

Public Comment in Support of MEPA Housing Streamlining Provisions

**Re: Proposed Amendments to the Massachusetts Environmental Policy Act Regulations  
301 CMR 11.00 (MEPA Regulations): Streamlining Environmental Review for Housing  
Production**

**Submitted by: Post Road Residential, October 16, 2025**

Post Road Residential participated in the MEPA Public Hearing held on Tuesday, October 14, 2025, titled “*Proposed MEPA Regulatory Amendments for Housing and Ecological Restoration Projects*,” conducted via Zoom. We appreciate the opportunity to provide written comment in further support of these proposed reforms.

Post Road Residential is among the most active privately held housing developers in the Commonwealth of Massachusetts. Our firm has developed thousands of multifamily housing units across the Commonwealth’s outer-urban and suburban markets and maintains deep relationships with many of the nation’s leading providers of equity and debt capital for housing development. We currently have thousands of additional units under contract and are preparing to begin the local and state permitting process on several major projects. This experience provides us with direct, data-driven insight into how procedural efficiency—or delay—within the state’s regulatory framework directly affects housing feasibility and production.

We support the proposed amendments to the Massachusetts Environmental Policy Act regulations that would allow qualified housing developments to proceed through an Environmental Notification Form only review rather than a mandatory Environmental Impact Report. These changes represent a thoughtful change to MEPA that will help Massachusetts meet its critical housing production goals while maintaining environmental oversight.

Accelerating Housing Production

Governor Healey’s 2025 Comprehensive Housing Plan correctly identifies a *lack of supply* as the central driver of the Commonwealth’s housing crisis. The current MEPA process, though well-intentioned, can impose additional procedural layers that delay or discourage viable housing projects, particularly those already reviewed under extensive local and state regulations. A fast-track ENF-only process would:

- Reduce permitting timelines by six to twelve months.
- Lower development costs tied to extended carrying and financing periods.
- Improve project feasibility, especially for mixed-income and transit-oriented developments.

### Enhancing Regulatory Efficiencies

Housing projects in Massachusetts are already subject to comprehensive local and regional review, including Site Plan Review, Special Permits, Conservation Commission filings, and compliance with the Massachusetts Stretch Energy Code and Stormwater Standards. In many cases, additional state procedures add significant constraints to this existing oversight without materially improving outcomes. Streamlining MEPA ensures that regulatory attention is focused where it is most impactful, on projects with significant unmitigated environmental effects, while avoiding unnecessary delay for housing on previously developed or infill sites.

### Advancing the Commonwealth's Policy Goals

The proposed amendment aligns directly with the Administration's broader housing, economic, and climate priorities by:

- Encouraging infill and transit-oriented development that reduces vehicle miles traveled.
- Supporting compact, sustainable land-use patterns.
- Promoting predictability and efficiency in the permitting environment, which is important for attracting capital and sustaining long-term investment in housing.

In conclusion, Massachusetts faces a structural housing shortage that threatens its economic competitiveness and quality of life. Streamlining MEPA for qualified housing developments is a pragmatic, pro-growth reform that will help align the Commonwealth's environmental review framework with its housing and climate objectives.

We respectfully urge the Executive Office of Energy and Environmental Affairs to adopt these amendments to *301 CMR 11.00* as proposed.

Respectfully submitted,

A handwritten signature in black ink, reading "Thomas Montelli". The signature is fluid and cursive, with the first name "Thomas" written in a larger, more prominent script than the last name "Montelli".

Thomas Montelli  
Partner, Post Road Residential