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**Massachusetts Environmental Policy Act Ch 30A Comment**

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**From** Will Saunders <WSaunders@townofnorwell.net>

**Date** Fri 11/7/2025 10:49 AM

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

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Hi,

It would be good to see the state promote the use of the 40Y law and Open Space and Residential Developments as part of its promotion of affordable housing, instead of just MBTA Communities Act and 40Bs. This would allow for the development of small houses and the preservation of open space and the use of green infrastructure as part of the affordability crisis. I think these would be more appealing for smaller projects and smaller towns. Like the post war development, we need more smaller houses on smaller lots not just a bunch of apartment complexes. This would help protect open space, promote green spaces and green infrastructure, and allow all people not only their own house and lot but access to the outdoors and a community. As a Conservation Agent and wetland scientist this could go along way to help protect the environment and get more 55+ and starter homes available for those who can not enter the housing market or retain their own homes due to the skyrocketing cost of single family houses.

Thank you

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**Town Hall Hours**

Monday: 8:00am - 4:15 pm  
Tuesday: 8:00am - 4:15 pm  
Wednesday: 8:00am - 7:30 pm  
Thursday: 8:00am - 4:00 pm  
Friday: 8:00am - Noon