

By Mr. Pacheco of Taunton (by request), petition of Bill Fitzgerald relative to master plans in cities and towns. Local Affairs.

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**The Commonwealth of Massachusetts**

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In the Year One Thousand Nine Hundred and Eighty-Nine.

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AN ACT RELATIVE TO MASTER PLANS FOR COMMUNITIES.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 Chapter 41 of the General Laws is hereby amended by striking  
2 out section 81D and inserting in place thereof the following  
3 section: —

4 Section 81D. A planning board established in any city or town  
5 under section eighty-one A shall make a master plan of such city  
6 or town or such part or parts thereof as said board may deem  
7 advisable and from time to time may extend or perfect such plan.

8 Such plan shall describe through text, maps and illustrations  
9 the basis for decision making regarding the long-term physical  
10 development of the municipality. The master plan shall include  
11 the following:

12 1. Goals and policies statement which identifies the goals and  
13 policies of the municipality for its future growth and development.

14 2. Land use plan element which identifies present land use and  
15 designates the proposed distribution, location and inter-  
16 relationship of public and private land uses. This element shall  
17 relate the proposed standards of population density and building  
18 intensity to the capacity of the land available or planned facilities  
19 and services. A land use plan map illustrating the land use policies  
20 of the municipality shall be included.

21 3. Housing element which identifies and analyzes existing and  
22 forecasted housing needs and objectives including programs for  
23 the preservation, improvement and development of housing. This  
24 element shall identify policies and strategies to provide a balance  
25 of local housing opportunities for all citizens.

26 4. Economic development element which identifies policies and  
27 strategies for the expansion or stabilization of the local economic  
28 base and the promotion of employment opportunities.

29 5. Natural and cultural resources element which provides an  
30 inventory of the significant natural, cultural and historic resource  
31 areas of the municipality, and policies and strategies for the  
32 protection and management of such areas.

33 6. Open space and recreation element which provides an  
34 inventory of recreational resources and open space areas of the  
35 municipality, and policies and strategies for the management and  
36 protection of such resources and areas.

37 7. Services and facilities element which identifies and analyzes  
38 existing and forecasted needs for facilities and services used by  
39 the public.

40 8. Circulation element which provides an inventory of existing  
41 and proposed circulation and transportation systems.

42 9. Implementation program element which defines and  
43 schedules the specific municipal actions necessary to achieve the  
44 objectives of each element of the master or study plan. Scheduled  
45 expansion or replacement of public facilities or circulation system  
46 components and the anticipated costs and revenues associated  
47 with accomplishment of such activities shall be detailed in this  
48 element. This element shall specify the process by which the  
49 municipality's regulatory structures shall be amended so as to be  
50 consistent with the master plan.

51 Such plan shall be made, and may be added to or changed from  
52 time to time, by a majority vote of such planning board and shall  
53 be public record. The planning board shall, upon completion of  
54 any plan or report, or any change or amendment to a plan or  
55 report produced under this section, furnish a copy of such plan  
56 or report or amendment thereto, to the division of municipal  
57 development, office of local and regional planning of the executive  
58 office of communities and development.