

Cambridge

Chapter 2.122 COMMUNITY PRESERVATION COMMITTEE

Section 2.122.010 Established

There is hereby established in Cambridge a Community Preservation Committee (the Committee).

Section 2.122.020 Function and purpose

The Committee is responsible for evaluating the community preservation needs of the City, and making recommendations for expenditures from the Community Preservation Fund that will be created by acceptance of the Community Preservation Act, M.G.L. c. 44B. Community preservation needs shall include the acquisition, creation, and preservation of open space, the acquisition, creation and preservation of historic structures and landscapes, and the acquisition, creation and preservation of affordable housing. "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 frontage, beaches, dunes, and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve, and land for recreational use. "Historic structures and landscapes" shall include a building, structure, vessel, or real property that is listed or eligible for listing on the state register of historic places or has been determined by the Historical Commission to be significant in the history, archeology, architecture, or culture of the City. "Affordable housing" shall include low and moderate income housing for individuals and families, including low and moderate income senior housing. "Low income housing" shall mean housing for those persons and families whose annual income is less than 80 per cent of the areawide median income. "Moderate income housing" shall mean housing for those persons and families whose annual income is less than 100 per cent of the areawide median income. "Low or moderate income housing for seniors" shall mean housing for those persons having reached the age of 60 or over who would qualify for low or moderate income housing. "Areawide median income" shall be the areawide median income as determined by the United States Department of Housing and Urban Development. "Recreational use" shall mean 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, but shall not include horse or dog racing or the use of land for a stadium, gymnasium, or similar structure.

Section 2.122.030 Membership--Appointment--Term

A. The committee shall consist of nine members. The Committee shall be appointed by the City Manager. Five of the members shall be appointed as required by the Community Preservation Act, M.G.L. c. 44B, §5, along with four additional members.

B. The members shall be appointed for terms of five years.

C. If any appointed Committee Member misses half of the scheduled meetings of the Committee during any calendar year, the absences of the Committee Member shall be reviewed by the Chair and the Chair shall recommend appropriate action to the City Manager.

Section 2.122.040 Officers--Quorum--Rules and Regulations--Committees

A. The Committee shall elect one of its members as Chair. In the event a Chair is unavailable, the most senior member of the Committee shall chair the Committee.

B. Five members shall constitute a quorum for the purpose convening a meeting and of conducting the business of the Committee. The Committee shall approve its actions by majority vote.

C. All records of the Committee shall be public except as provided by State law.

D. Committee Members shall serve without compensation but reasonable per diem and necessary expense reimbursement shall be paid out of the budget of the Committee.

E. Committee Members shall be classified as special municipal employees for the purpose of Chapter 268A of the Massachusetts General Laws.

Section 2.122.050 Powers and duties

The Committee shall study the needs, possibilities and resources of the City regarding community preservation. The Committee shall consult with existing municipal boards, including the Conservation Commission, the Historical Commission, the Planning Board, and the Housing Authority, in conducting such studies. As part of its study, the Committee shall hold one or more public informational hearings on the needs, possibilities and resources of the City regarding community preservation possibilities and resources, notice of which shall be posted publicly and published for each of two weeks preceding a hearing in a newspaper of general circulation in the City.

The Committee shall make recommendations to the City Manager for transmittal to the City Council for the acquisition, creation and preservation of open space, for the acquisition and preservation of historic resources, for the acquisition, creation and preservation of land for recreational use, for the acquisition, creation, preservation and support of affordable housing, and for rehabilitation or restoration of such open space, historic resources, land for recreational use, and affordable housing that is acquired or created in accordance with the provisions of the Community Preservation Act. With respect to affordable housing, the Committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

The Committee may include in its recommendations a recommendation to set aside for later spending funds for specific purposes that are consistent with community preservation but for which sufficient revenues are not then available in the Community Preservation Fund to accomplish that specific purpose or to set aside for later spending funds for general purposes that are consistent with community preservation.

Recommendations shall include their anticipated costs

Section 2.122.060 Effective Date

Following City Council approval, this Chapter shall take effect immediately upon acceptance by the voters of §§3 through 7 of Chapter 44B of the General Laws, known as the Community Preservation Act.

Section 2.122.070 Applicability

The provisions of this Chapter shall be interpreted and applied at all times consistently with the provisions of Chapter 44B of the General Laws and all provisions of any relevant general or special act.

(1254, Added, 11/19/2001)