

SENATE No. 805

The Commonwealth of Massachusetts

PRESENTED BY:

Jason M. Lewis, (BY REQUEST)

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act for Chapter 40B reform and improvement.

PETITION OF:

NAME:

Vincent Lawrence Dixon

DISTRICT/ADDRESS:

*60 Lake Street Unit N, Winchester, MA
01890*

SENATE No. 805

By Mr. Lewis (by request), a petition (accompanied by bill, Senate, No. 805) of Vincent Lawrence Dixon for legislation for Chapter 40B reform and improvement. Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE SENATE, NO. 728 OF 2017-2018.]

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-First General Court
(2019-2020)**

An Act for Chapter 40B reform and improvement.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. The Massachusetts General Laws are hereby amended by inserting the
2 following new chapter:

3 Chapter 40B Reform and Improvement (Providing for Environmental Impact Review, by
4 local municipal bodies, and other appropriate adjustments).

5 1.) Chapter 40B provisions of the Massachusetts General Laws, have proven to be
6 controversial, and needing adjustments, and reform. This legislation is designed to provide such
7 appropriate reforms, and needed adjustments, while recognizing that affordable housing needs
8 remain, and need to be provided for.

9 2.) All projects qualifying under Chapter 40B provisions, must still be reviewed, and
10 qualified by local municipal authorities, in regards to environmental impact, and Environmental
11 Impact Review reporting (EIR). No Chapter 40B project, may be exempted from environmental
12 review, and approval by the local municipality, in which it would be created, and
13 constructed.

14 3.) All Chapter 40B projects, must conform to any conservation land, wetland, and
15 watershed protections; and approval of such projects, must include review by municipal
16 conservation commissions.

17 4.) Other relevant government bodies, including regional commissions, and housing
18 authorities, shall review any such projects.

19 5.) Comprehensive state planning, and coordination, must be referenced in terms of these
20 projects; including issues of neighborhood, and community-friendly developers; high-quality
21 lasting construction standards; and relevant modest to medium intensity regional transit options.