disturbed for development and 19.1± acres will be protected as open space.
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2. List anticipated MEPA review thresholds (301 CMR 11.03) (if known)

State-listed Species under M.G.L. c. 131A ENF Threshold

- **11.03(2)(b)(2) - Greater than two acres of disturbance of designated priority habitat, as defined in 321 CMR 10.02, that results in a take of a state-listed endangered or threatened species or species of special concern.**

3. List all anticipated state, local and federal permits needed for the project (if known)

Agency	Filings/Approvals
Local	
Town of Mashpee Planning Board	Subdivision Review
State	
Executive Office of Energy and Environmental Affairs (EEA) -Massachusetts Environmental Policy Act (MEPA) Office	Environmental Notification Form (ENF) and Single Environmental Impact Report (EIR)
Natural Heritage and Endangered Species Program	Conservation and Management Permit (CMP)

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)

See attached Environmental Justice Map

Within 5-mile radius:

Block Group 2, Census Tract 150.02, Barnstable County, Massachusetts – Mashpee - Minority

Block Group 1, Census Tract 141, Barnstable County, Massachusetts – Mashpee - Minority and income

Block Group 1, Census Tract 141, Barnstable County, Massachusetts – Bourne - Minority and income

Block Group 1, Census Tract 141, Barnstable County, Massachusetts – Sandwich - Minority and income

Block Group 2, Census Tract 146, Barnstable County, Massachusetts – Falmouth – Income

Block Group 2, Census Tract 147, Barnstable County, Massachusetts – Falmouth – Income

Block Group 3, Census Tract 145, Barnstable County, Massachusetts – Falmouth - Income

Within 1-mile radius:

Block Group 2, Census Tract 150.02, Barnstable County, Massachusetts – Mashpee - Minority

Block Group 1, Census Tract 141, Barnstable County, Massachusetts – Mashpee - Minority and income

Within project area:

None

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

Within a 1-mile radius of the project site, the following census tracts and communities meet the definition of vulnerable health EJ criteria:

- **Mashpee: Heart attack**

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

Diesel emissions resulting from transport and operation of equipment during construction will only result in a minor and temporary increase in pollution generation. To mitigate emissions, on- and off-road idling will be restricted to no more than five minutes per Mass. General Laws, chapter 90 sec. 16A (the Massachusetts Anti-Idling Law), and contractors will be encouraged to use construction equipment with engines manufactured to Tier 4 federal emission standards. To mitigate for noise, contractors will be required to comply with the Mashpee Noise Ordinance. Best management practices, including construction phasing and the implementation of sedimentation and erosion controls, will be included in the planning and design of the project (as required) to minimize and mitigate potential short- and long-term environmental impacts that may affect EJ populations. There are no anticipated short- or long-term public health impacts that may affect EJ populations.

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 enhances environmental benefits by providing protected open space consisting of upland and wetland areas. Protected open space supports the area’s wildlife population and its unique natural habitats and enhances potential access to clean natural resources for the abutting residents.

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 met with Tori Kim, Assistant Secretary / MEPA Director, on February 18, 2025 where EEA staff indicated that a community meeting will not be required for this project. However, if the community would like to request a meeting, please contact Matthew Eddy (meddy@baxter-nye.com | 508-771-7502 x17) to discuss the request.

