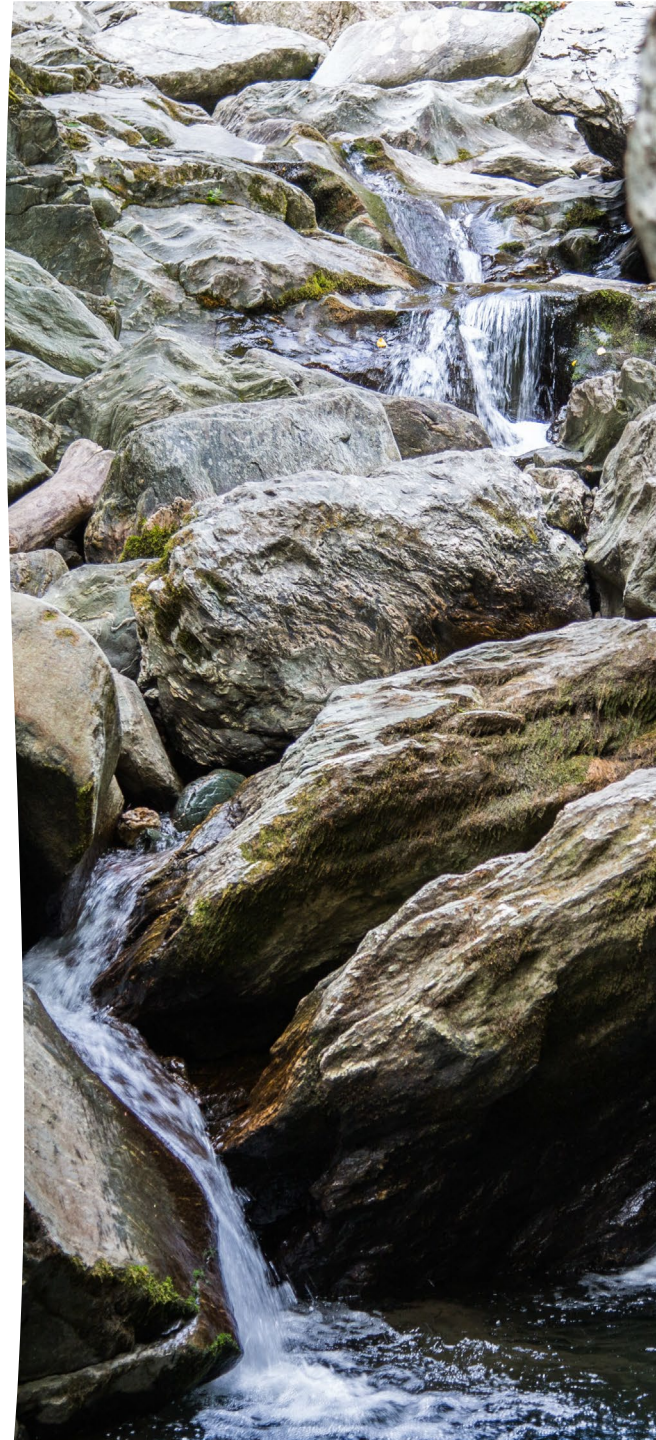
EEA Environment & Climate One Stop (ECO One Stop) Topic Webinar #1: Land Use Planning

October 27, 2026

Environment & Climate One Stop

2026 - 2027 Timeline

- **September – October 2026**
  - Held Expression of Interest (EOI) period for project idea feedback from grant managers prior to the formal application round
  - Hosted informational webinar
- **Late October 2026 – December 2026**
  - Schedule and conduct EOI feedback calls with potential applicants
  - Host 4 topic-specific webinars on land use planning, stormwater management, culverts, and dams
- **January 2027**
  - Post RFR and accept applications
  - Host informational webinar
- **Late February 2027**
  - Close applications and start review
- **Summer 2027**
  - Announce awards; contracts executed and work begins on awarded projects



What is Land Use?

Land use is how we use, develop, conserve, and manage land to meet community needs and shape our environment.

Land use planning helps communities make informed decisions about:

- what goes where;
- how it's built, or how it's protected and/or conserved; and
- how different uses fit together.

What types of projects are considered land use projects?

Not meant to be an exhaustive definition of land use planning as a concept; not meant to imply what the Planning Assistance Grant or Municipal Vulnerability Preparedness Grant will or will not fund. Illustrative only.

Category	Description	Project Examples
Zoning & land use regulations	Guiding what can be built, where, and at what scale	Review, amendment, and development of existing and/or new code, incl. zoning, stormwater management, subdivision rules and regulations, etc.
Community planning	Visioning and strategizing for future growth and development, including housing, economic development, transportation, and open space	Comprehensive plans, land use plans, housing production plans (HPPs); etc.
Land conservation & open space	Protecting natural resources, forests, farmland, and recreational areas	Open Space & Recreation Plans (OSRPs); priority acquisition analyses; community benefit service studies; drinking water supply overlay districts; etc.
Transportation & connectivity	Ensuring people have efficient, safe, and lower-emissions options for moving around	Planning and/or developing policy for multi-modal transportation; planning for and/or amending code to encourage transit-oriented development; etc.
Sustainable development & climate resilience	Guiding growth to use land and resources efficiently while preparing for climate impacts	Climate Action Plans (CAPs); climate vulnerability assessments; green infrastructure design and siting; urban tree canopy cover and community forestry planning; code review for Low Impact Development (LID)

Planning Assistance Grants – Overview

Planning Assistance Grants offer funding to encourage municipalities to implement land use regulations that are consistent with the Commonwealth's land conservation and development objectives, including:

- reduction of land, energy, and natural resource consumption
- provision of sufficient and diverse housing
- efforts to mitigate and adapt to climate change and build a more resilient Commonwealth.

	Planning Assistance Grants – Overview
Eligible Applicants	Municipalities; Regional Planning Agencies on behalf of a municipality or municipalities; tribal governments
Funding Amounts per Project	~$50,000 per community per project (regional applications can assume up to $50,000 per participating community)
Funding Duration	Typically 1 year; 2 years if scope and budget are justified
Eligible Activities	Development- and conservation-related code and policy review and amendment; traditional planning exercises (comprehensive plans, OSRPs, CAPs, etc.); feasibility studies and analyses; conceptual site design and analyses
Ineligible Activities (not exhaustive)	Full design and engineering; construction activities; FEMA Hazard Mitigation Plans; emergency management/preparedness; site furnishing; tree planting or removal
Indicators of a Strong Application	Aligns with the Commonwealth Sustainable Development Principles; directly reviews and/or amends code to promote Smart Growth type development; provides a direct and significant energy or environmental benefit; demonstrates community commitment to implementing the recommendations of an existing plan or the plan resulting from the proposed project

Planning Assistance Grant Strong Project Example: MAPC

	MAPC – Transit Oriented Development and Retail Strip Planning District Pilot
Project Applicant	MAPC on behalf of the communities of Canton, Randolph, and Stoughton
Project Budget	$150,000
Project Summary	Two-year planning and capacity-building pilot with Canton, Randolph, and Stoughton to advance transit-oriented development and retail strip district revitalization in three transit-served locations. Using the Rethinking the Retail Strip inventory, local zoning and parcel data, MassEnviroScreen Burdened Area mapping, and ResilientMass climate projections, the project will confirm one priority district in each community and prepare existing conditions profiles. MAPC will convene municipal staff and engage property owners, businesses, and community partners to develop district vision plans, zoning and policy actions, and a shared TOD and retail strip playbook. The work will support compact mixed-use reinvestment, safer access to transit, and district strategies for heat mitigation and stormwater management.
Why it's a Strong Example	Strongly aligns with the Commonwealth Sustainable Development Principles, cross-cutting benefits, combines site analysis and design with regulatory review, regional project

Planning Assistance Grant Strong Project Example: Goshen

	Town of Goshen – Zoning Bylaw and Subdivision Regulations Update
Project Applicant	MAPC on behalf of the communities of Canton, Randolph, and Stoughton
Project Budget	$45,500
Project Summary	Project supports a comprehensive revision the existing 1970s - era zoning bylaw, Subdivision Rules and Regulations to reflect current best practices in sustainable land use, infrastructure design, stormwater management and climate resilience, while advancing housing availability. The scope implements a key priority of the Town's MVP 2.0 Planning Process, recommendations of a previous comprehensive zoning bylaw review.
Why it's a Strong Example	Strongly aligns with the Commonwealth Sustainable Development Principles, ensures policy and systems change to holistically guide development within the town, advances the Commonwealth's housing and climate resilience goals

Municipal Vulnerability Preparedness (MVP) Action Grants– Overview

MVP Action Grants are available to assist communities in implementing priorities identified during a community's 1.0 or 2.0 planning process. Action Grants are primarily focused on furthering community climate resilience priorities, implementing Nature-Based Solutions, centering Equity and providing broad benefits to the community for climate resilience activities. The three funding phases available to communities are:

1. Planning, Assessments, Capacity-Building, and Regulatory Updates;
2. Design and Permitting;
3. Construction and On-the-Ground Implementation;

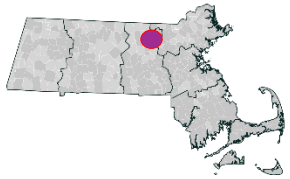
Municipal Vulnerability Preparedness (MVP) Action Grants– Overview

	MVP Action Grants Overview
Eligible Applicants	Municipalities; Regional Planning Agencies on behalf of a municipality or municipalities; tribal governments; or Political Subdivisions of Commonwealth
Funding Amounts per Project	Up to $3 Million for single project; up to $5M for regional projects; avg is $417,000
Funding Duration	1 year; 2 years if scope and budget are justified
Eligible Activities	• Furthering a community identified priority action to address climate change impacts. • Increasing equitable outcomes for Burdened Populations and priority populations and addressing the root causes of social vulnerability. • Building community capacity for climate resilience. • Conducting robust community engagement and supporting strong partnerships • Utilizing climate change data for a proactive solution. • Employing nature-based solutions (NBS). • Achieving broad and multiple community benefits. • Committing to monitoring project success and maintaining the project into the future. • Utilizing regional solutions for regional benefit. • Pursuing innovative, transferable approaches.
Ineligible Activities (not exhaustive)	Climate action plans, Diesel Generators, Tree Removal, Academic Studies, FEMA Hazard Mitigation Plans, Feasibility Studies for Solar, emergency preparedness, repairing to previous conditions, nonrenewable sources of energy in a building project
Indicators of a Strong Application	Meeting MVP Action Grant Core Principles, as noted above

Harvard Climate Implementation Plan – Phase One: Protective Bylaws and Community Outreach

MVP
Municipal Vulnerability Preparedness

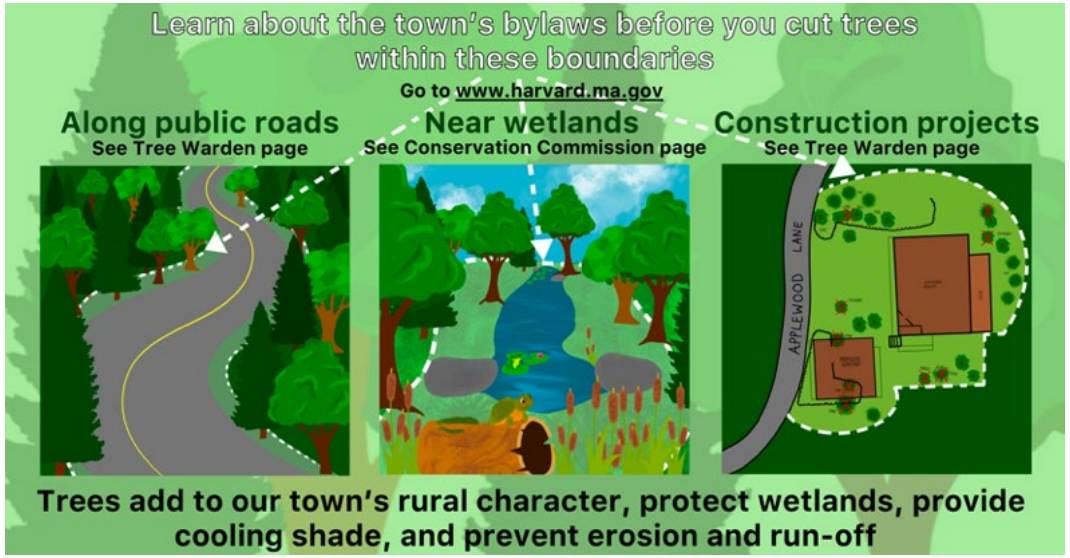
Town of Harvard FY24/25



[Harvard Climate Initiative Website]

REGION	Central
AWARD	$47,390
PROJECT TYPE	Planning, Assessments, Capacity Building, and Regulatory Updates
CORE PRINCIPLES DEMONSTRATED	Employing Nature-Based Solutions (NBS); Conducting robust community engagement
DESCRIPTION	• Developed bylaws that address wetlands protection, erosion control, and open space residential development. • Additional focus on community education and outreach for these bylaws and general climate resiliency.





date Final Report

Appendix 1, Town Meeting Handout

Article 3 Handout

Open Space Conservation-Planned Residential Development (OSC-PRD) Bylaw Amendment Overview

What is the Open Space Conservation-Planned Residential Development (OSC-PRD) Bylaw?

The OSC-PRD provision in our Town bylaw aims to permit high-quality residential development that preserves open space, water resources, wetlands, habitat, prime agricultural land, scenic landscapes and natural features, reduces infrastructure and site development cost, and promotes a diversity of housing opportunities within the Town.

Why are amendments being proposed in Article 3 to the OCS-PRD Bylaw?

The original OCS-PRD provision was incorporated into the Town bylaw in 2003. **During the past 20 years, this OCS-PRD has only been used once.** The Planning Board decided to amend the OCS-PRD bylaw with two goals in mind: (1) to increase provisions in the bylaw that support the preservation of open space, meet climate goals, and support the diversification of housing options and (1) to make the bylaw more accessible and financially feasible for developers to use in practice.

What are the key elements of the amended OSC-PRD bylaw?

- **Preservation of Open Space:** The bylaw requires that at least 50% of the land in a development is set aside as protected open space
- **Increased Base Density:** If 50% open space preservation is achieved, the density allowed per acre increases to 2 units per 1 acre, compared to the standard 1 unit per 1.5 acres that exists currently in Harvard.
- **Zoning:** An OSC-PRD may be proposed only in the Agricultural – Residential Zoning District.
- **Density Bonuses to Support Town Goals:** Density bonuses are available to increase the density to no more than 10 units per acre if certain goals are met including incorporating senior housing, affordable housing, high energy efficiency, and use of alternative energy sources into the development.
- **Special Permit Control:** The Planning Board will retain its special permit authority, which means it can require changes to plans or even deny an application that has negative impacts on the Town or neighborhood.

What does an Open Space development look like in practice?

The example to the right illustrates what an Open Space development could look like if the OCS-PRD Bylaw is used. Rather than buildings and pavement being distributed throughout the lot, eliminating the majority of open space, over 50% of the land is preserved for open space including walking paths and wetland areas.



EXAMPLE

Summary Table of Key Metrics

Metric	Old Mill Road	Littleton Road	Craftsman Apts	Craftsman-Single
Size (ac.)	10.1	16.6	12.6	12.6
No. of Conventional Lots	1	5	2	2
Wetlands (ac./%)	.29/2.9%	0	2.1/16.7%	2.1/16.7%
75-Foot Wetland Buffer (ac./%)	1.2/11.7%	0	1.1/8.8%	1.1/8.8%
Wetland & 75-Foot Wetland Buffer (ac./%)	1.5/14.6%	0	3.2/25.5%	3.2/25.5%
Total Open Space (ac./%)	6.2/61.1%	8.6/50.6%	7.3/58.4%	7.3/58.4%
Wetland & 75-Foot Buffer - % of Open Space	23.9%	0	44.0%	44.0%
Roads (ac.)	.6	.4	.15	.26
Building Envelope (ac./%)	2.7/27%	8.4/49.4%	2.3/18.1%	2.6/20.6%
Units	13	70	73	2.1
Density, Units per Gross Acre	1.3	4.2	5.0	1.7
Units per Buildable Acre	4.7	8.3	27.8	8.1

What benefits can the amendments to the OCS-PRD Bylaw bring to our Town?

- Preserves Open Space & Natural Resources
- Supports our Town Climate Goals
- Helps us Meet our Local Housing Needs Including Senior and Affordable

Know Your Land Series | Community webinars focused on:

- Forest Health
- Conservation Restrictions
- Replacing invasive species

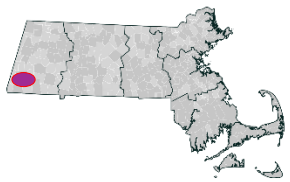
Community Engagement on Climate:

- Student-led conference sharing stories and observations
- Dr. Jane Flegal speaks on Hope for a Sustainable Future
- En-ROADS Climate Simulator Workshop for students and the community with MIT meteorologist Tamara Shapiro Ledley, PhD

Bringing Climate Action Home to Egremont

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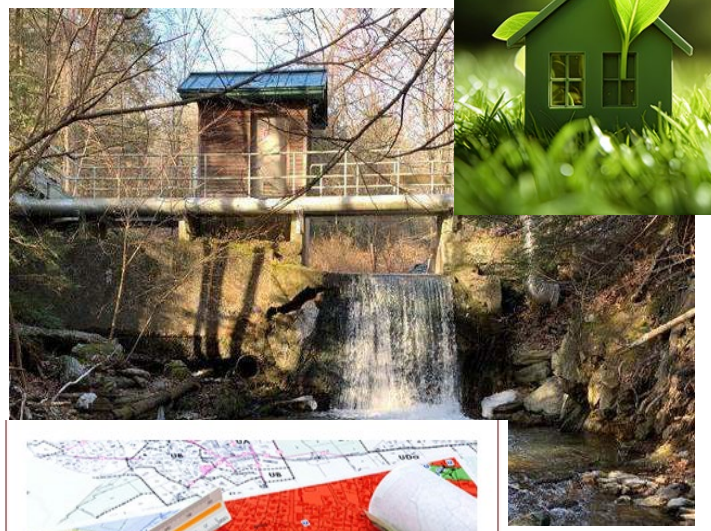
Town of Egremont – FY'24 MVP Action Grant



https://www.egremont-ma.gov/183/Emergency-Management

AWARD	**$81,500** MATCH **$9,250**
PROJECT TYPE	Planning, Assessment, Capacity-building & Regulatory Updates
CORE PRINCIPLES DEMONSTRATED	Building community capacity for climate resiliency. Collect local baseline climate change data to inform residents. Review, revise and adopt climate-friendly Town Policies & Bylaws
DESCRIPTION	• Gather baseline data on surface and ground water resources, supplying public water system. Complete Hydrologic/hydraulic modeling, geophysical explorations and well-siting analysis at Karner Brook watershed • Conduct multiple public interactive workshops to educate, engage and build capacity/political will to adopt new Climate-friendly Town Policies & Zoning Bylaws

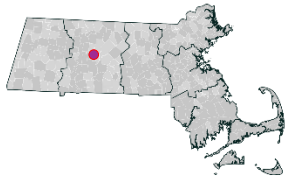






Reducing Flooding Vulnerability in Deerfield

Deerfield



REGION Greater Connecticut River Valley

AWARD $572,250 (FY20)

MATCH $192,888

PROJECT TYPE Action

CORE PRINCIPLES DEMONSTRATED Community Outreach and Education, Local Bylaws, Ordinances, Plans, and Other Management Measures, Redesigns and Retrofits, Nature-Based Flood Protection

PRIORITIES

- Replacement of the top priority Kelleher Drive failed culvert with more resilient culvert with improved wildlife passage
- Installation green streets infrastructure in the town center and rain gardens at the Deerfield Elementary School.
- Design of green parking lots at Frontier Regional High School and in the town center
- Design of a new green entranceway at Deerfield Elementary School and the design of green streets and rain gardens
- Revisions to Deerfield zoning and other bylaws to promote climate resiliency and low impact development

MVP
Municipal Vulnerability Preparedness

Deerfieldma.us





Comparison of Planning Assistance and MVP Action Grants

Grant Name	Eligible Applicants	Primary Focus (not exclusive of other eligible activities)	Max Award	Climate Focus	Community Engagement	Equitable Impacts
Planning Assistance	Municipalities; Regional Planning Agencies on behalf of communities; tribal governments	Regulatory amendments and traditional planning exercises to implement land use consistent with Sustainable Development Principles	~$50,000 per community per project (not a hard cap)	Not specifically, but encouraged	Community-informed and prioritized projects encouraged; intensive community engagement not required	Project not required to demonstrate benefits to Burdened Areas or vulnerable populations, but encouraged
MVP Action	Municipalities; Regional Planning Agencies on behalf of communities; tribal governments	Implementation of Resilience Priorities that build local and regional resilience to the impacts of climate change.	Up to $3M for single project; up to $5M for regional projects (max normally for construction)	Projects should center climate resilience	Community Engagement is a core component of successful implementation strategies	Projects are not required to demonstrate benefits to burdened areas, but it is strongly encouraged

Additional Resources

- **Main website:** Environment & Climate One Stop | Mass.gov
- **Grants Catalogue:** Environment & Climate One Stop (ECO One Stop) Grants Catalogue | Mass.gov
- **FAQs:** Environment & Climate One Stop FAQ | Mass.gov
- **Contact:** ecoonestop@mass.gov
- **Question Guidance Spreadsheet** (currently being updated for this round)