

HOUSE No. 4152

The Commonwealth of Massachusetts

PRESENTED BY:

Christine P. Barber

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 granting the city of Medford the authority to require the adoption of institutional master plans subject to the review and approval by the municipality.

PETITION OF:

| NAME: | DISTRICT/ADDRESS: | DATE ADDED: |
|----------------------------|-------------------------|------------------|
| <i>Christine P. Barber</i> | <i>34th Middlesex</i> | <i>5/20/2025</i> |
| <i>Sean Garballey</i> | <i>23rd Middlesex</i> | <i>5/20/2025</i> |
| <i>Paul J. Donato</i> | <i>35th Middlesex</i> | <i>7/14/2025</i> |
| <i>Patricia D. Jehlen</i> | <i>Second Middlesex</i> | <i>9/4/2025</i> |

HOUSE No. 4152

By Representative Barber of Somerville, a petition (accompanied by bill, House, No. 4152) of Christine P. Barber and Sean Garballey (with the approval of the mayor and city council) that the city of Medford be authorized to require the adoption of institutional master plans subject to the review and approval by said city. Municipalities and Regional Government. [Local Approval Received.]

The Commonwealth of Massachusetts

In the One Hundred and Ninety-Fourth General Court
(2025-2026)

An Act granting the city of Medford the authority to require the adoption of institutional master plans subject to the review and approval by the municipality.

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 purpose of this legislation is to promote and facilitate the coordinated and
2 predictable development of larger-scale institutional facilities. The legislation permits the City
3 to require the adoption of an institutional master plan, as described below in Section 2. An
4 institutional master plan is a land-use and development plan for all land owned or used by an
5 institution within a community, that identifies growth and development over a number of years,
6 or in several phases. The master plan provides a tool to assure the community that strategies and
7 development impacts are addressed through the review and adoption of the plan, while providing
8 predictable outcomes for any planned growth of the institution.

9 Section 2. Notwithstanding G. L. c. 40A, § 3 or other applicable law, the City of Medford
10 is hereby authorized to adopt local legislation imposing institutional master plan review to

11 regulate the use of land or structures for land owned, leased or otherwise occupied by hospitals,
12 health care institutions, colleges, universities, and non-profit educational corporations.

13 Section 3. This act shall take effect upon passage.