

**SENATE . . . . . No. 394**

---

The Commonwealth of Massachusetts

PRESENTED BY:

*Anthony W. Petrucci*

*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 to revitalize the Commonwealth's waterfronts.

PETITION OF:

NAME:

*Anthony W. Petrucci*

DISTRICT/ADDRESS:

*First Suffolk and Middlesex*

**SENATE . . . . . No. 394**

---

By Mr. Petruccelli, a petition (accompanied by bill, Senate, No. 394) of Anthony W. Petruccelli for legislation to revitalize the Commonwealth's waterfronts. Environment, Natural Resources and Agriculture.

---

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE SENATE, NO. 371 OF 2011-2012.]

**The Commonwealth of Massachusetts**

—————  
**In the Year Two Thousand Thirteen**  
—————

An Act to revitalize the Commonwealth's waterfronts.

*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. Chapter 91, Section 1 of the General Laws, as appearing in the 2008  
2 Official Edition, is hereby amended by striking the existing definition of “Commonwealth  
3 tidelands,” and inserting in place thereof the following definition:

4 “Commonwealth tidelands,” tidelands below the historic low water mark either held by  
5 the commonwealth in trust for the benefit of the public, or held by another party by license or  
6 grant of the commonwealth subject to an express or implied condition subsequent that it be used  
7 for a public purpose.

8 SECTION 2. Chapter 91, Section 14 of the General Laws, as appearing in the most recent  
9 edition, is hereby amended by inserting the following at the end of the third paragraph:

10 For the purposes of this section and section eighteen, proper public purpose shall include,  
11 but not be limited to, provision of public access to the water; provision of facilities supporting  
12 and/or compatible with maritime commerce and activities; revitalization of underutilized  
13 waterfront properties; promotion of regional and local commerce, employment, economic  
14 development, and community renewal; and promotion of other community or maritime uses in  
15 the area.

16 SECTION 3. Chapter 91, Section 18 of the General Laws, as appearing in the most recent  
17 edition, is hereby amended by inserting the following after the first sentence of the third  
18 paragraph:

19 Notwithstanding the foregoing, in granting licenses on private tidelands the department  
20 shall specify that the interior use of buildings shall be for any and all uses consistent with local  
21 zoning codes or bylaws. In granting licenses on Commonwealth tidelands, the department shall  
22 require that the ground floor of any new structure be designed and constructed to accommodate  
23 uses accessible to the public (provided that this requirement shall be deemed to be satisfied by  
24 provision of a floor to ceiling height of at least ten feet), and the department shall require that the  
25 ground floor of any existing or new structure of greater than 50,000 square feet be occupied by  
26 water dependent uses or uses accessible to the public in an amount not to exceed in the aggregate  
27 five percent of the portion of the gross floor area of said structure situated on Commonwealth  
28 tidelands.

29 SECTION 4. Said Section 18 of said Chapter 91 is hereby further amended by replacing  
30 the final sentence of the third paragraph with the following:

31 The department shall promulgate regulations for implementation of its authority under  
32 this chapter which shall authorize, without limitation, alternative measures funded or otherwise  
33 taken by a licensee to provide water dependent uses and/or uses accessible to the public  
34 elsewhere in the harbor or otherwise in the vicinity of the licensed premises to satisfy the  
35 requirements of this chapter.

36 SECTION 5. The provisions of this Act, and any regulations adopted subsequently  
37 hereto, shall apply to any new licenses issued by the department, and shall apply to any existing  
38 license without the need for a license amendment or new license notwithstanding the provisions  
39 of the fourth and fifth sentences of paragraph three of section 18 of chapter 91. Without  
40 limitation, this Act, and any regulations adopted subsequently hereto, supersede any specific use  
41 requirement of any existing license to the contrary.