

**Sample CPA Land Acquisition Warrant Article (with bonding)**

**ARTICLE 21:** To see if the Town will vote to appropriate \$50,000 in legal and acquisition costs, and \$700,000 in land purchase expense, for a total appropriation of \$750,000 to enable the Town of (name of town) to acquire for conservation purposes under Chapter 44B, the Community Preservation Act, and to authorize the Board of Selectmen to accept the deed to the town of fee simple interest or less, of a parcel of land on (name of street and town), consisting of 7.5± acres of open land identified as Map 26, Lot 2, Parcel 6 in the records of the town assessors; a map being on file with the Town Clerk, together with all flowage rights and easements and subject to all well rights and easements; said land to be managed by the (name of town) Conservation Commission; and that to meet this appropriation the sum of \$50,000 be transferred from the Undesignated Community Preservation Fund balance, and the treasurer, with the approval of the Selectmen, be authorized to borrow the sum of \$700,000 for 10 years as authorized under the Community Preservation Program pursuant to Massachusetts General Laws, chapter 44B section 11, and to authorize the Conservation Commission and the Board of Selectmen to submit on behalf of the town any and all applications deemed necessary for grants and/or reimbursements from the Commonwealth of Massachusetts, or the United States, under the Self-Help Act (M.G.L. Chapter 132A § 11) and/or any other state or federal programs including those in aid of conservation land acquisition; and/or any others in any way connected with the scope of this Article; said gifts or grants to be deposited in the Undesignated Community Preservation Fund balance; and that the Board of Selectmen be directed to grant a perpetual conservation restriction in said parcel of land meeting the requirements of M.G.L. Chapter 44B, § 12 and M.G.L. Chapter 184, §§ 31-33, and to enter into all agreements and execute any and all instruments as may be necessary to affect said purchase, said funds to be expended by the Conservation Commission and the Community Preservation Committee; or take any other action thereon.