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Joshua Lee Smith and Joseph Duquette Discuss Landmark Changes to Massachusetts Zoning Law

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The recently enacted state budget includes sweeping changes to Massachusetts' Zoning Act, marking one of the most significant updates to the law in decades. The reforms are expected to reshape how local zoning boards evaluate variance requests and could have a lasting impact on housing and development across the Commonwealth.

Massachusetts Lawyers Weekly recently discussed the new law and its implications with [Joshua Lee Smith](#) and [Joseph Duquette](#).

Josh described the legislation as “completely game-changing,” while Joseph said it “might encourage a little bit bolder applications for these variances, so we might see more creative projects getting proposed.”

As highlighted in the article, Josh and Joe have already seen the impact of the new law in practice, successfully helping a client secure reconsideration of a variance application after explaining the changes to Chapter 40A.

Read the article “[Budget bill brings seismic changes to state’s Zoning Act](#)” on the *Massachusetts Lawyers Weekly* website (subscription required).