

**SENATE . . . . . No.**

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**The Commonwealth of Massachusetts**

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PRESENTED BY:

***Jason M. Lewis, (BY REQUEST)***

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*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 Dixon*

DISTRICT/ADDRESS:

*60 Lake St Apt N Winchester MA 01890*

**SENATE . . . . . No.**

[Pin Slip]

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE SENATE, NO. 885 OF 2023-2024.]

**The Commonwealth of Massachusetts**

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

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

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

5 SECTION II – PURPOSE

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

10 SECTION III – REQUIRED ENVIRONMENTAL REVIEW – AND STANDARDS

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

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

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

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