



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

February 12, 2025

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: Home Rule Petition – Institutional Master Plans

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approve the following Home Rule Petition and transmit to the General Court for their consideration.

Thank you for your kind attention to this matter.

Sincerely,

Breanna Lungo-Koehn
Mayor

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AN ACT GRANTING THE CITY OF MEDFORD THE AUTHORITY TO REQUIRE THE ADOPTION OF INSTITUTIONAL MASTER PLANS SUBJECT TO THE REVIEW AND APPROVAL BY THE MUNICIPALITY.

Be it hereby resolved that the Legislature of the Commonwealth of Massachusetts enact this Home Rule Petition to allow the City of Medford the authority to require the adoption of institutional master plans subject to the review and approval by the municipality provided, that the Legislature may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of this petition.

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

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Section 1. The purpose of this legislation is to promote and facilitate the coordinated and predictable development of larger-scale institutional facilities. The legislation permits the City to require the adoption of an institutional master plan, as described below in Section 2. An institutional master plan is a land-use and development plan for all land owned or used by an institution within a community, that identifies growth and development over a number of years, or in several phases. The master plan provides a tool to assure the community that strategies and development impacts are addressed through the review and adoption of the plan, while providing predictable outcomes for any planned growth of the institution.

Section 2. Notwithstanding G. L. c. 40A, § 3 or other applicable law, the City of Medford is hereby authorized to adopt local legislation imposing institutional master plan review to regulate the use of land or structures for land owned, leased or otherwise occupied by hospitals, health care institutions, colleges, universities, and non-profit educational corporations.

Section 3. This act shall take effect upon passage