

Commonwealth of Massachusetts

**Executive Office of Energy and Environmental Affairs
DEPARTMENT OF ENERGY RESOURCES**

**SOLAR MASSACHUSETTS RENEWABLE TARGET PROGRAM 3.0
(225 CMR 28.00)
GUIDELINE**

Guideline Regarding Land Use, Siting, and Project Segmentation

Effective Date: 12/19/2025

Revised: 1/16/2026

Revised: X/XX/2026

1) Background and Purpose

The Solar Massachusetts Renewable Target (SMART) Program 3.0 incorporates land use and siting criteria into the design of the program. When siting a Solar Tariff Generation Unit (STGU), multiple aspects of the site must be taken into account, including, but not limited to, zoning; existing use and development; site characteristics such as natural resources, endangered species, topography; and whether the site contains existing STGUs on the same or contiguous parcels.

One of the objectives of the land use and siting criteria of the SMART program is to achieve a balance between cost-effective ground-mounted solar development and the long-term preservation of the Commonwealth's natural and working lands. This Guideline provides additional details and resources on the program's framework for incentivizing development in the built environment and mitigating the impact of solar infrastructure on undeveloped land. All capitalized terms are defined in 225 CMR 28.02.

2) Project Footprint

225 CMR 28.02 defines Project Footprint as “[t]he acreage of land encompassed by an STGU’s solar photovoltaic modules, plus any land significantly impacted by construction of the STGU, including, but not limited to, land altered of its natural vegetative composition and structure for clearing, grading, and roadways.”

STGUs subject to a Mitigation Fee under 225 CMR 28.09 must report the acreage of the STGU’s Project Footprint as part of their Statement of Qualification Application. This calculation will be subject to review and verification by the Environmental Monitor and the Department.

Below are examples of what should be included in the calculation of Project Footprint:

- i. tree or vegetation clearing;

- ii. grading;
- iii. development of new roadways;
- iv. fencing;
- v. solar modules, energy storage system, and associated equipment; and
- vi. land that serves as a buffer between the equipment and/or fencing and any combustible vegetation.

3) Ineligible Land Use

There are certain ineligible land categories under 225 CMR 28.08(1) that apply to all STGUs and other categories that apply only to ground-mounted STGUs greater than 250 kW AC. The following areas are ineligible for all STGUs, with limited exceptions:

- i. Wetland Resource Areas, as defined under 310 CMR 10.04: Definitions, not including Buffer Zones, as defined under 310 CMR 10.04: Definitions;
 - a. Exception: work authorized by the appropriate regulatory body or bodies
- ii. Properties included in the State Register pursuant to 950 CMR 71.00;
 - a. Exception: work authorized by the appropriate regulatory body or bodies.
- iii. Protected open space as established under Article XCVII of the Amendments to the Constitution.
 - a. Exception: STGUs qualifying for a Locational Compensation Rate Adder.¹

The following areas are ineligible for ground-mounted STGUs greater than 250 kW AC if the STGU does not qualify for a Locational Compensation Rate Adder **and** the STGU is not located on Previously Developed land:

- i. land designated as Core Habitat;²
- ii. more than 10 percent of the Project Footprint overlaps with the highest levels of forest carbon in Massachusetts, as detailed in Section 7 below.
 - a. in instances where an STGU has an interconnection application that was deemed complete by the Distribution Company prior to September 24, 2025, and it will interconnect to a substation or feeder that is constructed or upgraded as part of an Approved Distribution System Upgrade,³ that

¹ 225 CMR 28.13(3)(b) contains the list of Locational Compensation Rate Adders. 225 CMR 28.07(5)(b) contains the special eligibility criteria for Locational Compensation Rate Adders.

² 225 CMR 28.02 defines Core Habitat as “[k]ey areas that are critical for the long-term persistence of rare species and other species of conservation concern, as well as a wide diversity of natural communities and intact ecosystems across the Commonwealth, as identified by the Massachusetts Division of Fisheries and Wildlife BioMap framework within the Natural Heritage and Endangered Species Program.”

³ 225 CMR 28.02 defines Approved Distribution System Upgrade as “[a] capital investment project under the provisional program established by D.P.U. 20-75-B or an electric sector

was filed with the Department of Public Utilities before January 1, 2026, the Project Footprint may overlap up to 25 percent with the highest levels of forest carbon

4) Determination of Previously Developed Land

225 CMR 28.02 defines Previously Developed as “[a]reas degraded by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, golf courses, managed turfgrass, abandoned dumping yards, or other degraded areas as determined by the Department.” Additional examples of Previously Developed Land could include gravel pits or parking lots. An Applicant may request a determination from the Department of whether a prospective Project Footprint meets the definition of Previously Developed when a site does not clearly fit into the regulatory definition of Previously Developed and has unique on-site conditions that warrant individual review by the Department. The Department may consult with relevant agencies and the Environmental Monitor in issuing a determination. This determination is an optional process and the Department may decline to issue a formal determination if the Department determines the regulatory definition of Previously Developed clearly addresses the site’s eligibility or the site does not contain unique on-site conditions that warrant individual review by the Department.

Applicants seeking a determination under this provision should submit a narrative request letter to the Department at DOER.SMART@mass.gov detailing why the site should be characterized as Previously Developed and the unique on-site conditions that warrant individual review. The request should include supporting documentation, which may include but not be limited to:

- i. historical and current aerial imagery;
- ii. on-ground site photos;
- iii. property records; and
- iv. environmental condition reports.

5) Project Segmentation

Pursuant to 225 CMR 28.08(5), no more than one STGU on a single building or one ground-mounted STGU on a single parcel shall be eligible to receive a Statement of Qualification as a STGU under 225 CMR 28.00. If an STGU seeking qualification under 225 CMR 28.00 is located on the same parcel as a system previously qualified under the SREC I, SREC II, or RPS Class I program under 225 CMR 14.00, or the SMART program under 225 CMR 20.00, the previously existing system will not impact the qualification of the new STGU.

Multiple STGUs located on a single parcel that qualify for a Project Segmentation exception under 225 CMR 28.08(5)(a) may share a Point of Interconnection (POI) provided they are separately metered with their own SMART meter. Additionally, multiple STGUs may share an Interconnection Service Agreement (ISA) (*i.e.*, more than one STGU is included on the same ISA) provided that the STGUs meet all other applicable Project Segmentation requirements.

If an STGU does not meet one of the Project Segmentation exceptions enumerated in 225 CMR 28.08(5)(a), an Applicant may request a good cause exception from the Department under 225 CMR 28.08(5)(a)10. Any request should be submitted to DOER.SMART@mass.gov and should explain why the system design warrants an exception from the project segmentation requirements for good cause and demonstrate that the exception request is not for the purpose of obtaining a higher incentive.

If the Department determines that an STGU qualifies for an exception to the Project Segmentation rules set forth in 225 CMR 28.08(5), resulting in more than one STGU on a single parcel, each STGU will receive a separate PSQ and will have its Base Compensation Rate and relevant Compensation Rate Adders set independently of the other STGUs on the same parcel, unless the Department determines that a Combined Rate is appropriate. The parameters for a Combined Rate are outlined in 225 CMR 28.14(5).

6) Environmental Monitor and Performance Standards

Pursuant to 225 CMR 28.08(6), all STGUs qualifying as Dual-use Agricultural STGUs or subject to the requirements of 225 CMR 28.09 must work with the Environmental Monitor to ensure compliance with the Performance Standards under 225 CMR 28.08(7).

For Program Years 2025 and 2026, Applicants that submit a Statement of Qualification Application during the initial 10-day application window will have 90 days after receiving a Preliminary Statement of Qualification to have the first site visit from the Environmental Monitor. Applicants that apply after the initial 10-day window may submit a Statement of Qualification Application into the queue but shall complete the first site visit before receiving a Preliminary Statement of Qualification. After Program Year 2026, all STGUs shall complete the first site visit before receiving a Preliminary Statement of Qualification. Applicants will submit payment for both mandatory site visits upfront. The charge for any additional site visits will be applied at the time of such visit. For all STGUs, the final site visit shall occur once the STGU is mechanically complete and before the Department will issue a Final Statement of Qualification.

Under 225 CMR 28.09, an STGU with a Project Footprint that partially overlaps with Previously Developed land shall not be subject to the Mitigation Fee framework and the

resulting Environmental Monitor requirements under 225 CMR 28.08(6) for the portion of the Project Footprint on Previously Developed land.

7) Mitigation Framework

Pursuant to 225 CMR 28.09, any ground-mounted STGU with a capacity greater than 250 kW that is not located on Previously Developed land **and** does not qualify for a Locational Compensation Rate Adder shall be subject to a Mitigation Fee. The Department will use the following formula for calculating an STGU's Mitigation Fee, and the formula may be updated periodically to reflect current development conditions and policy goals.

Total Fee = *Max per acre fee * ((Carbon storage*3 + Ecological integrity*3 + Agricultural potential*2 + Critical landscape*2 + Geographical distribution)/44) * Acres of Project Footprint*

Example Calculation

\$276,136.36 = \$50,000 * ((3*3 + 3*3 + 1*2 + 2*2 + 3)/44) * 9

Project Footprint	9 Acres
Carbon Storage Score	3
Ecological Integrity Score	3
Agricultural Potential Score	1
Critical Landscape Score	2
Geographical Distribution Score	3

The maximum per acre fee will be \$50,000. The Department may adjust the maximum fee in the future depending on program outcomes and policy goals. The total acreage of each Project Footprint may be verified by the Environmental Monitor. Pursuant to 225 CMR 28.09(2)(c), the Mitigation Fee calculation shall not include any portion of the Project Footprint that overlaps with Previously Developed land.

Carbon Storage

The Department will use *Total Ecosystem Forest Carbon (2070)* data in the [Massachusetts Forest Carbon Assessment Tool](#) ("Assessment Tool"), in metric tons of carbon expressed as a carbon dioxide equivalent per acre (mt CO₂e/ac), to assess both the eligibility and the Carbon Storage score for each STGU. The calculation for project eligibility will be based on the percentage of the Project Footprint that intersects with the highest forest carbon values in the state, and the Carbon Storage score for the Mitigation Fee formula will be based on the average forest carbon value within the total Project Footprint.

The Department will assess the *Forest Carbon (2070, mt/ac)* data for the Project Footprint through the “Analyze a Site” feature on the map. The Applicant is responsible for providing the Project Footprint polygon (as a shapefile or geojson file).

Ineligible Areas

An STGU will be ineligible for the SMART 3.0 program if more than 10% of its Project Footprint overlaps with areas ≥ 112.63 mt C/ac (expressed as 413 mt CO₂e/ac).

The report provided by the Assessment Tool allows for an easy evaluation of percentage overlap with each of the mt CO₂e/ac categories represented in the legend. The Department will accept the Assessment Tool’s eligibility report – under “Assessment Results” – which calculates the percentage overlap with ineligible areas by dividing the number of acres overlapping with areas ≥ 413 mt CO₂e/ac by the total acreage of the Project Footprint (displayed in **blue** on the map). Below are two examples.

Assessment Results

Site 1 (4.4 acres)  

Forest Carbon Classes 



30.2% (1.3 ac) ≥ 413 MT CO₂e/ac

Ineligible

1.3 acres of overlap $\div$ 4.4 total acres = **30.2% overlap $\rightarrow$ INELIGIBLE**

Assessment Results

Site 1 (7.1 acres)  

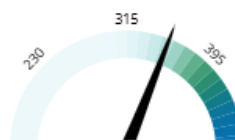
Forest Carbon Classes 



6.3% (0.4 ac) ≥ 413 MT CO₂e/ac

Eligible

Site Average 



354.5 MT CO₂e / ac

Carbon Storage Score = 3

0.4 acres of overlap $\div$ 7.1 total acres = **6.3% overlap $\rightarrow$ ELIGIBLE**

If a project is eligible, the Assessment Tool then displays the information needed to determine its Carbon Storage score.

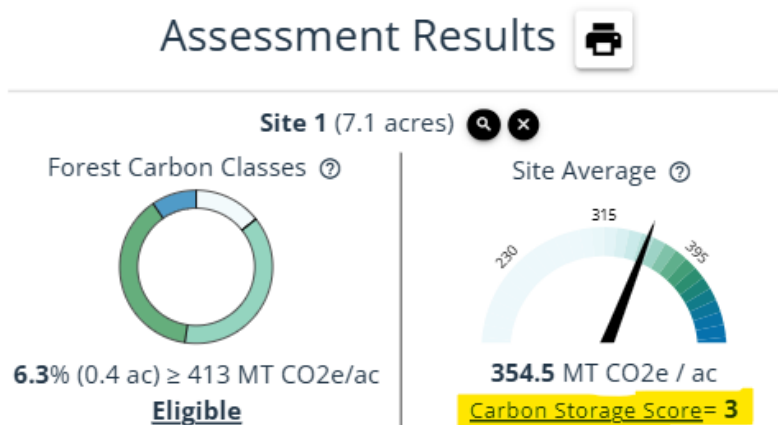
The Department will review submissions for STGUs seeking to demonstrate compliance with the 25 percent threshold under 225 CMR 28.08(2)(b) on a case-by-case basis. Applicants seeking to demonstrate compliance should take the following steps:

1. Submit the results from the Assessment Tool showing that the Project Footprint has a maximum overlap of 25%; and
2. Submit documentation that the STGU's interconnection application was deemed complete *prior* to September 24, 2025; and
3. Submit documentation that the STGU will utilize an Approved Distribution System Upgrade that was filed with the Department of Public Utilities (DPU) *before* January 1, 2026
 - a. Acceptable documentation may include a Capital Investment Project (CIP) approval order from the DPU or communication from the Electric Distribution Company confirming the STGU's participation in a CIP or inclusion in an Electric Sector Modernization Plan upgrade

Carbon Storage Score

The Department will calculate the Carbon Storage score for the Project Footprint by dividing the sum of the *Forest Carbon (2070)* by the total acreage of the Project Footprint.

Below is an example summary of the *Forest Carbon (2070)* metric from a Project Footprint's report. The Assessment Tool directly reports – under “Assessment Results” – the average forest carbon through 2070 in the Project Footprint: 354.5 mt CO₂e. This corresponds to the reported **Carbon Storage score of 3**.



The Carbon Storage score is derived from placing the Project Footprint's average forest carbon into one of the following categories:

4 (<i>most impactful</i>)	3	2	1 (<i>least impactful</i>)
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374 - <413 mt CO ₂ e/ac	349 - <374 mt CO ₂ e/ac	323 - <349 mt CO ₂ e/ac	0 - <323 mt CO ₂ e/ac
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Note, the ranges in the categories above are meant to capture average carbon storage scores that include decimals. As a result, the ranges differ slightly from the map legend which refers to the carbon storage scores of individual pixels, measured in whole integers.

Ecological Integrity

To determine an STGU's Ecological Integrity score, the Department will use the [UMass EcoAssess Mapping Tool](#) and assess the *State Ecological Integrity* score for the Project Footprint through the "Project area report" feature on the map. The "State" data layer should be selected under the "IEI layers." The Applicant is responsible for providing the polygon of the Project Footprint. Below is an example:

Index of ecological Integrity

Focus	Region	State	Ecoregion	Watershed
all	0.13 (bottom 13%)	0.35 (bottom 35%)	0.29 (bottom 29%)	0.29 (bottom 29%)
best	0.22 (bottom 22%)	0.55 (top 46%)	0.46 (bottom 46%)	0.52 (top 49%)

The Index of ecological integrity section of this project's report shows that the Project Footprint has a State Ecological Integrity score of 0.35.

The *State Ecological Integrity* score will place the STGU into one of the following scoring categories:

4 (<i>most impactful</i>)	3	2	1 (<i>least impactful</i>)
>0.75	0.5-0.75	0.25-0.5	<0.25

Agricultural Potential

To determine an STGU's Agricultural Potential score, the Department will use the [MassMapper Tool](#) and assess the Project Footprint's overlap with Important Agricultural Farmland⁴ through the "draw a polygon" feature on the map. The Applicant is responsible for providing the polygon of the Project Footprint.

The Department will also evaluate if the Project Footprint meets the definition of Land in Agricultural Use.⁵ The Applicant is responsible for providing supporting documentation to demonstrate if the Project Footprint meets the definition of Land in Agricultural Use.

⁴ 225 CMR 28.02 defines Important Agricultural Farmland as "soils found to be Important Farmlands pursuant to 7 C.F.R. § 657.5, that includes prime farmlands, unique farmlands, and additional land of statewide importance."

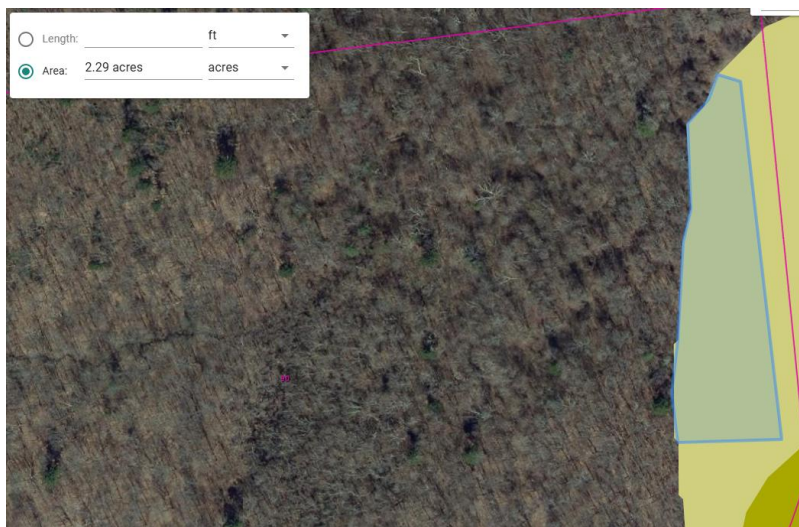
⁵ 225 CMR 28.02 defines Land in Agricultural Use as "[a]ll land as defined under M.G.L. c. 61A, §§ 1 & 2, and land that had been enrolled in a program established pursuant to M.G.L. c. 61A within the past five years."

Such supporting documentation may include proof of enrollment in a Chapter 61A program, a copy of the property card issued by the local assessor, a copy of a recorded 61A lien at the local Registry of Deeds, or other documentation satisfactory to the Department.

The MassMapper tool has a feature for measuring area in acres, which will be used to determine the percentage overlap with Important Agricultural Farmland. The Applicant must provide evidence of the acreage calculation for both the entire Project Footprint and the portion that overlaps with Important Agricultural Farmland. Below is an example:



The report shows that the total Project Footprint area is 12.15 acres.



The portion of the Project Footprint that overlaps with Important Agricultural Farmland is 2.29 acres. This is Farmland of Statewide Importance, so the Department will calculate the percentage overlap:

2.29 acres of overlap ÷ 12.15 total acres = 18.85% overlap

The overlap with Important Agricultural Farmland and status as Land in Agricultural Use will place the STGU into one of the following scoring categories:

4 (<i>most impactful</i>)	3	2	1 (<i>least impactful</i>)
Overlap with Prime Farmland and/or Land in Agricultural Use	>25% overlap with Farmland of Statewide or Unique Importance	<25% overlap with Farmland of Statewide or Unique Importance	No farmland overlap

Critical Landscape

To determine an STGU’s Critical Landscape score, the Department will use the [MassMapper Tool](#) and assess the Project Footprint’s overlap with Critical Natural Landscape⁶ through the “draw a polygon” feature on the map. The Applicant is responsible for providing the polygon of the Project Footprint.

The MassMapper tool has a feature for measuring area in acres, which will be used to determine the percentage overlap with Critical Natural Landscape. The Applicant must provide evidence of the acreage calculation for both the entire Project Footprint and the portion that overlaps with Critical Natural Landscape. Below is an example:



⁶ 225 CMR 28.02 defines Critical Natural Landscape as “[a]reas including large natural landscape blocks and buffering uplands around coastal, wetland and aquatic Core Habitats to help ensure their long-term integrity, as identified by the Massachusetts Division of Fisheries and Wildlife BioMap framework within the Natural Heritage and Endangered Species Program.”

The report shows that the total Project Footprint area is 10.22 acres.



The portion of the Project Footprint that overlaps with Critical Natural Landscape is 5.5 acres.

5.5 acres of overlap ÷ 10.22 total acres = 53.82% overlap

The overlap with Critical Natural Landscape will place the STGU into one of the following scoring categories:

4 (<i>most impactful</i>)	3	2	1 (<i>least impactful</i>)
>75% overlap with Critical Natural Landscape	50-75% overlap with Critical Natural Landscape	25-50% overlap with Critical Natural Landscape	<25% overlap with Critical Natural Landscape

Geographical Distribution

To determine an STGU's Geographical Distribution score, the Department will rank Massachusetts' counties by the MW AC capacity of Approved, Qualified, or Wait Listed, Large STGUs that do not qualify for a locational based adder per capita as established in the 2020 census⁷. If a Project Footprint covers more than one county, the STGU's score will be determined by the county that contains the highest proportion of the Project

⁷ <https://malegislature.gov/Redistricting/MassachusettsCensusData/County>

Footprint. The county that the STGU is located in will place it into one of the following scoring categories:

4 (<i>most impactful</i>)	3	2	1 (<i>least impactful</i>)
Franklin Berkshire Hampshire Worcester	Plymouth Hampden Bristol	Barnstable Nantucket Norfolk	Middlesex Essex Dukes Suffolk

8) Assessment of Mitigation Framework

During the Annual SMART Program Assessment, the Department may evaluate the five scoring criteria under the mitigation framework and determine if any adjustments are needed to reflect changes in real-world conditions and remain consistent with the Commonwealth's land use policy goals. The Department may adjust the maximum per acre fee, the cutoffs for scoring categories, the weighting of a metric, or the underlying data sources used for evaluating a metric. As more robust or accurate datasets become available, the Department may adopt the most recent datasets to ensure the mitigation framework is representative of the current landscape. Any adjustments to the mitigation framework will be published in the Department's Annual Program Year Report and in this Guideline and will be subject to public comment.

9) Request for Review of Mitigation Fee

Pursuant to 225 CMR 28.09(2)(b), an Applicant may request a review of an STGU's Mitigation Fee in instances where the Applicant can demonstrate a clear and obvious discrepancy in the calculation from on-site conditions. In these instances, the Environmental Monitor will evaluate the on-site conditions during a site visit to the project and recommend any appropriate adjustments to the STGU's Mitigation Fee to the Department. The Department will review any such recommendations and determine whether any adjustments are necessary on a case-by-case basis. The Department and the Environmental Monitor may consult with relevant state agencies as necessary during this process.

The Applicant should submit the request to DOER.SMART@mass.gov and include a supporting narrative and documentation, which may include but not be limited to:

- i. historical and current aerial imagery;
- ii. on-ground site photos; and
- iii. environmental condition report

The Request should also indicate which of the scoring criteria under the mitigation framework are being disputed and provide justification for the discrepancy. The Department may adjust the STGU's score under the relevant metric if deemed

appropriate and reasonable. Pursuant to 225 CMR 28.06(1)(e)2., the STGU's Statement of Qualification Application will not be deemed administratively complete until the Department has issued a determination. The Department also will not exempt an STGU from the Mitigation Fee under this review process.

10) Payment and Refunding of Mitigation Fees

Pursuant to 225 CMR 28.09(3), an Applicant shall pay 25% of the STGU's Mitigation Fee within 30 days of receiving a Preliminary Statement of Qualification. If the Project Footprint acreage is impacted during the construction process, due to site design changes or other factors, the Applicant shall inform the Department of the changes so that any necessary adjustments can be made to the remainder of the STGU's Mitigation Fee. The Applicant shall pay the remaining 75% of the Mitigation Fee at the time of submission of the final claim in order to receive a Final Statement of Qualification.

Pursuant to 225 CMR 28.09(4), an Applicant may be eligible to receive a refund of the initial 25% of the Mitigation Fee if the STGU is ultimately not constructed and the Applicant can demonstrate to the Department's satisfaction that the proposed Project Footprint was not materially impacted.

The Department considers the below actions to be examples of material impacts:

- i. tree clearing;
- ii. grading; and
- iii. road construction.

The Applicant may submit site photos and other supporting documentation to demonstrate that there was no material impact on the proposed Project Footprint. The Department may also request that the Environmental Monitor conduct an additional site visit to verify the on-site conditions.