

Community Preservation Act Project Proposal Application Form

Please submit proposals to: Town of Easton Community Preservation Committee, 136 Elm St., Easton, MA 02356

General Information and Instructions The following excerpt from the Community Preservation Act (CPA) describes the types of projects that are eligible for CPA funding.

*“The community preservation committee shall make recommendations to the legislative body
for the acquisition, creation and preservation of open space;
for the acquisition, preservation, rehabilitation and restoration of historic resources;
for the acquisition, creation and preservation of land for recreational use;
for the creation, preservation and support of community housing;
and for the rehabilitation or restoration of open space, land for recreational use and community housing that is
acquired or created as provided in this 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.”

For funding, the CPA requires that a project receive the recommendation of the Community Preservation Committee (CPC). All projects must then receive the approval of Town Meeting. The CPC review process will include a review of the project description; project plan; current ownership and existing restrictions; value of property involved; project costs; proposed ownership/restrictions after project completion. If eligible for funding, the merits of a project are considered in relation to the merits and potential costs of other CPA projects and the timing and availability of CPA funds. Please see attached *Project Selection Criteria* and CPA definitions for more information and visit the CPC's webpage: www.easton.ma.us.

Please answer each of the following questions. Use additional sheets as necessary.

A. Project Description/Eligibility for CPA funding

1. Please describe your project and include, if applicable: (a) street address of project; (b) assessor's map and lot number(s); (c) current ownership; (d) existing use or deed restrictions; (e) proposed ownership after project completion; (f) proposed use or deed restrictions after project completion (including proposed conservation, open space, recreation, historic and affordability restrictions).

2. Using the information in this packet as a guide, does the project serve one or more “community preservation” purpose? (*open space, historic resources, recreation, community housing*)?
Yes _____ No _____ If yes, state all CPA purposes served by your project. (If no, project is not eligible for funding.)

B. Considerations for funding an eligible project.

1. Does the project serve a need or goal set forth in the Town of Easton Open Space and Recreation Plan or another planning document related to a community preservation purpose? Yes _____ No _____ If yes, please explain.

- 2a. Would CPA funds be used to leverage or supplement other funding for this project? (i.e. self-help grants/ matching grants)
Yes _____ No _____ If yes, please explain.

2b. What is the total project cost? \$ _____

2c. Please state all sources of funding for the total project costs and the date(s) that such funds are scheduled to be paid.

3. State the amount of funds you are seeking from the Community Preservation Fund and when you request that such funds be available for your project. \$ _____ Date: _____

4. Is this project recommended by a relevant town committee (Conservation Commission, Recreation Commission, Historical Commission, Easton Housing Authority, Easton Housing Partnership)?
Yes ___ No ___ If yes, please explain.

5. Does the project include public access? Yes ___ No ___ Not applicable ___ Please explain.

6. If the project relates to a particular parcel of land, what are the zoning and present use of the property and the potential use(s) of the property if project is not funded?

7. Are there any special issues related to project timing? Is a property "at risk" of development or otherwise threatened? Is a right of first refusal about to expire? Are there other timing issues related to the project?

8. If this project relates to a particular parcel of land, is this a land acquisition project or a development project of land "already owned"? Please explain.

9. If this is a community housing project, does the project involve the "reuse of existing buildings or construction of new buildings on previously developed sites"? Yes ___ No ___ Please explain:

10. If you have any other information you wish to add, please provide same on additional sheets. You are encouraged to submit any information you have that you feel is relevant, including site or project plans or appraisals or project cost estimates which can further explain your project.

I hereby certify under the penalties of perjury that the above information is true and correct to the best of my knowledge.

Signature: _____ Name of Project Proponent: _____

Address: _____

Telephone #s: _____ Email address: _____ Date: _____

Note: Before final approval, the project proponent will be required to verify that the information in this submittal is true and correct. Supplemental/supporting documentation, such as attested copies of recorded deeds or restrictions or corporate papers, may also be required. If you have any questions or need assistance, please contact the Easton Community Preservation Committee at the above address. Thank you for your submission.

CPA Definitions:

“Community housing”, low and moderate income housing for individuals and families, including low or moderate income senior housing.

“Historic resources”, 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.

“Low income housing”, housing for those persons and families whose annual income is less than 80 per cent of the area-wide median income. The area-wide median income shall be the area-wide median income as determined by the United States Department of Housing and Urban Development.

“Low or moderate senior housing” housing for those persons having reached the age of 60 or over who would qualify for low or moderate income housing.

“Moderate income housing”, housing for those persons and families whose annual income is less than 100 per cent of the area-wide median income. The area-wide median income shall be the area-wide median income as determined by the United States Department of Housing and Urban Development.

“Open space”, shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontages, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.

“Preservation”, protection of personal and real property from injury, harm or destruction, but not including maintenance.

“Maintenance”, the upkeep of real or personal property.

“Real property”, land, buildings, appurtenant structures and fixtures attached to buildings or land, including, where applicable, real property interests.

“Real property interest”, a present or future legal or equitable interest in or to real property, including easements and restrictions, and any beneficial interest therein, including the interest of a beneficiary in a trust which holds a legal or equitable interest in real property, but shall not include an interest which is limited to the following: an estate at will or at sufferance and any estate for years having a term of less than 30 years; the reversionary right, condition or right of entry for condition broken; the interest of a mortgagee or other secured party in a mortgage or security agreement.

“Recreational use”, active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. “Recreational use” shall not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.

“Rehabilitation”, the remodeling, reconstruction and making of extraordinary repairs to historic resources, open spaces, lands for recreational use and community housing for the purpose of making such historic resources, opens spaces, lands for recreational use and community housing functional for their intended use, including but not limited to improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes. With respect to historic resources, rehabilitation shall have the additional meaning of work to comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties codified in 36 CFR Part 68.

Note : Taken from Chapter 44B of the Massachusetts General Laws, Community Preservation.

Town of Easton
Community Preservation Committee
Project Selection Criteria

“The community preservation committee shall make recommendations to the legislative body for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation and preservation of land for recreational use; for the creation, preservation and support of community housing; and for the rehabilitation or restoration of open space, land for recreational use and community housing that is acquired or created as provided in this 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.”
(Excerpted from the Community Preservation Act.)

Selection Criteria – All proposed projects must be eligible for CPA funding according to the requirements set forth in the law before further consideration can be given.

If a proposal meets the statutory requirements, the following factors will then be considered in support of a project:

- Consistency with the Town’s Open Space and Recreation Plan or other planning documents related to community preservation that have undergone a public planning process.
- Serves more than one community preservation principle.
- Support of relevant town committee (Conservation Commission, Recreation Commission, Historic Commission, Easton Housing Authority).
- Project will have multiple funding sources /CPA funds can be leveraged to access other funds.
- Preserves a threatened resource. (Future of resource if project not funded.)
- Acquisition project vs. development project.
- Public access (if applicable to project.)
- Affordable cost.
- Consistent with preservation program priorities. (Will not divert funding from project with higher priority.)

Adopted: September, 2002
Revised: December, 2008