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Valley Vision: the Regional Land Use Plan for the Pioneer Valley

UPDATE

April 2011
ACKNOWLEDGEMENTS

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Thank you to the many community officials and Valley Development Council members who contributed their time and expertise to the development of the plan.

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EXECUTIVE SUMMARY

“Valley Vision” is the Regional Land Use Plan for the Pioneer Valley. It is a “smart growth” plan, in that it is designed to promote compact, mixed use growth in and around existing urban and town centers, while promoting protection of open space and natural resources outside developed centers. One of the key intentions of Valley Vision is to provide a regional framework and tools for smart growth implementation at the local level.

For many years, the rate of land development in the region has far exceeded our stable population growth. As a result, the region continues to lose farmland and forestland to dispersed, unplanned development. Population continues to increase in our rural and suburban communities and decrease in our urban communities. In addition, unplanned development patterns impact our traffic patterns, air quality, public health, housing costs, and overall quality of life.

Over the past year, the Pioneer Valley Planning Commission has taken efforts to update Valley Vision. The purpose of this update was to bring the plan into consistency with the Commonwealth’s Sustainable Development Principles and with the proposed Comprehensive Land Use Reform and Partnership Act (CLURPA), zoning reform legislation currently under consideration by the state legislators.

This Valley Vision Update consists of four parts:

1) The Valley Vision Update “report”, which includes:
   - update goals and strategies to make Valley Vision consistent with state policies;
   - current data on growth and preservation in the Pioneer Valley;
   - guidance to municipalities on how to meet the proposed consistency standards for Master Plans and Partnership Plans under proposed Zoning Reform legislation.

2) The Valley Vision Update maps, which identify:
   - Priority Development Areas
   - Priority Protection Areas
   - renewable energy areas
3) The Valley Vision Update appendix, which includes model bylaws for:
- Economic Development Districts
- Residential Development Districts
- Open Space Residential Development
- Low Impact Development Standards

4) Memorandum of Agreement for community cross-adoption of Valley Vision Update.

This update is intended to update and supplement, but not replace, Valley Vision 2, which was adopted as the region's landuse plan in 2007. PVPC continues to provide the following ongoing Valley Vision Services:

- Valley Vision Toolbox-updated regularly with fact sheet describing smart growth strategies and model bylaws/ordinances for each strategy;
- Local Technical Assistance-to communities to help develop and adopt smart growth strategies

Past Planning Efforts

PVPC developed its first regional land use plan over thirty years ago, but it was not until 1997 that Valley Vision was first created to provide meaningful guidance to communities in the Pioneer Valley in developing regionally-consistent local master plans and zoning bylaws. Ten years later, PVPC prepared the updated Valley Vision 2 plan and provided more tools to assist our member communities in reaching local consistency with the regional plan, including an innovative inter-governmental compact, signed by 40 of our 43 communities. Valley Vision 2 received a national planning award from the National Association of Regional Councils in 2008.

In order for our communities to meet their obligations under the compact, the Pioneer Valley Smart Growth Toolbox was developed to provide technical information such as fact sheets, case studies, and model bylaws for over 30 smart growth strategies that are appropriate for the region. In addition, the toolbox provides a “Community Checklist”, or assessment of Valley Vision strategies adopted, or identified by the community to be adopted in their Comprehensive Plans.

PVPC continues to regularly update the Toolbox with more tools identified in this plan to assist local implementation of the region goals and strategies. In addition, a new Memorandum of Agreement has been developed, which includes provisions to promote voluntary consistency of local PVPC will work with our member communities to re-sign the document and make a future commitment to addressing regional growth concerns at the local level.
The Patrick Administration has developed Sustainable Development Principals as part of the Administration’s Smart Growth / Smart Energy Agenda. One of the primary goals of this program is to incorporate the Sustainable Development principals into the policies and programs of all state agencies to lead by example in regard to clean energy and other issues, and ensure that state infrastructure investments encourage smart growth instead of subsidizing sprawl. Municipalities are also asked to modify their planning, regulatory, and funding actions to achieve consistency with the Principles.

One of the main goals of this Valley Vision Update was to provide consistency with between our regional plan and the Commonwealth’s Sustainability Principles. These principles are:

1. Concentrate Development and Mix Uses
2. Advance Equity
3. Make Efficient Decisions
4. Protect Land and Ecosystems
5. Use Natural Resources Wisely
6. Expand Housing Opportunities
7. Provide Transportation Choice
8. Increase Job and Business Opportunities
9. Promote Clean Energy
10. Plan Regionally

A full description of the principles can be found online at www.mass.gov/Agov3/docs/smart_growth/patrick-principles.pdf
REGIONAL GROWTH AND PRESERVATION TRENDS

The Pioneer Valley continues to experience the unique problem of “sprawl without population growth.” In 1999, the first edition of the Valley Vision plan noted an imbalance between the minimal population growth in the region and the large amount of acreage that were lost to development. Recent data from the 2010 U.S. Census and other sources show this trend continues, and although specific population groups are stabilizing the urban core, while migration and urban sprawl continue to affect the region’s suburban communities.

Population Growth and Development Trends

Over the past twenty years, population in Hampden and Hampshire Counties grew only slightly, with an increase of about 20,000 residents to a total of 621,580 as of the 2010 U.S. Decennial Census. While the population in the rest of the Commonwealth increased by six percent, the region grew by only two percent. During the 1990s, the region experienced a significant out-migration, with over 39,000 residents moving away from the region. Anecdotal evidence suggests that a large proportion of those migrating out of the region may be young adults and parent-aged residents. This loss of resident population was offset by an increase in immigrants moving to the Pioneer Valley (Figure 1), particularly to the urban core, and this increase was critical to stabilizing the region’s population.

![Figure 1: The Effect of Foreign Immigration on Region's Population Change](image)


The influx of foreign immigrants has helped to stabilize the regional population. Figure one presents the actual population change in the region represented by a solid line. The dotted line shows the drop in regional populations without the influence of foreign immigrants.
Consistent with state and national trends, the population of the Pioneer Valley is also aging. Baby boomers are nearing retirement age, and there are fewer people in the generations succeeding them. Total school enrollments of grades Kindergarten through Fifth Grade have been declining in the region (Figure 2). Over the past ten years, there has been a decrease of around 4,000 students in these grades.

**Figure 2: Total Enrollments in the region, Kindergarten through Grade 5, 2000-2010**

Over the past 10 years, enrollment of elementary school aged children has dropped by about 4,000 students.

Within the region, migration has favored suburbs over cities. Between 1990 and 2000, while most immigrant populations moved to the urban core communities of Springfield, Chicopee, and Holyoke, those same cities still experienced net population declines. Even as foreign immigrants moved into these communities, larger numbers of residents were moving out, leaving the region entirely or settling in the region’s growing suburban communities, places like Southampton, Belchertown, Southwick, and Ludlow. (Appendix A: Changes in Total Population of the Pioneer Valley Region from 1990 to 2010).

However, since 2000, while the trend of higher growth rates in suburbs than urban areas has continued, our urban communities have experienced greater population growth than in the previous decade, while the suburban and rural areas have experienced less population growth than previous years. Since 2000, most of the urban core communities have grown slightly or maintained a stable population, and higher population growth continued in our suburban communities. The region’s migration patterns had significant implications for land use trends. Between the years 1971 and 1999, over 30,000 acres of undeveloped land were converted for residential development, while 4,500 acres were developed for commercial and industrial uses.\(^1\)

\(^1\) Due to MassGIS 2005 land use data using a significantly different methodology than was used to create previous MassGIS land use data, it was not possible to determine new lands developed between 1999 and 2005.
Figures 3 and 4 show the change in population between the years 2000-2010 for each of the municipalities in the region by total number of residents as well as by percentage. Our fastest growing communities include Amherst, Belchertown, East Longmeadow, Southwick, and Wilbraham.
Preservation Trends

Between the years 1999 and 2010, nearly 32,500 acres of land were permanently protected in the Pioneer Valley region, averaging to over 2,700 acres each year. Over this twelve year period, the amount of acres that were placed under permanent open space protection (32,500 acres) was equivalent to the amount of acres developed between 1971 and 1999 (34,500 acres).

![Figure 5: Annual acres protected in the Pioneer Valley region, 1999-2010](image)

Source: MassGIS, Open Space data layer, 2010

Although it is difficult to discern trends between 1999 and 2010, less total land has been preserved in more recent years, and since 2006, only about 25 percent, or 11 Pioneer Valley communities, have experienced a positive change in the average annual acres protected (Figure 6).

Of the 11 communities that experienced an increase in the average rate of land protection between 2006 and 2010, six of these communities have adopted the Community Preservation Act (CPA). Established in 2001, the CPA is a relatively new preservation tool that allows communities to apply a surcharge to property taxes that goes into a dedicated fund that can be used to preserve open space and historic sites as well as create affordable housing.

As of 2010, the CPA has been adopted by 18 communities in the Pioneer Valley region (Figure 7). By 2009, slightly more than half of the total communities in the region had voted on whether to enact the CPA. As of 2009, half of the CPA communities had voted for a three percent surcharge. Of the other nine municipalities, six had established a one percent surcharge, while three have established a 1.5 percent surcharge.
Some communities have seen significant acreage protected over the past decade, with some communities like Hadley taking an active role in protecting valuable open space and farmland through such programs as the state Agricultural Preservation Restriction program.

Eighteen of our 43 communities have adopted the Community Preservation Act and use these funds for open space protection.
A number of communities have used CPA funds to protect significant tracts of open space. Some of the most proactive communities using CPA funds for open space protection include Westfield (655 acres), Hadley (446 acres), Northampton (444 acres) and Amherst (354 acres protected) (Figure 8). A number of communities have not yet used CPA funds for open space protection, including Monson, Longmeadow, Granville, Goshen and East Longmeadow.

Figure 8: Acres protected using CPA funds, 2001-2010

For the communities that have used CPA funds to protect open space, the available data suggest that a significant portion of open space has been protected using CPA funds. Between the years of 2006 and 2010, the towns of Amherst, Easthampton, Hadley, and Westfield have used CPA funds to purchase over half of the total acres protected between the years 2006-2010.

Forecasts of Regional Growth

If the past is any indication of the future, the Pioneer Valley region will continue to experience modest population growth, with foreign immigrant populations largely responsible for stabilizing the region’s populations. Recent population projections conducted by the Pioneer Valley Planning Commission suggest the region may have nearly 660,000 residents in the year 2035, an increase of 40,000 residents from 2010.
Unless unplanned and dispersed development trends are reversed, fast-growing suburbs and rural areas will continue to expand in both population and developed acres while the population of the urban core will remain stable, due in part to the foreign immigration into our cities.

However, the past is not always an accurate indicator of the future, and there are new considerations that could significantly affect both population growth and development in the region. Most significantly, the large baby boom generation is beginning to retire, and where they retire could significantly impact future growth. National trends show aging populations are moving to urban areas where access to good and services are more readily available. In addition to the baby boomers, changes in foreign immigration could affect future growth trends, and settlement patterns could depend on concentrations of foreign immigrant neighborhoods and communities.

Another consideration is the current global changes that may influence living preferences. Increasing oil and gas prices may influence how far people are willing to commute to employment centers. Changes in our financing structure for home ownership may find more young professionals in need of rental housing options. And the potential for passenger rail may open more commercial and transit-oriented housing markets throughout the Pioneer Valley.

Forecasts of Regional Preservation

If the preservation trends of the last five years continue, the Pioneer Valley Region will see an increase of 1,790 acres of protected lands annually. Over 20 years, this would amount to over 35,000 acres of new protected lands. However, because increases in protected lands vary significantly from year to year, it is difficult to predict what the future will hold. Federal, state, local and private funding available for land preservation can vary significantly from year to year. However, as our Pioneer Valley communities build their Community Preservation Act funds, and as more communities adopt the Community Preservation Act, the region will be increasingly empowered with the local funds needed to take advantage of opportunities, including time-sensitive opportunities, to preserve key open space lands.
REGIONAL GOALS, STRATEGIES & RECOMMENDED LOCAL ACTIONS

Under this plan update, the goals, strategies, and recommended local actions were updated or developed to ensure consistency with the Commonwealth’s Sustainable Development Principles. For those communities who sign the updated Valley Vision Memorandum of Agreement for 2011, communities will be requested to take voluntary action to make local master or community plans and local zoning bylaws consistent with the regional goals and strategies listed in this plan. PVPC will continue to provide technical assistance to our member communities to assist in meeting this consistency requirement.

There over 80 local actions listed in this plan that our member communities could implement to ensure consistency with the 12 goals of our regional plan. It was our mission to ensure there was at least one local action under each of the 12 goals that could be implemented by any of our 43 member communities, whether they are rural, suburban, or urban. Additional information on these identified local actions is available in the Appendix and on our web-based Valley Vision Toolbox. (www.pvpc.org/val_vision/html/toolbox/index.html)
**GOAL ONE**
Incorporate and implement the principles of smart growth and sustainability within our regional and local plans

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<th>STRATEGIES</th>
<th>RECOMMENDED LOCAL ACTIONS</th>
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| **Strategy 1:** Encourage and support reform of outdated and inefficient municipal zoning regulations that promote sprawl to more efficient growth patterns. | * Conduct comprehensive zoning review  
* Conduct comprehensive zoning overhaul  
* Support State Zoning Legislation |
| **Strategy 2:** Make local community plans consistent with regional and local policies and regulations | * Approve Valley Vision Memorandum of Agreement  
* Use Valley Vision community checklists  
* Consider voluntary consistency review of local master plans |
| **Strategy 3:** Build on the past and incorporate historic resources into today’s new plans. | * Join Planning Board Assistance Program  
* Encourage continuing education and training opportunities  
* Provide accessible local data to support local planning and zoning  
* Participate in planning listserves |
## GOAL TWO
Encourage the adoption of land use regulations and policies that enhance community character and maximize the quality of life

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<th>STRATEGIES</th>
<th>RECOMMENDED LOCAL ACTIONS</th>
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| **Strategy 1: Work to create a “sense of place” that is appropriate for each individual community.** | * Adopt design guidelines  
* Adopt signage regulations  
* Adopt Green Development Performance Standards regulations  
* Adopt Mixed Use Downtown or Village Center regulations |
| **Strategy 2: Promote the clustering of residential homes on small lots and permanently protect remaining lands as open space.** | * Adopt Open Space Residential Development regulations  
* Adopt Conservation Development regulations |
| **Strategy 3: Build on the past and incorporate historic resources into today’s new plans.** | * Establish local Historic Districts  
* Adopt Demolition Delay regulations  
* Adopt Community Preservation Act  
* Create municipal preservation plans |
| **Strategy 4: Provide public access to parks, open space, trails, and other means of healthy exercise and recreation** | * Adopt the Community Preservation Act  
* Encourage conservation restrictions and other tools to permanently protect open space  
* Work with neighboring communities to establish regional greenway, bikeway and trail development  
* Access funding for land conservation and parks |
**GOAL THREE**
Focus growth to areas with adequate infrastructure

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<th>RECOMMENDED LOCAL ACTIONS</th>
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<td>Strategy 1: Promote the redevelopment of lands with access to existing infrastructure.</td>
<td>* Encourage adaptive re-use &lt;br&gt; * Encourage infill development</td>
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<td>Strategy 2: Provide adequate infrastructure and strive to promote new development within these identified areas.</td>
<td>* Adopt Stormwater Utilities &lt;br&gt; * Maintain and improve existing infrastructure network &lt;br&gt; * Establish growth and service limit areas &lt;br&gt; * Coordinate small scale wastewater treatment facilities &lt;br&gt; * Develop telecommunication infrastructure</td>
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**GOAL FOUR**
Encourage the coordination, cooperation, and collaboration among units of government

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<th>RECOMMENDED LOCAL ACTIONS</th>
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<td>Strategy 1: Promote regional solutions to land use and growth issues.</td>
<td>* Create intergovernmental agreements &lt;br&gt; * Consider regional resource protection &lt;br&gt; * Work with neighboring communities to establish a regional greenway, bikway and trail system &lt;br&gt; * Facilitate regional focus groups on issues of regional significance</td>
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<tr>
<td>Strategy 2: Support regional collaboration, purchasing, and service delivery.</td>
<td>* Consider joint procurement and service delivery &lt;br&gt; * Consider regional services</td>
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## GOAL FIVE
Make our city, town and village centers the focus of vibrant community life and commerce

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<th>STRATEGIES</th>
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| Strategy 1: Promote compact, mixed use village centers. | * Adopt Mixed Use Downtown or Village Center regulations  
* Adopted Planned Unit Development regulations  
* Encourage residential units above commercial uses in mixed use buildings  
* Provide incentives for market rate housing and mix of incomes in city centers |
| Strategy 2: Create incentives for business development within our priority development areas. | * Adopt prompt and predictable permitting requirements for desired commercial uses  
* Establish Business Improvement Districts  
* Establish District Improvement Financing or Tax Increment Financing |

## GOAL SIX
Ensure existing commercial and industrial centers are strong and vibrant centers of economic activity

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<th>STRATEGIES</th>
<th>RECOMMENDED LOCAL ACTIONS</th>
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| Strategy 1: Bring brownfield sites and other underutilized lands to be economically viable. | * Conduct a brownfield inventory  
* Conduct brownfield site assessments  
* Conduct brownfield clean up / remediation  
* Use the Revolving Loan Fund for brownfield clean-up work |
| Strategy 2: Control commercial strip development and cluster new commercial development to minimize automobile dependency and promote alternative forms of transportation | * Adopt Commercial Site Plan Review  
* Adopt Commercial and Industrial Performance Standards  
* Adopt Planned Unit Development regulations  
* Adopt Green Performance Development Standards  
* Establish eco-industrial parks  
* Use land pooling for economic development |
### GOAL SEVEN
Provide an array of housing choices for individuals of all economic means

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<th>STRATEGIES</th>
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| Strategy 1: Improve the variety of housing opportunities within each community. | * Adopt Accessory Dwelling Units regulations  
* Adopt Inclusionary Zoning regulations  
* Establish Residential Development Districts  
* Allow duplex, triplex, and multi-family units  
* Reduce dimensional standards  
* Adopt flexible infill development zoning regulations |
| Strategy 2: Promote pedestrian-friendly residential developments, with medium to high density housing, near public open space, and walking distance to shops and services. | * Adopt Traditional Neighborhood Development bylaw  
* Establish Transit Oriented Development (TOD) Districts  
* Adopt Chapter 40R Smart Growth District  
* Adopt Form Based Code  
* Adopt Mixed Use Downtown or Village Center regulations |

### GOAL EIGHT
Protect, restore, and enhance our regions’ key environmental assets

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<th>STRATEGIES</th>
<th>RECOMMENDED LOCAL ACTIONS</th>
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| Strategy 1: Create a regional network of greenways and blueways for open space protection. | * Establish River Protection Overlay District  
* Establish Scenic Upland Overlay District  
* Adopt Community Preservation Act  
* Use conservation restrictions and other tools to permanently protect land  
* Work with neighboring communities to create linked networks of open space and wildlife corridors |
| Strategy 2: Protect environmental quality and prevent pollution. | * Adopt Low Impact Development regulations  
* Adopt Stormwater and Erosion Control regulations  
* Adopt Green Development Performance Standards  
* Adopt municipal policies for Green Streets  
* Adopt municipal road repair policies on Combined Sewer Outflow (CSO) abatement |
GOAL NINE
Support a coordinated, multi-modal, environmentally sound transportation system which moves people and goods safely, dependably, and efficiently

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<th>STRATEGIES</th>
<th>RECOMMENDED LOCAL ACTIONS</th>
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| Strategy 1: Develop a connected regional network of pedestrian and bicycle systems to provide residents with viable travel alternatives to the single occupancy vehicle. | * Bike and pedestrian features  
* Conduct sidewalk inventories  
* Establish bicycle parking standards  
* Construct bike lanes  
* Adopt Shared Street standards  
* Use Traffic Calming techniques  
* Establish Safe Routes to Schools program |
| Strategy 2: Adopt Smart Parking Techniques | * Reduce or eliminate Minimum Parking standards  
* Set Maximum Parking standards  
* Adopt Shared Parking standards  
* Establish Payment-in-Lieu system  
* Establish parking pricing |
| Strategy 3: Support an integrated transit network in our city and town centers. | * Establish Intermodal Centers  
* Establish Transit Oriented Development (TOD) Districts  
* Establish Park and Ride lots  
* Establish linked networks of non-motorized travel options |

GOAL TEN
Protect working farms and agricultural lands to maintain this important component of the region’s economy and way of life

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<th>STRATEGIES</th>
<th>RECOMMENDED LOCAL ACTIONS</th>
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| Strategy 1: Preserve prime agricultural land and soils throughout the region. | * Adopt a Transfer of Development Rights bylaw  
* Encourage Agricultural Preservation Restrictions  
* Use “Right of First Refusal” under Chapter 61, 61A, or 61B |
| Strategy 2: Support farm businesses to protect the economic viability of working farms. | * Establish an Agricultural Commission  
* Conduct a farm inventory  
* Adopt a Right-to-Farm regulations  
* Support farm businesses in zoning  
* Develop farm marketing materials  
* Establish a campaign to encourage consumers to buy local food  
* Establish community gardens |
GOAL ELEVEN
Maximize energy efficiency and renewable energy opportunities in the region

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<th>STRATEGIES</th>
<th>RECOMMENDED LOCAL ACTIONS</th>
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| Strategy 1: Support energy conservation strategies to reduce greenhouse gas emissions and consumption of fossil fuels. | * Adopt the Green Building / Stretch Code  
* Become a Green Community  
* Adopt Green Development Performance Standards  
* Implement the recommendations of the Regional Clean Energy Plan |
| Strategy 2: Promote the production of local, clean and renewable energy production in Priority Development Areas as feasible. | * Adopt by-right zoning for clean energy  
* Encourage municipally-owned clean energy |

GOAL TWELVE
Advance equity throughout local and regional land use and development decision making processes

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<th>STRATEGIES</th>
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| Strategy 1: Identify and address environmental justice issues in land use and zoning | * Adopt Commercial and Industrial Performance Standards  
* Identify zoning conflicts between industrial and residential lands |
| Strategy 2: Promote inclusive community planning and decision making processes. | * Use community workshops and design charrettes  
* Establish a transparent decision making processes  
* Encourage diverse board representation  
* Use bilingual community meeting notices  
* Hold meeting in targeted and affected neighborhoods |
PRIORITY AREAS FOR DEVELOPMENT AND PROTECTION

This Valley Vision Update includes new maps which identify three new types of priority areas:

- Priority Development Areas Map
- Priority Protection Areas Map
- Renewable Energy Areas Map

The maps are intended to help communities better guide regional growth and development, to encourage compact forms of mixed use growth in and around existing town and city centers, to protect environmentally sensitive areas and natural assets, and to encourage development of renewable energy sources.

These maps were created using a process of GIS data layer overlap analysis, which employed over 23 separate data layers to evaluate natural constraints to development, availability of public infrastructure, existing local zoning, and other important factors.

The maps were created with feedback and input from each member municipality, which reviewed and commented in detail to help identify municipal priorities for growth and protection.

Priority Areas for Development

This map illustrates five categories of lands which are together designated as suitable for smart growth development, which includes:

- **Areas Suitable for Transit-Oriented Development (TOD) zoning districts**, identified based on a radius around train stations, inter-modal transportation centers, and heavily used transit stops;

- **Existing or Proposed Chapter 40R Smart Growth Zoning Districts**, created under the Smart Growth Zoning District Act, MGL Chapter 40R, to establish dense residential or mixed-use smart growth zoning districts, including a high percentage of affordable housing units;

- **Existing Chapter 43D Priority Development Sites (PDS)**, which have been designated by communities and the state, which have expedited permitting provisions for commercial or industrial economic development;
• **Areas Suitable for Smart Growth Development**, identified based on PVPC's analysis of developable land. This analysis included identifying lands in areas of concentrated development (including a city, town or village center, an existing commercial district, other highly suitable locations for high-density or mixed use developments identified in a municipal plan, or an area adjacent to any of the previous that is within ¼ mile of public facilities, bus stops or commercial or retail areas), then subtracting lands with environmental constraints (including floodplains, wetlands, active farmlands, public water supply watersheds, 100-foot buffers around rivers, streams and wetlands, steep slopes and outstanding resource watersheds);

• **Community-identified Priority Development Sites**, based on municipal Master Plans and other community plans.

The map also illustrates the following other related features:

• **Other Undeveloped Land Zoned Industrial**, based on existing municipal maps.

• **PVTA Transit Stops**.

**Priority Areas for Protection**

This map illustrates important land for protection, which includes:

• Active farmlands;
• Public water supply watersheds;
• Floodplains;
• 100-foot buffers around rivers, streams and wetlands;
• Outstanding resource watersheds;
• Steep slopes.

The map also illustrates:

• Existing protected lands;
• Natural Heritage Endangered Species Program (NHESP) Priority lands;
• Transfer of development rights sending areas, adopted by municipalities.
Local Renewable Energy Areas

The Potential Renewable Energy Areas map illustrates areas where there is potential for solar, wind or hydropower development. Potential solar energy sites are identified, including closed or capped landfills, buildings with large flat roofs (such as schools, colleges and large industrial buildings), and industrial parks or zoning districts. Potential hydropower sites are identified, specifically 12 existing dams which were identified in *New England River Basins Commission Hydropower Expansion Study, 1980*, or other sources as having hydro potential. Potential sites for wind energy development were mapped based on locations where daily mean wind speeds ranged from 13 mph to over 19 mph, based on information from Massachusetts Technology Collaboration. The map also identifies communities which have achieved state Green Communities designation and which have adopted by-right zoning for solar energy facilities.
MUNICIPAL CONSISTENCY WITH THE COMPREHENSIVE LAND USE REFORM AND PARTNERSHIP ACT (CLURPA)

Listed by the American Planning Association as one of the states with the weakest and most outdated state land use laws, major efforts are currently underway in Massachusetts to overhaul our state zoning enabling legislation to provide clearer and better statutory language, provide more control of development projects to local governments, and create incentives for consistency between local master plans and local zoning ordinances.

Known as the Comprehensive Land Use Reform and Partnership Act (CLURPA), the proposed legislation amends four key areas of our current land use regulations:

- **Zoning:** A clearly written and better organized Chapter 40A (the Zoning Act) with new regulations related to special permits, site plan review, variances, impact fees, form-based codes and inclusionary zoning for creation of affordable housing;
- **Master Plans:** Requirements for every community to develop and adopt local master plans with five major elements (goals and policies, housing, natural resources and energy, land use & zoning, and implementation) and plan undertake updates every ten years;
- **Subdivision Regulations:** A streamlined and re-organized Subdivision Control Act, Chapter 41 and an option for communities to replace approval not required (ANR) land divisions with a minor subdivision review process;
- **Partnership Communities:** A New Chapter 40U (Land Use Partnership Act, or LUPA) that provides incentives for the development of Partnership Plans and provides for regional planning agency certification for communities as a Partnership Community. Partnership communities receive incentives including broader impact fees, development agreements, rate of development controls, natural resource protection zoning, shorter vesting periods for subdivision plans, priority infrastructure funding and state technical assistance.

This chapter of Valley Vision will provide guidance to our member communities on how to meet the proposed new requirements of Community Master Plans and Partnership Plans, as stated in the current versions of the legislation, as of April 2011.

Community Master Plans (Chapter 41, Section 81D)

Chapter 41:81D under CLURPA would establish new regulations requiring communities to create Master Plans. The proposed language requires communities to create a master plan, and states that plans should be reviewed, updated or extended every ten years. CLURPA would require that Master Plans have five mandatory chapter elements and six optional elements.

The five major required elements would be: Goals and Policies, Housing, Natural Resources and Energy, Land Use and Zoning, and Implementation. A matrix which details the standards for each chapter can be found in the Appendix. The following six elements are optional chapters under CLURPA: Economic Development, Cultural Resources, Open Space and Recreation, Infrastructure and Capital Facilities, and Transportation.

Currently, Master Plan adoption is through a majority vote of the Planning Board. CLURPA changes this adoption process by requiring a simple majority vote by the legislative body of the community. The community also has the option to have the plan reviewed and certified by the Regional Planning Agency to ensure consistency with the Regional Land Use Plan.

Inventory and Status of Local Community Plans

Currently, not all communities within the PVPC region have an up-to-date Master Plan that meets the requirements under the existing Ch. 41:81D. There are 11 communities in the region that have a Master Plan created within the past ten years and meet the existing standards under state law. There are three communities with Master Plans currently under development. In addition, most communities in the region produced a Community Development Plan in 2004 under Executive Order 418. These plans are essentially a mini-master plan, and provide data trends, goals, and strategies for four components – Open Space and Recreation; Housing; Economic Development; and Transportation. There are six municipalities in the PVPC region that have either no updated local comprehensive land use plan of any kind.
There are no communities in the region that are fully compliant with the standards for Master Plans set in CLURPA; however, most communities will be able to meet the standard with some minimal updates and revisions to the existing plans. The biggest non-compliance issue for the existing plans is the lack of an Energy chapter. However, many communities who have gone through a Master Plan update over the past five years have begun to include this chapter as part of their Master Plan. The highest rate of compliance is with an inventory of natural resources and inventory of housing stock. A matrix that shows compliance with the Master Plan requirements proposed under CLURPA for our member communities can be found in Appendix C.

In short, most communities who have either a recently updated Master Plan or an E.O. 418 Community Development Plan will be able to meet the new standards for Master Plans proposed under CLURPA with some minimal effort. A CLURPA master plan requirements community checklist is available in Appendix D.
Partnership Plans and Partnership Communities

Under the proposed Chapter 40U of the CLURPA legislation, communities have the option to have their Master Plan certified by the Regional Planning Agency as a Partnership Plan, and as a result, become eligible to adopt additional land use and zoning regulations that are unavailable to communities who are not certified as a Partnership Community.

Partnership Plans must be consistent with the standards for Master Plans under Chapter 41:81D and address the following areas: economic development, housing, open space protection, water management, and energy.

Plans must also satisfy the following five “opt-in” benchmarks for certification:

1. Establish prompt and predictable permitting of commercial and/or industrial development within one or more economic development districts;
2. Establish prompt and predictable permitting of residential development within one or more areas that can accommodate a number of new housing units, as set by a housing target number established within the legislation;
3. Requiring Open Space Residential Developments in zoning districts that requires a minimum lot size of 40,000 square feet or more;
4. Requires Low Impact Development techniques for all development that disturbs more than one acre of land;
5. Establish prompt and predictable permitting of renewable energy facilities, research and development, or manufacturing.

Once a community has adopte...
Assessment of Municipal Status for “Opt-in” Benchmarks

At this time, no community has adopted all five requirements for Partnership Community status, but there are at least four communities in the region who have met three of the five requirements: Easthampton, Northampton, Palmer, and Springfield. Many of the communities in the region are partially consistent with the benchmarks, and with some minor amendments to their existing zoning bylaws, could become compliant. For a full listing of Pioneer Valley community’s compliance with each of the five “opt-in” benchmarks under the proposed Chapter 40U, please see the Appendix.

Benchmark #1: Economic Development District

Communities who have adopted M.G.L. Chapter 43D automatically qualify as meeting this benchmark. In addition, those communities that have amended their zoning bylaws to meet the requirements under the Green Communities program for by-right development of alternative energy manufacturing, research and development, or generation in an Industrial zoning district would also qualify. At this time there are 10 communities in the region that have met this benchmark.

The proposed legislation also states that this provision may be waived or modified by a determination by the Regional Planning Agency that adequate alternatives for economic development exist elsewhere in the region and are more appropriately located there. PVPC has not yet made a determination on these locations, but may use the Priority Development Areas map developed under this plan as guidance. For a model bylaw on Economic Development Districts, please see the Appendix.

Figure 11: Consistency with provision for Economic Development Districts

Ten communities in the region have met the opt-in provision for Economic Development Districts.
Benchmark#2: Residential Development District

A Residential Development District requires by-right permitting of residential uses such as single family homes, two-family homes, or multi-family homes within at least one district that can collectively accommodate the municipalities Housing Target Number. The Housing Target Number is equal to five percent of the year round housing as specified by the latest decennial census.

Communities that have adopted Chapter 40R Smart Growth district automatically meet this benchmark. Please refer to the Appendix for a thorough review of the Residential Development District criteria and Housing Target Numbers for each municipality in the PVPC region.

Currently 12 communities appear to meet the requirements of this benchmark. Of the remaining municipalities in the Pioneer Valley, some have zoning districts at the size capable of accommodating their housing target number that are in an eligible location, and have the specified minimum densities, but do not allow these uses by-right. Other municipalities do not meet any of the criteria. For a model bylaw on Residential Development Districts, please see the Appendix.

Figure 12: Consistency for provision for Residential Development Districts

Twelve communities in the region have met the opt-in provision for Residential Development Districts.

Source: Pioneer Valley Planning Commission
Benchmark #3: Open Space Residential Development

While many communities in the PVPC region have adopted Open Space Residential Development (OSRD) or Cluster zoning provisions, the benchmark outlined in CLURPA has very particular requirements which have made many of the communities “partially consistent” with the proposed standards, but no communities fully compliant.

The CLURPA benchmark requires that, for any zoning district in a community where the minimum lot size is 40,000 square feet or greater, any development of five or more housing units must be required to utilize the OSRD standards. At least 50 percent of the parcel must also be permanently protected as open space. For a model bylaw on Open Space Residential Districts, please see the Appendix.

Figure 13: Consistency for provision for Open Space Residential Development

No communities in the region have met the opt-in provision for OSRD, but with minor amendments to existing regulations, communities could meet it.
Benchmark #4: Low Impact Development

The fourth benchmark requires adopting Low Impact Development standards for all development or redevelopment on parcels over one acre of land. The CLURPA standards for LID bylaws/ordinances require a reduction in both peak and non-peak stormwater run-off from the site to reach levels similar to natural hydrology. Developments must also be required to protect natural on site features. Currently seven PVPC communities are completely or partially consistent with this benchmark. For a model bylaw for Low Impact Development, please see the Appendix.

Figure 14: Consistency for provision for Low Impact Development

Only one community is consistent with the LID opt-in provision.

Benchmark #5: Renewable or Alternative Energy

The final “opt-in” benchmark under CLURPA requires communities to adopt regulations that allow by-right renewable or alternative energy facilities within the community. The facilities may be for renewable or alternative energy generation, research and development, or manufacturing. All PVPC communities that have been designated a Green Community would qualify under this benchmark.
Benchmark #6: Recommendations for Municipal Actions

While there are no communities in the PVPC region who have met all five “opt-in” requirements for the proposed Partnership Community status, many municipalities in the region will only need to make minor amendments to existing zoning bylaws or ordinance to meet the proposed standards set in CLURPA. In the Appendix, model bylaws are available to assist communities in meeting the standards set forth in the proposed legislation.

Regional Plan Review Process for Local Plans and Certification Process

This Valley Vision Update is intended to bring Valley Vision into compliance with zoning reform legislation, and to assist member municipalities in meeting their responsibilities under the legislation.

Summary of CLURPA and LUPA

At the time of this writing, there are two versions of proposed Massachusetts Zoning Reform legislation under consideration by the State Legislature, either CLURPA (the Comprehensive Land Use Reform and Partnership Act) or LUPA (the Land Use Partnership Act).
Both proposed acts would establish a process enabling communities to create municipal Partnership Plans (similar to Master Plans) and a regional review and certification process for Partnership Plans. However, there are subtle differences between CLURPA and LUPA.

The CLURPA legislation, in proposed Section 40U, provides that:

Communities may prepare Municipal Partnership Plans;

- Required subjects of Partnership Plans (Chapter 41:81D, sec. 3, 5) include: Goals and Policies; Housing; Natural Resources and Energy, which meet the following standards: Land Use and Zoning; Implementation; and Self Assessment with Regional Plan. Optional elements (Chapter 41:81D, sec. 4) include: Economic Development; Cultural Resources; Open Space and Recreation; Infrastructure and Capital Facilities; and Transportation. Additional required elements of plans (Section 40U:4) include: Economic Development; Housing; Open Space Protection; Water Management; and Energy Management.

- Plans, and their implementing regulations, must be consistent with the Commonwealth’s land use objectives, including:

  1. Prompt and predictable permitting of commercial and industrial development within one or more economic development districts.

  2. Prompt and predictable permitting of residential development within one or more residential development districts that collectively can accommodate a number of new housing units equal to a housing target number equal to five percent of the total number of year round housing units in the community.

  3. Open space residential design required for developments of five or more housing units in zoning districts requiring a minimum lot size of 40,000 square feet or more (see CLURPA Ch. 40U:5C for details).

  4. Low impact development techniques required for developments disturbing more than one acre of land

  5. Prompt and predictable permitting of renewable or alternative energy generating, research and development or manufacturing facilities within eligible district(s).
• Regional planning agencies must certify whether a community’s proposed implementing regulations are consistent with the community’s certified partnership plan.

• After RPA certification, communities can adopt the implementing regulations.

• After adopting the implementing regulations, the RPA may notify the community that it is a “partnership community”.

A “partnership community” gains the following additional powers:

1. The power to regulate rate of development;
2. Adoption of natural resources protection zoning;
3. A reduction on the period of vested rights for definitive subdivision plans from 8 year to 4 years;
4. The power to enter into development agreements with applicants to provide public capital facilities, affordable housing, open space or recreational facilities;
5. The power to impose development impact fees.

The most notable differences in LUPA and CLURPA are as follows:

• In LUPA, the “required plan subjects” for Community Land Use Plans are Economic Development, Housing, Open Space Protection, Water Management and Energy Management. LUPPA does not note optional subjects;

• LUPA requires a public hearing on plans prior to submittal to the regional planning agency for certification.

• In LUPA, after RPA certification of plans, they can be adopted by the legislative body of a municipality. CLURPA does not include the RPA steps in the process of municipal adoption.

Certification Checklists

As part of this Valley Vision Update Plan, PVPC has created a CLURPA Certification Checklist, which is proposed for use by PVPC to review and certify that municipal partnership plans and implementing regulations are consistent with the requirements of CLURPA. Reviews must be completed within 90 days of receipt of a municipal plan.

PVPC has also created a LUPA Certification Checklist, for use in the event the LUPA version of land use reform legislation is adopted by the state legislature. These checklists can be found in the Appendix.
PLAN ADOPTION

The Pioneer Valley Planning Commission (PVPC) has actively engaged community officials and the general public in the process of creating this Valley Vision Update plan. The draft Valley Vision Update Plan was initially presented at a February 10, 2011 meeting of the Pioneer Valley Planning Commission for review and comment by Commissioners from all of the region’s communities. Subsequently, the draft Valley Vision Update plan maps and community checklists were mailed to community boards in all 43 PVPC communities, with a request for comments. Many communities did provide comments, and PVPC responded to all comments received, often by making modifications to the plan.

Sub-Regional and Community Meetings

To further expand opportunities for public comment on the Valley Vision Update Plan, PVPC coordinated a series for four sub-regional meetings on the plan during February, 2011 in Palmer, Huntington, Northampton and Springfield. A presentation on the Plan was provided, and participants were encouraged to provide comments on the plan, maps and goals.

PVPC also met with individual community Planning Boards on request to discuss more detailed comments on community mapping or checklists. Meetings were held with planning officials in Holyoke, Northampton and East Longmeadow and detailed comments were received and incorporated from many municipalities.

Memorandum of Agreement for Cross-Adoption of Valley Vision

When Valley Vision 2 was completed in 2007, PVPC created an innovative cross-adoption process to ensure that communities were committed to implementing the plan. As a result, 40 of the region’s 43 communities subsequently signed the “Memorandum of Agreement for Promoting Regional Action on Growth Management and Valley Vision, the Regional Land Use Plan”.

PVPC has developed an updated Memorandum of Agreement for cross-adoption of the Valley Vision Update plan. This MOA will be sent to the chief elected officials in all 43 Pioneer Valley communities, and communities will be requested to formally endorse the MOA and updated plan.

The primary change in the new MOA is that signatory communities will agree to participate in voluntary consistency review process, designed to promote consistency of local Master Plans and zoning regulations with the Valley Vision Update regional land use plan.
Under CLURPA or LUPA, communities will submit local Master Plans and zoning regulations to the Pioneer Valley Planning Commission for consistency review, and will consider recommendations received from PVPC to promote improved consistency of local and regional plans. (It should be noted that consistency review may become mandatory with the passage of state Zoning Reform legislation).
NEXT STEPS: ADVANCING THE VISION

This Valley Vision Update plan is intended to be used in concert with the Valley Vision 2 Regional Land Use Plan, as a supplement to that plan. Valley Vision is designed as an implementation plan, and in order to advance “vision” expressed in the plan, there are a number of key steps that must be taken, by municipalities and others, which are described in this section.

Municipal Cross-adoption of Valley Vision Intergovernmental Compact

The first step in implementing this plan will be municipal cross-adoption of the intergovernmental compact, or Memorandum of Agreement (MOA), for the Valley Vision Update. The Planning Board for each community should endorse the MOA, and recommend its approval by their respective Chief Elected Officials. The MOA should be then be approved and signed by the Chief Elected Officials.

Updating Municipal Zoning Regulations and Master Plans

The “vision” expressed in this Valley Vision Update plan cannot be achieved without the dedicated long-term efforts of community planners and other local officials to bring Master Plans and land use regulations into consistency with this smart growth plan. Key roles for communities include:

- Update Zoning and Land Use Regulations: PVPC has prepared a “Smart Growth Community Checklist” for each community, highlighting specific recommended actions to achieve Valley Vision goals. Communities should examine their checklists and work to adopt smart growth bylaws.

- Update Master Plans and Zoning Maps: Valley Vision Update provides maps illustrating Priority Development Areas, Priority Protection Areas and Renewable Energy Areas for each community. Communities should review their Master Plans and zoning maps for consistency with the areas recommended on the Valley Vision Update maps.

- Consistency Review: Communities should participate in voluntary consistency review of local Master Plans and zoning regulations with the Valley Vision Update plan. Communities should submit Master Plans and zoning regulations to the PVPC for consistency review, and should consider the recommendations received from PVPC to promote improved consistency.
Providing Tools and Technical Assistance to Communities

The Pioneer Valley Planning Commission will continue to coordinate efforts to implement the provisions of this Valley Vision Update plan. Key roles for PVPC include:

- Provide a program of local technical assistance to communities, including helping to draft and adopt smart growth regulations, and Master Plans, as well as seeking grants to support this work.

- Continue to provide smart growth tools and resources to communities, including regular updates of the Valley Vision Toolbox of smart growth strategies and model bylaws.

- Consistency Review: PVPC should participate in voluntary consistency review of local Master Plans and zoning regulations with the Valley Vision Update plan. PVPC should review community Master Plans and zoning regulations, and make recommendations to promote improved consistency with Valley Vision.

Role of Valley Development Council

The VDC was established in 2005 to provide a public-private advisory group to guide the creation and implementation of Valley Vision. The VDC is comprised of municipal planners, planning board members, builders, architects, bankers, realtors, conservation commissioners, state officials, and other interested citizens. The VDC has promoted smart growth awareness in the region by creating a Smart Growth Awards program, and by holding a Smart Growth Design Competition. The VDC will continue to meet regularly, and assist the PVPC in promoting community participation in implementing Valley Vision, and in establishing public-private partnerships to create smart growth development projects in the region.

Building Smart Growth Developments

Developers, architects, bankers and realtors all play an important role in implementing Valley Vision, and in particular, in building actual smart growth developments in the region. The development community can support Valley Vision by:

- Working with the VDC and municipal officials to create public-private partnerships to help advance smart growth development projects;
- Using the Valley Vision maps to identify suitable locations for development;
- Building smart growth projects, such as mixed use projects, open space community developments, transit-oriented developments, and traditional neighborhood developments that can serve as models for the region.
Meeting the Challenges of Zoning Reform

Zoning reform in Massachusetts will present a series of important opportunities and challenges for communities. The proposed Zoning Reform legislation will provide communities with new zoning tools to regulate development and advance smart growth, including impact fees and inclusionary zoning. It will update and improve antiquated statutes, in particular providing an option to eliminate “Approval Not Required” development and replacing that with a new minor subdivision approval process. Communities will be required to prepare Master Plans, and zoning regulations that are consistent with their Master Plans.

Communities will also have the opportunity and challenge to become “Partnership Communities” which will require adoption of performance standards and certification of Partnership Plans and regulations by regional planning agencies. The benefits that accrue to Partnership Communities are, however, significant, and include: natural resource protection zoning, shorter vesting periods, broader use of impact fees, development agreements, rate of development regulations, priority infrastructure funding, and technical assistance.

*Valley Vision Update* can help communities prepare for zoning reform and be positioned to take advantage of the benefits offered for Partnership Communities.
MEMORANDUM OF AGREEMENT

Amended April, 2011

FOR
PROMOTING REGIONAL ACTION ON GROWTH MANAGEMENT
AND
VALLEY VISION UPDATE, THE REGIONAL LAND USE PLAN FOR THE PIONEER VALLEY

By and among
the Municipalities of the Pioneer Valley Region
and the
Pioneer Valley Planning Commission

WHEREAS, the Pioneer Valley region is facing serious problems with development and sprawl, which threaten to degrade community character and natural resources, reduce open space and farmland, limit housing choice and affordability, and increase traffic congestion, greenhouse gas emissions and air pollution;

WHEREAS, it is vital that the Pioneer Valley region employ growth management strategies and other planning tools to control sprawl and reduce its negative impacts;

WHEREAS, growing smarter can result in more efficient use of land, preservation of open space and community character, less traffic congestion, more compact, energy efficient and pedestrian-friendly development, revitalized village and city centers, mixed use commercial corridors, redevelopment of Brownfield areas, less costly municipal services, and improved opportunities for affordable housing;

WHEREAS, the Pioneer Valley Planning Commission (PVPC), in cooperation with the Valley Development Council and community planning officials, have developed “Valley Vision Update”, an updated and revised Regional Land Use Plan, which includes growth management strategies and tools;

WHEREAS, communities must think and act regionally in order to effectively combat sprawl and promote well-planned growth;

WHEREAS, in order to promote more efficient regional growth and development, it is important to achieve mutual consistency of municipal plans and zoning with regional land use plans;

WHEREAS, Valley Vision Update has been created to assist Pioneer Valley communities in meeting the anticipated requirements of state Zoning Reform legislation, and in securing anticipated benefits of compliance with such legislation;

Now, THEREFORE, IT IS HEREBY RESOLVED that the communities of the Pioneer Valley region and the Pioneer Valley Planning Commission agree to adopt and work cooperatively to implement Valley Vision Update, the Regional Land Use Plan for the Pioneer Valley.

IT IS FURTHER RESOLVED that the communities of the Pioneer Valley region and the Pioneer Valley Planning Commission agree to work to promote the mutual consistency of municipal plans and zoning with Valley Vision Update, and agree that mutual consistency of such plans is beneficial to improved planning and growth management, both for individual communities, subregional areas, and the region as a whole.
IT IS FURTHER RESOLVED that a regional advisory committee, the Valley Development Council, comprised of public and private sector representatives, shall continue to assist PVPC and the communities in carrying out the goals of this agreement.

IT IS FURTHER RESOLVED that the communities of the Pioneer Valley and the Pioneer Valley Planning Commission agree to work together to promote well-planned growth and implement Valley Vision Update in the following ways:

Section 1. Role of the Communities
The communities of the Pioneer Valley region, signatory to this agreement, shall have the following roles:

a. To review, through the Planning Board and/or planning staff, municipal land use or Master plans, zoning and subdivision regulations to determine if they are consistent with Valley Vision Update, the Regional Land Use Plan;

b. To consider the adoption and enforcement of land use regulations or bylaws designed to promote efficient growth consistent with Valley Vision Update, and in particular to consider whether such regulations or bylaws are consistent with recommendations of their community-specific Valley Vision “Smart Growth Community Checklist” and Valley Vision Update maps.

c. To participate in voluntary consistency review to promote consistency of local Master Plans and zoning regulations with the Valley Vision Update regional land use plan. Communities shall submit local Master Plans and zoning regulations to the Pioneer Valley Planning Commission for consistency review, and shall consider recommendations received from PVPC to promote improved consistency of local and regional plans. (Note: consistency review may become mandatory with the passage of state Zoning Reform legislation).

Section 2. Role of the Pioneer Valley Planning Commission
The Pioneer Valley Planning Commission shall have the following roles:

a. To review municipal land use or Master plans, zoning and subdivision regulations to ensure that Valley Vision reflects municipal land use planning and growth management priorities as noted in these documents;

b. To assist the municipalities in meeting their responsibilities under this Memorandum, including seeking grant resources to provide local technical assistance for land use regulations or bylaws designed to promote implementation of Valley Vision.

c. To participate in voluntary consistency review to promote consistency of local Master Plans and zoning regulations with the Valley Vision Update regional land use plan. PVPC shall receive and review submittals of local Master Plans and zoning regulations from communities for consistency review, and shall submit recommendations to communities to promote improved consistency of local and regional plans.

Section 3. Role of the Valley Development Council
The Valley Development Council shall be comprised of municipal planners, planning board members, builders, architects, bankers, realtors, conservation commissioners, state officials and other interested citizens, and shall have the following roles:
a. To assist the Pioneer Valley Planning Commission in promoting participation in this agreement, and to assist communities in implementing the goals of the agreement;

b. To assist in implementing Valley Vision, including establishing public-private partnerships to create smart growth development projects in the region, which can serve as models for future growth.

Section 4. Amendments
This Memorandum may be amended at any time with the approval of all signatories. Any signatory to this Memorandum may rescind their participation through a majority vote of the signatory’s governing body, including the Board of Selectmen for a town and the Mayor for a city.

Section 5. Effective Date/Authorization
This Memorandum will become effective for signatories when it is signed by two or more participating parties.

Mayor, City of Agawam              Date
Chair, Amherst Board of Selectmen    Date
Chair, Belchertown Board of Selectmen    Date
Chair, Blandford Board of Selectmen    Date
Chair, Brimfield Board of Selectmen    Date
Chair, Chester Board of Selectmen     Date
Chair, Chesterfield Board of Selectmen    Date
Mayor, City of Chicopee               Date
Chair, Cummington Board of Selectmen    Date
Chair, East Longmeadow Board of Selectmen    Date
Mayor, City of Easthampton            Date
Chair, Goshen Board of Selectmen      Date
| Chair, Granby Board of Selectmen | Date |
| Chair, Granville Board of Selectmen | Date |
| Chair, Hadley Board of Selectmen | Date |
| Chair, Hampden Board of Selectmen | Date |
| Chair, Hatfield Board of Selectmen | Date |
| Chair, Holland Board of Selectmen | Date |
| Mayor, City of Holyoke | Date |
| Chair, Huntington Board of Selectmen | Date |
| Chair, Longmeadow Board of Selectmen | Date |
| Chair, Ludlow Board of Selectmen | Date |
| Chair, Middlefield Board of Selectmen | Date |
| Chair, Monson Board of Selectmen | Date |
| Chair, Montgomery Board of Selectmen | Date |
| Mayor, City of Northampton | Date |
| Town Manager, Town of Palmer | Date |
| Chair, Pelham Board of Selectmen | Date |
| Chair, Plainfield Board of Selectmen | Date |
Chair, Russell Board of Selectmen

Chair, South Hadley Board of Selectmen

Chair, Southampton Board of Selectmen

Chair, Southwick Board of Selectmen

Mayor, City of Springfield

Chair, Tolland Board of Selectmen

Chair, Wales Board of Selectmen

Chair, Ware Board of Selectmen

Mayor, Town of West Springfield

Mayor, City of Westfield

Chair, Westhampton Board of Selectmen

Chair, Wilbraham Board of Selectmen

Chair, Williamsburg Board of Selectmen

Chair, Worthington Board of Selectmen

Executive Director, Pioneer Valley Planning Commission