

COMMUNITY PRESERVATION COMMITTEE

TOWN OF PELHAM

Guidelines for Project Eligibility

Preserving and Enhancing our Town

The Pelham Community Preservation Act

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

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 Pelham voted in May 2011 to adopt the CPA. The monies available for distribution are based on a 3.0% surcharge on property taxes and a state match. This sum will be allocated to projects that will specifically benefit Pelham.

How Does the Money Get Allocated?

The Community Preservation Committee (CPC) was established by the Town of Pelham on October 12, 2011 to review project applications and make recommendations to the Town Meeting, where they are voted on. There are seven members of the CPC; they include one "at large" member appointed by the Select Board, and one "at large" member elected by the residents of Pelham, one representative from each of the following Town committees: Conservation Commission, Historical Commission, Planning Board, Housing Committee, and one member appointed by the Select Board to represent recreation interests.

Each year 30% of the funds must be allocated — 10% to each of the three categories of Open Space/Recreation, Historic Preservation, and Community Housing. In addition, up to 5% of the funds can be allocated for administrative expenses. The remaining 65% may be allocated to any of the above categories and/or the Budgeted Reserve. 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 1 and January 31, for proposals to be considered at the May Town Meeting. Applications may be submitted between June 1 and July 31, for proposals to be considered at the October Town Meeting. Unless the applicant can demonstrate that a significant opportunity would otherwise be lost, applications will not be accepted after these dates.

What Kinds of Projects are Eligible for CPA Funding in Pelham?

State legislation requires that CPA funds be used for projects that are consistent with Pelham's planning documents regarding community preservation and fall under one or more of the following four categories: Open Space/Recreation, Historical Resources, and Community Housing. After a careful study of the Town planning documents and the CPA legislation, the CPC has established

a) General Criteria for Project Eligibility, and

b) Specific Criteria for each of the Four Categories.

General Criteria for Project Eligibility

The Pelham 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 Pelham and its residents;
- Is consistent with Pelham'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 Pelham 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.

A. Acquisition, Creation, and Preservation of Open Space

Open space project proposals should address one or more of the following criteria:

- Protect or enhance 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 Pelham'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 Pelham 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.

B. Acquisition, Preservation, Rehabilitation, and Restoration of Historic Resources

Historic resources 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 Pelham, 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.

C. Creation, Preservation, and Support of Community Housing

Community Housing 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.

D. Acquisition, Creation and Preservation of Land for Recreational Use

Recreation proposals should address one or more of the following criteria:

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