

## 2013 ANNUAL REPORT COMMUNITY PRESERVATION COMMITTEE

The Community Preservation Act (CPA), MGL c.44B, was enacted into legislation on September 14, 2000. The goal of the Community Preservation Act is to provide communities with the means to expand their ability to pursue and implement projects that preserve or enhance their quality of life. Under this legislation, municipalities may opt to participate by adopting a property tax surcharge to create a locally-controlled Community Preservation Fund administered by a Community Preservation Committee (CPC). The state provides a match, up to a maximum of 100 percent, depending on what percentage surcharge is adopted and the number of communities participating statewide. The Community Preservation Fund can be used to fund projects related to the acquisition and preservation of open space, the creation and support of affordable housing, and the acquisition and preservation of historic buildings, landscapes and documents.

Stow voters accepted the provisions of the Community Preservation Act (CPA) at the Town Meeting in May of 2001. At the subsequent Annual Town Election, Stow voters opted to enact a property tax surcharge of 3 percent to create the Stow Community Preservation Fund. Stow voters also opted to adopt all of the possible exemptions to the surcharge. As a result, Stow is participating in a manner that maximizes the state matching funds with the least possible financial impact to the community.

The fiscal year ending June 30, 2013 was the twelfth year of collections and state matching grants. In October 2013 Stow was awarded \$350,046 – a 75.09 percent match – greatly increasing our community's ability to take action in the three specified areas. State matching funds have been awarded each year in which Stow has participated. In 2013 the state match was greatly increased as a result of the passage of “An Act to Sustain Community Preservation” in July 2012, a rebound in the Massachusetts real estate market, and an extra month of revenue from the Registry of Deeds (as approved by the Department of Revenue for the 2013 match). Stow has received over \$3.3 million dollars in matching state funds over the past 12 years. Community Preservation funds are deposited in a locally controlled, interest-bearing account. Additionally, Stow has earned over \$700,000 in interest on CPA funds since adoption in 2001. All projects recommended by the CPC also must be approved by a majority vote at Town Meeting before expenditures can be made from Stow’s Community Preservation Fund. The CPC carefully reviews each project before bringing it to Town Meeting to determine whether or not it is eligible for CPA funding, assess the feasibility of completion, and evaluate whether it might be possible to leverage other funds to make each project the best possible investment for the Town’s funds.

At the Annual Town Meeting in May of 2013, Town Meeting voters approved Community Preservation warrant articles appropriating funds for a land purchase of a portion of the Fitzpatrick Property at 323 Great Road (\$95,000), Restoration of Stone Walls at Brookside Cemetery and Hillside Cemetery (\$60,000), Community Preservation administrative purposes (\$32,000) and for making the Community Preservation annual reserves required under the Community Preservation Act: Acquisition and Preservation of Historic Buildings and Landscapes (\$67,000), Acquisition and Preservation of Open Space and Recreation Land (\$67,000), and Acquisition and Support of Affordable Housing (\$67,000).

The CPC looks forward to working with others to implement additional Community Preservation projects selected by Town Meeting voters.

The Committee would like to thank Peter McManus for his service as the Finance Committee representative and Mike Dugas for his service as the Assessors' representative.

Kathy Sferra, Chair	Planning Board	Cortni Frecha	Conservation Commission
Vin Antil	Open Space Committee	Bob Larkin	Housing Authority
Mike Busch	Recreation Commission	Rich Eckel	Finance Committee
Bill Byron, Vice Chair	Council on Aging	Dorothy Spaulding	Historical Commission
Louise Nejad	Assessors' Office		

Deb Seith, Administrative Assistant

	<b>Original Project Cost</b>	<b>Final Project Cost</b>
<b>Totals for Open Space/Recreation</b>	<b>\$ 2,306600.00</b>	<b>\$ 2,152344.78</b>
Conservation Comm Acquisition of Open Space	\$ 50,000.00	In progress
Acq Open Space Tyler APR \$21,500		
Hale Woodlands	\$ 35,000.00	\$ 35,000.00
Lake Boon Preservation Project	\$ 77,000.00	\$ 33,299.89
Assabet Rail Trail Easement	\$ 227,000.00	\$ 135,949.50
Moseley APR	\$ 23,600.00	\$ 23,600.00
Maple Street CR for SCT	\$ 80,000.00	\$ 75,000.00
Snow Property Acquisition	\$ 673,000.00	\$ 658,899.46
Stow Community Park Construction	\$ 1,000,000.00	\$ 999,595.93
Design Plan for Track Road Rail Trail	\$ 46,000.00	In progress
Fitzpatrick Property Acquisition	\$ 95,000.00	In progress
<b>Totals for Historical</b>	<b>\$ 328,419.00</b>	<b>\$ 320362.36</b>
Exp-West School Parking/Access	\$ 20,000.00	In progress
Secure Blacksmith School	\$ 929.00	\$ 745.00
Lower Village Cemetery Wall Restoration	\$ 9,990.00	\$ 9,918.28
Lower Village Cemetery Wall Restoration #2	\$ 19,500.00	\$ 14,199.08
Lower Village Cemetery Wall Restoration #3	\$ 20,000.00	\$ 17,500.00
Rehab Monuments & Headstones	\$ 48,000.00	In progress
Historic Document Preservation Project	\$ 100,000.00	In progress
Townwide Inventory of Historic Properties	\$ 50,000.00	In progress
Brookside & Hillside Cemetery Wall Restoration	\$ 60,000.00	In progress
<b>Totals for Affordable Housing</b>	<b>\$ 2,357,200.00</b>	<b>\$ 2,357,200.00</b>
Pilot Grove Perpetual Deed Restrictions	\$ 350,000.00	\$ 350,000.00
Exp-Purchase Perp Deed Restriction	\$ 250,000.00	In progress
Consultant SMAHT	\$ 7,200.00	In progress
Pilot Grove and Plantation Expansions	\$ 1,750,000.00	In progress