

Chapter 14

COMMUNITY PRESERVATION COMMITTEE

§ 14-1. Establishment; composition; terms; appointing authority.

§ 14-2. Duties; Community Preservation Fund.

§ 14-3. Quorum and cost estimates required.

§ 14-4. Amendments.

§ 14-5. When effective; time frame for initial appointments.

[HISTORY: Adopted by the Special Town Meeting of the Town of Pelham 10-19-2011, Art. 4. Amendments noted where applicable.]

§ 14-1. Establishment; composition; terms; appointing authority.

A. There is hereby established a permanent Community Preservation Committee, consisting of seven voting members pursuant to Massachusetts General Laws Chapter 44B.

B. The composition of the Committee, the appointing authority and the term of office for the Committee members shall be as follows:

(1) Composition:

- (a) One member of the Planning Board as designated by the Board.
- (b) One member of the Conservation Commission as designated by the Commission.
- (c) One member of the Historical Commission as designated by the Commission.
- (d) One member of the Recreation Commission as designated by the Commission.
- (e) One member to act in the capacity of, or perform like duties of, a member of a housing authority; this member is to be appointed by the Select Board. **[Amended 6-27-2020 ATM by Art. 17]**
- (f) One at-large member shall be appointed by the Select Board. **[Amended 6-27-2020 ATM by Art. 17]**
- (g) One at-large member shall be elected by the residents of Pelham. The initial vacancy shall be filled by appointment by the Select Board, and this member shall serve until the next Town election. **[Amended 6-27-2020 ATM by Art. 17]**

(2) Each member of the Committee shall serve for a term of three years or until the person no longer serves in the position or on the commission or board as set forth above, whichever is earlier. Members shall be eligible for reappointment or reelection.

(3) Residency in the Town of Pelham shall be the only requirement for service on the Community Preservation Committee. Any vacancy on the Committee shall be filled by the commission, board or authority that designated the member who creates the vacancy by designating another member for the unexpired term, and a vacancy in the elected at-large member position shall be filled by appointment by the Select Board. **[Amended 6-27-2020 ATM by Art. 17]**

(4) Initial appointments shall end on June 30 of the last year of appointment. Thereafter, terms shall run from July 1 through June 30 of the last year of the term.

(5) Any appointed member of the Committee may be removed for cause by his/her respective appointing authority after hearing.

(6) Should any of the commissions or boards who have appointing authority under this chapter be no longer in existence or functioning for whatever reason, the appointing authority for that commission or board shall become the responsibility of the Select Board. The appointments of such individuals shall be for a period of one year or for the period of the unexpired term, whichever is shorter. The appointee shall be eligible for reappointment. **[Amended 6-27-2020 ATM by Art. 17]**

§ 14-2. Duties; Community Preservation Fund.

A. The Community Preservation Committee shall study the needs, possibilities and resources of the Town regarding community preservation. The Committee, in conducting such studies, shall consult as appropriate and necessary with existing municipal boards, commissions and authorities. As part of its studies, the Committee shall hold a minimum of one public informational hearing on the needs, possibilities and resources of the Town regarding community preservation. The purpose of the public information hearings shall be to inform the public of the information and specific projects the Committee has identified and to solicit input from the public on additional needs and possibilities that the public believes important. Notice of these public hearings shall be posted publicly (including on the Town website) and published for each of two weeks preceding a hearing in a newspaper of general circulation in the Town. The Committee shall also make use of available Town-based electronic communications capabilities to notify citizens of the hearings. The Committee may, after proper appropriation, incur expenses as permitted by state law, using funds from the Community Preservation Fund to pay for such expenses. **[Amended 5-3-2014 ATM by Art. 15]**

B. The Community Preservation Committee shall make recommendations to the Town Meeting for the acquisition, creation and preservation of open space; for the acquisition, preservation, restoration and rehabilitation of historic resources; for the acquisition, creation and preservation of land for recreational use; for the acquisition, creation, preservation and support of community housing; and for the rehabilitation or restoration of open space, land for recreational use and community housing that is acquired or created with Community Preservation Funds as provided in MGL 44B, § 5. With respect to community housing, the Community Preservation Committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

C. The Community Preservation Committee may include in its recommendation to the Town Meeting 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 recommended action to set aside for later spending funds for general purposes that are consistent with community

preservation.

D. The annual revenues of the Community Preservation Fund shall be distributed among open space, historic resources, community housing, and administrative and operating expenses of the Community Preservation Committee, according to the following allocation:

- (1) Not less than 10% of the annual revenues in the Community Preservation Fund shall be spent, or set aside for later spending, for open space (not including land for recreational use); additional revenues allocated to open space beyond this 10% may include land for recreational use;
- (2) Not less than 10% of the annual revenues shall be spent, or set aside for later spending, for historic resources;
- (3) Not less than 10% of the annual revenues shall be spent, or set aside for later spending, for community housing;
- (4) Up to 5% of the annual revenues may be appropriated for administrative and operating expenses of the Community Preservation Committee.

E. The Community Preservation Committee shall make recommendations which may be in the form of proposed articles with supporting information to the Town Meeting prior to an Annual or Special Town Meeting for such action as the Town Meeting deems appropriate.

§ 14-3. Quorum and cost estimates required.

A. The Community Preservation Committee shall not conduct business without the presence of a quorum and shall keep a written record of its proceedings. A majority of the members of the Community Preservation Committee shall constitute a quorum. The Community Preservation Committee shall approve its actions by majority vote of the quorum.

B. Recommendations to the Town Meeting shall include the anticipated costs and sources of funding for particular projects other than CPA monies if needed to complete the project.

§ 14-4. Amendments. [Amended 6-27-2020 ATM by Art. 17]

The Community Preservation Committee shall, from time to time, review the administration of this chapter, make recommendations, as needed, to the Select Board members and Town Meeting for changes in this chapter and in administrative practice to improve the operations of the Community Preservation Committee. This chapter may be amended from time to time by a majority vote of the Town Meeting, provided that the amendments would not be in conflict with Chapter 44B of the Massachusetts General Laws.

§ 14-5. When effective; time frame for initial appointments.

Following Town Meeting approval of this chapter, this chapter shall take effect immediately upon approval by the Attorney General of the Commonwealth and after all requirements of MGL c.40, § 32 have been met. Each appointing authority shall have 30 days after approval by the Attorney General to make its initial appointments.