

Minutes of the Community Preservation Committee

October 19, 2010

The meeting began at 7:05 p.m. in the Selectmen's Conference Room at Town Hall.

The Community Preservation Committee consists of representatives of the Town's Conservation Commission (Philip McKnight), Finance Committee (Dan Gendron), Historical Commission (Linda Conway), Housing Authority (Mark Reinhardt), Parks Commission (David Rempell), Planning Board (Christopher Winters), Town Manager (Peter Fohlin), and at-large resident (Malcolm Smith). All members of the CPC were in attendance.

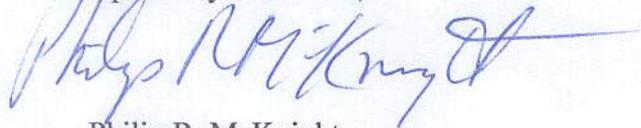
Chairman McKnight welcomed the new members this year, Messrs. Gendron, Reinhardt and Winters. With Mr. Fohlin they reviewed the work of the Committee during the past several years, including the current status of the St. Raphael community housing project and the Cable Mills project. Mr. Fohlin outlined the Committee's financial situation as of the end of the last fiscal year (June 30, 2010) and reviewed the current balances in each of the three required funding accounts, community housing (\$53,085), open space (\$129,500) and historic preservation (\$53,000), together with the cumulative unappropriated balance available for any statutory purpose (\$233,776).

The balance of the meeting was given over to a report from Stuart Saignor, the Executive Director of the Community Preservation Coalition. Mr. Saignor outlined the work of the Coalition and the effect statewide of the Community Preservation Act since its passage a decade ago.

The Committee agreed to hold its required public information session on Tuesday, November 2, 2010 at 7:00 p.m. in the Selectmen's Conference Room at Town Hall.

The meeting adjourned at 8:40 p.m.

Respectfully submitted,



Philip R. McKnight
Acting Secretary

COMMUNITY PRESERVATION ACT FUNDING APPLICATION 2010

Please use additional sheets and supporting documents where necessary.

Project Name: _____

Sponsor Organization: _____

CPA Category: *Community Housing* *Historic Preservation* *Open Space* *Recreation Land*
(circle all that apply)

Total Project Cost: \$ _____ CPA Funds Requested: \$ _____ % _____

1. **PROJECT DESCRIPTION** – Describe the proposed project in as much detail as possible. In particular, address the following questions:
 - a. What are the goals of the proposed project?
 - b. Why is this project needed?
 - c. What population groups will this project serve?
 - d. In what ways is the project consistent with the Master Plan?
 - e. Will this project improve the quality of life for residents? If so, how?
2. **PROJECT READINESS/FEASIBILITY** – Describe the project’s feasibility and readiness to proceed. Address the following questions in your response:
 - a. Has a feasibility study been conducted? If so, please attach it to this application. If not, please offer other evidence that the project is feasible.
 - b. Is the project ready to proceed? If not, what additional steps are necessary before the project can proceed?
3. **PROJECT TASKS/IMPLEMENTATION SCHEDULE** – Provide a detailed list of required tasks, such as studies, engineering work, architectural design, permitting, financing, and construction. In addition, provide an implementation schedule for the required tasks.

4. **PROJECT TEAM** - List the proposed members of the project team and the role of each person or organization. Attach resumes for key team members.

5. **SOURCES AND USES OF FUNDS** -- Provide a detailed list of the sources and uses of funds for the project:
 - a. Sources of funds. All anticipated sources: CPA; state, federal or private grants; capital campaigns; loans, and all other identified sources. Proposals with funds supplementing the CPA funds will be favored.

 - b. Uses of funds. All anticipated expenditures: costs of studies, consultants, permits, engineering, architectural design work, construction, landscaping, and all other identified uses.

 - c. Total Sources and Total Uses **MUST BE EQUAL TO ONE ANOTHER.**

SOURCES		USES	
	\$		\$
	\$		\$
	\$		\$
Total Sources	\$	=	Total Uses \$

6. **ADDITIONAL INFORMATION** – Provide any additional information that you believe is relevant to this application.

7. **CONTACT INFORMATION**

Contact Person: _____

Address _____ City _____ State _____ Zip _____

Phone _____ E-mail _____

Please submit completed application to:

Community Preservation Committee
 c/o Town Manager's Office Town Hall
 31 North Street
 Williamstown, MA 01267

Applications are due by December 17th, 2010 at 4:30 pm.

COMMUNITY PRESERVATION PROGRAM

Town Of Williamstown
31 North Street
Williamstown, Massachusetts 01267

The Community Preservation Act (G.L.c. 44B, the "CPA") allows any city or town in the Commonwealth of Massachusetts to adopt a 1%-3% property tax surcharge with revenues from this surcharge (and State matching funds) to be devoted to community housing (senior and affordable), historic preservation, open space, and land for recreational use. Williamstown adopted a surcharge of 2%, after excluding the first \$100,000 of valuation, at the Town election in May 2002.

The CPA is designed to maximize spending flexibility to enable each community to meet its unique needs. A minimum of 10% of annual funds must be spent, or allocated for future spending, on each of three categories specified in the legislation. The remaining 70% of funds may be spent, reserved in any category, or saved unspecified for future purposes. Funds may not be used to supplant existing operating funds already dedicated to similar purposes. The CPA is meant to serve as a dedicated funding source for net improvements to a community's unique character, above and beyond year-to-year operating needs.

The CPA allows communities to spend money on the following:

- Creation, preservation, and support of community housing;
- Acquisition, preservation, rehabilitation, and restoration of historic resources;
- Acquisition, creation, and preservation of open space; and
- Acquisition, creation, and preservation of land for recreational use. (CPA funds may be allocated for recreational uses after 10% of the funds have been allocated to open space.)

Consistent with the terms of the CPA, a Community Preservation Committee was formed to study and recommend how Williamstown's CPA revenues should be spent each year. The committee consists of representatives of the Town's Conservation Commission (Philip McKnight), Finance Committee (Dan Gendron), Historical Commission (Linda Conway), Housing Authority (Mark Reinhardt), Parks Commission (David Rempell), Planning Board (Christopher Winters), Town Manager (Peter Fohlin), and at-large resident (Malcolm Smith). The Community Preservation Committee's recommendations are presented to the Annual Town Meeting for final approval by the voters of all projects and expenditures.

For more information about the Community Preservation Program, visit the Executive Office of Environmental Affairs website at <http://commpres.env.state.ma.us/content/cpa.asp> and the Community Preservation Coalition website at <http://www.communitypreservation.com/index.cfm>.

The Community Preservation Committee will hold an informational meeting at the Municipal Building on **Tuesday, November 2, at 7:00 p.m.**

Applications, due by **Friday, December 17, 2010 at 4:30 p.m.**, are available in Town Hall and on the Community Preservation Committee page of the Williamstown website (<http://www.williamstown.net/>).

Community Preservation Committee (CPC)

Community: WILLIAMSTOWN

Date: 10-2010

01267

NAME	AFFILIATION	ADDRESS	PHONE	E-MAIL
Philip H. Gungl Linda Conway	Conservation Commission	265 Stonehill Rd Williamstown, MA 01267	h 413-458-1694 w 413-458-8525	lindaconway@verizon.net lindaconway@verizon.net
Chris Waters	Planning Board	70 Church	h w	cwaters@williams.edu
	Recreation Committee		h w	
Mark Reinhardt	Housing Authority	1201 Main St	h 413-458-8622 w 413-597-3333	MRein@williams.edu
Malcolm Smith	at-large	108 Sweet Farm Rd. Williamstown, MA 01267	h 413-458-3221 w 413-664-4900	olmalc@gmail.com
DAVID GENDRON	FINANCE Committee	194 N. Haverge rd 01267	h w	DAV.GENDRON@gmail.com
David Bengell		454 Stratton Rd, Wtown, 01267	h 413-458-2269 w 413-458-5725	darmpel@assdunes.com
Chris Waters			h w	
Patricia Fournier	7, 19	31 North St 01267	h w 413 558 3000	pfournier@williams.edu
	Committee Secretary		h w	

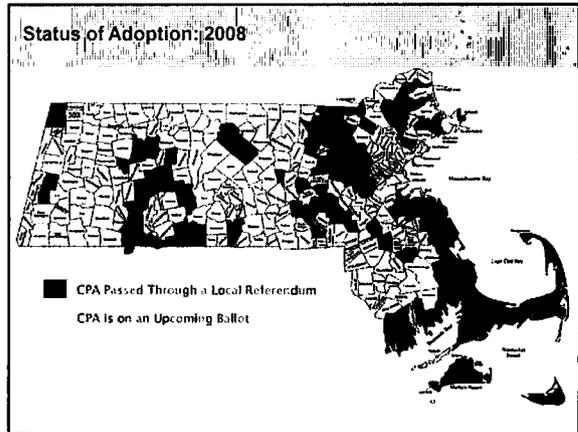
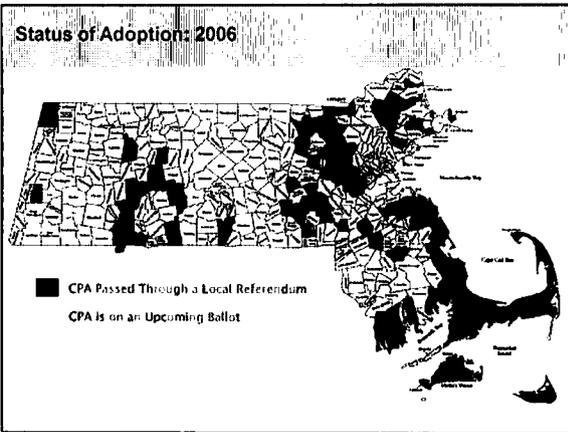
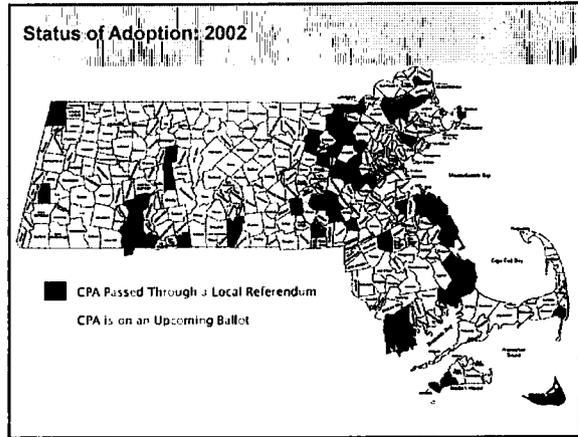
**CPA at 10 years:
Where have we come? Where are we going?**

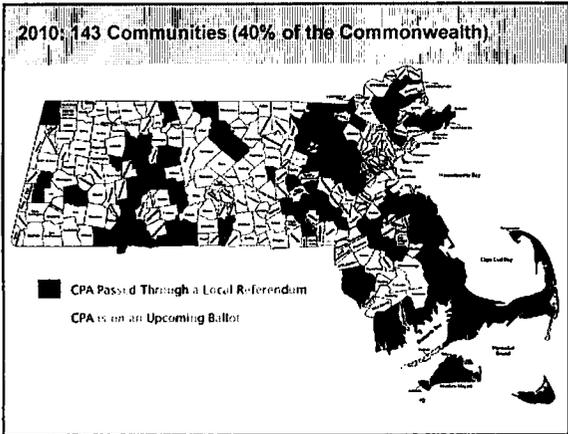
Community Preservation Coalition
Preserving our past. Building our future.

Coalition Partners

September 14, 2000: Governor Cellucci Signs the CPA

**Happy
10th Anniversary
CPAI**





CPA Achievements

- **Open Space:** More than 13,300 acres of open space protected
- **Historic:** Over 2,000 appropriations made to restore and preserve historic resources
- **Housing:** Over 4,200 units constructed
- **Recreation:** 840 recreational projects

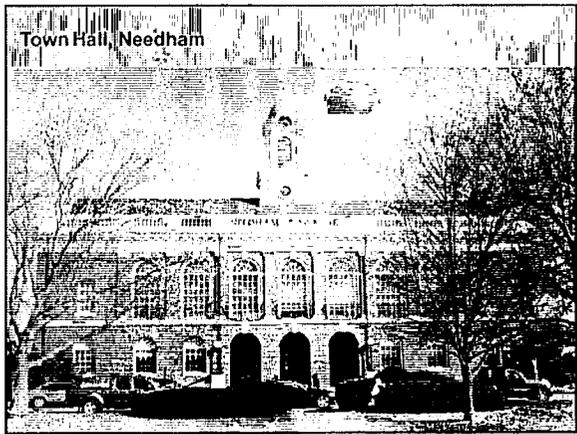
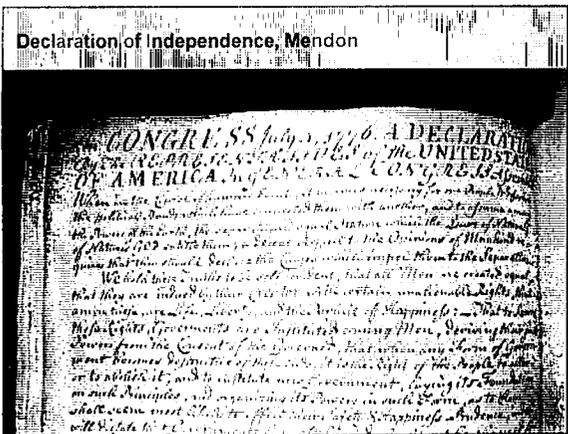
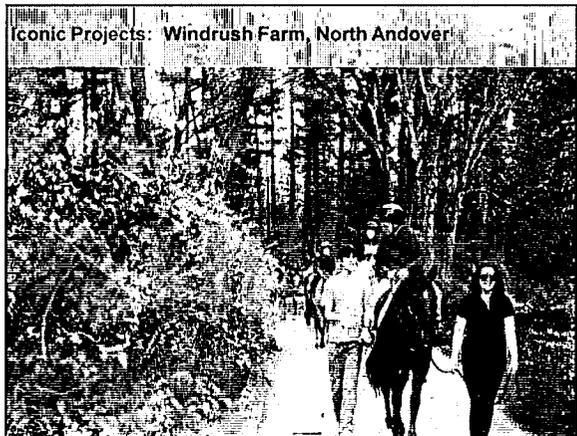
CPA Achievements

More than \$925 million raised so far for CPA projects

Percentage Spending

Housing:	31% (25%)*
Open Space:	27% (34%)*
Historic:	27% (25%)*
Recreation:	10% (9%)*
Mixed Use:	4% (7%)*

*Includes full amount of bonded projects



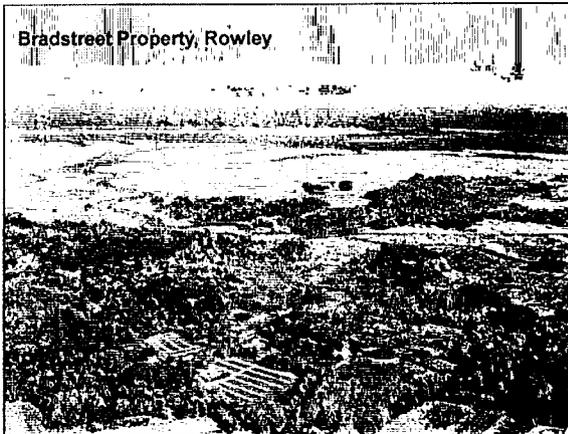
89 Oxbow, Wayland



Clipper City Rail Trail, Newburyport



Bradstreet Property, Rowley



Angino Farm, Newton



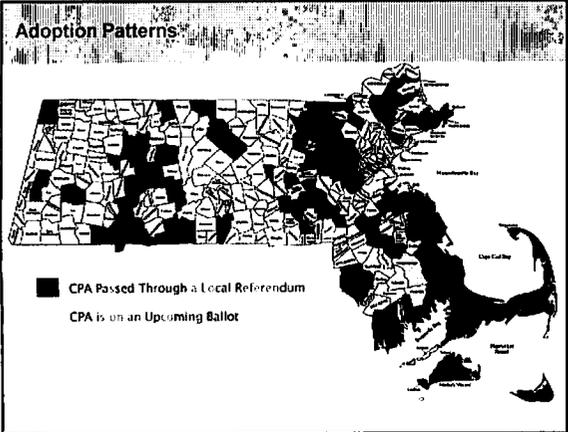
CPA Challenges

- Harmful legislation
- Adoption patterns (lack of cities)
- Trust fund matching dollars
- Recreation category



Other CPA Bills Filed: Current Legislative Session

HB584	HB2896	SB104
HB707	HB2912	SB622
HB709	HB2939	SB625
HB1062	HB3095	SB634
HB1228	HB3604	SB658
HB1984	HB3606	SB783
HB2762	HB3799	SB1240
HB2840	SB94	SB1301



CPA Trust Fund(millions)

Revenue		Distributions	
FY 2002:	\$41.3	FY 2003:	\$17.8
FY 2003:	\$53.8	FY 2004:	\$27.2
FY 2004:	\$50.5	FY 2005:	\$31.4
FY 2005:	\$37.4	FY 2006:	\$46.3
FY 2006:	\$36.1	FY 2007:	\$58.6
FY 2007:	\$31.9	FY 2008:	\$68.1
FY 2008:	\$27.0	FY 2009:	\$54.6
FY 2009:	\$25.2	FY 2010:	\$31.6
FY 2010:	\$25.6	FY 2011:	\$25.9

Recreation Category

	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 - if acquired or created w/CPA \$\$	Yes - if acquired or created w/CPA \$\$

- ### Solution: SB 90 "An Act to Sustain Community Preservation"
- Three Major Components:**
1. Increase in trust fund revenue to guarantee a 75% match on first round
 Funds from above change would allow for...
 2. Flexibility on local CPA revenue sources (not just relying on property tax surcharge)
 3. CPA "rehabilitation" projects on existing recreational land

Progress and Next Steps

Hearing was held on 9-29-09

Favorable Recommendation - Committee on Community Development and Small Business on 11-10-09

Favorable Recommendation - House Ways & Means on 7-30-10

Hopeful for floor vote next session

