

# Article 19

## Community Preservation Program

### Open Space Acquisition - Wright Hill

#### (two-thirds vote)

Move that

- (1) the Town authorize all actions set forth in the article,
- (2) the Town appropriate \$1,320,000 to pay costs of the acquisition of a 14 ± acre portion of the real property located at 18 Wright Terrace as set forth in the article, including the payment of all costs incidental and related thereto;
- (3) to meet this appropriation, \$330,000 shall be transferred from the Open Space Set-Aside portion of the Community Preservation Fund balance, and the Treasurer with the approval of the Board of Selectmen, is authorized to borrow up to \$990,000 under and pursuant to Chapter 44B of the General Laws, or pursuant to any other enabling authority, and
- (4) the Selectmen, the Town Manager, the Treasurer, and the Conservation Commission are authorized to take any other action within their respective jurisdiction necessary to carry out the project specified in the article.



# Wright Hill

- ❑ **14.03 Acre Parcel Proximate to West Acton Village and Guggins Brook Conservation Area**
- ❑ **Rich in Open Space, Recreation, Wildlife Corridor, Cultural and Historic Values**
- ❑ **Consistent with Town of Acton Community Preservation Plan, Open Space and Recreation Plan, and 2020 Plan**



# Wright Hill

## A Unique Parcel in a Unique Hill Top Setting



# Wright Hill - Setting



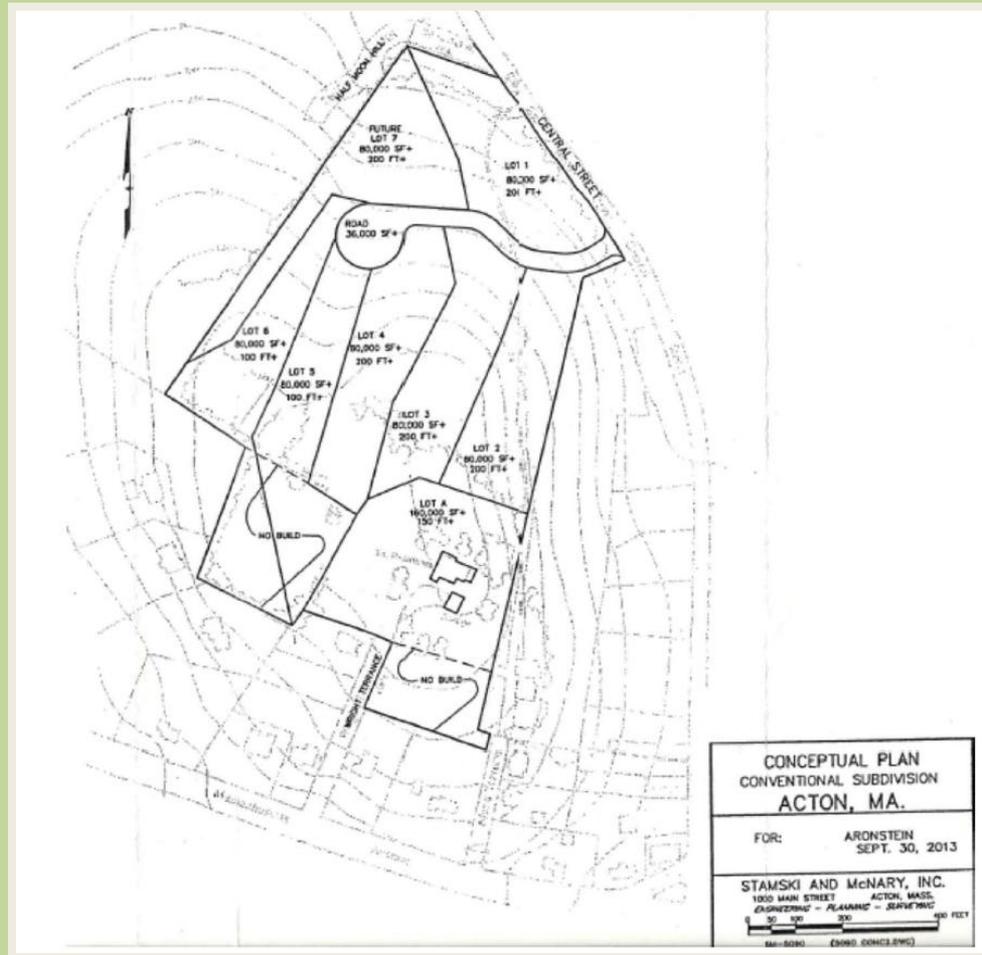
# Greenway Corridors



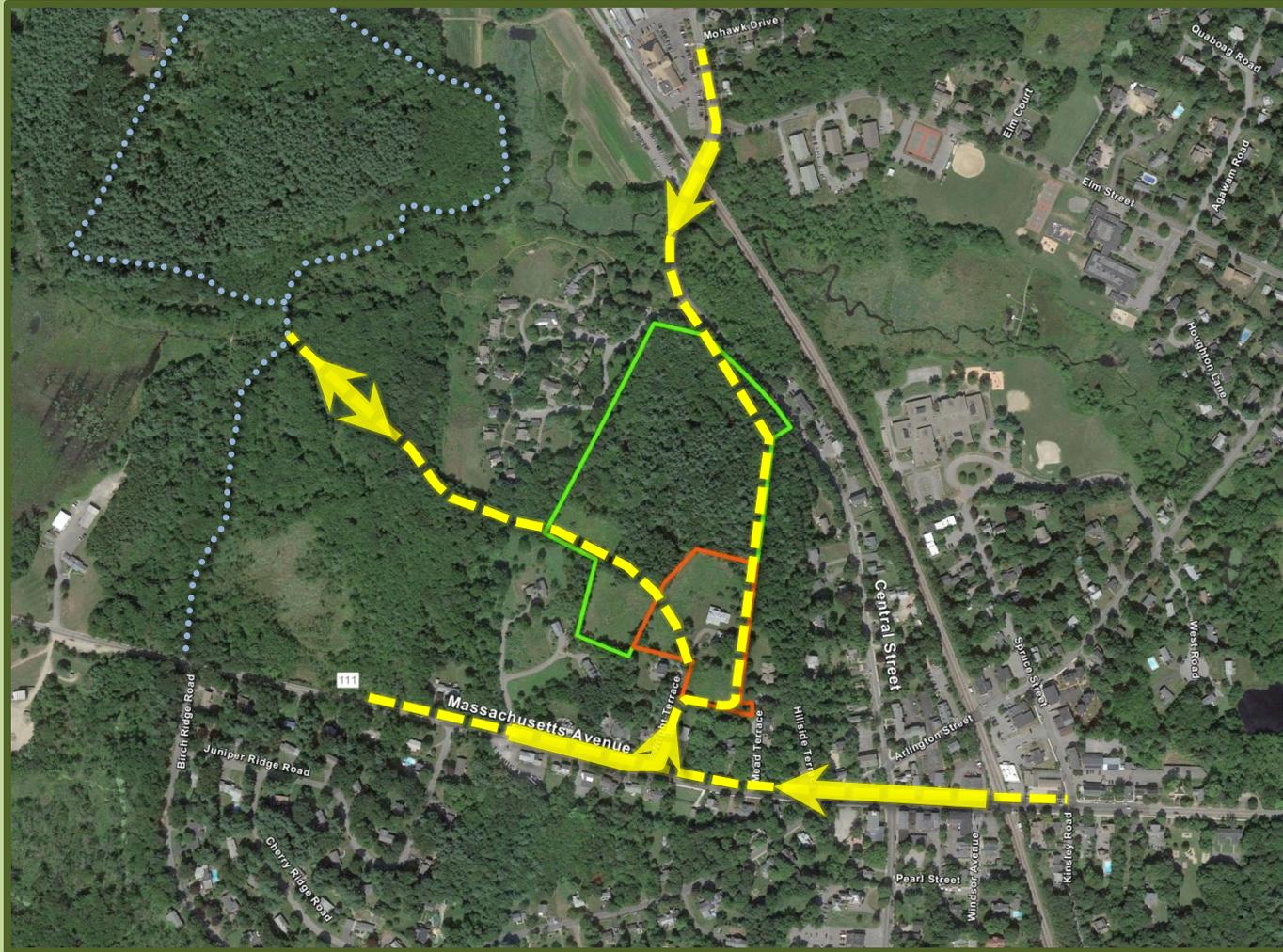
# Greenway Corridors



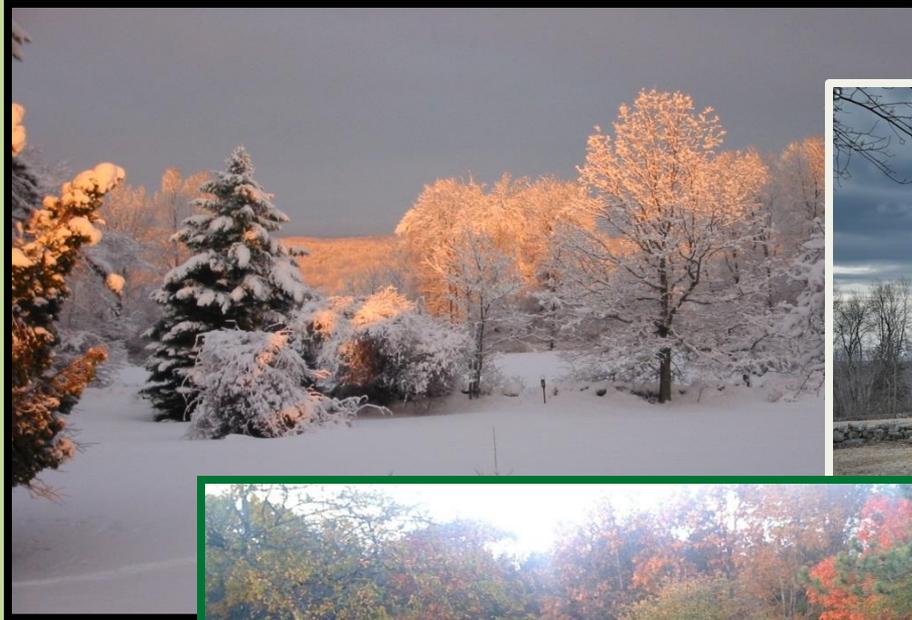
# Wright Hill Subdivision Plan



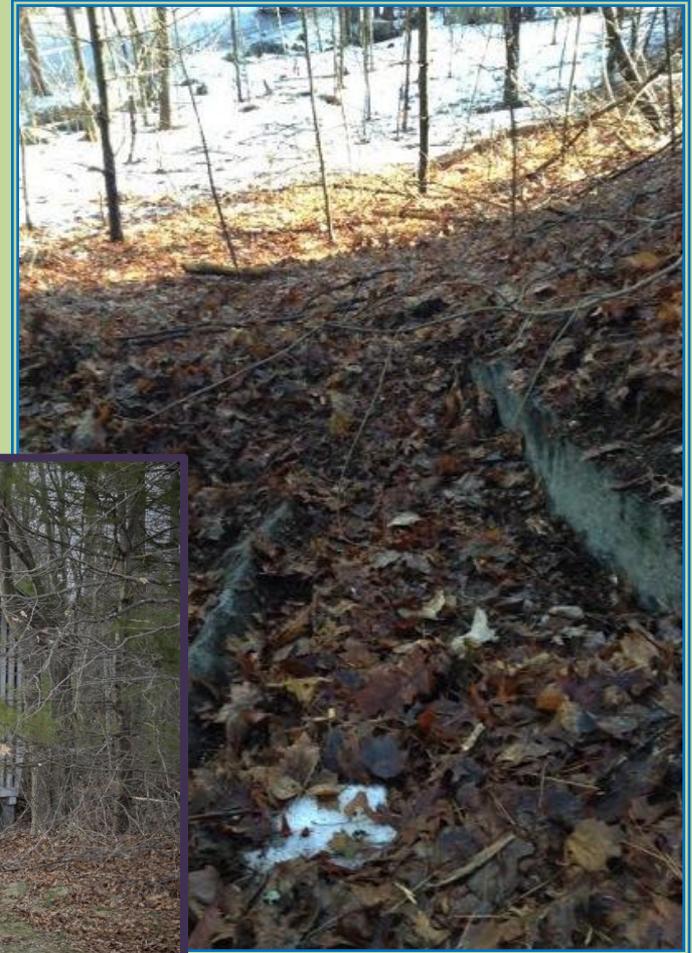
# Village to Land Trail Corridors



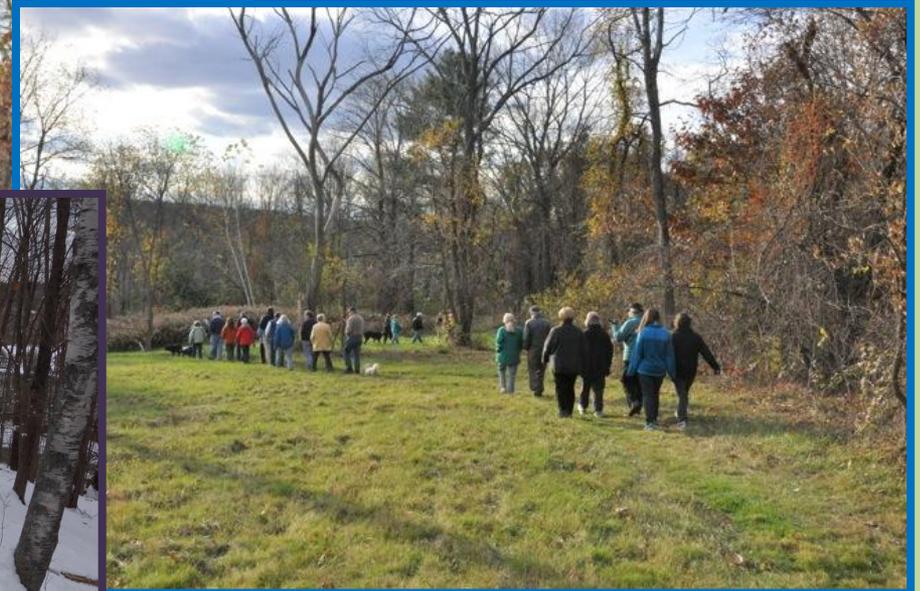
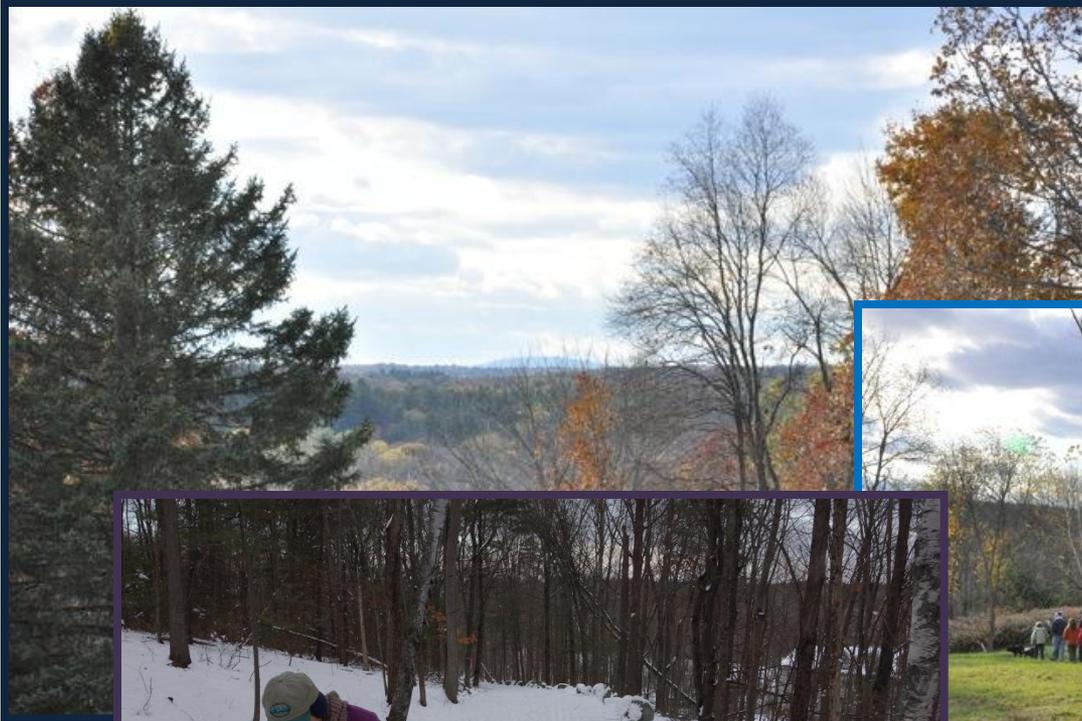
# Hill Top Meadows



# Cultural Resources



# Outdoor Recreation



# Wright Hill Acquisition

<b>Property</b>	<b>\$ 1,280,000</b>
<b>Stewardship</b>	<b>\$ 20,000</b>
<b>Acquisition Costs</b>	<b>\$ 20,000</b>
<b>Total</b>	<b>\$ 1,320,000</b>



# Wright Hill Acquisition - Funding

**Bond 75% - Cash 25%**

<b>Bond</b>	<b>\$</b>	<b>990,000</b>
<b><u>Set-Aside</u></b>	<b><u>\$</u></b>	<b><u>330,000</u></b>
<b>Total</b>	<b>\$</b>	<b>1,320,000</b>

**Annual Bond Cost (est.)**

**(20 years)      \$      65,015**



# Wright Hill Acquisition - Funding

<b>Current Set-Aside</b>	<b>\$ 1,538,572</b>
<b>2014 Set-Aside Request</b>	<b>\$ 450,000</b>
<b><u>Up Front from Set-Aside</u></b>	<b><u>\$ (330,000)</u></b>
<b>Set-Aside After 2014</b>	<b>\$ 1,658,572</b>
<b>Annual Bond Cost (20 years)</b>	<b>\$ 65,015</b>



# Wright Hill Acquisition - Funding

**Average Annual Set-Aside      \$392,500**

**Annual Bond Cost (20 years) \$ 65,015**



# Wright Hill

Please Vote “Yes” on Article #19



# Thank you!



# Article 19

## Community Preservation Program

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#### (two-thirds vote)

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- (4) the Selectmen, the Town Manager, the Treasurer, and the Conservation Commission are authorized to take any other action within their respective jurisdiction necessary to carry out the project specified in the article.



# Article #20

## Community Preservation Program

(Majority vote)

Mr. Bourdon moves that the Town

- (1) Transfer to and from the Community Preservation Fund and appropriate, re-appropriate, or set aside for current or later appropriation, \$1,689,237.02, all as set forth in the article, and
- (2) Authorize the Town Manager to expend or set aside amounts as set forth in the article and in compliance with conditions to be noted in the Community Preservation Committee's award letters.



<b>2013 COMMUNITY PRESERVATION FUND BALANCES</b>	<b>Sub-Totals</b>	<b>Total Balance</b>
CP Fund Surcharge Collected in FY 2013	\$ 808,604.27	
State CP Trust Fund Receipt, October 2013	\$ 424,035.00	
Interest Earned FY 2013	\$ 24,006.17	
Recapture funds from prior years' projects	\$ 159,672.65	
Unencumbered funds from FY 2013	\$ 211,960.44	
<b>Total - 2013 CP Fund Balance</b>		<b>\$1,628,278.53</b>
<b>Total Open Space Set-Aside (separate acct)</b>		<b>\$1,538,571.87</b>
<b>Total Hist. Pres. Set-Aside (separate acct)</b>		<b>\$49,224.00</b>
<b>Recommendations:</b>		
<b>Total FY 2013 CP Fund Appropriations</b>		<b>\$1,625,824.00</b>
<b>Resulting Fund Balances:</b>		
<b>Resulting FY 2013 CP Fund Balance</b>		<b>\$ 2,454.53</b>
<b>Resulting Open Space Set-Aside</b>		<b>\$1,988,571.87</b>
<b>Resulting Historic Preservation Set-Aside</b>		<b>\$ 0</b>

- CPA Program Continuity
- Projects Thoroughly Vetted
- Public Process
- CP Funds Leveraged Wherever Possible



# A: Open Space Set-Aside

Applicant: Town of Acton



*Anderson Property; Arlington Street*

- \$450,000 set-aside for future open space purchase or protection
- Brings total set-aside to \$1,988,571.87
- Assuming Article #19 passes, set aside amount will be \$1,658,571.87



## B: Historic Preservation Set-Asides

### CPC Bookkeeping Items

1. Set-Aside (\$500.00) needed to meet minimum statutory 10% appropriation or set-aside for historic preservation in 2007 after turn-backs
2. Set-Aside (\$13,689.02) needed to meet minimum statutory 10% appropriation or set-aside for historic preservation in 2009 after turn-backs



# C: Acton Arboretum – Parking Lot Improvements

Applicant: Town of Acton



- \$53,000 for parking lot improvements and enlargement
- Parking lot is over capacity
- Gravel is muddy and rutted
- Only one handicapped spot
- Other funding / support:
  - Friends of the Acton Arboretum
  - Natural Resources Dept.



# D: Acton Arboretum – Bog Boardwalk Replacement

Applicant: Town of Acton



- \$30,000 for:
  - New boardwalk
  - Universal access ramp
- Boardwalk built in 1989; structure is no longer safe to use.
- Other funding / support:
  - Private donor match: \$30,000
  - Friends of the Acton Arboretum: \$3,000



# E: NARA Security Upgrades and Shade Structures

Applicant: Town of Acton

- \$8,670 for two additional shade structures at the beach and playground area



- \$6,505 for security upgrades at the bathhouse office



# F: Goward and Gardner Playgrounds – Basketball Court Renovations

Applicant: Town of Acton

- \$76,000 for
  - Removal of old equipment and asphalt
  - Installation of post-tensioned concrete slabs and adjustable hoops
- Gardner to remain 50'x30' junior court
- Goward renovated to a 50'x30' junior court



Goward Playground



Gardner Playground



# G: Nature Play Space Designs

Applicant: Acton Public Schools

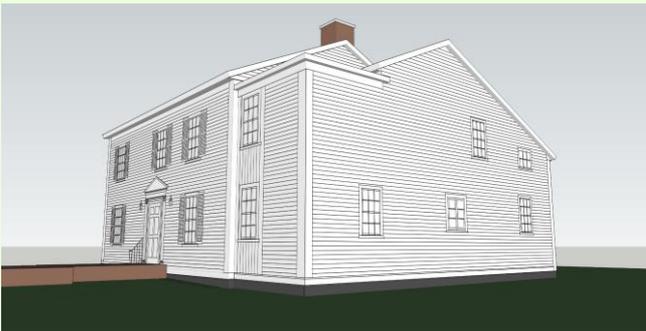
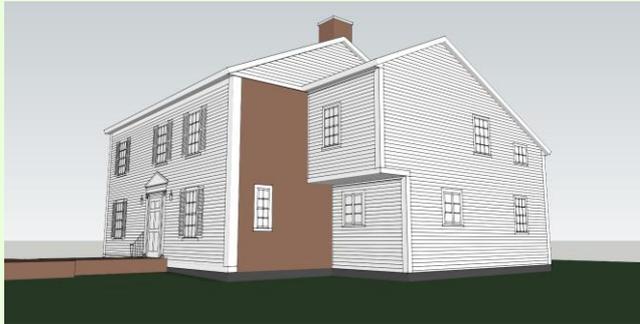


- \$24,000 for preliminary design and final schematic plans for handicapped accessible nature play spaces
- For all of the pre-K through grade 6 schools in Acton
- The schools will allocate an additional \$10,000



# H: ADA Access Improvements

Applicant: Acton Woman's Club



- \$150,000 for a vertical lift & first floor bathroom
  - \$86,586.98 from CP general fund balance
  - \$63,413.02 from CP historic set-aside fund
- For handicapped access per MAAB requirement
- Anticipated third-party grants or phased CPA funding approach
- Historic PRA required and on record



# I: Community Housing Program Fund

Applicant: Acton Community Housing Corporation



Acton Meadows Habitat for Humanity house



Robbins Brook – Marketing for resale of unit



Acton Meadows – Purchase of duplex for AHA

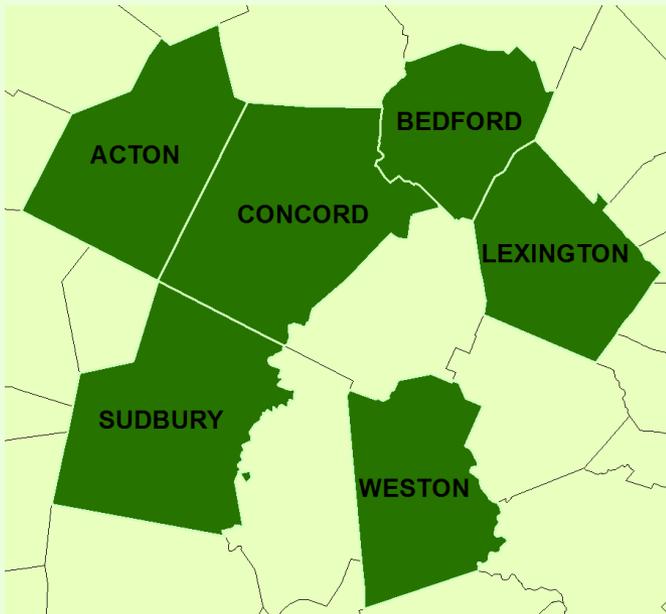
- \$175,000 replenishes the Community Housing Program Fund, to be managed by the ACHC
- For a variety of community housing initiatives such as acquisition, condominium “buy-downs”, closing cost assistance, and capital improvement assistance



# J: Regional Housing Services

Applicant: Acton Community Housing Corporation  
and Town of Acton

## Participating Towns



- \$42,000 for:
  - Proactive compliance monitoring
  - Affordable housing inventory maintenance
  - Local project consultation
  - Maintain eligible buyer list
- Sharing service with five other regional towns
- Funds two more years of participation after successful two year pilot program



# K: Windsor Avenue Doors and Windows

Applicant: Acton Housing Authority



- \$92,692 for new exterior doors and replacement of bay windows in the community room
- Existing doors and windows are 30 years old
- Doors are rusting and door jambs are rotting



# L: Morrison Farm Improvements

Applicant: Town of Acton



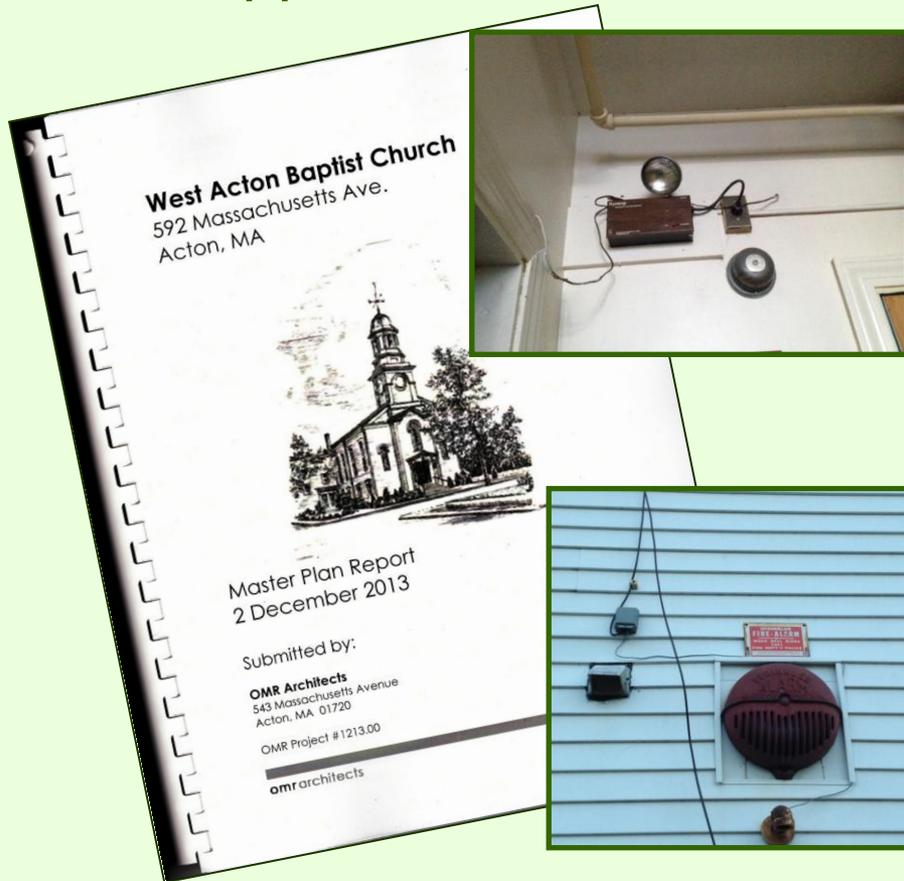
\$416,550 to:

- Preserve historic assets:
  - Robbins Homestead cellar hole
  - Ice House Foundation
- Install trails & boardwalks along Ice House Pond and open up vistas
- Encourage access through improved Ice House Pond parking lot



# M: West Acton Baptist Church – Fire Safety System

Applicant: West Acton Baptist Church

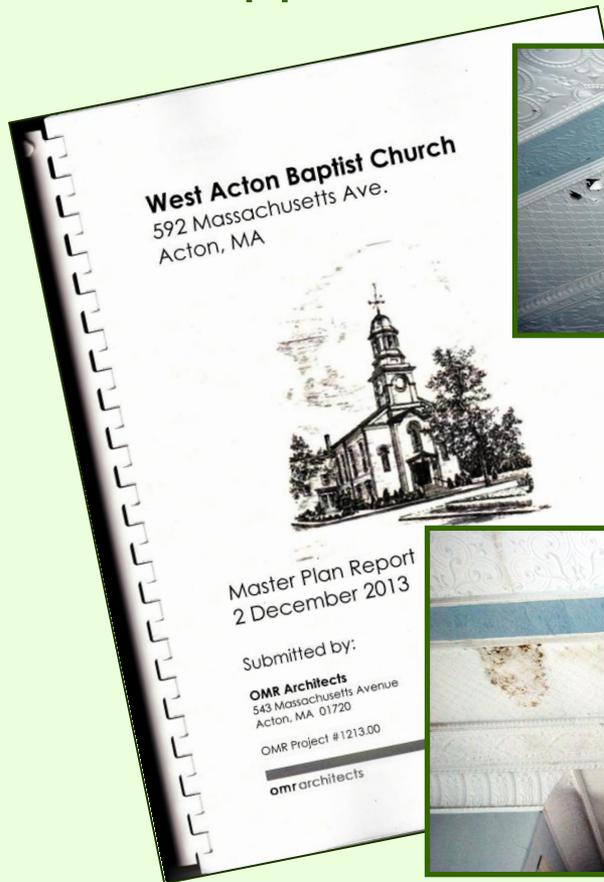


- \$52,000 for a complete overhaul of the existing outdated fire safety protection system
- ADA compliant components will be added
- Long history of building use by many Acton community groups
- Historic PRA required



# N: West Acton Baptist Church – Upper Level Pressed Steel Ceiling

Applicant: West Acton Baptist Church



- \$37,000 rehabilitation of bas-relief pressed steel ceiling
- Original ceiling installed in 1898 is rusting and peeling
- Long history of building use by many Acton community groups
- Historic PRA required



# O: Administrative/Operating Expenses - CPA Program Support

Applicant: Town of Acton

- \$61,631 = 5% of FY 2013 revenues
  - Committee support
  - Accounting
  - Abatements
  - Project follow-up
  - State filings
  - Legal review/advice



# Thank You!

Community Preservation Committee  
[cpc@acton-ma.gov](mailto:cpc@acton-ma.gov)

Peter Ashton

Victoria Beyer

Roland Bourdon

David Clough

Walter Foster

Amy Green

Susan Mitchell-Hardt

Kenneth Sghia-Hughes

Joe Will



# Article 20

## Community Preservation Program

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# Acton's CPA Process

- CPA adopted by Acton in 2002
- Community Preservation Fund
  - 1.5% surcharge on town real estate property tax bills
  - State matching funds (52% match for FY 2013)
- CP Fund may only be used for:
  - Open space\*
  - Historic preservation\*
  - Community housing\*
  - Recreational uses

\*requires minimum 10% allocation each year



# 2014 CPA Funding by Category

