
Comments on Proposed MEPA Amendments (301 CMR 11.00)

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

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Dear Secretary Tepper and Governor Healey,

For a very long time, I have asked my community to pay attention to our finite carrying capacity—because we live on an island.

It is not lost on me that Nantucket's problems are often dismissed because of the perception that the island is entirely made up of wealthy people who can take care of themselves, and because so much of the island's land is protected for conservation. As you know, the amount of open or protected land is **not** a criterion used to determine Massachusetts Environmental Justice (EJ) designations, and—obviously—the island is not entirely made up of wealthy people.

At present, the EJ-designated neighborhood where I live is under more pressure than ever—especially following the Special Town Meeting vote on Tuesday, **November 4, 2025**, when voters endorsed allowing short-term rentals by right in every residential district island-wide. You are also likely aware of a large housing project proposed in the middle of our EJ area. To date, it has not undergone MEPA review; residents have petitioned for EJ review and greater state oversight.

For these reasons, I write to express my **strong** opposition to the proposed amendments to the Massachusetts Environmental Policy Act (MEPA) regulations, **301 CMR 11.00**. MEPA's environmental review process is essential to ensure that major projects are carefully evaluated for their full impacts on air, water, land, and communities. Sincerely,

Will Willauer