

Selectmen's Meeting – January 12, 2004

Mr. Eckenreiter, Dr. Bowcock and Mr. Silvia were present.

Also in attendance was Jeffrey Osuch.

Mr. Eckenreiter called the meeting to order at 6:30 p.m.

Dr. Bowcock motioned to approve the minutes of January 5, 2004. Mr. Silvia seconded. Vote was unanimous.

Dr. Bowcock motioned to approve the minutes of the January 5, 2004 executive session. Mr. Silvia seconded. Vote was unanimous.

COALITION FOR BUZZARDS BAY

Christie Anderberg, Coalition for Buzzards Bay Land Protection Specialist, discussed a proposal to acquire property in Rochester that falls within the Mattapoissett River Valley Water Supply. (See attached.) Dr. Bowcock motioned to place an article on the Annual Town Meeting Warrant to request funding. Mr. Silvia seconded. Vote was unanimous.

Mark Rasmussen discussed the Community Preservation Act. (See attached.) Dr. Bowcock motioned to form a committee with representatives from Town boards/committees to decide if Fairhaven wants to pursue the issue. Mr. Silvia seconded. Vote was unanimous. Dr. Bowcock motioned to sponsor an article for the Annual Town Meeting Warrant. Mr. Silvia seconded. Vote was unanimous.

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

Mr. Roth gave an update on the status of Hoppy's Landing.

Dr. Bowcock motioned to sign the document requesting that \$30,000.00 in Soft Second Loan Program funds be set aside for low and moderate homebuyers in the community. Mr. Silvia seconded. Vote was unanimous.

Dr. Bowcock motioned that Mr. Osuch, Mr. Roth and Mr. Silvia review applications and interview candidates for the part-time clerical position in the Department of Planning and Economic Development. Mr. Eckenreiter seconded. Vote was unanimous.

EXECUTIVE SECRETARY'S REPORT

The Alcoholic Beverage Control Commission will not charge a permit fee for the new Sunday Package Store openings.

Selectmen's Meeting -- January 12, 2004

Position on the Retirement Board does not have to be filled by a Town employee. Applications to fill the vacancy will be accepted in the Selectmen's Office until January 26th.

Meeting with the Assessors is scheduled for January 13th at 3:00 p.m.

District Water Planning Committee will meet at the Board of Public Works at 4:30 p.m. on January 13th.

Sub-bids for the new East Fairhaven School will be opened at the Town Hall at 12:00 noon on January 15th.

East Fairhaven School Building Committee will meet at 6:00 p.m. on January 15th at the High School.

Finance Committee will meet at 7:00 p.m. on January 15th at the Board of Public Works.

A letter will be sent to Bouchard Transportation to request \$23,212.00 in lost revenue from the sale of 2003 Shellfish License and West Island Beach passes.

Dr. Bowcock motioned to sign the Waste Disposal Services Agreement. Mr. Silvia seconded. Vote was unanimous.

Articles for the February 11th Special Town Meeting were reviewed.

ANIMAL CONTROL

Town of Mattapoisett requests an agreement between Fairhaven and Mattapoisett for use of the new Animal Shelter. Dr. Bowcock motioned to have Mr. Silvia represent the Board of Selectmen in discussions with Mattapoisett. Mr. Eckenreiter seconded. Vote was unanimous. The Animal Control Officer, Jeffrey Osuch and Mr. Silvia will meet with Mattapoisett to discuss the issue.

Donations to the Animal Shelter Building Fund totaling \$635.00 were accepted.

BUILDING DEPARTMENT

The Building Commissioner submitted a request for authorization for legal services for an opinion "of weather lots have grand fathered rights or are owned in common ownership". Dr. Bowcock motioned to approve the request. Mr. Silvia seconded. Vote was unanimous.

Building Construction report for December 2003 will be placed on file.

Selectmen's Meeting – January 12, 2004

SCHOOL COMMITTEE

Mr. Eckenreiter read Michael Souza's letter of resignation from the School Committee. (See attached.) The Board thanked him for his service to the Town and wished him well in all future endeavors.

2004 LICENSES

Dr. Bowcock motioned to renew the Liquor License for Mike's Restaurant. Mr. Silvia seconded. Vote was unanimous.

Dr. Bowcock motioned to renew the following Common Victualer Licenses: Homlyke Bakery, Taco Bell, Wendy's Restaurant, Phoenix Restaurant and Wal-Mart. Mr. Silvia seconded. Vote was unanimous.

Dr. Bowcock motioned to renew the Car Repair License for Jiffy Lube #1229. Mr. Silvia seconded. Vote was unanimous.

Dr. Bowcock motioned to renew the Entertainment License for Bijou Theatre. Mr. Silvia seconded. Vote was unanimous.

Dr. Bowcock motioned to send a letter to businesses not licensed for 2004 to remind them they are operating without a license and that hearings will be scheduled for February 2, 2004. Mr. Silvia seconded. Vote was unanimous.

NSTAR GAS

Dr. Bowcock motioned to approve the petitions for maintenance to gas main and service at 21 Bonney Street and 19 Point Street. Mr. Silvia seconded. Vote was unanimous. (Approved by the Board of Public Works.)

Dr. Bowcock motioned to approve the petitions for emergency gas leak repair at Hill Street/Blossom Street and 10 Evergreen Street. Mr. Silvia seconded. Vote was unanimous. (Approved by the Board of Public Works.)

OTHER ISSUES

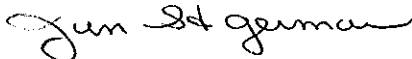
The Board offered their condolences to the family and friends of Bernice Bromberg, who passes away last week. Ms. Bromberg was very dedicated to animals and the new Fairhaven Animal Shelter.

The Board offered their condolences to the family and friends of Walter Jachna. Mr. Jachna, a former Town employee, recently passed away.

Selectmen's Meeting -- January 12, 2004

EXECUTIVE SESSION

At 8:00 p.m., Dr. Bowcock motioned to go into executive session to discuss the Earl R. Flansburgh case, Police Union Contract negotiations, Fire Union Contract negotiations, contract for renovations to the Millicent Library, legal issues regarding the Walden Woods sub-division and not to reconvene in open session. Mr. Silvia seconded. Vote was unanimous. Roll call vote 3-0.



Jan St. Germain
Secretary



THE COALITION FOR BUZZARDS BAY

2004 JAN -5 P 3: 57

January 5, 2004

Board of Selectmen
Town of Fairhaven
40 Centre Street
Fairhaven, MA 02719

BOARD OF SELECTMEN
FAIRHAVEN MASS

Dear Gentlemen,

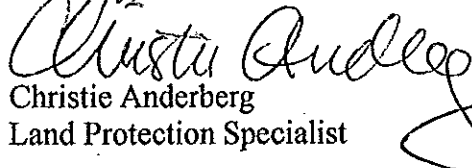
Enclosed, please find information regarding a land protection project that the Coalition for Buzzards Bay would like to discuss with you at your next meeting, January 12th. At 164 acres, the Rounseville Homestead in property has over 4000' feet of frontage on the Mattapoissett River, and even though it is located in Rochester, it lies squarely within the Zone II areas most critical to Fairhaven's water supply protection.

The Coalition has met with the Mattapoissett River Valley Water Supply Protection Advisory Committee to discuss the significance of keeping this land free from development. At a meeting held in September, 2003, the Committee voted to contribute \$75,000 towards the cost of acquiring a Conservation Restriction, and at the same time voiced support for taking the project to each town in the Valley for further assistance.

With this year's elimination of State acquisition programs, regional collaboration to protect common resources is critical. In an effort to assist the Towns in protecting their drinking water supply, the Coalition has committed to raising private funds towards this important acquisition. We would like to meet with you to further discuss this project and the opportunity to present it to the voters at Fairhaven's 2004 spring Town Meeting.

Thank you for your attention to this matter. I look forward to seeing you next week.

Sincerely,

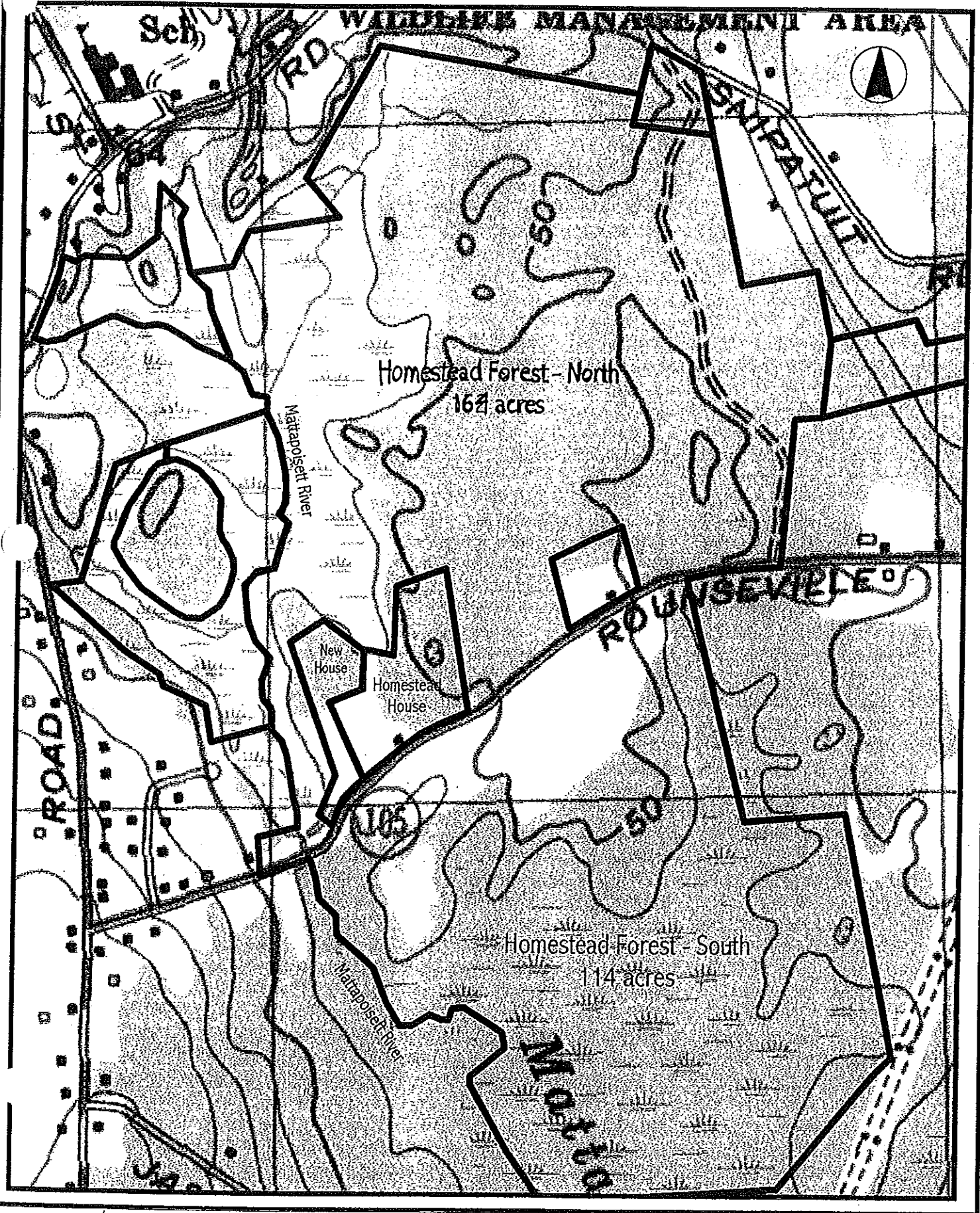

Christie Anderberg
Land Protection Specialist

Working to improve the health of Buzzards Bay through education, conservation, research and advocacy.

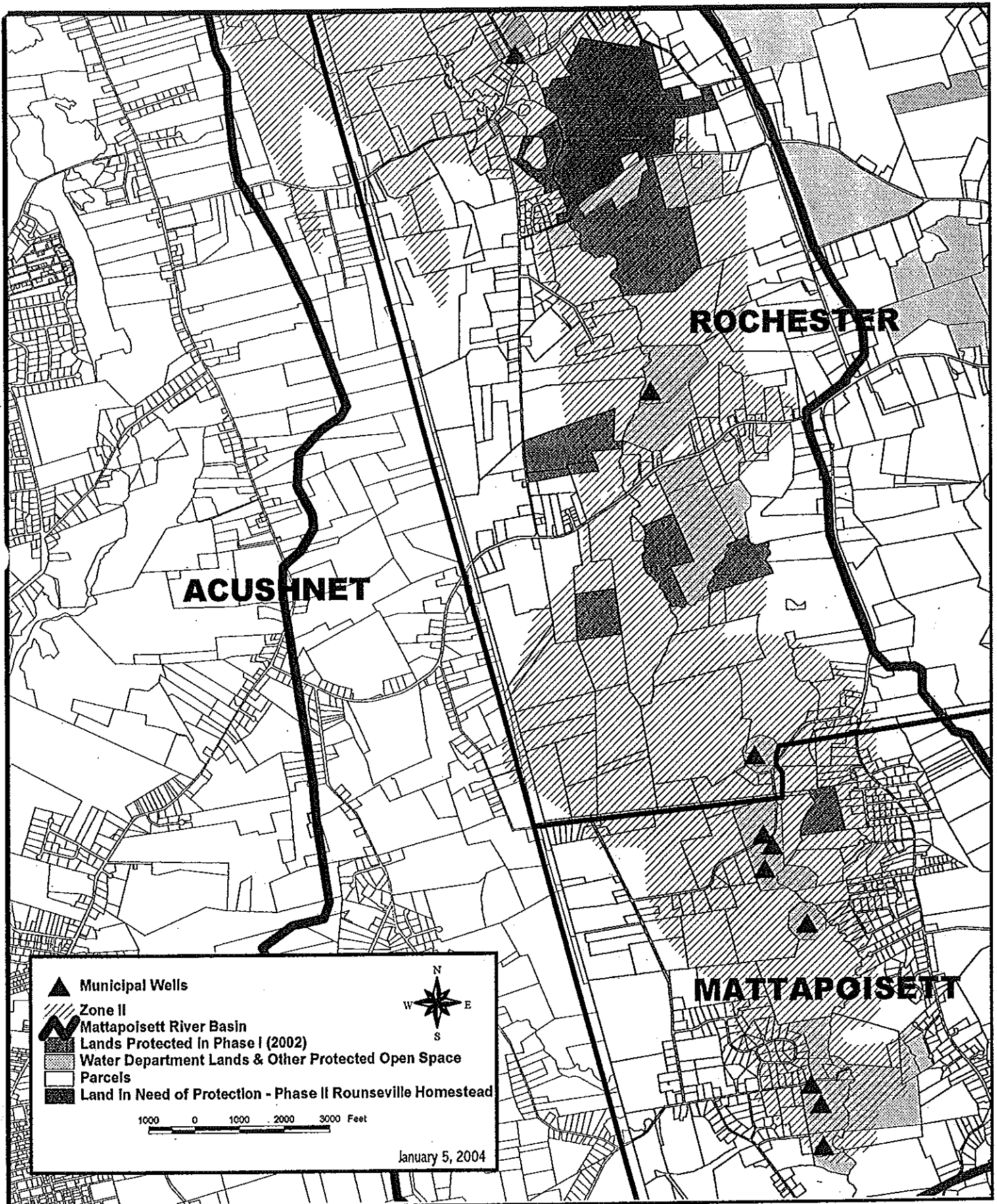
620 Belleville Avenue, New Bedford, Massachusetts 02745 • tel: (508) 999-6363 • fax: (508) 984-7913 • www.savebuzzardsbay.org

Printed on process chlorine free, recycled paper with soy-based inks.

Rouseville Homestead - Rochester, MA



Mattapoissett River Valley Aquifer Protection Project



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2004 JAN 12

Community Preservation Act – Basic Facts for Fairhaven

Introduction

The Community Preservation Act (CPA) is a new law that allows cities and towns in Massachusetts to raise local property taxes to acquire and protect open space, preserve historic buildings and landscapes, and create and maintain affordable housing. It also provides significant state matching funds – an estimated \$26 million annually – to participating communities.

In order for a municipality to qualify for state matching funds, Town Meeting must vote to place a property tax surcharge of up to 3 percent on the ballot. Alternatively, the CPA may be placed on the ballot through a petition signed by at least 5 percent of the city or town's registered voters. Once the CPA is placed on the ballot, local voters must then vote to approve it. Participating cities and towns can opt out of CPA after five years and end the surcharge.

The law went into effect December 2000. To date, 61 communities across the state have adopted the CPA. Several more communities will vote on the Act in 2004.

Determining How Fairhaven's CPA Funds Are Spent

If Fairhaven approves the CPA, it will also establish a Community Preservation Committee that will make annual recommendations to Town Meeting on how the money should be spent. Town Meeting appropriates funds from the town's Community Preservation Fund based on these recommendations. Town Meeting may also reject or reduce the amounts recommended by the Community Preservation Committee. The Committee is responsible for soliciting input from the community and for presenting its findings and recommendations to the public. Community Preservation Committees have open meetings to which all residents are welcome.

Each fiscal year, upon recommendation of the Community Preservation Committee, Town Meeting must spend, or set aside for future spending, the following share of annual Community Preservation Fund revenues:

- 10 percent for open space
- 10 percent for historic resources
- 10 percent for community housing

Beyond these required disbursements, it is left to the residents of Fairhaven to decide how much of the remaining 70% of the funds they would like to spend on the three purposes identified above or for recreation (ball fields, hiking or biking trails, etc). For example, a municipality could allocate the remaining 70 percent of the annual revenue to one purpose, spread it evenly among all four, or set the funds aside for future spending. Each year, the municipality can modify the spending mix for the remaining 70 percent of the fund.

Exemptions from the CPA Surcharge

Any portion of a taxpayer's real property taxes that are already exempt are also exempt from the new CPA surcharge. In addition, Town Meeting, as part of the vote to accept the provisions of CPA, may allow two additional exemptions to the CPA surcharge for:

- 1) Property owned and occupied by a person who would qualify for low income housing (any family of 4 making less than \$42,160) or moderate income senior housing (a person over 60 making less than \$36,890 (\$42,160 for a couple)
- 2) The first \$100,000 of taxable value of residential real estate

FAIRHAVEN COMMUNITY PRESERVATION ACT PROFILE

Estimates provided by the Community Preservation Coalition, January 2004

Projected CPA Revenue in Fairhaven

Based on \$186,000 median house value

Exemptions	1%	2%	3%
None	\$163,707	\$327,415	\$491,122
\$100K	\$97,253	\$194,506	\$291,759

The chart to the left shows how much CPA revenues Fairhaven should expect to raise at different surcharge rates and with or without the first \$100,000 of property value exemption and the commercial/industrial property exemption.

CPA Cost to Residents in Fairhaven

Based on \$186,000 median house value

Exemptions	1%	2%	3%
None	\$ 20	\$ 41	\$ 61
\$100K	\$ 9	\$ 19	\$ 28

This chart shows an approximation of the amount that an average household could expect to pay annually with various surcharge levels and exemptions.

These figures do not include the 1:1 state matching funds that have been provided to CPA towns

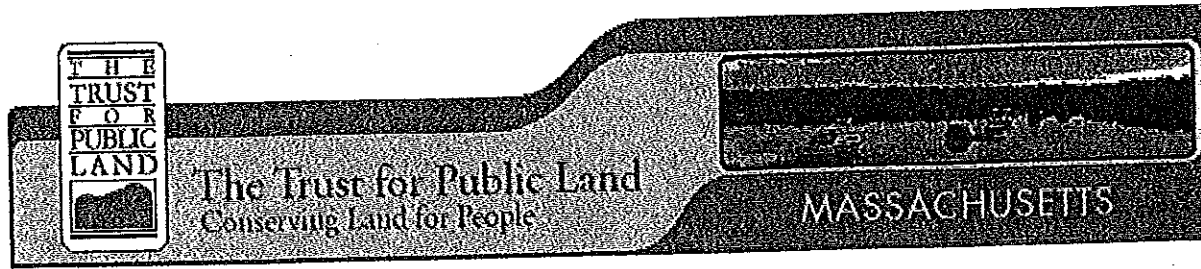
CPA Summary of Southcoast Towns

Town	Year Passed	Rate	Annual Revenue	State Match Received	Total Funds for CPA projects/year
Westport	2002	2%, no exemptions	\$ 285,139	\$ 285,139	\$ 570,278
Dartmouth	2002	1.5%, exempt 1st \$100k	\$ 277,769	\$ 277,769	\$ 555,538
Acushnet	2003	1.5%, exempt 1st \$100k	none collected yet	\$ -	\$ -
Wareham	2002	3%, exempt 1st \$100k	\$ 322,305	\$ 322,305	\$ 644,610
Plymouth	2002	1.5%, no exemptions	\$ 962,918	\$ 962,918	\$ 1,925,836

WAREHAM	\$	322,305
WAYLAND	\$	432,175
WELLESLEY	\$	511,283
WESTFORD	\$	924,436
WESTON	\$	1,051,629
WESTPORT	\$	285,139
WILLIAMSTOWN	\$	118,946
TOTAL	\$	27,161,342

The following communities did not receive a match because they have not yet implemented the CPA surcharge:

ACUSHNET
MENDON
NEWBURYPORT
SOUTHBOROUGH
SOUTHWICK
UPTON
WESTFIELD



Sample Town Meeting Vote

12/17/01

This sample should not be used without the advice of legal counsel. The City Solicitor or Town Counsel should be involved at the earliest practical moment to provide legal advice. The Trust for Public Land is also available to provide technical assistance.

Voted: that the Town hereby accepts Sections 3 to 7, inclusive, of Chapter 44B of the General Laws, otherwise known as the Massachusetts Community Preservation Act, by approving a surcharge on real property for the purposes permitted by said Act, including the acquisition, creation and preservation of open space, the acquisition and preservation of historic resources, the acquisition, creation and preservation of land for recreational use, the creation, preservation and support of community housing, and the rehabilitation and restoration of such open space, historic resources, land for recreational use and community housing that is acquired or created as provided under said Act; that the amount of such surcharge on real property shall be [xx%] of the annual real estate tax levy against real property; and that the Town [does not accept any of] [hereby accepts] the [following] exemption[s] from such surcharge permitted under Section 3(e) of said Act: [property owned and occupied as a domicile by any person who qualifies for low income housing or low or moderate income senior housing in the Town, as defined in Section 2 of said Act] [class three, commercial, and class four, industrial, properties as defined in G.L. c.59, §2A] [\$100,000 of the value of each taxable parcel of residential real property].

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section. With respect to community housing, the community preservation committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

(3). The Community Preservation Committee may include, in its recommendation to the Town Meeting, a recommendation to set aside for later spending funds for specific purposes that are consistent with community preservation but for which sufficient revenues are not then available in the Community Preservation Fund to accomplish that specific purpose or to set aside for later spending for general purposes that are consistent with community preservation. The Community Preservation Committee may recommend the issuance of general obligation bonds or notes in anticipation of revenues to be raised pursuant to section 3 of the Act, the proceeds of which shall be deposited in the Community Preservation Fund. Bonds or notes so issued may be at such rates of interest as shall be necessary and shall be repaid as soon after such revenues are collected as is expedient. The Town shall make every effort to limit the administrative costs of issuing such bonds by cooperating with other cities and towns using methods including, but not limited to, common issuance of bonds or common retention of bond counsel. Except as otherwise provided in this chapter, bonds or notes issued pursuant to this section shall be subject to the applicable provisions of Chapter 44. The maturities of each issue of bonds or notes issued under this chapter may be arranged so that for each issue the amounts payable in the several years for principal and interest combined shall be as nearly equal as practicable in the opinion of the officers authorized to issue bonds or notes or, in the alternative, in accordance with a schedule providing for a more rapid amortization of principal.

As provided in the Massachusetts Community Preservation Act, no expenditures shall be made from the Community Preservation Fund without the approval of Town Meeting.

The Community Preservation Committee will submit an annual administrative and operating budget for the Community Preservation Committee, which cannot exceed five percent (5%) of the annual revenues in the Community Preservation Fund, to Town Meeting for approval.

Chapter 3: Requirement for a quorum and cost estimates

The community preservation committee shall not meet or conduct business without the presence of a quorum. A majority of the members of the community preservation committee shall constitute a quorum. The community preservation committee shall approve its actions by majority vote. Recommendations to the Town Meeting shall include their anticipated costs.

Chapter 4: Amendments

This Chapter may be amended from time to time by a majority vote of the Town Meeting, provided that the amendments would not cause a conflict to occur with MGL, Chapter 44B.

Chapter 5: Severability

In case any section, paragraph or part of this chapter be for any reason declared invalid or unconstitutional by any court of last resort, every other section, paragraph or part shall continue in full force and effect.

Chapter 6: Effective Date

This by-law shall take effect upon approval by the Attorney General of the Commonwealth, and after all requirements of G.L. c.40, S. 32 have been met. Each appointing authority shall have thirty days after approval by the Attorney General to make their initial appointments.

Updated 6/2003

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Open Space

Town	Date	Amount	Acres	Description	Status
Amherst	2002	\$ 13,000		Appraisals	Passed
Amherst	2002	\$ 60,000		Middle Street property purchase	Passed
Amherst	2002	\$ 20,000		Agricultural Preservation Restriction (APR) on South East Street	Passed
Bedford	2002	\$ 300,000	16	For the purchase of the 16-acre Altman parcel that abuts Great Meadows Wildlife Refuge. The land was purchased with \$300,000 in CPA funds and \$555K through the Route 3 open space acquisitions grant program.	Passed
Bedford	2002	\$ 150,000	16	\$150K in CPA funds and \$450,000 in water and sewer funds to purchase 16 acres to preserve land critical to protecting Bedford's only active water source, the Shawsheen Wetfield. There are also wetlands and trails through rolling upland portions which are contiguous to a large town-owned parcel.	Passed
Boxford	2002	\$ 3,000,000	135	For a 20-year bond for the 135-acre Sawyer-Richardson property.	Passed
Cohasset	2002	\$ 10,000	32	For purchase of Barnes property, 32-acre parcel adjacent to town-owned property with high wildlife value and in watershed. Will cost \$1,000,000 but cost to CPC is only \$10K. The rest is coming from grants and fund raising.	Passed
Dracut	2002	\$ 960,000	45	To purchase 45-acre parcel on East Richardson Road. It will link 300 acres of greenery, including the nearby 120-acre Ogonowski farm. The town will sell three lots on the 45 acres, lowering the price to \$560K.	Passed
Duxbury	2002	\$ 1,392,700	32.9	To purchase the 32.9 acre Delano site.	Passed
Duxbury	2002	\$ 312,400	13.4	For the 13.4-acre Merlot property on Congress Street (3.4 reserved for 1-2 affordable homes).	Passed
Duxbury	2002	\$ 110,000	32.4	For the 32.4 acre Hamadeh property (contains 27 acres of wetlands and connects two sections of Ashdod Forest).	Passed
Hampton	2002	\$ 100,000	166	CPA funds are contributing to total purchase of 166 acres of land. A commitment to pay \$20,000 annually for five years.	Passed
Harvard	2002	\$ 100,000		A transfer of CPA funds to the local land trust for the purchase of land.	Passed
Holliston	2002	\$ 200,000	210	Town officials recently received a \$400,000 self-help grant from the state Division of Conservation Services to go toward the purchase of a 210-acre farm near the Milford line known as the Fairbanks property. The land is located in the southwest corner of town, abutting several hundred acres of already existing conservation land. In addition to \$200,000 in CPA funds and the self-help grant, money will also come from the Trustees of Reservations and the town's Conservation Commission.	Passed
Holliston	2002	\$ 1,000		Speaker fee for land use expert	Passed
Hopkinton	2002	\$ 2,000,000	159	CPA funds will go to the open space component of a larger purchase by the town which, in addition to the open space, will be used for a school and municipal buildings.	Passed
North Andover	2002	\$ 2,250,000	35	Contribution from CPA over next 5 years for 35-acre Half-Mile Hill purchase.	Passed
Peabody	2002	\$ 70,250	7.5	For an open space purchase of the Marquado property in S. Peabody, an agricultural preservation restriction, and landscape work.	Passed
Rowley	2002	\$ 1,000,000	27.6	CPA funds will be used to purchase 27.6 acres of farmland and woods on Boxford road.	Passed
Weston	2002	\$ 2,300,000	23	To buy Sunday Woods, 23 acres of open space. The total price was \$2.8 million. \$800 was spent directly out of the CPA fund and another \$1.5 million in CPA was bonded with 5-year notes.	Passed
TOTALS		\$ 14,349,350	950.8		
Bedford	2003	\$ 147,981	5	Funds will purchase land by Fawn lake totaling five acres.	Passed
Chelmsford	2003	\$ 25,000		For accessibility improvements to the town-owned Red Wing Farm property on Maple Street	Passed
Dartmouth	2003	\$ 200,000	95	For an open space purchase on Hixville Road.	Passed
Duxbury	2003	\$ 71,800	11.5	For the purchase of 11.5 acres of open space off Franklin Street.	Passed
Duxbury	2003	\$ 100,000		Transfer to conservation fund for open space acquisitions.	Passed
Georgetown	2003	\$ 285,000	44.6	Approximate cost of a forested site that was the location of a historic farm and provides habitat for a variety of wildlife, including a rare species of turtle.	Passed
Harvard	2003	\$ 58,000	1.7	For the purchase of a parcel by Bare Hill Pond that will protect ground water, connect with existing conservation land, and preserve the wildlife and viewshed corridors.	Passed
Harvard	2003	\$ 9,000		For a small parcel of land on Green Hill Road.	Passed
Hingham	2003	\$ 49,200	6	For open space on Leavitt St., which will protect the boundaries of the Wompatuck State Park and is in the Triphammer Watershed, connected to the town's water supply.	Passed
Hingham	2003	\$ 900,000	17		Passed

Open Space

Town	Date	Amount	Acres	Description	Status
Tynasborough	2004	\$ 365,000	48	To purchase the former Kiwanis Girl Scout Camp, which includes more than 1,200 feet of frontage on Long Pond.	Passed
Westford	2004	\$ 150,000		To assist the Conservation Commission in the facilitation of and actual purchase of land.	Nov 4 TM
Westford	2004	\$ 700,000	107	Contributes to the purchase of the 107-acre Stepinski parcel for water resources/well development, open space, water resource protection, and recreation	Nov 4 TM
TOTALS		\$ 8,737,100	663.35		

Recreation

Town	Date	Amount	Description	Status
Newton	2003	\$ 23,718	To improve 8000 sq. ft. of land in order to create Kayla's Garden, a park that will include native plants, shrubs, and trees and will be used by teachers, school staff, and students to enhance classroom curriculum and by the neighborhood to enjoy passive recreation. Also includes the purchase of a statue for the park.	Passed
Newton	2003	\$ 90,000	For Abelnmarle Community Classroom, a small park that will include benches, a handicap accessible gazebo, and plantings. It is located near several playing fields.	Passed
North Andover	2003	\$ 70,000	To replace wooden light poles with five new structures that will increase nighttime playing areas at Drummond Field.	Passed
North Andover	2003	\$ 25,000	To enlarge Sharpeners Pond field to allow for rotation of existing playing fields.	Passed
Wareham	2003	\$ 31,000	To fence off a portion of Camp Lakota that will have playing fields with an irrigation system. The new fields and irrigation system will be constructed with private funds.	Passed
	TOTALS	\$ 955,790		
Ashland	2004	\$ 60,000	To create a park to honor the original starting line of the Boston Marathon. Will include landscaping, a statue, lighting, and wood and metal markers.	Passed
Ayer	2004	\$ 167,000	For improvements and preservation of Sandy Pond Beach	Pending
Bedford	2004	\$ 100,000	For tennis court construction	Pending
Holliston	2004	\$ 60,000	Partial funding for the construction of new playing fields on Marshall Street.	Passed
Norfolk	2004	\$ 36,600	For improvements to the Pond Street recreation complex.	Oct 28 TM
Norwell	2004	\$ 37,500	To preserve a deteriorating playground off of River Street	Dec 1 TM
Norwell	2004	\$ 9,720	To create a nature center at the Vinal School	Dec 1 TM
Norwell	2004	\$ 80,000	To build a skateboard park	Dec 1 TM
Peabody	2004	\$ 25,000	For a "universal playground" that will accommodate handicapped and non-handicapped children so that they can play together. Grant is contingent upon successful completion of private fundraising.	Pending
Peabody	2004	\$ 162,000	To hire a consultant to design a citywide bike path. Once the design is completed, the city will be eligible for \$1.36 million in state and federal construction funding.	Pending
Plymouth	2004	\$ 30,000	For a rail to trail project that will create a 1.5-mile bike trail and complete a 7.5-mile corridor from the Kingston town line to Little Pond.	Passed
Scituate	2004	\$ 24,000	For a feasibility study of a walking path to be built along the Greenbush commuter rail line.	Passed
Scituate	2004	\$ 178,000	For purchase of land for recreation and for a wetlands delineation, survey, and title search of South Swamp.	Passed
Scituate	2004	\$ 125,000	For athletic fields.	Passed
	TOTALS	\$ 1,094,820		

Historic Preservation

Town	Date	Amount	Description	Status
Braintree	2003	\$ 50,000	For historic Town Hall and Main Street restoration master plan.	Passed
Braintree	2003	\$ 5,000	For the Historic Commission to continue with the creation of an inventory of historic homes and sites in town.	Passed
Cambridge	2003	\$ 540,000	For preservation grants to qualifying homeowners to make historically appropriate renovations to their homes and for other historic preservation programs.	Passed
Chatham	2003	\$ 50,000	For a master plan for the MCI property in Chathamport. Property is owned by the town and all of it's buildings are on the historic register. There is the potential for some of them to become affordable housing.	Passed
Chatham	2003	\$ 90,000	To complete renovations of the historic Doc Keene Scout Hall	Passed
Chatham	2003	\$ 100,000	To help the Nickerson Family Foundation relocate the historic Caleb Nickerson House in order to preserve it.	Passed
Chatham	2003	\$ 25,000	To commission a book about the town's historic houses	Passed
Chatham	2003	\$ 175,000	To help build an archival center at the Atwood House Museum	Passed
Cohasset	2003	\$ 36,000	For renovations of the historic Hagerly house including adding handicapped-accessible bathrooms, window replacement, and bringing the heating and air conditioning systems up to code.	Passed
Cohasset	2003	\$ 100,000	For improvements to the historic Paul Pratt Memorial Library.	Passed
Dartmouth	2003	\$ 57,270	To preserve the building exterior and add accessibility to the Dartmouth Grange	Passed
Dartmouth	2003	\$ 185,000	To purchase the Atkin House, a pre-revolution late Georgian Period Cape Cod style home. Renovations to be done by not-for-profit applicant. Renovated structure to be turned back over to the Town.	Passed
Dartmouth	2003	\$ 25,000	To move the Gulf Hill Ice Cream Bucket done in the ideosyncratic style of architecture to a park down the road and use as part of an existing concession stand.	Passed
Dartmouth	2003	\$ 75,000	To restore the 19th century style Allen's Mill and protect the existing mill machinery.	Passed
Dartmouth	2003	\$ 34,143	For restoration of a portion of the old King's Highway, a historic road that ran from Plymouth to Newport and was used in colonial times. Restoration of a granite slab bridge that crosses the Paskamansett River.	Passed
Duxbury	2003	\$ 50,000	To conduct a historical survey of the Wright building.	Passed
Easton	2003	\$ 100,000	To provide matching funds for a Mass Historic Commission grant application to restore the Frederick Law Olmstead Memorial Cairn, located in Easton's historic Main Street downtown area.	Passed
Georgetown	2003	\$ 3,800	To restore the roof of the last surviving intact one-room schoolhouse in Georgetown, which was built in the 1830s and known as the Hill School or Schoolhouse # 3.	Passed
Georgetown	2003	\$ 14,390	To continue the Town's historic survey by surveying an additional 26 properties. The CPA funds go towards hiring a preservationist consultant to complete the survey. The consultant would also complete the formal application for the inclusion of the Brocklebank House on the National Register of Historic Properties. This Brocklebank museum is considered by many to be the oldest house in Georgetown and historically significant in both a pre-Revolutionary War context and the era of the Underground Railroad.	Passed
Georgetown	2003	\$ 10,058	For an archeological survey and report for a historic structure on the recent open space purchase (see open space tab).	Passed
Grafton	2003	\$ 5,000	For a structural analysis of a historic building in town.	Passed
Harvard	2003	\$ 80,000	A follow-up to 2002's appropriation, for restoration of the roof and exterior walls at the historic Hildreth House.	Passed
Harvard	2003	\$ 90,000	For restoration of several back rooms in the historic Town Hall building for meeting space.	Passed
Hingham	2003	\$ 14,596	To fix a moisture problem at Old Ordinary, one of the town's most historic buildings.	Passed
Hingham	2003	\$ 24,670	To install a sprinkler system to provide fire protection at Old Derby.	Passed
Hingham	2003	\$ 22,747	To restore the cast iron fencing around Hingham Cemetery.	Passed
Hingham	2003	\$ 10,000	For a historic preservation restriction on the Leavitt Homestead.	Passed
Hingham	2003	\$ 393,000	To create a park on historic Whitney Wharf.	Passed

Historic Preservation

Town	Date	Amount	Description	Status
Tyngsborough	2003	\$ 44,000	Since the new Town Hall was opened in 1998, the Old Town Hall has been unoccupied. The Historical Commission has been trying to restore the building, but their efforts have been limited by a lack of funding. The CPC realized that the building needed to be on the National Historic Register to attract other funding sources. The CPC has tried to expedite the registration process and bring awareness to the project. Historic Registration of the building is underway, and should be completed sometime in 2003. The restoration efforts also fit into the Town's evolving Master Plan that seeks to revitalize the Town center. The CPA funds will allow the Historic Commission to pick up the pace of the restoration effort. On the top of the priority list will be repair of the heating system and windows. Cost for the complete restoration has been estimated at \$200,000.	Passed
Wareham	2003	\$ 30,000	For a historic survey, which would allow the town to apply for a variety of state and federal grants.	Passed
Wareham	2003	\$ 21,000	To help preserve the Spinney Memorial Building in Onset	Passed
Wayland	2003	\$ 65,000	For the repair of damaged and endangered gravestones in the Town's cemeteries. Last year's Town Meeting approved funding to study the extent of damage and ascertain requirements for amelioration.	Passed
Wayland	2003	\$ 15,000	For a planning study that would consider ways to create a public site to showcase the historically significant railroad artifacts that exist in Wayland Center. Wayland possesses a unique collection of intact assets that reflect railroad activity in town that commenced in 1881 and ended in 1980. These artifacts sit at or near the railroad right-of-way that passes through Wayland Center, starting east of the intersection of Routes 27 and 126, including the 1881 freight house in the Library parking lot, and across the intersection, including the 1881 Wayland Depot, a National Register of Historic Places building. In addition, numerous partially obscured objects abound, including the engine house foundation, turntable pit, water tank foundations, and other foundations, signs and posts that have been identified in a preliminary archaeological survey.	Passed
Weston	2003	\$ 225,000	A contribution toward the purchase of a preservation restriction for a late 19th century house and barn which will be preserved and converted into affordable housing.	Passed
Westport	2003	\$ 30,000	The Westport River Dredging Project will allow the restoration of the Westport Point Historic District Waterways. The monies will be used to deepen the area now known as the "mud dock", west of Lees Wharf, and to dredge the area west of the town docks, up to and including the harbor master dock.	Passed
Westport	2003	\$ 35,000	For preservation restrictions for buildings on the Oscar Palmer Farm (see open space).	Passed
Williamstown	2003	\$ 50,000	A grant to the South Williamstown Community Association to restore the 134-year-old Little Red Schoolhouse Building. The money will go for repairs of its deteriorating foundation.	Passed
TOTALS		\$ 4,794,081		
Ashland	2004	\$ 320,000	Partial funding for restoration of the town's historic Town Hall.	Passed
Bedford	2004	\$ 125,000	For preservation and restoration of a historic diesel rail car.	Pending
Bedford	2004	\$ 12,500	For the Old Burying Ground preservation plan	Pending
Bedford	2004	\$ 235,340	Additional appropriation for the Town Hall renovation project.	Passed
Bedford	2004	\$ 19,900	Additional appropriation for the Town Center project.	Pending
Bedford	2004	\$ 38,000	Additional appropriation for the Job Land house project to replace part of its roof	Pending
Cambridge	2004	\$ 424,000	For preservation grants to qualifying homeowners to make historically appropriate renovations to their homes and for other historic preservation programs.	Pending
Cambridge	2004	\$ 900,000	To restore the historic main library.	Pending
Cambridge	2004	\$ 35,000	For a feasibility study of preserving the historic police headquarters	Pending

Affordable Housing

Town	Date	Amount	Units	Description	Status
Amherst	2002	\$ 130,000	8	A transfer to the Housing Authority to assist with purchase of Keets House (\$85K) in North Amherst which contains 4 affordable expiring use apartments. Also to assist with construction of two affordable duplexes on Tamarack Dr (\$45K).	Passed
Aquinnah	2002	\$ 35,000		CPA funds will go to predevelopment improvements to two parcels of town land comprising 4.1 acres off Old South Road that were purchased for affordable housing. An additional \$35,000 will be raised from private sources for the project.	Passed
Bedford	2002	\$ 25,000		To fund predevelopment work at 447 Concord Rd for housing.	Passed
Bedford	2002	\$ 25,000		To hire a Bedford Housing Trust grant writer/consultant.	Passed
Bedford	2002	\$ 161,200		Transfer to Housing Trust for condo buy-down.	Passed
Bedford	2002	\$ 131,940	2	Transfer to Housing Trust for duplex conversion.	Passed
Cambridge	2002	\$ 1,500,000	42	Purchase of 42 expiring use units for affordable housing.	Passed
Cambridge	2002	\$ 500,000	21	CPA funds were put towards the purchase of 21 rental units.	Passed
Cambridge	2002	\$ 905,000	13	For the acquisition of a site for 13 affordable housing units.	Passed
Cambridge	2002	\$ 1,350,000	13	Purchase of a site for 13 housing units.	Passed
Cambridge	2002	\$ 1,145,000		Additional CPA funds appropriated for housing trust fund.	Passed
Chelmsford	2002	\$ 100,000	6	A transfer to the Chelmsford Housing Authority for the purpose of the creation of up to 6 new low-income elderly housing units.	Passed
Chelmsford	2002	\$ 20,000	1	Funds allocated to purchase a condo at market rates and sell it at an affordable price, thus subsidizing the difference with CPA funds.	Passed
Chilmark	2002	\$ 56,000	6	Middle Line property feasibility study - the town is studying this parcel for its potential for affordable housing.	Passed
Chilmark	2002	\$ 60,000		Mortgage interest assistance for home construction.	Passed
Chilmark	2002	\$ 40,000		To pay difference between affordable rent and market rates for 5-6 families	Passed
Duxbury	2002	\$ 573,300	4	To set aside four house lots for affordable housing. Two house lots were reserved on each of the two open space purchases approved in 2002.	Passed
Holliston	2002	\$ 10,450		For lead paint and other analysis of the Andrew School and land by the Pine Crest Country Club to look at them as possible sites for senior housing.	Passed
Holliston	2002	\$ 1,200		For a housing brochure and questionnaire	Passed
Holliston	2002	\$ 15,000		For study and housing plan for Housing Authority sites.	Passed
Hopkinton	2002	\$ 40,000	1	CPA funds were used to move a house donated by EMC Corp. to town-owned land, where it was converted into a unit of affordable housing.	Passed
Hopkinton	2002	\$ 60,000		Additional appropriation for EMC house	Passed
Marshfield	2002	\$ 15,000		A transfer to the Housing Authority to pay for a consultant or part-time person to help the new housing partnership committee.	Passed
Nantucket	2002	\$ 35,000	8	A project with Habitat for Humanity to build 8 houses using CPA funds, donations from the community, and 350 hours of labor from each home recipient. The project has a five-year horizon and it is expected that this level of funding will be provided by the CPC for each of the five years.	Passed
Nantucket	2002	\$ 75,000	13	Contribution to a large senior housing development that will include 13 units of affordable housing for seniors.	Passed

Affordable Housing

Town	Date	Amount	Units	Description	Status
Holliston	2003	\$ 8,000		For further study of the Andrews School as a site for affordable housing. The money will go toward the design of a septic system that will meet Title V regulations.	Passed
Holliston	2003	\$ 13,350		To obtain data to determine if additional sites on town-owned land adjacent to the Pinecrest Golf Club can support on-site sewerage for affordable housing units and design a septic system that complies with Title V.	Passed
Lincoln	2003	\$ 119,000	2	For the purchase of state land on which there is currently one unit of affordable housing. The site will be expanded to include one or more additional units.	Passed
Lincoln	2003	\$ 150,000	1	To subsidize the difference between the market and affordable price of a condo (to "buy-down" the condo).	Passed
Marshfield	2003		1	An affordable unit will be created at the historic Marcia Thomas House (see historic tab).	Passed
Nantucket	2003	\$ 50,000		Contribution to a large senior housing development that will include 13 units of affordable housing for seniors. Second year of funding.	Passed
Nantucket	2003	\$ 45,000		A project with Habitat for Humanity to build 8 houses using CPA funds, donations from the community, and 350 hours of labor from each home recipient. The project has a five-year horizon and this amount represents the CPC's second year of funding.	Passed
Nantucket	2003	\$ 275,000		Second year of funding for the newly created Nantucket Housing Office	Passed
Nantucket	2003	\$ 50,000		Funding for down payment assistance and gap financing for affordable home buyers that are year-round residents.	Passed
Nantucket	2003	\$ 284,550		For relocation of affordable housing.	Passed
Nantucket	2003	\$ 200,000		For an affordable housing infrastructure fund.	Passed
Nantucket	2003	\$ 70,000		For town employee and resident housing on town land.	Passed
Nantucket	2003	\$ 100,000	4	To seed the capital budget for affordable housing that will be part of an office complex.	Passed
Newton	2003	\$ 850,000	35	To support the creation of a 35 unit building, Nonantum Village, housing elders over 62 years of age who have incomes below 50% of median income (one of the 35 units will be used by the resident manager). The project also received \$3.167 million from the HUD Supportive Housing for the Elderly program.	Passed
Newton	2003	\$ 200,000	2	For the acquisition of a 2-family home in West Newton. CPA funding will be used with other funds to reduce the necessary loan from \$400,000 to \$175,000. The City has also provided \$200,000 in CDBG funding for the acquisition. The two units will be protected under a permanent affordability restriction and will be rented to families with Section 8 certificates.	Passed
Newton	2003	\$ 378,000	3	To help the Newton non-profit, CAN-DO write-down the purchase price of three market rate units in 2 new duplexes at 90 Christina Street from an estimated sale price of \$425,000 to \$300,000. The funds would be granted as a deferred loan to the buyer of each of the three units. The project would convert all of the market rate units to community housing for moderate-income households. To qualify for the subsidy, the buyer must be a full-time employe of the City of Newton with a household income at or below 100% area median income.	Passed
Newton	2003	\$ 363,000	3	For the housing portion of 1.14 acres of land purchased that is adjacent to the Dolan Pond conservation area. The purchase included one home, which will be converted into a unit of affordable rental housing by the Housing Authority. The project also includes the construction of two more units in conjunction with Habitat for Humanity. They will be sold as affordable housing to people making less than 80% of the area-wide median income.	Passed

Mixed Use Projects

Please note: these projects are also listed in the other tabs. For example, a housing and open space project would be listed in both tabs with a dollar amount in each category that corresponds to that category's share of the total project. Each project is only counted once in the spending totals, however.

Town	Date	Amount	Areas	Description
Cohasset	2003	\$ 400,000	Historic Housing	For the construction of 2 moderate income, senior housing apartments in the historic Paul Pratt Library and for historic preservation of the structure.
Marshfield	2003	\$ 29,493	Historic Housing	To purchase a historic preservation restriction on the historic Marcia Thomas House and create an affordable housing unit in it.
Weston	2003	\$ 385,000	Historic Housing	For restoration work on a historic mid-19th century barn that will include two units of affordable housing. It is a friendly 40B project with ten total units.
Grafton	2003	\$ 60,000	Historic Recreation	There is a piece of property on a river in town that was an old fruit stand and is totally run down. The project will transform the parcel into an entrance into Grafton with a canoe launch. This is a combination recreation and historic project as some of the historic features of the property will be highlighted.
Medway	2003	\$ 75,000	Historic Recreation	For phase one of the Sanford Mill Park project to convert a 4+ acre Charles River-front Conservation land lot back into a park, canoe launch and amphitheater - historic uses of this parcel. The project will involve a healthy mix of volunteerism, DPW assistance and maybe a couple of other appropriations in the future.
Newton	2003	\$ 200,000	Historic Housing	The Peigham House in Newton Center was originally built as a single family home in the 1890s. It was converted into a nursing home at the turn of the century and has been vacant in recent years. A non-profit, Cooperative Living of Newton will buy the home and convert it into 11 units of elderly housing. CPA funds will be used to renovate the historic structure as part of the conversion.
Newton	2003	\$ 363,000	Housing Open Space	For the purchase of 1.14 acres of open space that is adjacent to the Dolan Pond conservation area. The purchase includes one home, which will be converted into a unit of affordable rental housing by the Housing Authority. The project also includes the construction of two more units in conjunction with Habitat for Humanity. They will be sold as affordable housing to people making less than 80% of the area-wide median income.
Stow	2003	\$ 400,000	Housing Open Space	For 44.57 acres of an open space, Kunelius Farm, part of which will be reserved for affordable housing.
Westport	2003	\$ 130,000	Open space Historic	For an agricultural preservation restriction (APR) on Oscar Palmer Farm and preservation restrictions on its historic buildings.
TOTAL		\$ 2,042,493		