

COMMUNITY PRESERVATION ACT (CPA) COMMITTEE
MEETING

5:30 PM, Wednesday, July 24, 2013

Eastham Town Hall

Members present: Bob Mumford, Lisa Panaccione, Ed Brookshire, Peter Wade, Judy Poulin

Members absent: Jay Camp, Linda Haspel

Others present: Eileen Morgan, Mary Shaw, Dave Payor

Chairman Mumford called the meeting to order at 5:30 PM.

Eileen Morgan, representing the Eastham Affordable Housing Trust, requested the Committee's approval for funding to purchase 2 properties to be rented as affordable housing for seniors. The Community Development Corp. would advertise and manage the properties.

A motion to accept the application was moved by Poulin, seconded by Brookshire, and approved by a vote of 5-0.

Mary Shaw and Dave Payor, representing the Eastham Public Library, discussed the process for applying for funds for restoring the old section of the library when the new library is built, and also for funds for installing temperature and humidity control for the archives at the new library.

A motion was made by Brookshire, seconded by Poulin, to retain the same slate of officers for the next year. The motion was approved by a vote of 5-0.

The next meeting will be September 17, 2013 at 5:30.

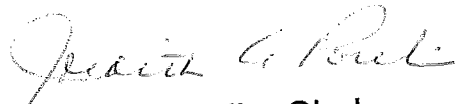
The meeting was recessed at 6:10 PM.

The meeting was reconvened at 6:30 PM. Jay Camp was present.

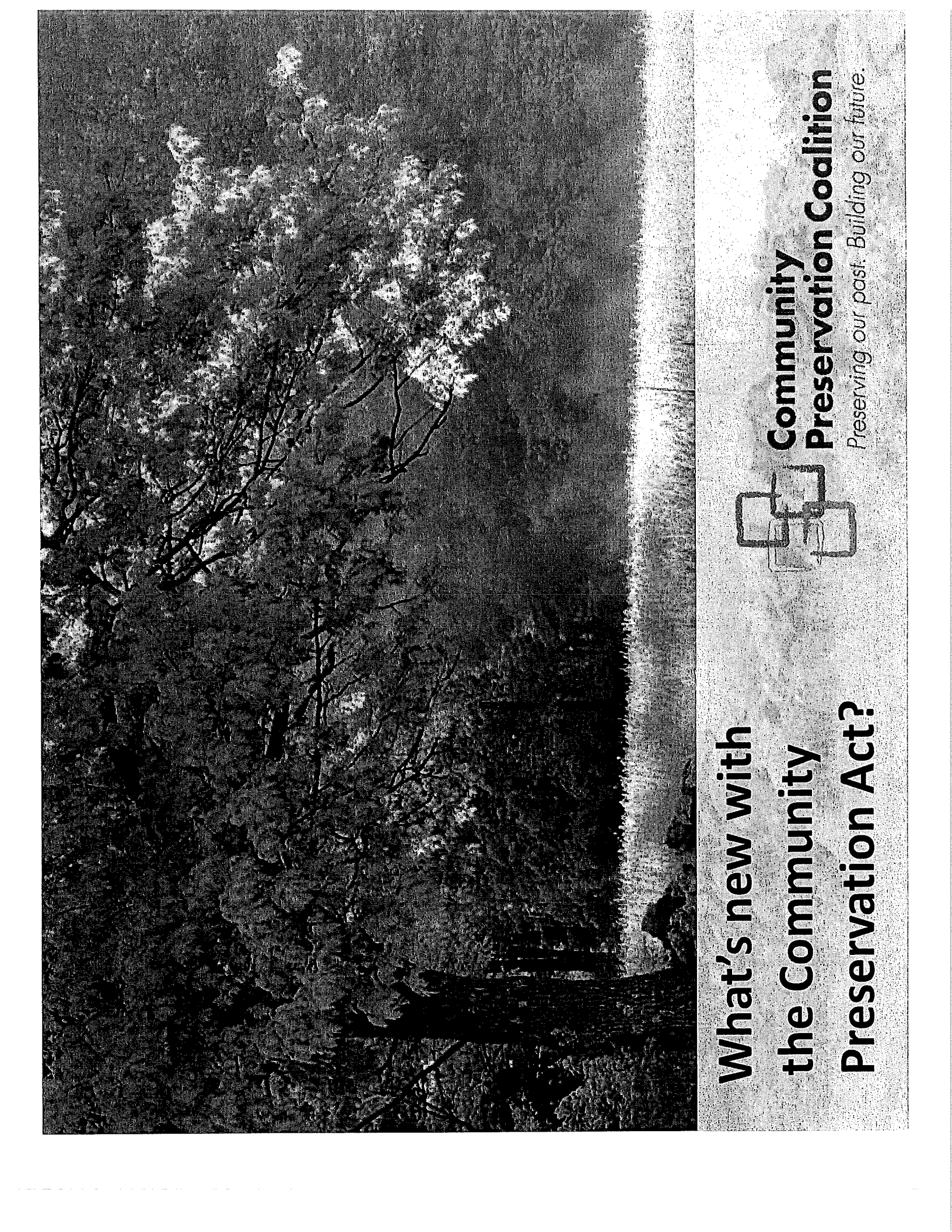
Stuart Saginor of the Community Preservation Coalition gave a presentation. (See enclosed CD)

The meeting was adjourned at 8:10 PM.

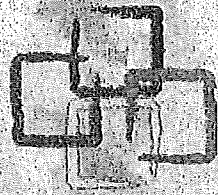
Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Judith A. Poulin".

Judith A. Poulin, Clerk



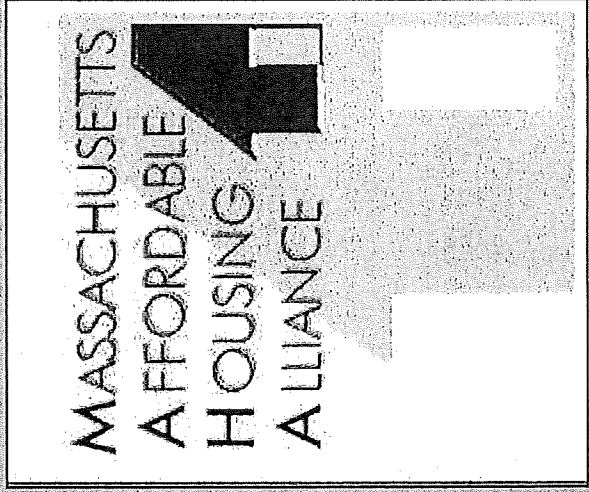
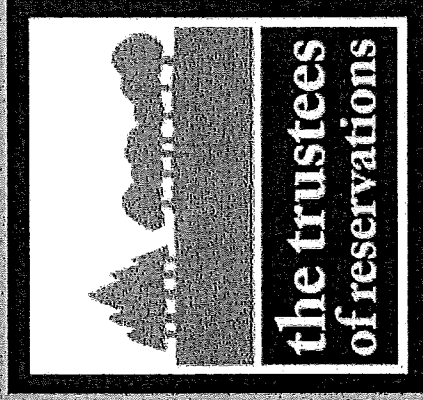
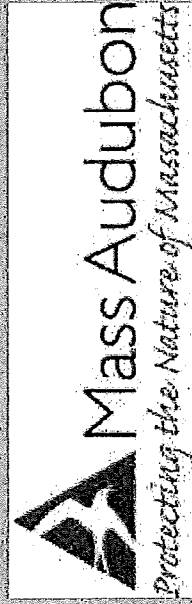
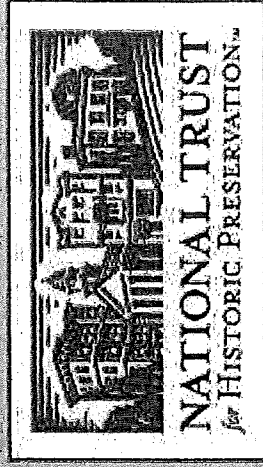
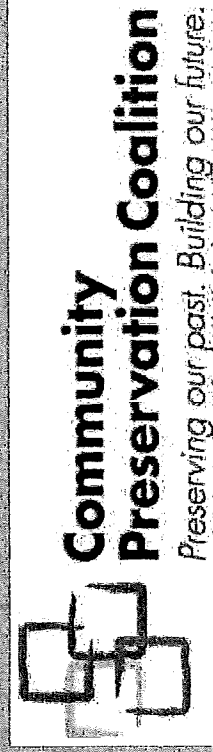
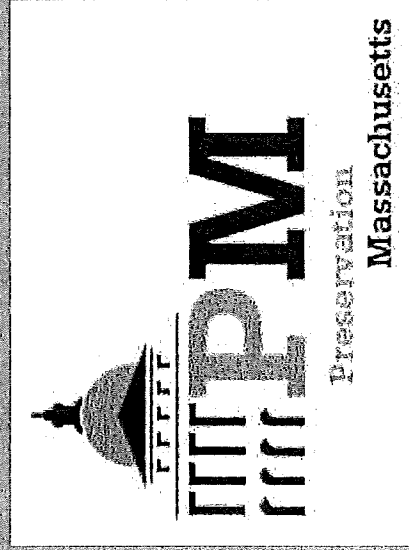
What's new with the Community Preservation Act?



**Community
Preservation Coalition**

Preserving our past. Building our future.

Coalition Partners



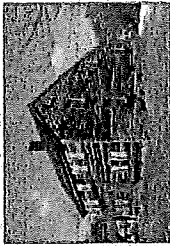
Coalition Website

www.communitypreservation.org

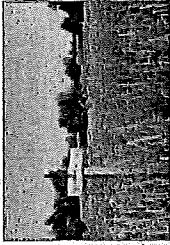
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Success Stories



COMMUNITY HOUSING
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Latest CPA News

On Monday, March 4th, Worcester County communities will have the opportunity to learn more about protecting crucial habitat lands with CPA. [Click here for the full story...](#)

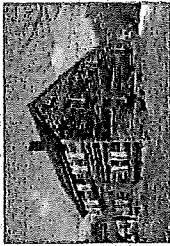
Working For The Community Preservation Act
The Community Preservation Coalition is an alliance of open space, affordable housing, and historic preservation organizations working with municipalities to help them understand, adapt, and implement the Massachusetts Community Preservation Act (CPA).
The Coalition was formed in the 1980s with the goal of achieving passage of the Community Preservation Act. With leadership and help from our diverse Steering Committee, the Coalition works to preserve Massachusetts' unique character by advocating for and supporting the Community Preservation Act, advancing smart growth and sustainable development for communities across the Commonwealth.

CPA Data Center

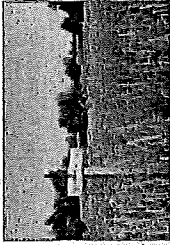
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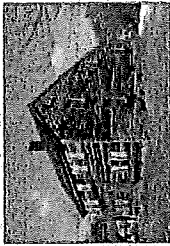
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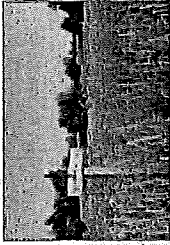
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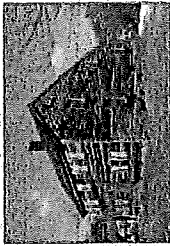
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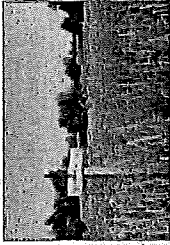
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CPA Data Center

11:54 AM

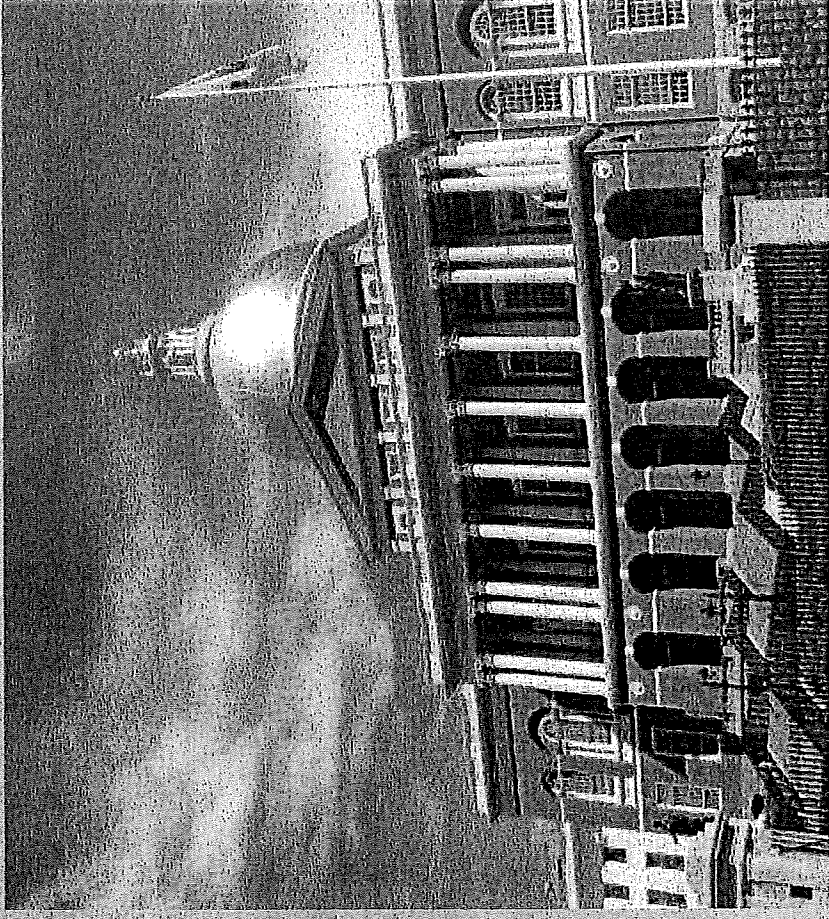
Agenda



- New Legislation
- CPA Trust Fund
- Recreation
- Community Housing
- Historic
- Open Space
- The Future

CPA Challenges (in 2005)

- Trust fund matching dollars
- Lack of cities in program
- Recreation category



Bill History

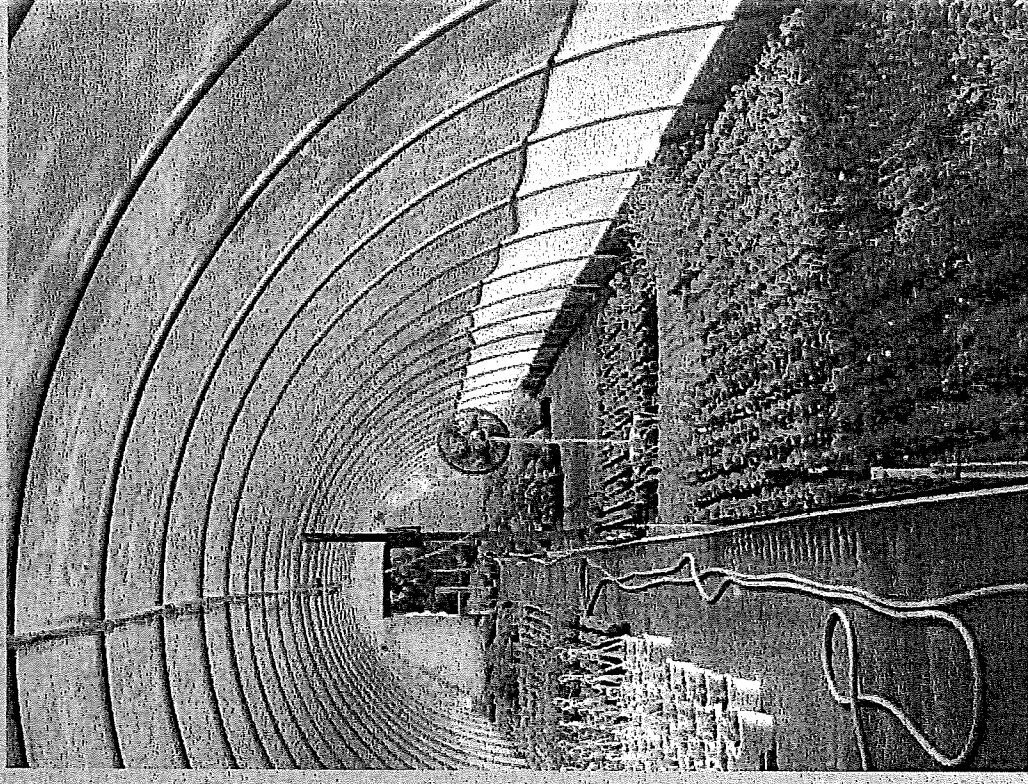


- Began gathering support
- First filed in 2007, signed in 2012
- All legislation is a compromise!

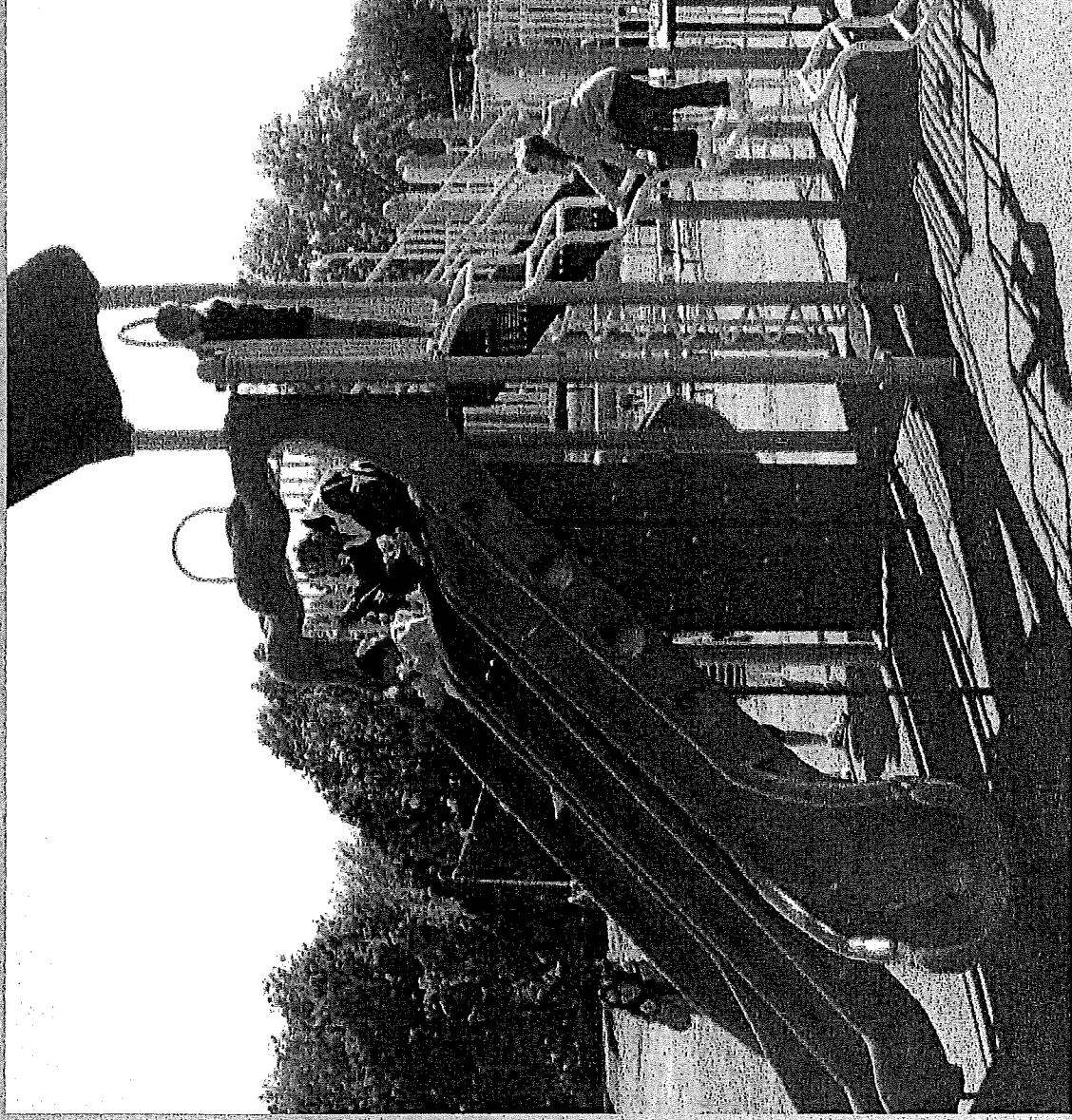
CPA Trust Fund

Overview

- Why not raise deeds fee?
- \$25M in Fall 2013 (in addition to the deeds recording fee funds)
- What about the future?



Recreation



CPA funds can
now be used to
**rehabilitate and
restore** land for
recreational use

Recreation

Revised Allowable Uses Chart

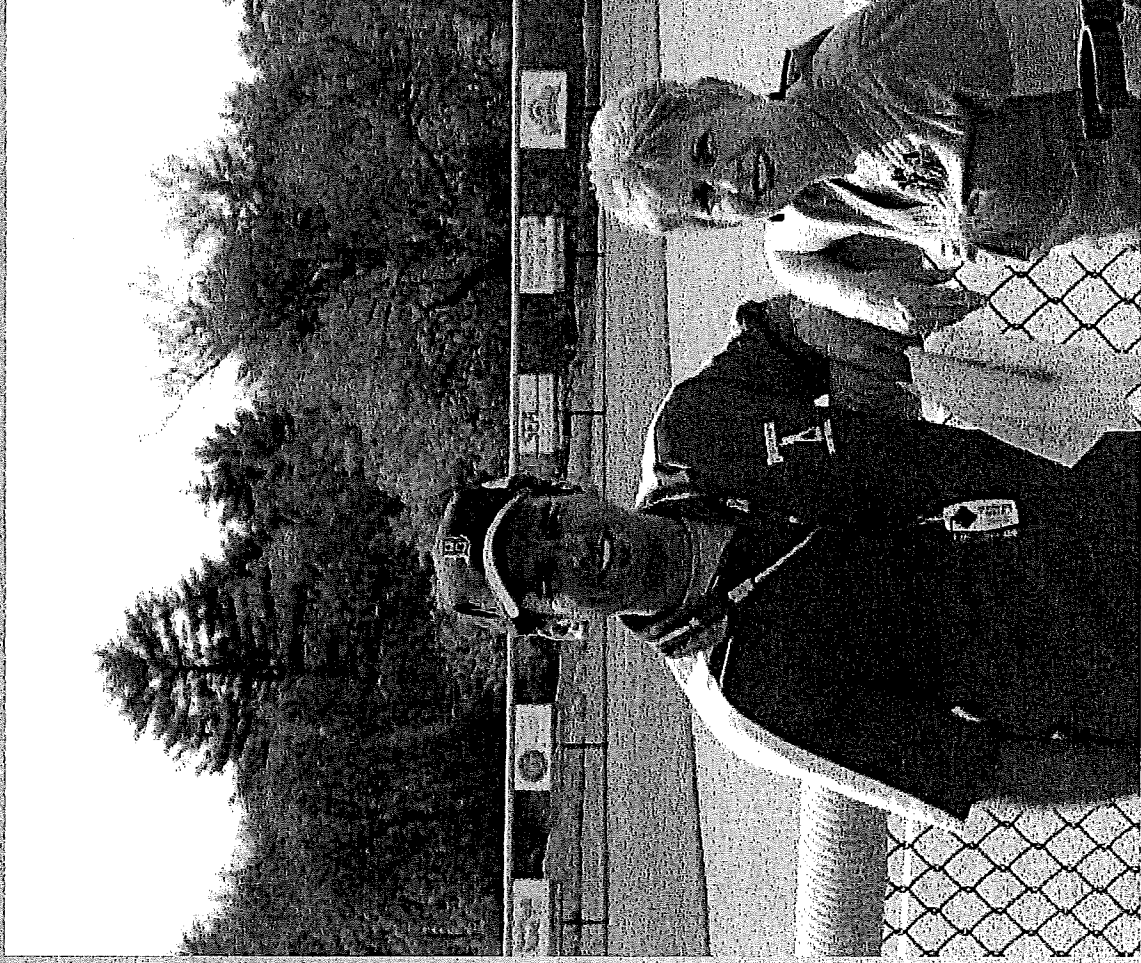
	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	-	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	-	-	-	Yes
Rehabilitate and/or Restore	Yes – if acquired or created w/CPA \$\$	Yes	Yes	Yes – if acquired or created w/CPA \$\$

Recreation

Artificial Turf

Section 5(b)2:

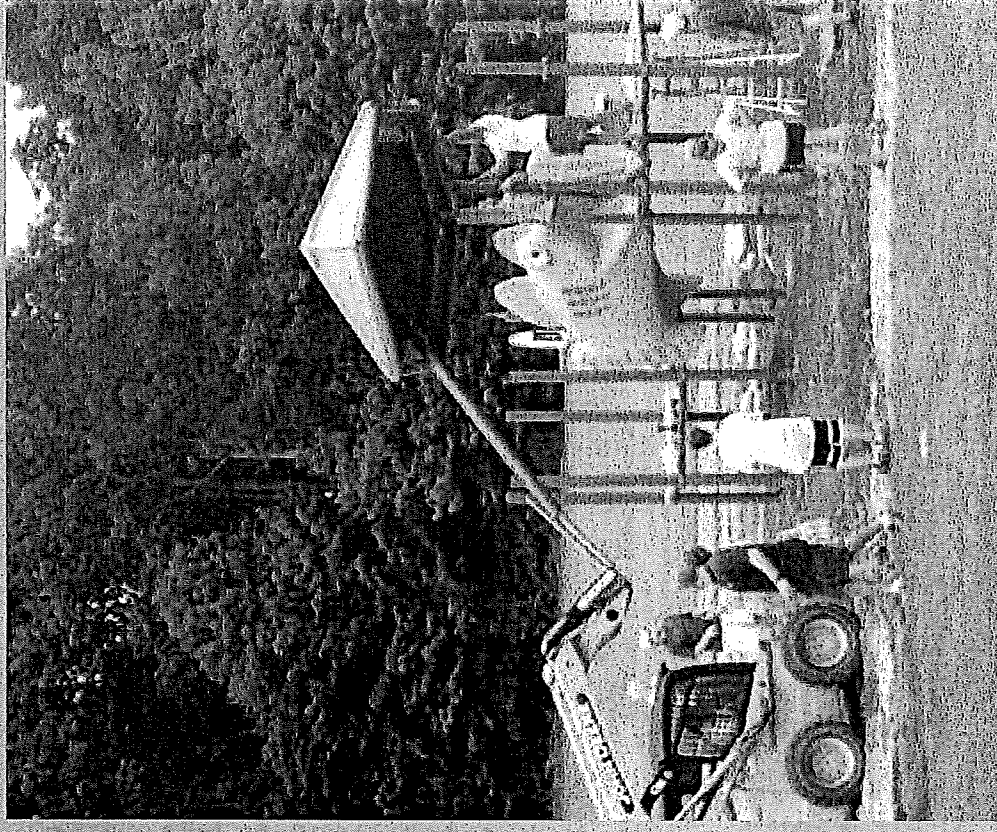
“With respect to recreational use, the acquisition of artificial turf for athletic fields shall be prohibited.”



Recreation

10% Open Space Reserve Account

- Open space reserve account may now be used for open space **and recreation** projects
- Doesn't mean you **have to...**



Recreation

Things that haven't changed



- Outdoor recreational facilities only
- No horse or dog racing, stadiums, gymnasiums or similar structures
- Capital projects only
- No maintenance or operating costs

“Capital Improvement”

New Definition

Reconstruction or alteration of real property that
(1) materially adds to the value of the real property,
or appreciably prolongs the useful life of the real
property,

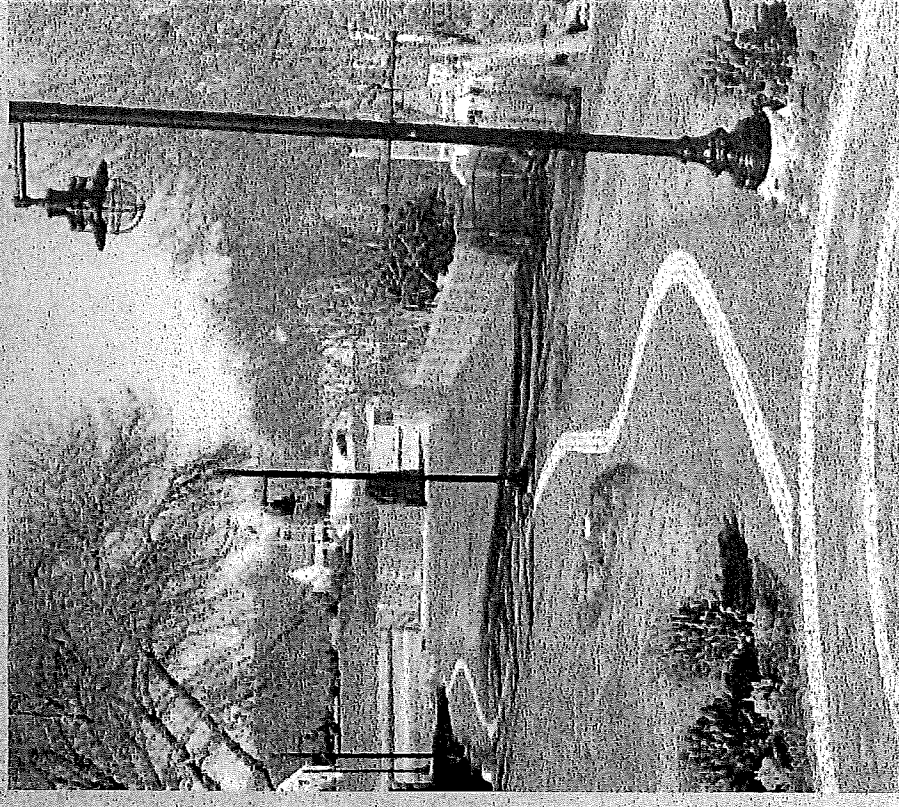
(2) becomes part of the real property or is
permanently affixed to the real property so that
removal would cause material damage to the
property or article itself and

(3) is intended to become a permanent installation
or is intended to remain there for an indefinite
period of time.

“Maintenance”

New Definition

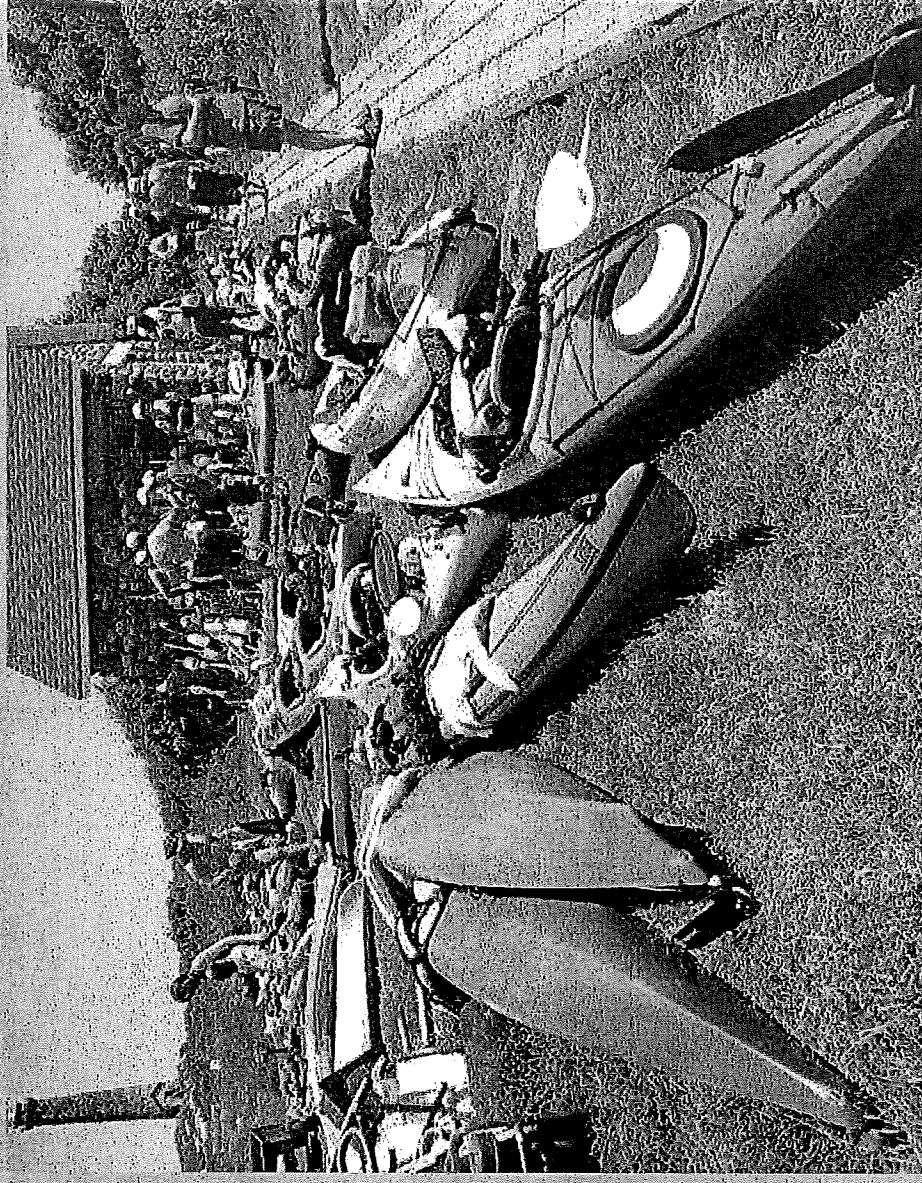
...incidental repairs which neither materially add to the value of the property or appreciably prolong the property's life, but keep the property in a condition of fitness, efficiency or readiness.



CPC Annual Plan

New topic to include in plan

- CPC must study the needs, possibilities & resources of “regional projects for community preservation”



Community Housing

Guidance on meaning of “support”

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	-	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	-	-	-	Yes
Rehabilitate and/or Restore	Yes – if acquired or created w/CPA \$\$	Yes	Yes	Yes – if acquired or created w/CPA \$\$

Community Housing

Definition for “support”

...shall include, but not be limited to, programs that provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to an entity that owns, operates or manages such housing, for the purpose of making housing affordable.

Community Housing

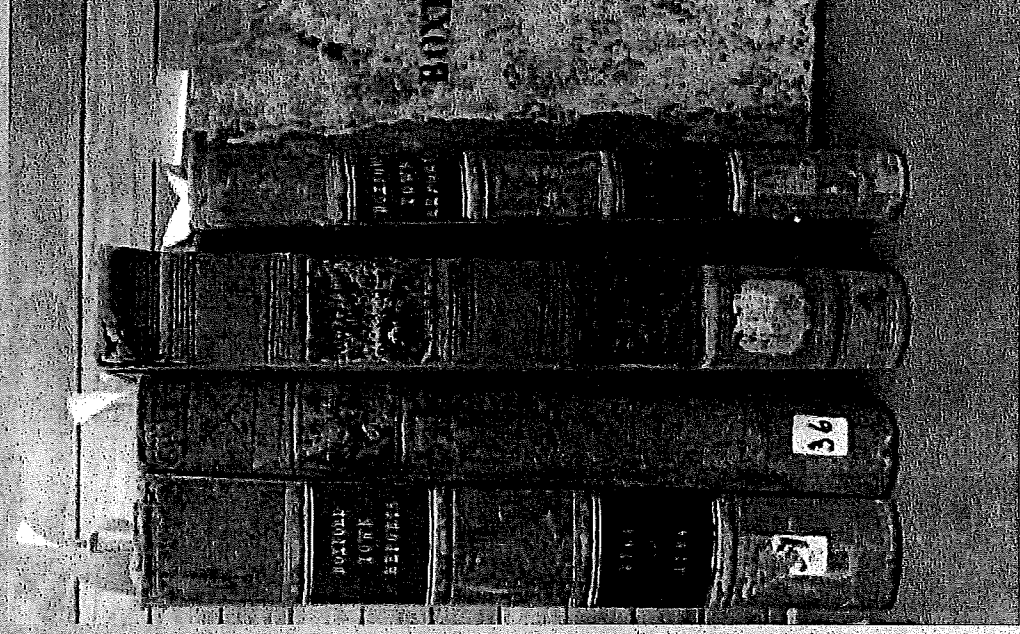
Rehabilitation vs. Preservation

New guidance from
Department of Housing
and Community
Development (DHCD)



“Historic Resources”

Clarification

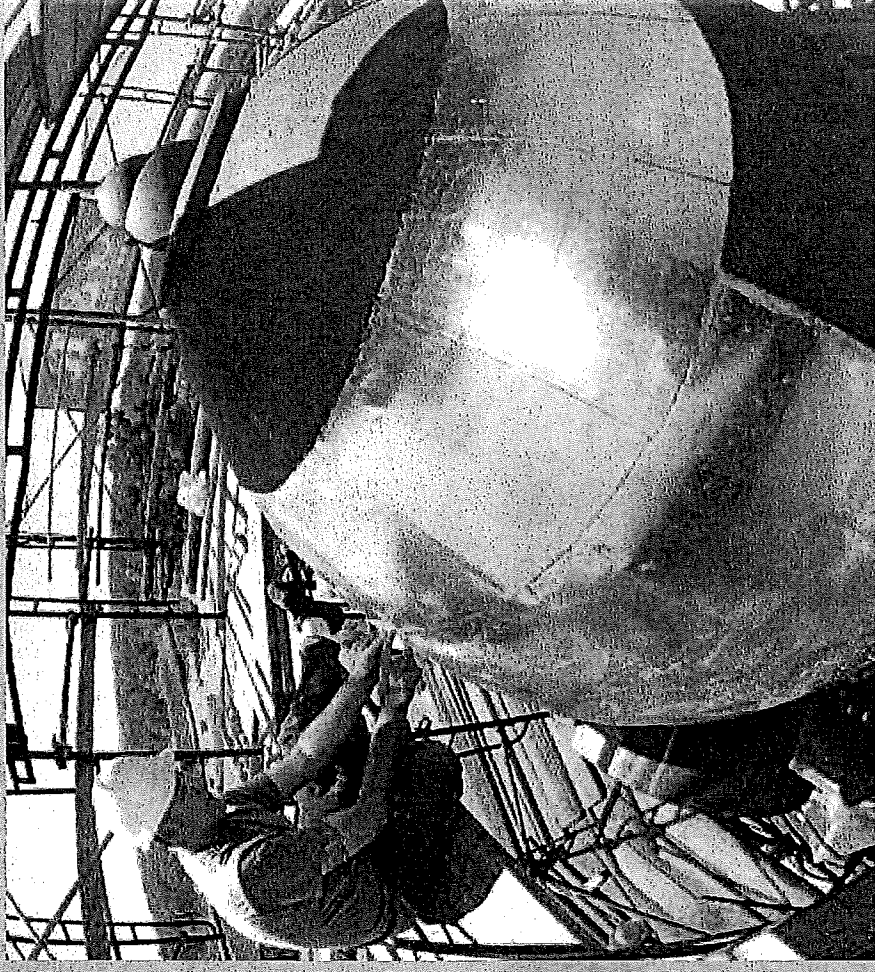


“ ...a building, structure, vessel, real property, document or artifact that is listed ~~or eligible for listing~~ on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archaeology, architecture or culture of a city or town.”

“Historic Resources”

Clarification

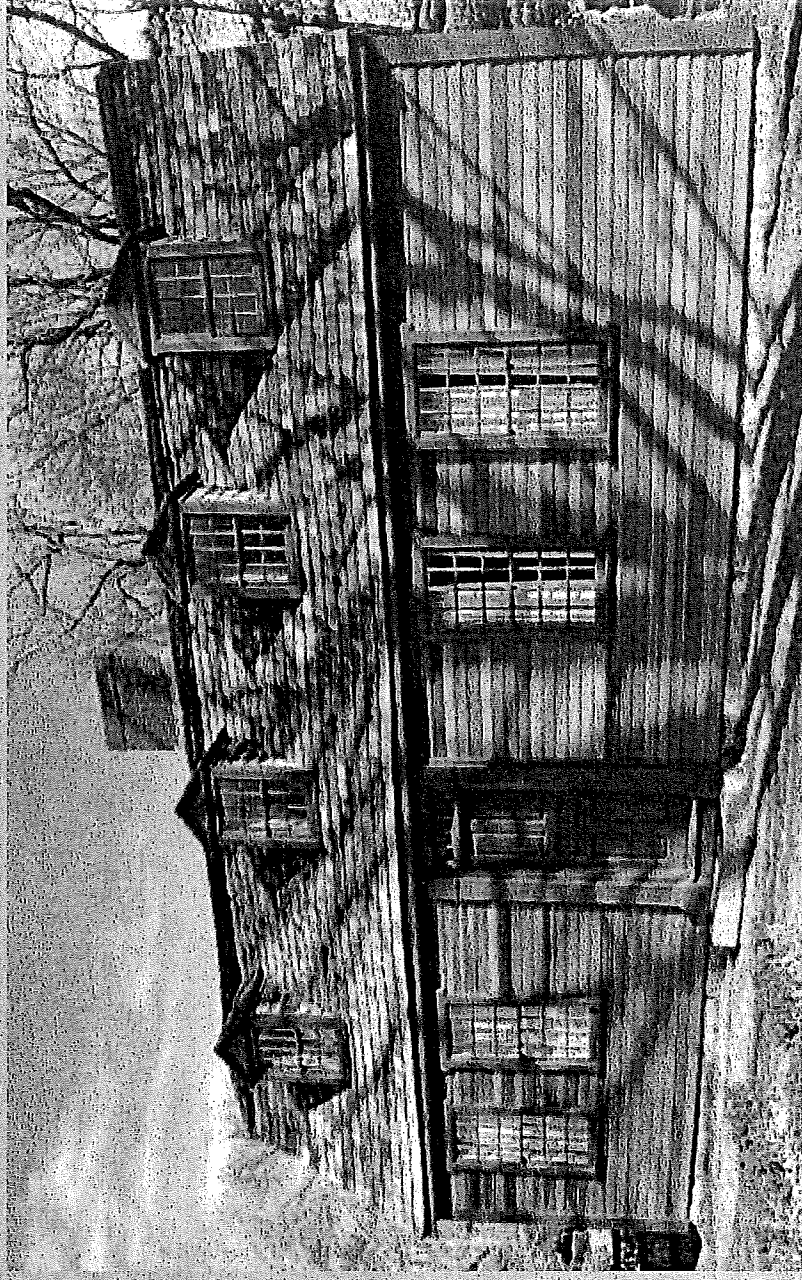
...with respect to
historic resources,
“rehabilitation” shall
~~have the additional~~
~~meaning of work to~~
comply with the
Standards for
Rehabilitation...



“Historic Resources”

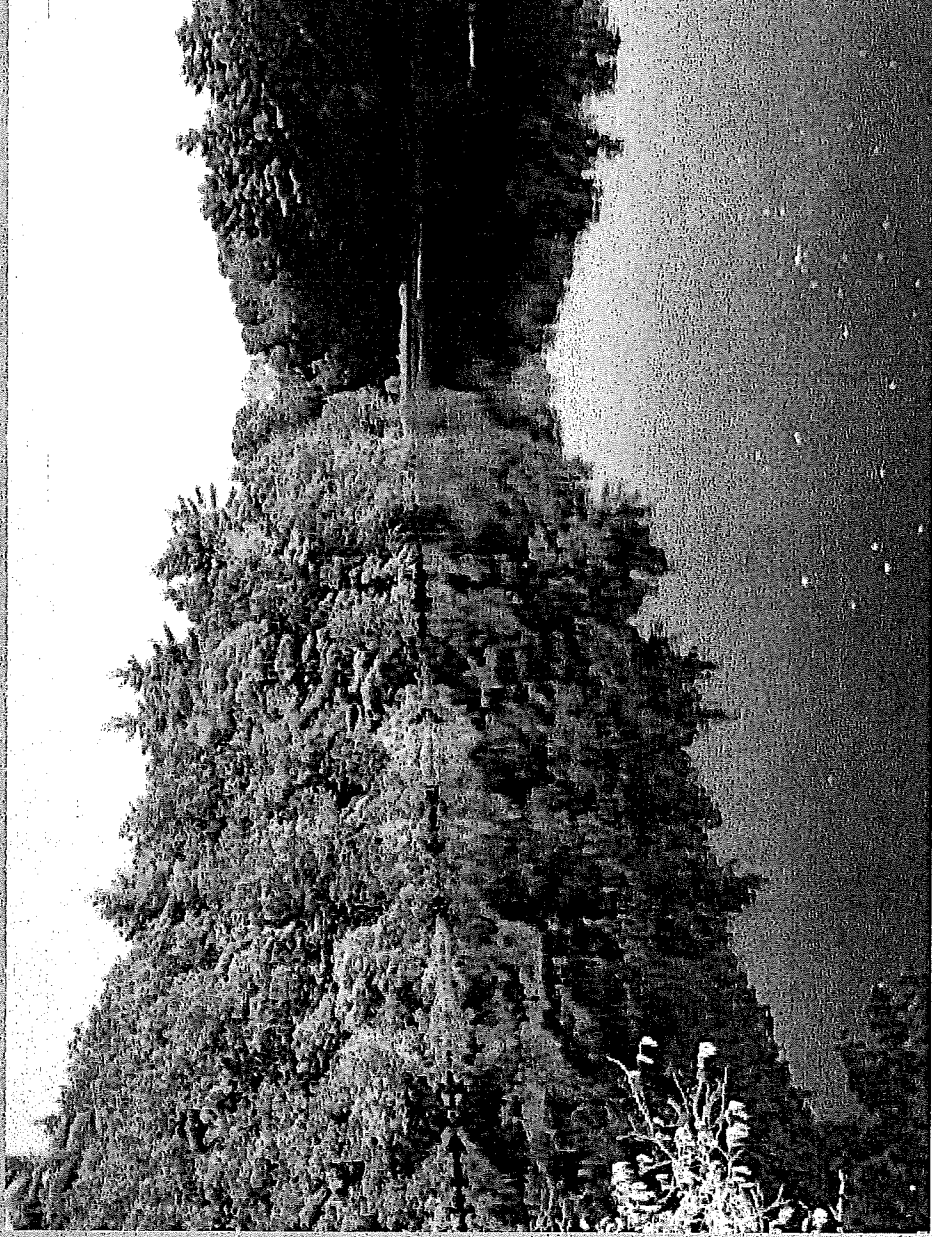
Coalition Historic Flowchart

Qualifying
Historic
Projects
for CPA
Funding



Open Space

Clarifications



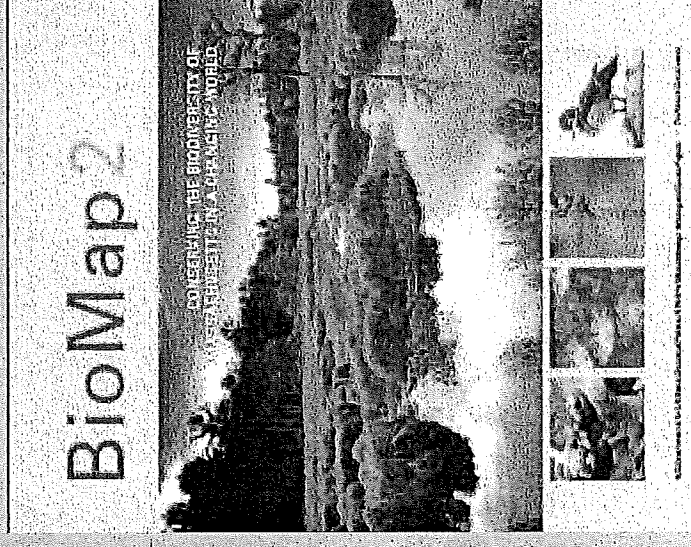
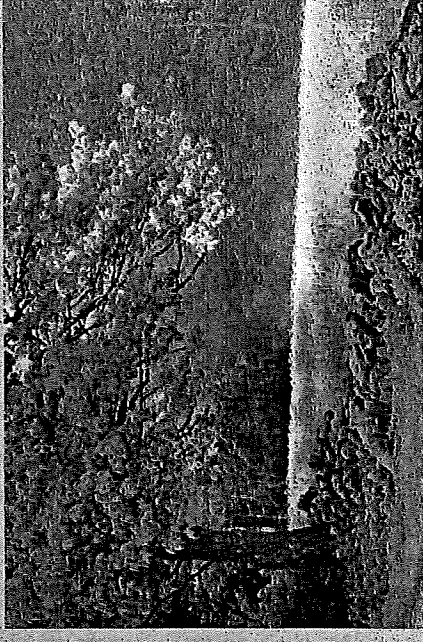
- Clarify procedure for issuing restrictions on land acquired with CPA funds
- OK to appropriate funds to non-profits to hold restrictions

Using CPA for Land Protection

- Agricultural land
- Scenic views
- Passive recreation
- Safeguard birds, fish and other wildlife

BioMap2 can help!

Online mapping tool



BioMap 2: Website

Mass.gov	Suite Offices & Courts State & Local Taxes State Forms	A No Active Audits	Step by Step Content A-F English	B3
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The Official Website of the Executive Office of Energy and Environmental Affairs

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Water & Climate Change

Recreation, State Parks & Recreation Services & Facilities

Home » Requested Affair & Guide » Planning & Review » Natural Heritage & Endangered Species » Land Protection & Management » Biomap2

Biomap2

BIOMAP2 IS THE BIODIVERSITY OF MASSACHUSETTS LAND PROTECTION PLAN. IT IS A LIVING DOCUMENT.

Biomap2: Conserving the Biodiversity of Massachusetts in a Changing World

Biomap2 is designed to guide strategic biodiversity conservation in Massachusetts by focusing land protection and planning on the areas that are most critical to sustaining the long-term persistence of rare and other native species and their habitats, exemplary natural communities, and a diversity of ecosystems. Biomap2 is also designed to include the habitat and species of conservation concern identified in the State Wildlife Action Plan.

Learn More

- 1 2 3 4 5 6 ▶

The New Biomap

In 2001 and 2003 the Natural Heritage and Endangered Species Program produced two original Biomaps and Living Waters biodiversity conservation plans. Biomap2, developed in partnership with The Nature Conservancy, replaces the earlier plans.

Natural Heritage & Endangered Species Program
Upper Division of Fisheries & Wildlife

Quarterly updates to natural heritage status maps.
Phone: (508) 329-6300

Biodiversity Resources

- Biomap2
- Biomap2 Overview & Summary
- Biomap2 Interactive Map
- Biomap2 Town Reports
- Biomap2 Summary Report PDF
- EWA
- Ecological Profile Page
- Biomap2 Technical Report
- Sea All

Land Protection & Management Resources

- Land Protection and Management
- TrailMap2

BioMap2 Resources

Biomap2

BigMap2: Overview & Summary

Biomap2 Interactive Map

Biomap2 Town Reports

Biomap2 Summary Report

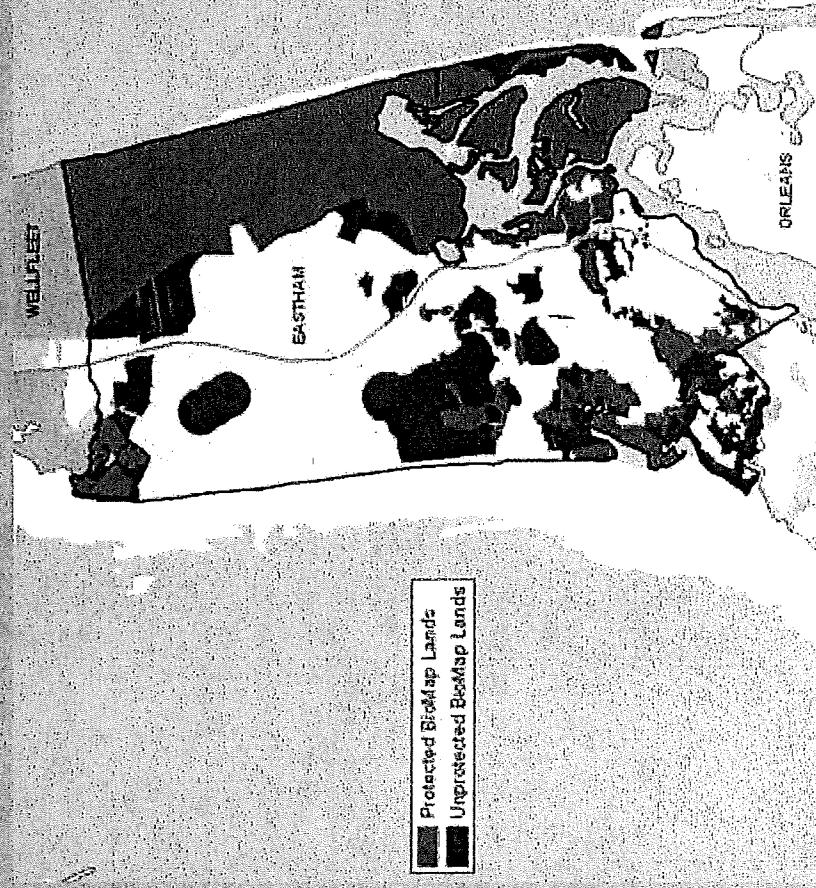
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Biomap2 Poster - 3mB

Biomap2: Technical Report

5

Important Habitat Areas



BioMap2

Core Habitat: Prime habitat areas for 'Species of Conservation Concern' (those listed under the Massachusetts Endangered Species Act as well as additional species identified in the State Wildlife Action Plan)

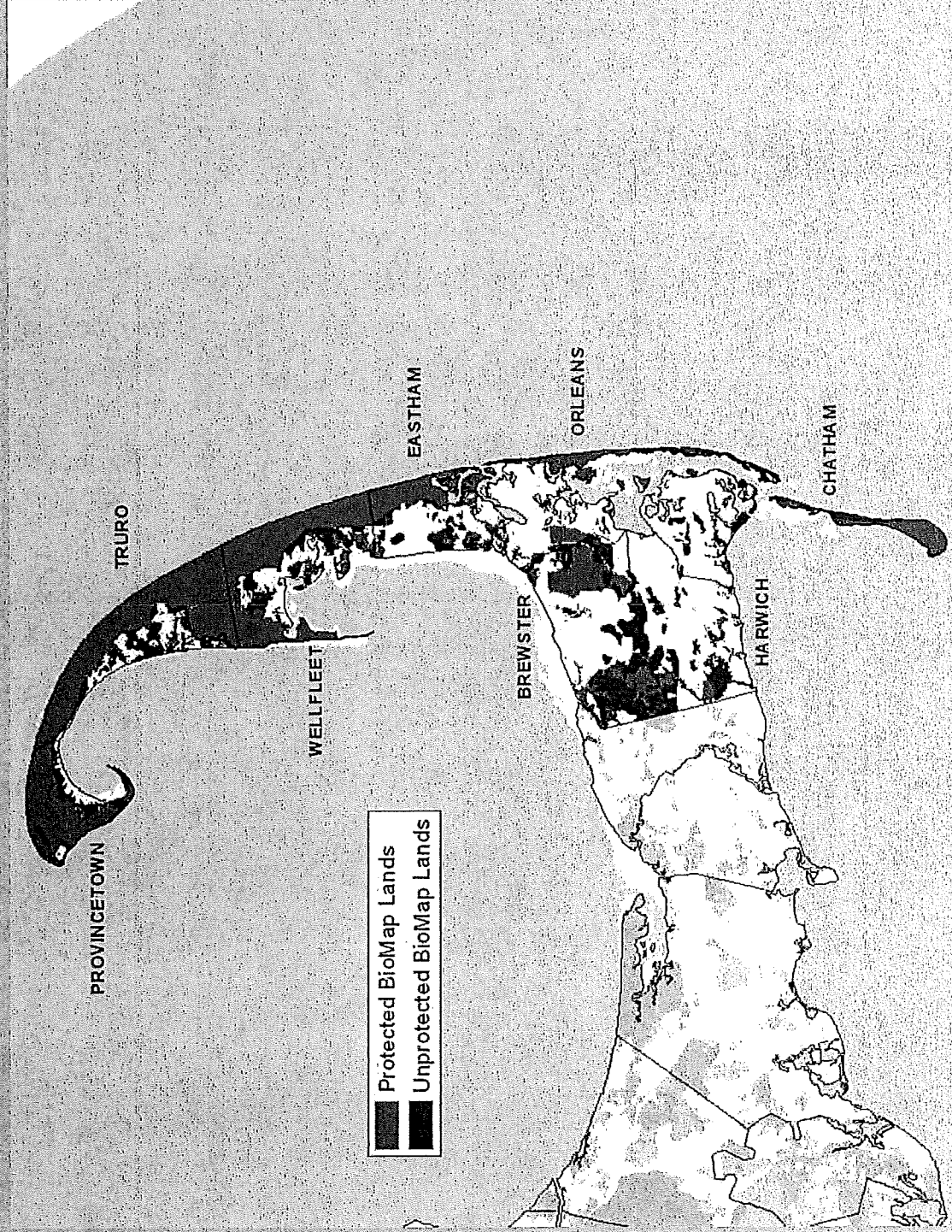
Critical Natural

Landscape: Support landscapes for supporting intact ecological processes, maintaining habitat connectivity, enhancing ecological resilience, and buffering habitats for long-term integrity (often overlap with Core Habitat)

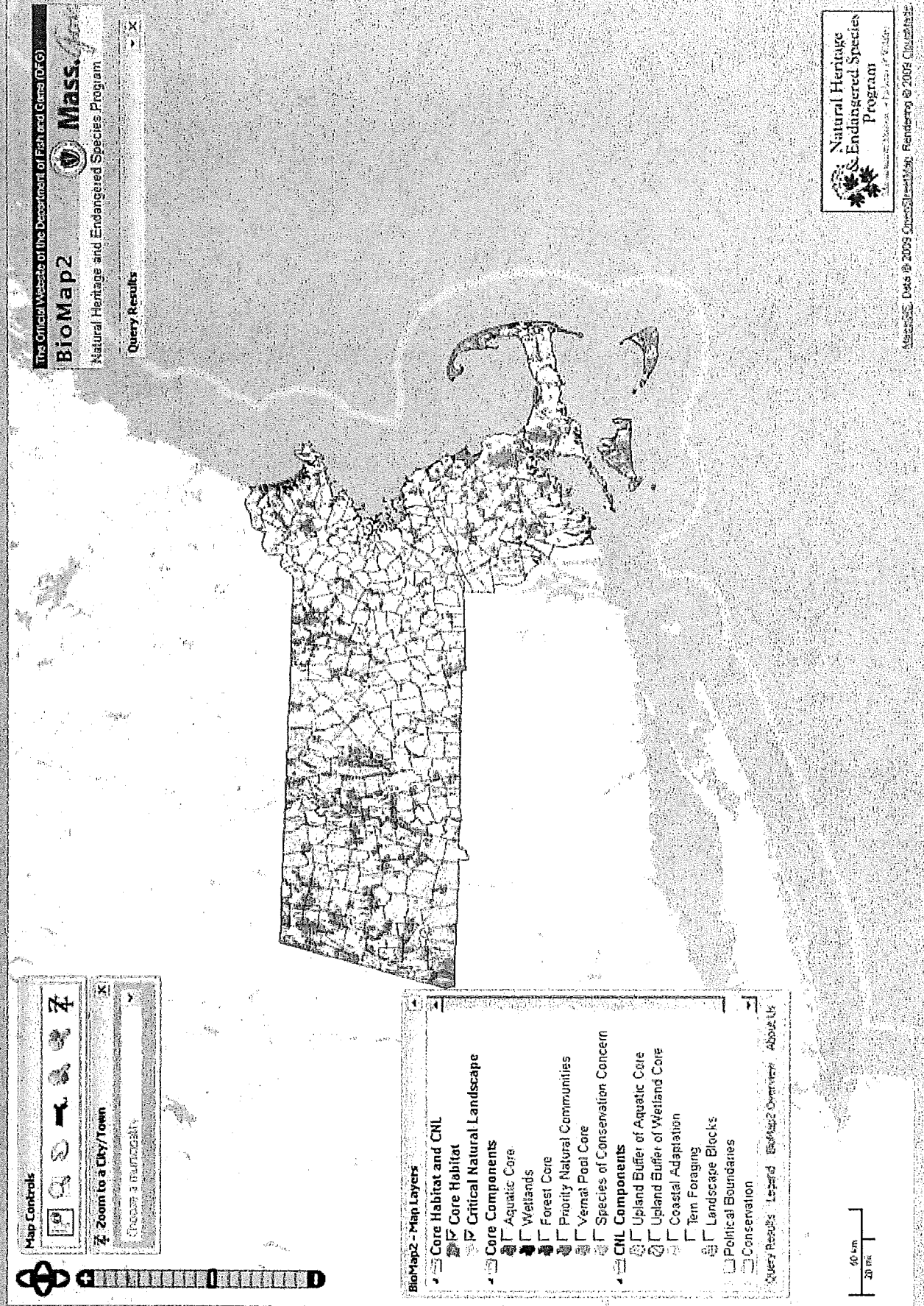
Total BioMap Acres in Eastham: 5,228

Unprotected Acres in Eastham: 1,945

BioMap Lands Cross Boundaries!

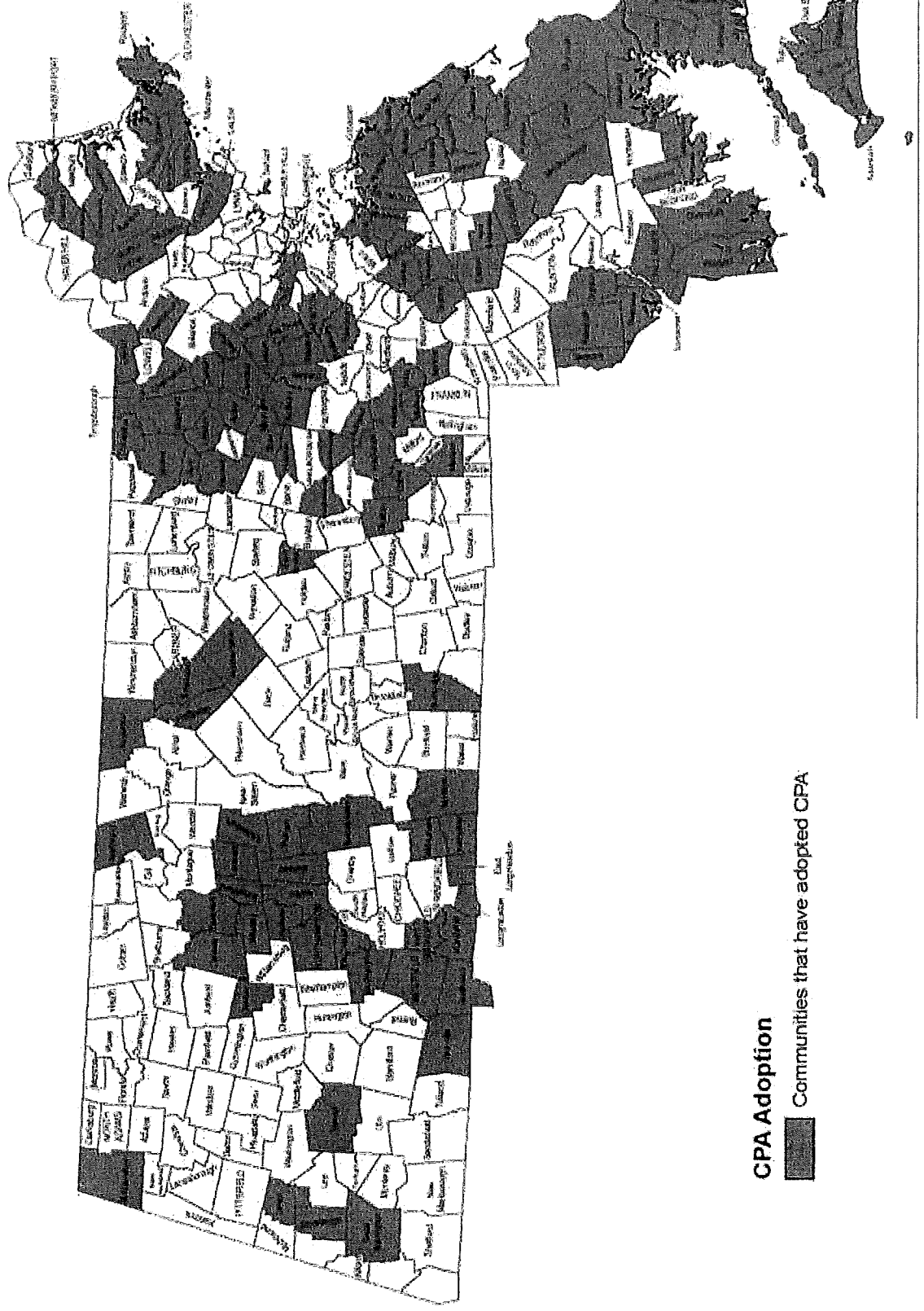


BioMap 2: Interactive Map

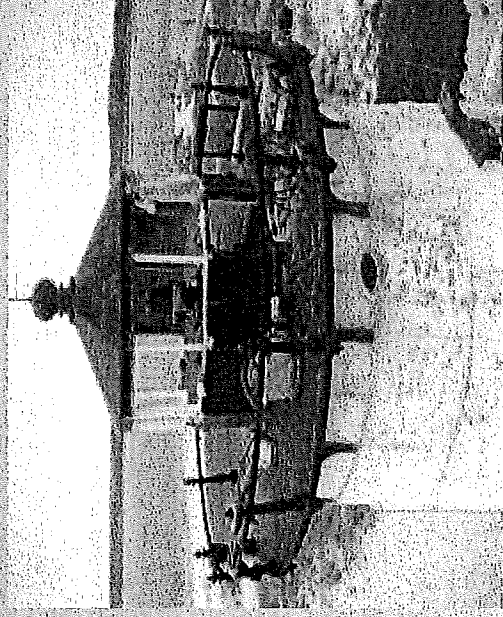
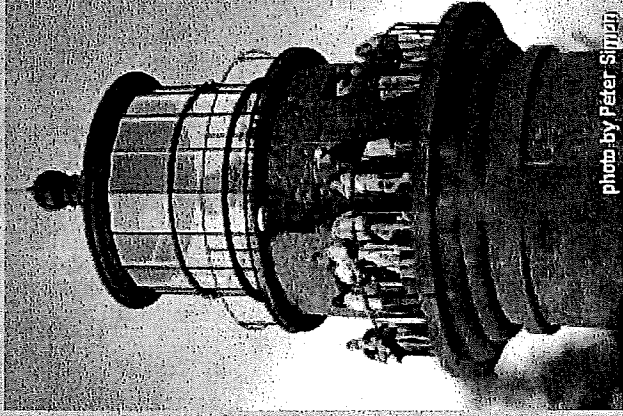


155 CPA Communities

May 1, 2013



The future is bright!



Contact Us

Technical Assistance

Hotline

617-367-8998

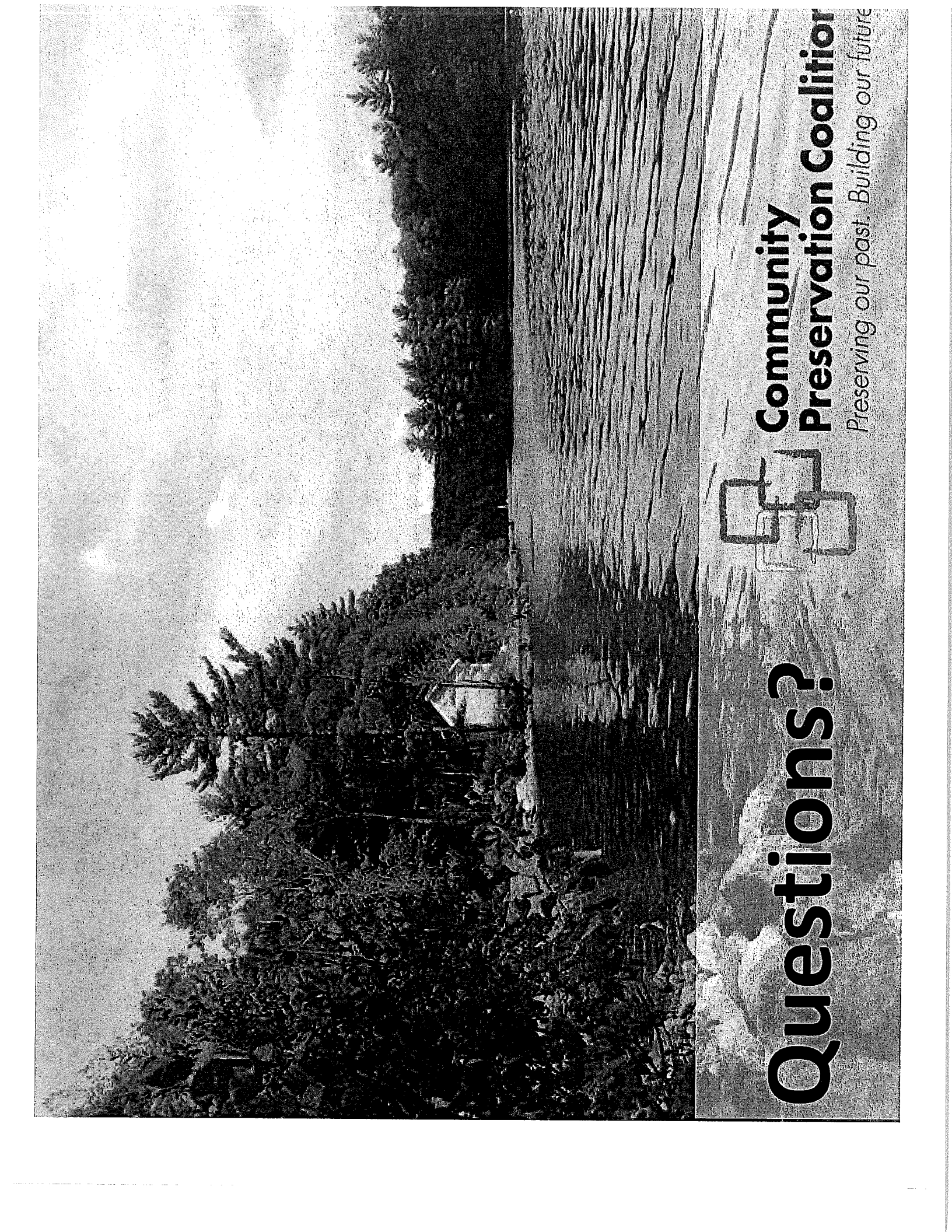
Stuart Saginor

Executive Director

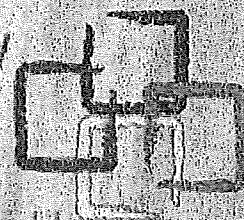
Katherine Roth

Associate Director





Questions?



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