

The Community Preservation Act: Maintaining Littleton's Rural Character

What is the CPA?

The Community Preservation Act (CPA) is a state law that provides matching funds for open space, historic buildings and landscapes, outdoor recreation and affordable housing. On May 12, Littleton voters will decide whether our town will adopt CPA locally. Doing so will start a dedicated fund for community preservation projects through a modest 1% surcharge on local property tax bills. Each year the State will match up to 100% of what is raised locally, opening the door for additional leveraging.



How will the CPA Benefit Us?

The CPA will provide matching funds for community-enriching projects that would otherwise never be realized. Adoption of the CPA will open the door to additional State and Federal Grants to:

- Protect farmland and drinking water.
- Control the sprawl that leads to greater taxes for all of us.
- Preserve historic buildings.
- Build affordable housing.
- Provide for outdoor recreation.

What Will the CPA Cost You?

The median Littleton homeowner will contribute \$38 per year, assuming they are not eligible for an abatement. Low income households, low and moderate income seniors, class three commercial properties (including farms), and class four industrial properties are exempt. Based on 100% matching funds (less as other towns join) we could generate \$300,000 per year for community projects.

Why Do We Need the CPA?

Littleton is changing before our eyes:

- Our one acre zoning makes us a target for developers.
- Our farmland is for sale or in transition.
- We need additional playing fields.
- Existing and future water well sites need protection.
- Historic town properties, such as the Fire Station, will need renovations or restoration.

Who Controls the CPA Fund?

We, the Littleton voters, control all monies generated by this program. A nine-member Community Preservation Committee (CPC) would consist of six citizens drawn from the Historical Commission, Park and Recreation Commission, Conservation Commission, Planning Board, Finance Committee and Housing Authority. Three additional members would be appointed by the Board of Selectmen. The CPC would review proposals, hold public hearings and recommend expenditures at Town Meeting. Only Town Meeting may approve or disapprove expenditures. Money can only be used for community preservation purposes.



Growth Affects YOUR Taxes

Typically, more-developed towns have higher tax bills for homeowners, while less-developed towns have lower taxes. On average, each new house that is developed in Littleton costs more in services—police, fire, schools—than the tax revenue it provides. By investing now in CPA, our local dollars and State matching funds will help keep Littleton rural and keep taxes low.

The Community Preservation Act can empower Littleton to:

- Control sprawl and manage growth
- Preserve forests, farms, and open spaces
- Develop recreational fields and bike paths
- Restore historic landmarks and landscapes
- Create more affordable housing and opportunities for seniors
- Keep future taxes lower



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Vote YES on May 12 for the Community Preservation Act

The Littleton Conservation Trust urges you to vote YES on Question # 13 on May 12 in support of the Community Preservation Act.

- Saving Land Lowers Taxes !** A small investment now will help control future taxes by providing flexible management options in a time of unprecedented growth. Help save Littleton's small town rural character!
- The following organizations and town boards support a YES vote on CPA:
- Board of Selectmen
 - Planning Board
 - Conservation Commission
 - Historical Commission
 - Park and Recreation Department
 - Housing Authority
- . . . and many others!

The Littleton Conservation Trust (LCT), distinct from the Town's Conservation Commission, is a private land trust formed in 1962 to promote Littleton's rural character; to preserve its water, plant, and wildlife resources and its unique views; and to provide environmental education. The LCT is caretaker of over 300 acres of property (all gifted from far-sighted residents) on which we manage a system of trails for public use.