
proposed new MEPA regs

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To MEPA-regs (EEA) <MEPA-regs@mass.gov>

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Re: review thresholds proposed for MEPA review, section g comments:

g. generates fewer than 3,000 New adt of traffic on roadways providing access to a single location; or generates fewer than 6,000 New adt of traffic on roadways providing access to a single location if the Project is located either in a transit-oriented development district or mixed-use district or less than one-half mile from a public transit stop with an existing or proposed safe and accessible path of travel to the Project site. Projects with over 3,000 New adt must consult with the Massachusetts Department of Transportation and Massachusetts Bay Transit Authority prior to filing the ENF.

1. How did the number 6,000 new ADT for TOD projects or half-mile from transit get picked? This will allow no further review for projects generating 6,000 new ADT just because it may be near transit? What kind of transit? I see developers abuse this by saying half the trips will use the one bus that goes by every 30 minutes at peak hour. It is folly to assume that half the trips will use transit for work trips. Fifty percent by transit is very high and not reasonable. With no further review after the ENF, the developer has zero incentive to create and promote non-auto modes.

2. The transit authority is the Massachusetts Bay Transportation Authority.

3. The proposed regulation should require developers to consult with the MBTA or applicable Regional Transit Authority.

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