

Article 23

Community Preservation Program

(Majority vote)

Mr. Ashton 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, \$1,160,504.51, 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.



The Community Preservation Act

- Adopted in 2002 at Annual Town Meeting
- 1.5% property tax surcharge
- Average State match since adoption is \$406,447
- CP fund used for open space, historic preservation, community housing and recreation
 - Minimum 10% to each of open space, historic preservation and community housing
 - Key verbs: acquire, create, preserve, restore



Process and Timeline

Summer

- Prepare Plan, monitor project progress

Sept. – Nov.

- Hold Public Hearing, issue Plan

Nov. – Dec.

- Receive applications, recapture unutilized funds

Dec. – Jan.

- Interview applicants, collect additional information

Jan. – Feb.

- Deliberations and recommendations

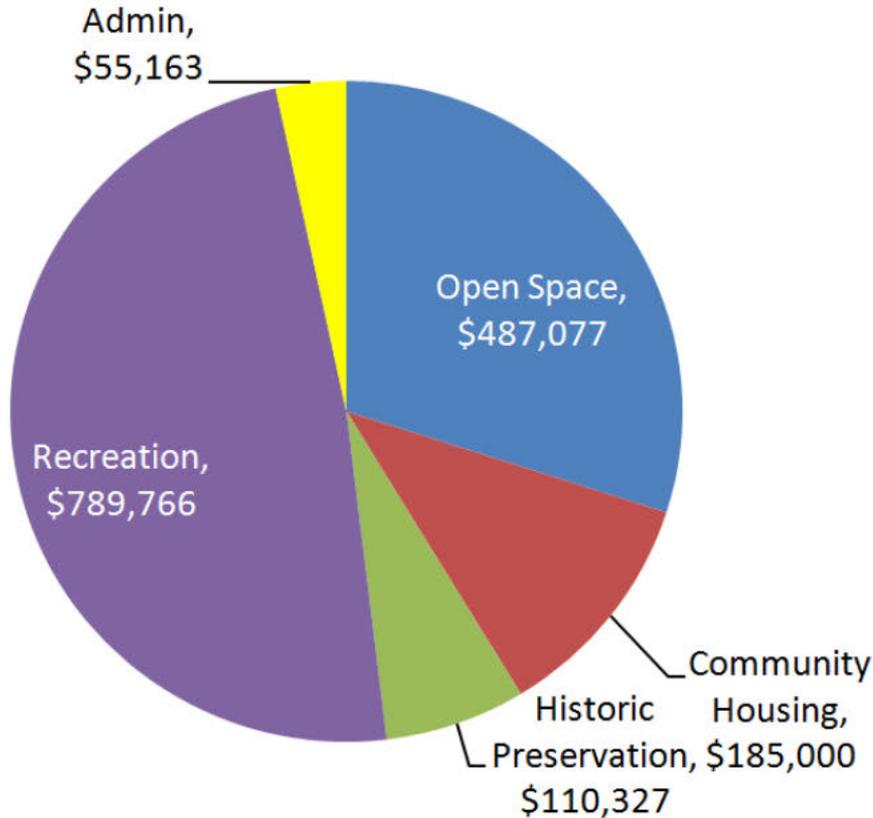
April - May

- TM vote, prepare, approve & issue award letters

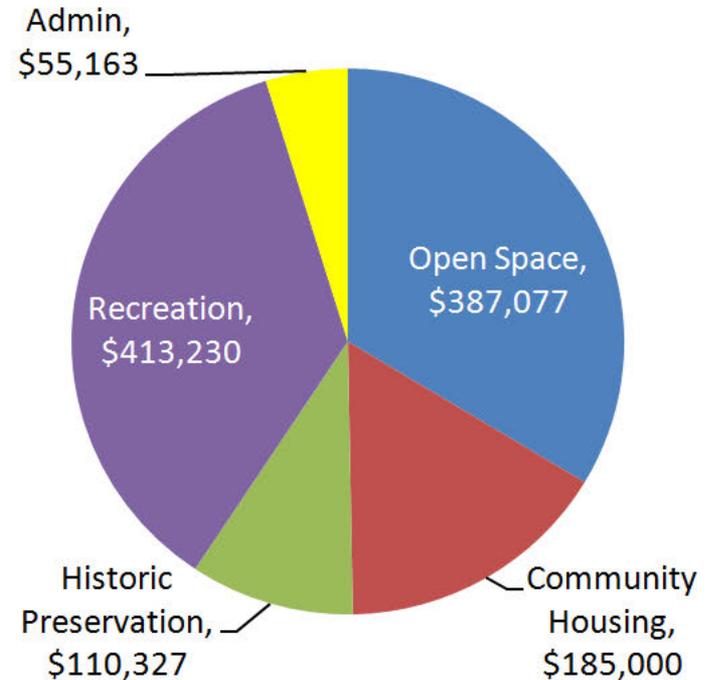


2015 CPA Categories

Total Requested
\$1,627,333



Total Recommended
from General CPA Fund
\$1,150,797



2014 COMMUNITY PRESERVATION FUND BALANCES	Sub-Totals	Total Balance
CP Fund Surcharge Collected in FY 2014	\$ 839,328.61	
State CP Trust Fund Receipt, October 2014	\$ 263,941.00	
Interest Earned FY 2014	\$ 21,468.94	
Recapture funds from prior years' projects	\$ 71,823.13	
Unencumbered funds from FY 2014	\$ 2,454.53	
Total - 2014 CP Fund Balance		\$1,199,016.21
Total Open Space Set-Aside (separate acct)		\$1,658,571.87
Total Hist. Pres. Set-Aside (separate acct)		\$00.00



Spending Appropriations - CPC General Fund

A.	Open Space set-aside	\$ 300,000.00
B1.	Historic Resources set-aside for meeting 10% of spending from FY 2014 revenues	\$ 30,326.97
B2.	Historic Resources set-aside for under-spending 10% of revenues in 2012	\$ 2,707.85
C.	Acton Housing Authority – Project Feasibility Study	\$ 35,000.00
D.	Community Housing Program Fund	\$ 150,000.00
E.	Forest Cemetery – National Register Nomination	\$ 10,000.00
F.	Acton Woman’s Club – Phase 2, Preservation & Accessibility	\$ 70,000.00
G.	Acton Arboretum – Fern Boardwalk and Tree Removal	\$ 24,952.19
H.	Ice House Pond & Robbins Mill Pond – Water Chestnut Removal	\$ 36,000.00
I.	Acton Arboretum – Irrigation Well	\$ 26,124.50
J.	Schools – Nature Play Space, Construction	\$ 120,000.00
K.	Discovery Museum – Discovery Woods & Creativity Playscape	\$ 150,000.00
L.	Assabet River Rail Trail	\$ 143,230.00
M.	Administrative Fund	\$ 55,163.00
Spending Appropriations - Open Space Set-Aside Fund Balance		
N.	Wright Hill Open Space Land Acquisition - Debt Service	\$ 7,000.00



A: Open Space Set-Aside

Applicant: Town of Acton



- **\$300,000** set-aside for future open space purchase or protection
- Brings total set-aside to **\$1,951,571.87**



B: Historic Preservation Set-Asides

1. Set-Aside (\$2,707.85) needed to meet minimum statutory 10% appropriation or set-aside for historic preservation in 2012 after turn-backs
2. Set-Aside (\$30,326.97) needed to meet minimum statutory 10% appropriation or set-aside for under-spending in historic preservation in 2014



C: Project Feasibility Study

Applicant: Acton Housing Authority

- **\$35,000** - Consulting services for a planning and feasibility study
- Determine options for creating new affordable housing opportunities for low-income Acton seniors, disabled, and families
- Determine feasibility of reusing existing affordable housing



D: Community Housing Program Fund

Applicant: Acton Community Housing Corporation



Acton Meadows Duplex



Robbins Brook – Marketing for resale of unit



Condo buy-down at Drummer Farm

- **\$150,000** 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



E: Forest Cemetery – National Register Nomination

Applicant: Acton Historical Commission



- **\$10,000** to hire a Historic Preservation Consultant to prepare the nomination papers for consideration to the National Register of Historic Places
- National Register listing increases protection of the property, allows Federal grants for restoration



F: Phase 2 Preservation and Accessibility

Applicant: Acton Woman's Club



- **\$70,000** for second phase including:
- Vertical lift & first floor bathroom
- Handicapped access per MAAB requirement
- Addressable fire alarm system, illuminated exit signs, emergency lighting and panic devices
- Historic PRA required and on record



G: Acton Arboretum – Fern Boardwalk and Tree Removal

Applicant: Town of Acton



- **\$ 24,952.19** for:
 - New boardwalk
 - Removal of 14 trees to improve safety and forest diversity
- Current boardwalk is failing
- Other funding / support:
 - \$500 in-kind donation
 - Friends of the Acton Arboretum: \$1,000



H: Ice House Pond & Robbins Mill Pond – Water Chestnut Removal

Applicant: Town of Acton



Volunteers removing water chestnuts by hand
from Nashoba Brook

- **\$36,000** for a three-year removal program for Ice House Pond and Robbins Mill Pond
- Water chestnuts are invasive aquatic plants that cover the ponds' surfaces and bottoms
- Removal will restore natural riverine characteristics and preserve Acton's water resources



I: Acton Arboretum – Irrigation Well

Applicant: Town of Acton



- **\$26,124.50** for cost and installation of an irrigation well at the Acton Arboretum
- Water supply to Arboretum has been shut down for 2 years due to a leak

Other funding / support:

- \$1,624 from the Acton Recreation Department
- Friends of the Acton Arboretum: \$500



J: Nature Play Space Construction

Applicant: Acton Public Schools



- **\$120,000** for construction of Nature Play Spaces at the elementary schools in Acton
- Design money provided last year
- Handicap accessible
- Total project cost is \$165,600. Anticipates funding and support through school partners.
- Facilities and labor provided by Acton-Boxborough Regional Schools



K: Discovery Woods and Creative Playscapes

Applicant: The Discovery Museums



- **\$150,000** to help fund construction of these two outdoor recreation areas
- Fully inclusive and accessible spaces serving citizens of all ages and abilities
- Creates a prominent portal to the Great Hill Conservation Land
- Requires a use restriction and trail easement to the Town for access to the Great Hill Conservation Land
- The total project cost is \$1.3 million with 85% funded through private donations

Illustrative entrance to Great Hill Conservation Land



L: Assabet River Rail Trail

Applicant: Town of Acton



\$143,230 to help fund easement acquisitions

- Federally funded construction project (FY16 TIP)
- Total estimated cost is approximately \$170,000, the difference will be made up from available gifts
- Municipalities are responsible for funding and executing property acquisitions
- Trail realignment at 20 Main Street requires a new easement
- Funds will be returned to the CPC account if any easements are donated



M: Administrative/Operating Expenses - CPA Program Support

Applicant: Town of Acton

- **\$55,163** = 5% of FY 2014 revenues
 - Committee support
 - Accounting
 - Abatements
 - Project follow-up
 - State filings
 - Legal review/advice



N: Wright Hill Open Space Land Acquisition – Debt Service

Applicant: Town of Acton



- **\$7,000** to fund the first year of required debt service for the purchase of the Wright Hill open space parcel
- Short term borrowing costs until the Town has issued a larger municipal bond package
- The 2014 Annual Town Meeting authorized borrowing of up to \$990,000 and a repayment term of not less than 15 years and not more than 20 years



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Thank You!

Community Preservation Committee
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Peter Ashton

Peter Berry

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