

Environmental Justice Screening Form

Project Name	Cranberry Pointe at Willowbend
Anticipated Date of MEPA Filing	November 2025
Proponent Name	Southworth Mashpee Properties
Contact Information (e.g., consultant)	Matthew Eddy, PE, President, 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; ecological restoration
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)	Estimated project emissions based on the Emissions Footprint Estimation tool: 71 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 project applicant (Southworth Mashpee Properties, LLC) owns three parcels located at 275 Quinaquisset Avenue (Mashpee Parcel: #0069_0032), 0 Quinaquisset Avenue (Mashpee Parcel: #0069_0169), and 100 Willowbend Drive (Mashpee Parcel #:0069_0117) in Mashpee, Massachusetts (approx. 41.620709N, 70.461628W). The applicant proposes redevelopment within the two Quinaquisset Avenue parcels to replace one existing dwelling with twelve single-family cottage style homes with garages accessed by a gated common driveway, as well as stormwater management systems. The square footage of proposed buildings and structures, excluding outdoor decks and patios, is 20,400 sf. To mitigate for Riverfront Areas impacts, the project proposes the restoration of approximately 5 acres of active cranberry bogs and restoration of the associated perennial stream, Quaker Run into a renaturalized stream-wetland system. This cranberry bog network is located directly to the west and south of the proposed residential development within the Willowbend parcel.
2. List anticipated MEPA review thresholds (301 CMR 11.03) (if known) ENF and other MEPA Review if the Secretary So Requires ○ 301 CMR 11.03(3)(b)(1)(b): Alteration of 500 or more linear feet of bank along a fish run or inland bank ○ 301 CMR 11.03(3)(b)(1)(d): alteration of 5,000 or more sf of bordering or isolated vegetated wetlands ○ 301 CMR 11.03(3)(b)(1)(f): alteration of ½ or more acres of any other wetlands

ENF and Mandatory EIR

- **301 CMR 11.03(3)(a)(1)(a): Provided that a Permit is required alteration of one or more acres of salt marsh or bordering vegetating wetlands;**

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

Agency	Filings/Approvals
Federal	
U.S. Army Corps of Engineers	Project Commencement Notice (PCN)
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)
Massachusetts Department of Environmental Protection (MassDEP)	Chapter 91 License and Dredge Permit 401 Water Quality Certification Sewer Extension Approval
Massachusetts Historical Commission	Project Notification Form (PNF)
Massachusetts Office of Coastal Zone Management	Federal Consistency Review
Local	
Town of Mashpee Conservation Commission	Notice of Intent (Development and Restoration)
Town of Mashpee Planning Board	Special Permit Approval – Issued March 19, 2025
Mashpee Sewer Commission	Sewer Approval

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 1, Census Tract 141, Barnstable County, Massachusetts – Mashpee – Minority & Income
Block Group 1, Census Tract 141, Barnstable County, Massachusetts – Sandwich – Minority & Income
Block Group 2, Census Tract 150.02, Barnstable County, Massachusetts – Mashpee - Minority

Within 1-mile radius:

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

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

- **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 actions will connect new residential units with the Willowbend Water Treatment Facility, improving the efficacy of wastewater treatment compared to existing conditions using an onsite septic system. In addition, the restoration of greater than five acres of cranberry bogs into an intact stream-wetland system will improve water quality, support native vegetation species, and increase flood storage.

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.

Members of the community may request a meeting to discuss the project. For all meeting accommodations, include location and time of day, or to request language translation please inquire by emailing Matthew Eddy at meddy@baxter-nye.com.

EJ Populations and Characteristics

