



GREAT NEIGHBORHOODS

COMMUNITIES THAT WORK
FOR FAMILIES AND SENIORS

**“An Act Building for the Future of the Commonwealth” H.2420
Filed by Representatives Stephen Kulik and Sarah Peake**

Overall goal of legislation: Reform our state’s planning, zoning, and permitting laws to support communities that work for families and seniors. Great neighborhoods make it possible for young families and seniors to stay in their communities by providing housing choices. They support thriving local businesses and are healthy, walkable places that preserve open space. Supporting great neighborhoods is vital for the long-term economic success of our communities and our state.

Four ways we seek to accomplish this:

1. Supporting Neighborhoods and Families

- Multifamily housing in sensible locations while allowing for regional and local differences
- Accessory dwelling units (ADUs) so that seniors can live with family or caregivers
- Allow artist live-work spaces by special permit statewide
- Makes variance rules more reasonable
- Illegal to discriminate through land-use decisions

2. Promoting Healthy Communities and Protecting Open Space

- Encourages walkable development patterns and a vibrant mix of uses
- Provides notice of development projects to local boards of health
- Promotes cluster development
- Reduces cookie-cutter development to curb sprawl (local option for ANR reform)
- Establishes natural resource protection zoning

3. Empowering Municipalities

- Enables development impact fees statewide
- Authorizes inclusionary zoning
- Authorizes form-based codes
- Reduces abuse of vesting rules
- Allows lower thresholds for zoning and special permit approval (local option)
- Authorizes site plan review, with consistent standards statewide

4. Planning for the Future

- Make it easier to master plan
- Expand local board training opportunities
- Secure additional funding for local planning and rezoning in budget
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MASSACHUSETTS SMART GROWTH ALLIANCE

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