

2027 Municipal Planning Grant

GEARS Application Instructions

This document provides essential information about the Municipal Planning Grant (MPG) program and is intended to provide instructions and links to important resources for completing the online application (only applications submitted through the online [Grant Electronic Application and Reporting System](#) – GEARS – will be considered). In addition to these instructions, we recommend that you review the [Program Description](#) for general information about the grant program and scoring criteria. These instructions also provide step by step pointers on responding to the application questions.

Application Due Date

Applications must be submitted by

Monday, November 2, 2025, at 6:00 pm.

Before You Begin the Online Application

- Discuss with project partners and other town officials as well as with potential consultants. Have the municipal Legislative Body (e.g. selectboard, city council or village trustees) complete the required [Municipal Resolution](#).
- Draft an outline of your project using the [Application Guide](#) as a model. Use word processing software to compose responses to the short answer questions. Once edited, reviewed, and perfected in word processing, the responses can easily be copied and pasted into the online application forms.
- Look through all the application forms before starting to fill them out.

Grant System Roles

Every person associated with an online grant application must first create a new user account and then be assigned a role within the online **Grant Electronic Application and Reporting System (GEARS)**. You only need one account per person in the online system, even if you are associated with multiple municipalities or grant applications. To create a new account, complete the online new user registration form and click the save button to submit the registration.

The roles shown in the table below have specified permissions in GEARS.

Municipal/Authorizing Official Assigned by Legislative Body

Municipal/Authorizing Officials are assigned by their Legislative Body, identified in the Municipal Resolution, and their online accounts are validated by Department of Housing and Community Development (DHCD) staff.

All Other Users Assigned by the Municipal/Authorizing Official

All other users are assigned by the Municipal/Authorizing Official or Administrator associated with their grant application.

System Role	Assigned to	Designated by	Create Application	View Forms	Edit Forms	Submit Application	Approve Account
Municipal/Authorizing Official (M/AO)	Selectboard member, Town or City Manager, or Town Administrator	Municipal Resolution	✓	✓	✓	✓	✓
Administrator	Town staff, planning commissioner or RPC agent	Municipal Resolution	✓	✓	✓	✓	
Writer	RPC or town staff, or consultant	Email from M/AO or Administrator		✓	✓		
Viewer	RPC or town staff, or consultant	Email from M/AO or Administrator		✓			

Municipal/Authorizing Official (M/AO)

Must be Chief Executive Officer of the municipality as defined by [10 VSA §683\(8\)](#) such as a selectboard member, or a Town or City Manager or a Town Administrator. No person who is paid through the grant or handles grant funds, including the Municipal Clerk or Treasurer, may be assigned the Municipal/Authorizing Official role. M/AOs have the following permissions and functions:

- Only role with the authority to electronically submit requisitions (if grant is awarded).
- Assigns the grant Administrator role.
- Assigns Writers or Viewers for the project or may leave that responsibility to the Administrator.
- M/AO title functions as an electronic signature in the system.
- Ability to initiate, write, edit, review and submit applications.
- Ability to administer the grant if awarded. (If no Administrator is assigned to the grant, the M/AO will need to perform the Administrator functions.)

Each municipality ideally should have two persons validated as Municipal/Authorizing Officials in the event one is not available at a critical time. (For example, both a selectboard member and Town Administrator could be authorized.) Before submitting the application, a majority of legislative body must **sign** a resolution to designate the M/AO(s) to act on behalf of the municipality.

Administrator

Handles all grant-related tasks for the municipality except the first two M/AO functions listed above. The Administrator role may be assigned to a town planner or other staff, a planning commissioner or other board member involved in the grant, or regional planning commission staff if identified as an agent of the municipality for small towns or consortia. Administrators have the following permissions and functions:

- Must be validated in the Grants Management System by a Municipal/Authorizing Official or by DHCD staff, with written permission from a Municipal/Authorizing Official.
- Ability to initiate, write, review, edit and submit applications.
- Ability to initiate, write, review and edit requisitions.
- Validates/assigns Writers or Viewers to the grant applications.
- Ability to administer the grant if awarded.

The Administrator role, when authorized by the M/AO, can create applications on behalf of the municipality. The Administrator is added to a specific grant Application by the M/AO or DHCD staff, with written permission from the M/AO.

Writer

Can write, edit and review applications. The Writer is added to a specific grant Application by the M/AO or by DHCD staff, with written permission from the M/AO or Administrator.

Viewer

Can review the grant application and if the grant is awarded can view grant-related documentation in the system. The Viewer is added to a specific grant Application by the M/AO or by DHCD staff, with written permission from the M/AO or Administrator.

Page by Page MPG Application Instructions – FY27

Keep these instructions available to reference while you work on the online application.

Save Often

The system will automatically time out after 45 minutes on a single page even if you are continuously adding data. We recommend writing all of your responses in a word processing program first, using the Application Guide as a model. In addition, we strongly encourage you to save your work in the system at regular intervals to prevent loss. If you are timed out, **do not** use your browser's back button to return to the page you were on as all data entered after this will be lost. Always SAVE before moving to another page!

Formatting

The online grants management system does not recognize special formatting such as Bold, Italics or Bullets – this is important to keep in mind as you draft your application. We recommend that you compose your responses in a word processing program (such as Microsoft Office Word) first and avoid using any special formatting. *Note that character limits include spaces and punctuation.*

Required Fields *

Throughout the application you will see fields that have a red asterisk * beside them. This indicates a required field. If no data is entered into a required field, you will receive an error message when you save the page. A blank required field will also prevent the application from being submitted successfully. If attempting to submit the application with blank required fields the system will redirect you to the incomplete page for correction.

System Emails

Once an application is successfully submitted you will receive system messages informing you of the status of your application. If you use spam blockers, be sure to add **SOV-EGrantsNoReply@vermont.gov** to your “safe list” so that you can receive important messages from the system.

Accessing the Online System

Every person needing access to the online Grant Electronic Application and Reporting System (GEARS) must first create a new user account (only one), however, creating an account will not give you access to an application. The Municipal/Authorizing Official (M/AO) **MUST** first be validated by MPG staff.

The M/AO can assign users already in the system to their organization's account and the application. The M/AO needs to notify MPG staff of all new users needing access along with their respective roles to the organization's account and application, and MPG staff will validate their accounts.

If you do not have an existing account in the online system, you'll need to register for a new account by completing the online registration form. If you are an M/AO needing to assign an administrator, writer, or viewer roles to people who are new to your organization's account for the MPG application, please send an email to MPG staff indicating the names and roles.

If you do have an existing account but have forgotten your password, please use the link found on the Home page of the site **or** contact DHCD staff at accd.cpr@vermont.gov for assistance.

Home

Log in to the GEARS using your assigned username and password here:

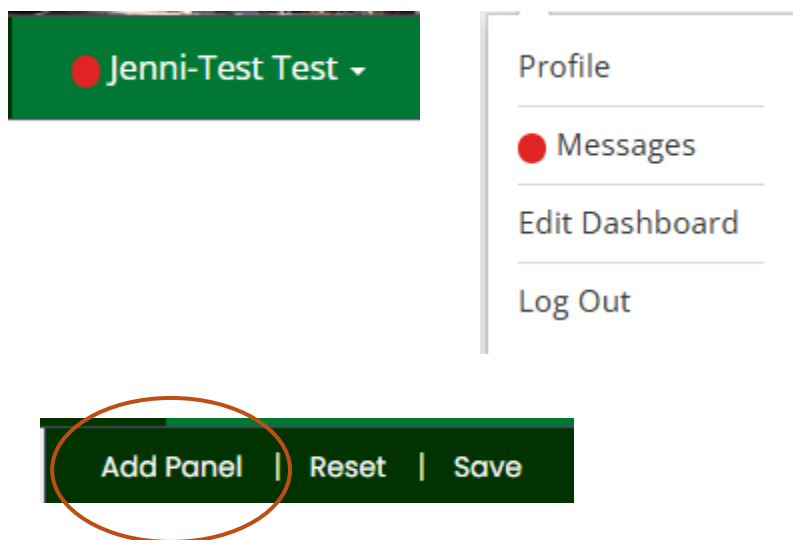
<https://grants.vermont.gov>

Look for this image in the online system to know you are on the correct website:



The Dashboard is the first page that appears after logging in to the system. There are panels on the dashboard for: my opportunities (available grant applications), my tasks (items that need attention), and announcements.

If you log-in and your dashboard is empty, do not worry. You will need to setup your dashboard as the first step. Select the drop-down arrow next to the username in the upper right-hand corner, then select “edit dashboard”, and “add panel”.



You will want to select the following panels one at a time: My Opportunities, My Tasks, and Announcement Panel. After you select the panel, click save, this will drop the panel into your dashboard. Follow this process for each of the three panels. Once the process is complete, hit save – which is just to the right of “add panel”.

Create an Application

From “My Opportunities” the 2027 Municipal Planning Grant will show with a blue hyperlink. (Note that **both** the Municipal/Authorizing Official (M/AO) and Administrator roles can initiate a new MPG application. See [MPG Roles](#) for more information.)

Look for this in the online system: (Examples are from a prior fiscal year, but are correct)

▼ My Opportunities

Name	Provider	Availability	Description
Municipal Planning Application FY25	Vermont Agency of Commerce & Community Development	11/18/2024 12:00:00 AM - 3/31/2025 6:00:00 PM	

“Agree”

Before you can “create” an application or submit one, a confirmation page will ensure that you are aware of critical program requirements. Read the statement carefully and click the “Agree” button to continue.

Municipal Planning Application FY25



Provided By:

Vermont Agency of Commerce & Community Development

Provided To:

ACCD Grantee Test

(MPG) Municipal Planning Application Availability Dates:

11/18/2024 12:00:00 AM - 3/31/2025 6:00:00 PM

Due Date:

12/31/2024 11:59:00 PM

Agreement Language:

Before proceeding any further with your Municipal Planning Application please indicate that you have read this statement by clicking “I Agree.”

Municipal Planning Grant applications are due by Monday, March 31, 2025, at 6:00 pm.

If your municipal planning process has **not** been confirmed by your regional planning commission by December 31, 2024, you may apply for funds **only** to develop or update your municipal plan in preparation for having it confirmed. Please see the [Program Description](#) for more information.

Agree

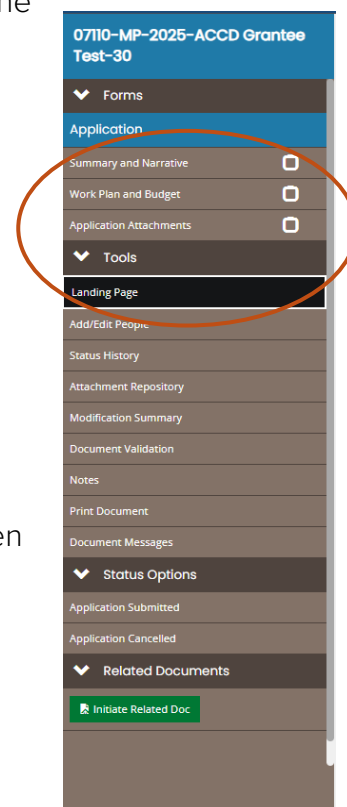
Decline

Landing Page

You will now be on the Landing Page and application menu home. The Landing Page provides basic information about the application and will update as the application forms are completed. The page includes information about the responsible individuals and the budget. You can return to the Landing Page from any of the forms by clicking the Menu link along the left navigation toolbar.

Navigation Tips

To access the application forms – use the left navigation toolbar. From the left navigation, you can access all application forms, and additional tools.



Summary and Narrative Form

Summary & Narrative Form

Rural Towns. If you are a “[rural town](#)” with a population of less than 2,500 and the grant administrator is the Regional Planning Commission, select YES. If a rural town is administering its application and grant without RPC assistance, then select NO. Non rural towns select N/A.

Town Plan Adoption Date. Provide the latest adoption date of your municipal plan. If your municipality has never had a plan, select N/A.

State Designations. This question applies only to *state* designated centers. If you are unsure if your municipality has a state designated center, refer to the [DHCD Planning Atlas](#) for a map of municipalities with state designated centers.

Municipal Confirmation. If you are not certain of your municipality’s confirmation status, which requires an adopted town plan that has been approved by a regional planning commission (RPC), as well as a confirmed planning process, please contact your [regional planning commission](#). All applying municipalities, including those within a consortium, must be confirmed by November 1, 2026.

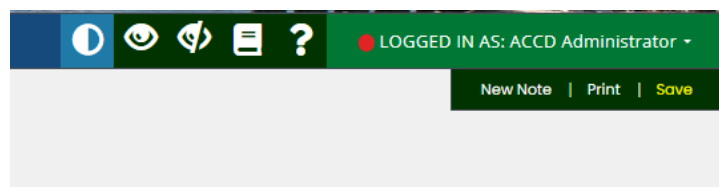
Municipalities without a confirmed local planning process may apply for funding but **only** to create a municipal plan approvable by the RPC. They must also have voted to provide local funds for municipal and regional planning purposes. Grant proposals from municipalities that have received RPC recommendations to bring their plan into compliance with statewide requirements must address the changes identified by the RPC and the application must include a copy of the latest RPC consultation report.

Consortium Project. A consortium is formed when two or more municipalities submit a joint application with one municipality agreeing to serve as the lead municipality. All participating municipalities need to be confirmed by the confirmation due date, November 1, 2026 (applications are due November 2, 2026, by 6:00 pm). If applying as a multi-

municipal consortium, select “Yes” and then select each “Participating Municipality” from the resulting list. Municipalities are listed alphabetically by City, Town and Village in the drop-down. Indicate if the RPC is serving as an agent for the consortium.

Required Fields

Please ensure all required fields (noted with a red asterisk) are completed. If required fields are missing content, an error message will appear once you hit save. Save can be found in the upper right-hand corner of all application forms.



Municipal Resolution

The [Resolution](#) authorizes the Municipal/Authorizing Official (and Alternate) to act on behalf of the municipality on all matters related to the grant and officially recognizes the Grant Administrator. The signature of the Planning Commission Chair is required to document planning commission support for the application. The Resolution confirms that the municipality will maintain its efforts to provide local funds for municipal and regional planning or has voted at an annual or special meeting to provide local funds for municipal and regional planning purposes. The resolution also commits the municipality to allocating the necessary match funds.

For all applications, a primary Municipal/Authorizing Official (M/AO) must be designated on the Resolution. We **strongly recommend** that municipalities designate a second, alternate M/AO in case the primary M/AO is not available at critical times. Electing another individual to the M/AO role later in the process requires an amendment to the resolution and signatures from the legislative body. The M/AO(s) will need an account in the GEARS.

For consortium applications, each municipality must submit a separate, signed Resolution. Each municipality must designate the **same** Municipal/Authorizing Official(s) and Administrator.

After signatures are gathered, upload the signed Resolution(s) or email to accd.cpr@vermont.gov with the name of the municipality and MPG 2027 in the subject line. All emailed Resolutions will be uploaded to the Application Attachments form once we receive them.

Municipal/Authorizing Official. Identify the person from the dropdown list who is the primary Municipal/Authorizing Official (M/AO). See [MPG Roles](#) for more information about who can be assigned the M/AO role and what their responsibilities are. In the case of a consortium, enter the lead municipality's Municipal/Authorizing Official. Only the lead municipality prepares an application.

Grant Administrator. This designated person handles all grant-related business including contact with DHCD about the application. If no Administrator role has been assigned, the

M/AO may serve in this role as well. Municipalities may wait until a grant is awarded to identify an Administrator and may change Administrators once the grant is awarded.

Note that only the names of individuals who have registered for and received an account in GEARS will appear in the drop-down menus. Contact DHCD staff – accd.cpr@vermont.gov if you do not see the name of an individual listed in the drop-down menu options.

Be sure to SAVE your work before moving on to another form. Move on to the Work Plan and Budget Form by using the Forms Menu at the top of the page.

Work Plan and Budget Form

Fill in the relevant fields on the Work Plan and Budget form for each project task. We recommend that you write up your entire work plan in a word processing program using the form on page 15 of the [Application Guide](#) and obtain cost estimates for the work before starting on these pages in the online system.

Start by providing a task name and a short description of what that task entails. Use the + sign to add as many additional task lines as needed.

Example Task Name: Inventory of on-site sewage treatment systems in the village.

Example Task Description: Go through records to identify and map all in-ground septic systems serving buildings in the village that are not on the municipal sewage treatment system and categorize them.

I certify that the Municipality has existing zoning bylaws. ☐ Yes ☐ No

Task Name	Description of Task	Paid Personnel	If Other, please specify	Hours	Hourly Rate	Personnel Cost	Material Description	Material Cost	Total Cost
	0 of 250				\$	\$0	0 of 250	\$	\$0
						\$0		\$0	\$0

After entering the amount of STATE GRANT FUNDS being requested, click **SAVE** - all other fields will automatically calculate based on the information entered into the table above.

Total Project Cost: \$0

State Grant Funds (Grant Amount Requested): \$

The required 10% match is based off the Total Project Cost.

Total Match Funds: \$0.00

Minimum Required Cash Match Funds (10% of Total Project Cost): \$0

Additional Cash Match Funds (Optional): \$0

Task Category: Select from the following drop-down list the type of task reflected in the description.

- Outreach / Engagement
- Analysis
- Writing / Drafting
- Mapping / GIS

- Public Meeting
- Other

If other, specify: If you selected “other” from the Task Category drop-down list, explain what the task is.

Type of Expense: This column drills down the type of expense associated with the task. Select from the drop-down list the best fit from the list below.

- Labor: Consultant
- Labor: Subconsultant
- Labor: Project Management by RPC
- Labor: Project Management by Very Small Town
- Materials: Equipment
- Materials: Printing
- Materials: Software
- Materials: Mailers
- Non-Labor: Hearing Costs
- Non-Labor: Legal Review
- Non-Labor: Advertising / etc.

Unit Cost: Enter either the hourly rate for labor, or item cost for materials / non-labor items.

Quantity: Enter either the number of hours for labor, or quantity of materials needed.

Total Cost: Will auto-calculate, no manual entry is needed in this column.

Total Project Cost. The total project cost for each task will automatically calculate as you complete the table. You must **SAVE** this page **any time** subsequent revisions are made to your work plan. The total cost of each task will be summarized on the Work Plan and Budget Table.

All grants require a local cash match of 10% of the total project cost, except for applications seeking funding for Municipal Plans or Bylaws in very small towns that do not currently hold the document being applied for. The maximum amount of grant funds available for a single municipality is \$50,000, and \$65,000 for a consortium. Grant applications that offer additional match funds beyond the required amount will be more competitive than those with only the 10% match.

The Work Plan and Budget form in GEARS requires you to manually identify the amount of funding requested from the state grant. Fill in the State Grant Amount requested and save the form at the top of the page. The 10% minimum required match amount will be calculated **automatically** based on the total project cost. Any additional match amount will

calculate **automatically** based on the difference between the Total Project Cost (sum of each task and budget item) and the state funds requested + 10% minimum match.

For consortia applications, the minimum match is 10% of the grant request. The maximum amount of grant funds available for consortia applications is \$65,000. Additional match amounts may be proposed for a more competitive application.

Municipal Plan & Bylaw Projects. Very small towns applying for a Municipal Plan or Bylaw project that **do not** currently have them, are exempt from the required 10% match.

Budget Documentation

Describe Source(s) of Match Funds. 10% cash match is required for all grants, except very small towns applying for Municipal Plan or Bylaw projects in municipalities without those documents, and will be automatically calculated on the Work Plan and Budget form in GEARS after the requested grant amount is entered. Projects that include more than a 10% cash match will more competitive than those that are budgeted with the minimum match.

Any source of cash match funds may be used -- federal, other state grants, municipal, private or non-profit. In kind, or contribution of staff or others' time **cannot** be offered as a match.

Upload your documentation or any uploads beyond what is included in the Budget Documentation box, please use the Application Attachments form (see instructions below).

Accounting

Responses to these questions are used for administrative purposes only, as part of a required risk assessment, and will not impact the competitiveness of your application.

Be sure to SAVE your work before moving on to another form.

Move on to the Work Plan and Budget Form by using the Forms Menu at the top of the page.

Application Attachments Form

For additional supporting documents, use the “Application Attachments” form. (50 MB upload limit)

Types of documents that might be uploaded on this page include answers to questions on the Summary and Narrative page that require more than 2,500 characters (especially for consortium applications), letters of support, and cost estimates or explanations of expenses.

Please do not upload large documents (anything over 20 pages) such as an entire town plan or reports containing extensive data. Instead, please upload relevant excerpts from these documents. If submitting maps or other graphics to illustrate information pertinent to the grant application, please use a commonly available format like PDF or JPG and compress the file, if possible.

There are five document uploads available on this form. If you require more upload fields, use the + to add additional rows. If emailing documents, name them in the Document Name box provided and select “emailed to DHCD” and SAVE.

Application Attachments

This page is for uploading any additional documents, including supporting text, maps, photographs, etc.
Enter a brief name for your document, click the “Browse” button to browse your computer and select the document you want to attach, and SAVE at the top of the page.
If you cannot scan and upload an attachment or simply prefer to send it by email, please name the document, select the “emailed to DHCD” option, and save the page. All emailed attachments must be sent by the application due date, Friday, November 1, 2024, and will be uploaded under the Staff Attachments column once received. (For our email address, click and@pr@vermont.gov.)

Completing and Submitting Your Application

Viewing Your Completed Application. Once you have completed your application, you have the option to view it as a PDF. Use the left navigation, and go to Tools, then Print Document. You will have several print options, including a new option which allows printing with all attachments included.

	Include	Include with Attachments ²	Exclude	Include Blank Copy
Select All	☐	☒	☐	☐
Summary and Narrative	☐	☒	☐	☐
Work Plan and Budget	☐	☒	☐	☐
Application Attachments	☐	☒	☐	☐

Print

Tools

Landing Page

Add/Edit People

Status History

Attachment Repository

Modification Summary

Document Validation

Notes

Print Document

Document Messages

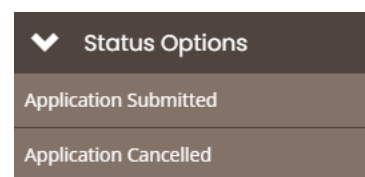
Checking for Errors. You may check your document for submission errors throughout the writing process (they will also appear at the top of each individual form page when you click save). This option will alert you if there are any required items that are missing from your application.

Attention. If there are missing required items, the system will **not** allow you to submit an incomplete application. Error Checking in advance will help minimize the possibility of receiving error messages at the time of submission. If you have questions about any error messages that you are receiving, please contact us.

Electronically Submitting Your Application. Both the Municipal/Authorizing Official for your municipality and the Grant Administrator roles are authorized to electronically submit your application. Submit only when the application is complete, no more changes are required, and all error messages have been addressed.

Submit the application by using the Status Options section of the menu.

Click “Application Submitted”. A confirmation box will appear indicating the proposed change, to proceed hit “Ok”, the application will be submitted, and the status will change.



If any errors exist in the application, they will appear at that time and they must be fixed before the application can be submitted. If no errors exist, you will be prompted to confirm the decision to submit by clicking “Ok”.

A screenshot of a confirmation dialog box. The title is 'Are you sure that you want to change the status from'. Below it, the text reads 'Application in Progress to Application Submitted?'. A paragraph of legal disclaimer follows: 'To the best of my knowledge and belief, information in this application is true and correct. The application has been duly authorized by the Legislative Body(ies) of the applicant(s). We understand that the receipt of funds is conditional upon agreement to comply with all applicable state requirements.' Below this is a text input field with the placeholder 'Please enter any notes in regards to this status change'. At the bottom right are two buttons: 'Cancel' and 'OK'.

Please Note: We will not give consideration to emailed, or mailed applications. However, if you have supporting documentation that you are unable to scan and upload, please document them on the “Application Attachments” form. Name the document and select “Emailed to DHCD,” and email to **accd.cpr@vermont.gov**.