



The Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Maura T. Healey
GOVERNOR

Kimberley Driscoll
LIEUTENANT GOVERNOR

Rebecca L. Tepper
SECRETARY

Tel: (617) 626-1000
Fax: (617) 626-1081
<http://www.mass.gov/eea>

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Massachusetts Environmental Policy Act (MEPA) Office within the Executive Office of Energy and Environmental Affairs (EEA), pursuant to M.G.L. c. 30A, will hold public hearings on proposed amendments to 301 CMR 11.00 *MEPA Regulations*.

The amendments propose to streamline MEPA review of qualifying housing and mixed use projects to meet the Commonwealth's housing production goals. The amendments also propose streamlining for conceptual urban renewal plan and ecological restoration limited projects as defined in Wetlands Protection Act regulations at 310 CMR 10.00.

Remote (virtual) public hearings on this M.G.L. c. 30A regulatory package will be held via Zoom at the following dates and times:

- October 14, 2025, 2-4pm (register at link below):
<https://zoom.us/meeting/register/-CnBWqcNRlalgqBXg0q0Ow>
- October 15, 2025, 2-4pm (register at link below):
https://zoom.us/meeting/register/0mclX2LjRZGerGc4O_QFbg
- October 15, 2025, 6:30-8pm (register at link below):
<https://zoom.us/meeting/register/fF6MvpqrRFes9IQrkwfVxw>

Following public hearings, written comments will be accepted until **5:00pm on October 31, 2025** by email at MEPA-regs@mass.gov, or by mail to MEPA Office, Attn: MEPA Director, 100 Cambridge Street, 10th fl., Boston, MA 02114. A copy of the proposed regulations will be made available on the MEPA website at <https://www.mass.gov/regulations/301-CMR-1100-mepa-regulations>, or may be obtained by sending an email to MEPA-regs@mass.gov.

Oral interpretation at public hearings will be provided in Spanish, Portuguese, Chinese (Mandarin), Haitian Creole, and Vietnamese. To request language translation or oral interpretation in other languages, please contact MEPA-regs@mass.gov (insert "Language Translation Request" in subject line). To request other reasonable accommodations, contact Melixza Esenyie, ADA and Diversity Manager at Melixza.Esenyie2@mass.gov or 617-626-1282.

Small Business Impact Statement

(As required by M.G.L. c. 30A §§ 2, 3 & 5)

CMR No: 301 CMR 11.00

Estimate of the Number of Small Businesses Impacted by the Regulation: 40-50 annually

Select Yes or No and Briefly Explain

Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Will small businesses have to create, file, or issue additional reports?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Will small businesses have to implement additional recordkeeping procedures?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Will small businesses have to provide additional administrative oversight?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Will small businesses have to hire additional employees in order to comply with the proposed regulation?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does compliance with the regulation require small businesses to hire other professionals (e.g. a lawyer, accountant, engineer, etc.)?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does the regulation require small businesses to purchase a product or make any other capital investments in order to comply with the regulation?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Are performance standards more appropriate than design/operational standards to accomplish the regulatory objective?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Do any other regulations duplicate or conflict with the proposed regulation?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does the regulation require small businesses to cooperate with audits, inspections or other regulatory enforcement activities?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does the regulation require small businesses to provide educational services to keep up to date with regulatory requirements?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the regulation likely to <i>deter</i> the formation of small businesses in Massachusetts?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the regulation likely to <i>encourage</i> the formation of small businesses in Massachusetts?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does the regulation provide for less stringent compliance or reporting requirements for small businesses?

Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does the regulation establish less stringent schedules or deadlines for compliance or reporting requirements for small businesses?
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Did the agency consolidate or simplify compliance or reporting requirements for small businesses? The proposed regulations are intended to remove the EIR requirement for certain projects, and clarify and streamline MEPA procedures.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Can performance standards for small businesses replace design or operational standards without hindering delivery of the regulatory objective?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Are there alternative regulatory methods that would minimize the adverse impact on small businesses?