

SENATE No. 2692

The Commonwealth of Massachusetts

PRESENTED BY:

Sal N. DiDomenico

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to economic development on the Mystic River.

PETITION OF:

NAME:

Sal N. DiDomenico

DISTRICT/ADDRESS:

Middlesex and Suffolk

SENATE No. 2692

By Mr. DiDomenico, a petition (accompanied by bill, Senate, No. 2692) (subject to Joint Rule 9 and Joint Rule 12) of Sal N. DiDomenico for legislation relative to the development of a professional soccer stadium and a waterfront park on part of the Mystic River designated port area. Economic Development and Emerging Technologies.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Third General Court
(2023-2024)**

An Act relative to economic development on the Mystic River.

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

1 SECTION 1. (a) Notwithstanding any general or special law to the contrary, a certain
2 parcel of land located at 173 Alford street situated partly in the city of Everett and partly in the
3 city of Boston shall be removed from and not be considered to be within the boundaries or a part
4 of the Mystic River designated port area pursuant to 310 C.M.R. 25 and 310 C.M.R. 9 or any
5 other applicable law, rule or regulation; provided, however, that such removal shall only be for
6 the purpose of converting the parcel into a professional soccer stadium and a waterfront park.
7 The parcel consists of approximately 43.11 acres and is located on the southeasterly side of
8 Alford street, on the southwesterly side of Dexter street and bounded southerly by the Mystic
9 river and is more particularly described in a deed recorded in the land court department of the
10 Middlesex southern district registry district as document No. 1554521 and recorded with the
11 Middlesex southern district registry of deeds in book 56211, page 350 and also recorded in the
12 land court department in the Suffolk county registry deeds as document No. 786425 and

13 recorded in the Suffolk county registry of deeds in book 47428, page 145. Site redevelopment on
14 the parcel shall be subject to licensing in accordance with 310 C.M.R. 9 as a nonwater-dependent
15 use.

16 (b) If the professional soccer stadium and waterfront park fail to be permitted and
17 constructed within a reasonable time after the effective date of this act, as determined by the
18 secretary of energy and environmental affairs, then subsection (a) shall be void and the port area
19 designation and corresponding use restrictions under 310 C.M.R. 25 and 310 C.M.R. 9 shall be
20 restored to the parcel; provided, however, that such determination of a reasonable time period
21 shall not be made sooner than 5 years after the effective date of this act.

22 Nothing in this section shall be construed to exempt or alter the site's obligations under
23 chapter 91 of the General Laws or 310 C.M.R. 9 beyond designated port area-related use
24 restrictions.

25 (c) The department of environmental protection, in consultation with the office of coastal
26 zone management, shall: (i) complete a review of existing designated port area criteria and use
27 restrictions; and (ii) update relevant regulations based on the results of the review; provided,
28 however, that updates to regulations shall include, but not be limited to: (A) the protection of
29 traditional maritime industrial activities; (B) the addition of allowable uses consistent with future
30 maritime industrial uses and clean energy activities; (C) the reevaluation of compatible uses
31 within designated port areas; (D) a requirement, to the extent feasible, that all traditional and new
32 allowed uses be resilient to coastal flood damage; (E) examining the feasibility of creating
33 working port easements to purchase development rights from landowners in designated port
34 areas; (F) opportunities to create grants and revolving loan funds to update port infrastructure,

35 including conversion from 1 designated port area use to another designated port area use; (G)
36 consideration of coastal flood resilience for inland neighborhoods; and (H) an assessment of new
37 and adjacent areas that could be added to designated port areas to reduce net loss of acreage.

38 (d) Except for the boundary adjustment provided for in subsection (a), there shall be no
39 boundary adjustments to designated port areas until the review required in subsection (c) is
40 completed; provided, however, that the department and the office may continue to conduct
41 boundary reviews.

42 (e) The commonwealth, having previously transferred control to, and taken on the behalf
43 of the city of Boston a certain parcel of land situated in the city of Boston, being a part of a state
44 highway location, Layout No. 5242 dated September 11, 1962, and shown as Parcel No. 8 in an
45 Order of Taking recorded with said Layout No. 5242 in the Suffolk county registry of deeds in
46 book 7681, page 307, and as shown on the plan filed therewith, and also shown as parcel
47 0201831001 on the city of Boston assessors' maps, shall transfer, remise, and release to the city
48 of Boston any interest the commonwealth may have in such parcel.