

Environmental Justice Screening Form

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Project Name	Grocery and Coffee
Anticipated Date of MEPA Filing	15 October 2025
Proponent Name	Weymouth Main Street, LLC
Contact Information (e.g., consultant)	Dave Hewett 3 Mill & Main Place, Suite 250 Maynard, MA 01754 dhewett@epsilonassociates.com
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)	02188
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)	145 tons 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 site is currently vacant though for many decades prior it was occupied as a car dealership. The site currently has a Release Tracking Number (RTN) associated with the former car dealership operations which will be cleaned up as part of the Project. The Project involves the redevelopment of the site to construct an approximately 22,000 sf Supermarket and approximately 810 sf coffee shop with a two-lane drive-through window and no indoor seating. The Project will provide on-site parking for patrons.
2. List anticipated MEPA review thresholds (301 CMR 11.03) (if known) 11.03 CMR 6(b)(13) Generation of 2,000 or more New trips 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)

The Project is within an EJ population and within one-mile of ten other EJ populations.

Block Group	Census Tract	County	Municipality	Percent Minority	Median Household Income	EJ Criteria
1	4224.01	Norfolk	Weymouth	27.3	\$ 87,885.00	Minority
3	4223.03	Norfolk	Weymouth	29.5	\$ 59,740.00	Minority
2	4223.03	Norfolk	Weymouth	55.6	\$ 86,692.00	Minority
1	4223.03	Norfolk	Weymouth	30.1	\$ 75,029.00	Minority
1	4225.01	Norfolk	Weymouth	28.5	\$ 69,821.00	Minority
4	4225.02	Norfolk	Weymouth	34.4	\$ 60,917.00	Minority
3	4224.01	Norfolk	Weymouth	31.7	\$ 106,021.00	Minority
3	4225.02	Norfolk	Weymouth	28.2	\$ 77,247.00	Minority
2	4224.01	Norfolk	Weymouth	30.0	\$ 31,774.00	Minority and Income
2	4195	Norfolk	Braintree	28.2	\$ 135,472.00	Minority
1	4196.01	Norfolk	Braintree	39.6	\$ 153,906.00	Minority

The Project is within five miles of numerous other EJ populations.

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 the Project’s DGA, neither Braintree nor Weymouth exceed any vulnerable health EJ Criteria at the community level. The two EJ census tracts exceed vulnerable health criteria for low birth weight: tract 4195 in Braintree, and tract 4225.02 in Weymouth. No other EJ census tracts exceed vulnerable health criteria.

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

Construction-related impacts are expected in the short-term. These impacts will be minimized to the extent feasible through appropriate construction management practices.

Long-term impacts are expected to be increased related to vehicle emissions from Project associated traffic. The Project will develop a transportation management plan and coordinate appropriate transportation-related mitigation with the Town of Weymouth to mitigate these impacts.

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

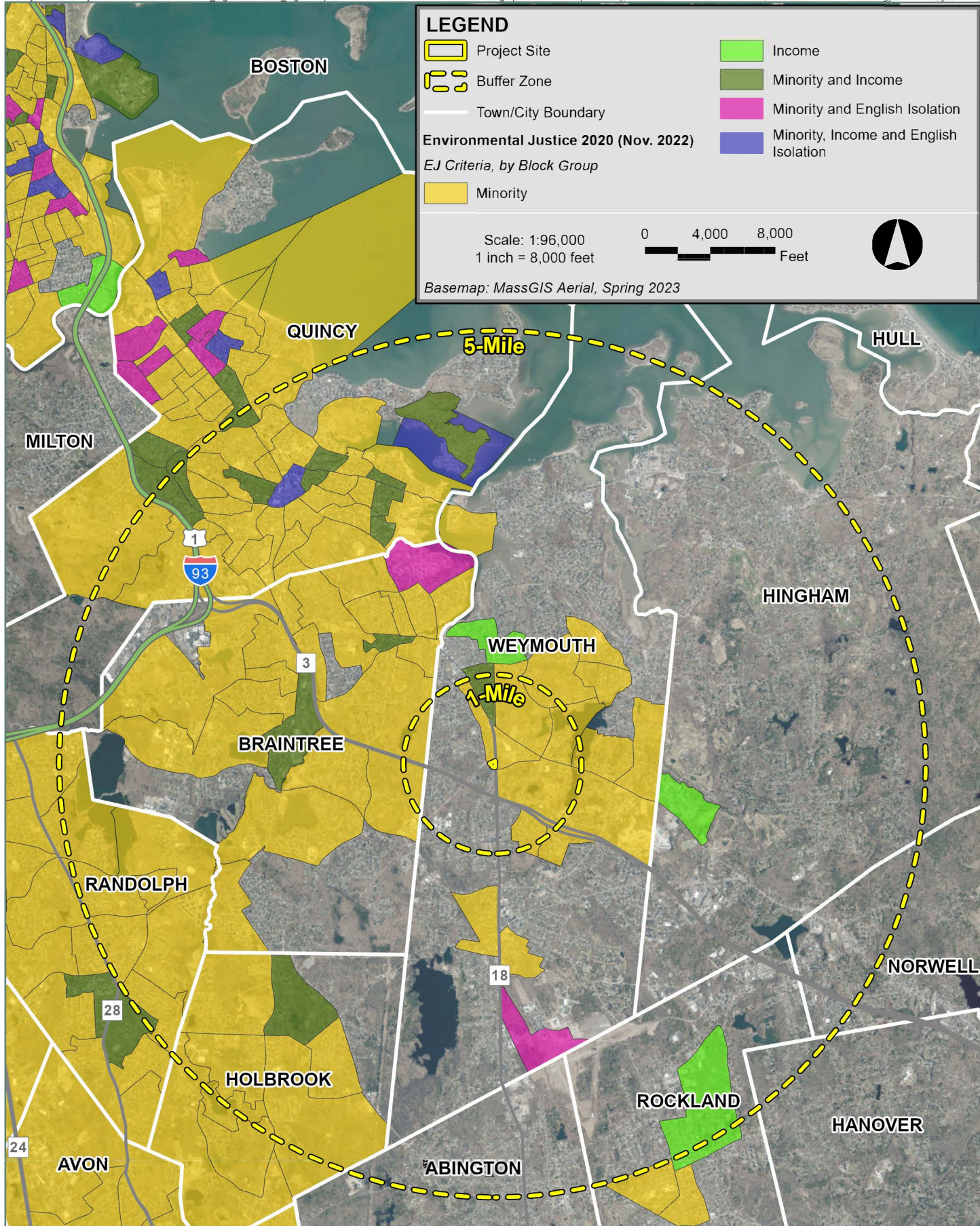
The Project will revitalize a currently underutilized Site by constructing a new supermarket and bank. The construction of a new grocery store will expand options and food accessibility in the area. The existing RTN on the Site associated with the former car dealership will be cleaned up, improving environmental health.

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 Proponent is willing to meet with interested parties at a time and location that is convenient to the public. To request a meeting and any needed accommodations, please contact Dave Hewett at dhewett@epsilonassociates.com.

Figure 1

1-Mile and 5-Mile Radius EJ Population Map



Grocery and Bank

Weymouth, Massachusetts