

COMMUNITY PRESERVATION COMMITTEE
May 2007

Town voters approved participation in the state Community Preservation Act (CPA) in May 2005. Town Meeting created the new committee in December 2005. Committee members took office in July 2006, with the first project proposals in May 2007.

Under the CPA, the state matches funds raised in Belchertown from a tax surcharge that averaged under \$29 per household for the first year. For fiscal year 2007, the state matched the full \$144,216. 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 these categories plus Recreation.

GRANT AGREEMENTS & DEED RESTRICTIONS:

Under Massachusetts law as well as Community Preservation Committee rules, non-government recipients must sign an appropriate agreement to assure that the Town’s interest is preserved permanently. Obviously, neither the state nor the committee recommends funding a private business or individual who could just turn around and sell the property without restrictions. In exchange for CPA funding, the recipient signs an agreement assuring that the Town retains its preservation rights. These restrictions are typically attached to the deed, so any future buyer of the property understands the continuation of the restriction. *The committee chose projects based on value to the Town, rather than based on the type of ownership.*

These deed restrictions will be required from venerable institutions like the Clapp Memorial Library and the Stone House Museum, as well as from private businesses. *Most historic buildings are privately owned.* Funds can be given owners of historic properties, without concern as to whether they are private businesses, churches, or private homeowners.

FINANCIAL CONDITION:

Total Community Preservation Fund Balance Held as of 6/30/06:	\$ 144,312.88
State Match for FY 2006:	\$ 144,216.00
CPA Funds Received in FY 2007 (as of 4/30/07):	\$ 155,512.25
Additional Fiscal Year 2007 anticipated:	\$ 15,000.00
State Match for FY 2007 (estimated):	\$ 158,288.00
<u>CPA Funds Anticipated in Fiscal Year 2008:</u>	<u>\$ 168,712.00</u>
TOTAL AVAILABLE (Estimated):	\$ 786,041.13

PROPOSED PROJECTS: Town Contribution Multiplied Six Times

The total value of all proposed projects is \$1,180,519. Of this, 16.5% [\$194,552] will come from the Town contribution and 16.5% [\$194,552] will come from the state match. The remaining 67% [\$791,415] will come from various grants and contributions. The committee recommended every funding proposal unanimously.

Warrant Article #	Committee Recommends	Total Project	% Funded	Project Description
Special TM				
#3	\$29,300	\$546,500	5%	Scarborough Brook Recreation Area
#4	\$60,000	\$165,000	36%	PCC Historic Farmhouse (Purchase Price)
Annual TM				
#30	\$38,136	\$95,000	40%	Swift River School Playground
#31	\$42,991	\$74,813	57%	Constantino & Parsons Fields
#32	\$12,960	\$12,960	100%	Veterans Graves-Cemetery Protection
#33	\$5,000	\$6,100	82%	Town Clerk-Records Binding
#34	\$25,000	\$40,000	63%	Town Inventory of Historic Structures
#35	\$36,000	\$73,500	49%	Irrigation of BHS Athletic Fields
#36	\$43,780	\$43,780	100%	Clapp Library Stained Glass Window Repair
#37	\$39,936	\$39,936	100%	Stone House Museum Windows
#38	\$5,000	\$6,600	76%	Edwin Bridgman House Chimneys
#39	\$6,000	\$7,630	79%	Recreation Path Improvements
#40	\$28,000	\$30,000	93%	State School Root Cellar
#41	\$17,000	\$38,700	44%	UCC Parish House Repairs
	\$389,103	\$1,180,519	33%	TOTAL APPROPRIATIONS