

Community Preservation Committee Town of Templeton

Guidelines for Project Eligibility

Preserving and Enhancing our Town The Templeton Community Preservation Act

What is the Community Preservation Act and How Does it Benefit Residents of Templeton?

The Community Preservation Act [CPA] is a **state** tool to help individual towns and cities in the preservation and enhancement of their community. The residents of Templeton voted in May 2007 to adopt the CPA. The monies available for distribution are based on a 3.00% surcharge on property taxes and a state match. This sum will be allocated to projects that will specifically benefit Templeton.

How Does the Money Get Allocated?

The Community Preservation Committee [CPC] was established by the Town of Templeton to review project applications and make recommendations at Town Meeting, where they are voted on. There are nine members of the CPC; they include three "at large" members originally appointed by the Board of Selectmen, and one representative from each of the following Town committees: Conservation Commission, Historical Commission, Housing Authority, Planning Board, Recreation Commission and Board of Assessors. Each year 30% of the funds must be allocated—10% to each of the three categories of open space, historic preservation, and community housing. The remaining 70% may be allocated to any of the above categories plus to recreation. The Community Preservation Committee encourages submission of projects under \$5,000.

What is the timetable of the funding cycle?

Applications may be submitted between December 7, 2008 and January 31, 2009 for proposals to be considered at the May 2008 Annual Town Meeting.

Unless an applicant can demonstrate that a significant opportunity would otherwise be lost, applications will not be accepted after this date.

What Kinds of Projects Would Be Eligible for CPA Funding in Templeton?

State legislation requires that CPA funds be used for projects that are consistent with the Templeton's planning documents regarding community preservation *and* fall under one or more of the following four categories: open space, historical resources, community housing, and

recreation. After a careful study of the Town planning documents and the CPA legislation, the CPC has established General Criteria for Project Eligibility and Specific Criteria for each of the Four Categories.

GENERAL CRITERIA FOR PROJECT ELIGIBILITY

The Templeton CPC will evaluate project proposals according to the following general criteria, not listed in any order of priority. It is not necessary for a single project to meet all these criteria.

The project:

- Meets the goals of the CPA and specifically benefits the Town of Templeton and its residents;
- Is consistent with Templeton's Community Plan, Open Space and Recreation Plan, or other planning documents that have received wide scrutiny and input from Town residents;
- Seeks to preserve resources that are or might be threatened;
- Seeks to preserve the essential character of the Town;
- Seeks to preserve or utilizes currently owned Town assets;
- Demonstrates feasibility, cost/benefit value, and the likelihood that it can be implemented expeditiously and within budget;
- Takes advantage of multiple funding sources and leverages additional public or private funds;
- Will serve an under-served population;
- Advances the goals of one or more of the specific categories;
- Is endorsed by other Town boards or departments.

SPECIFIC CRITERIA FOR EACH OF THE FOUR CATEGORIES

The Templeton CPC will evaluate project proposals according to the following specific criteria. No single project must meet all the criteria within a category. Projects meeting a very significant need or addressing multiple categories are welcome.

1) **Acquisition, Creation, and Preservation of Open Space**

Open space - includes, but is not 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 frontage, beaches, dunes and other coastal lands, to protect scenic vistas, land for wildlife or nature preserve, and for recreational use. Project proposals should address one or more of the following criteria:

- Protect important wildlife habitat, especially areas that offer significant biodiversity or whose viability is threatened;
- Contain a variety of habitats, with a diversity of geologic features and types of vegetation;
- Preserve Templeton's rural character;
- Provide opportunities for environmental education;
- Protect or enhance wildlife corridors and promote the connectivity of habitat;
- Provide connections with existing or potential trails;
- Preserve or enhance a scenic view or scenic road;
- Protect drinking water quantity and quality;
- Provide flood control/storage;
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones;
- Preserve lands currently utilized for or having the identified potential for agricultural or forest production;
- Preserve lands that are located within the identified recharge areas of existing or potential public water supply wells;
- Preserve lands that are located within the watersheds of surface water drinking supply reservoirs;
- Preserve lands that enable Templeton to connect to larger, regional systems of greenway corridors;
- Preserve prime farmland, unique farmland, or soils of statewide importance, as defined and identified by USDA-Natural Resources Conservation Service;
- Benefit initiatives of the Conservation Commission, the Planning Board, and/or other Town boards.

2) *Acquisition, Preservation, Rehabilitation, and Restoration of Historic Resources*

Historic resources - 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, archeology, architecture or culture of a city or town. The proposals should address one or more of the following criteria:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archeological resources of significance especially those that are threatened;
- Protect, preserve, enhance, restore and/or rehabilitate Town-owned properties, features or resources of historic significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- Project is within a Templeton, State or National Historic Register, or eligible for placement on such registers;
- Project demonstrates permanent protection for the historic resource;

- Project optimizes the use and enjoyment of the Town's historic resources by residents and visitors and contributes to the Town's fiscal stability;
- Benefit initiatives of the Historical Commission, the Historic District By-law Commission, and/or other Town boards.

3) **Creation, Preservation, and Support of Community Housing**

Community Housing - housing for individuals and households with low (below 80% of area median, as defined by U.S. Dept. of Housing and Urban Development) and moderate (below 100% of area median, as defined by HUD) incomes, including housing for seniors. Proposals should address one or more of the following criteria:

- Contribute to the goal of 10% affordable housing (MGL Chapter 40B);
- Promote an environment that encourages diversity;
- Promote housing that is harmonious in design and scale with the surrounding area and conserves the natural landscape;
- Intermingle affordable and market-rate housing;
- Ensure long-term affordability;
- Promote use of existing structures on previously developed or Town-owned sites;
- Convert market-rate to affordable units;
- Demonstrates that the project fulfills a community housing need;
- Give priority for occupancy to local residents and Town employees;
- Benefit initiatives of the Housing Authority and/or other Town boards.

4) **Acquisition, Creation and Preservation of Land for Recreational Use**

Land for Recreational Use - for 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. Shall not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure. Proposals should address one or more of the following criteria:

- Serve a significant number of residents;
- Serve multiple recreational uses;
- Expand the range of recreational opportunities for residents of all ages and abilities;
- Maximize the utility of land already owned by the Town;
- Benefit initiatives of the Conservation Commission, Recreation Commission, and/or other Town Boards.