

2015 ANNUAL REPORT
COMMUNITY PRESERVATION COMMITTEE

The Community Preservation Act (CPA), MGL c. 44B, was enacted into legislation on September 14, 2000. 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 matching funds 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 CPA in May 2001.

The fiscal year ending June 30, 2015 was the fourteenth year of collections and state matching grants. In November of 2015 Stow was awarded \$217,676 – a 42 percent match. Stow has received over \$3.8 million in matching state funds over the past 14 years. Community Preservation funds are deposited in a locally controlled, interest-bearing account. All projects recommended by the CPC also must be approved by 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, assesses the feasibility of completion, and evaluates 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 (5/4/15) and two Special Town Meetings (2/23/15, 11/16/15) voters approved Community Preservation warrant articles appropriating funds to purchase land on Tuttle Lane (\$140,000), mapping of invasive species (\$25,000), construction at the Pine Bluff recreation area (\$242,000), mapping of two of the town cemeteries (\$24,000), instituting the Affordability Safeguard Program (\$220,000), Community Preservation administrative funds (\$34,000) and allocated for Community Preservation annual reserves required under the Community Preservation Act: Historic Preservation (\$75,000), Open Space and Recreation (\$75,000), and Affordable Housing (\$75,000).

The Community Preservation Committee consists of the following members:

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

Krista Bracci, Administrative Assistant

Approved Stow CPA Projects 2001 to Present	Approved Project Amount	Final Project Cost
Totals for Open Space/Recreation	\$ 2,753,600.00	\$ 2,343,344.78
Conservation Comm Acquisition of Open Space	\$ 50,000.00	In progress
Tyler Property Restriction \$21,500		
Dunn Property Appraisal \$2,500		
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
Purchase Price \$83,933.19		
Design Funds for Pine Bluffs	\$ 40,000.00	In progress
Funds spent thus far \$30,230.50		
Creation of Rec Facilities at Pine Bluffs	\$ 242,000.00	\$ 242,000.00
Tuttle Lane Land Acquisition	\$ 140,000.00	\$ 140,000.00
Invasive Species Mapping and Control	\$ 25,000.00	In progress
Funds spent thus far \$1,000		
Totals for Historical	\$ 377,419.00	\$ 144,662.36
West School Parking/Access	\$ 20,000.00	In progress
Funds spent thus far \$6,932.66		
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	\$ 46,300.00
Historic Document Preservation Project	\$ 100,000.00	In progress
Town wide Inventory of Historic Properties	\$ 50,000.00	In progress
Funds spent thus far \$19,375		
Brookside / Hillside Cemetery Wall Restoration	\$ 60,000.00	\$ 56,000.00
Design Funds for Randall Library	\$ 25,000.00	In Progress
Funds spent thus far \$1,200		
Mapping of Lower Village/Hillside Cemeteries	\$ 24,000.00	In Progress
Funds spent thus far \$16,000		
Totals for Affordable Housing	\$ 2,577,200.00	\$ 356,163.00
Pilot Grove Perpetual Deed Restrictions	\$ 350,000.00	\$ 350,000.00
Purchase Perpetual Deed Restriction	\$ 250,000.00	In progress
Consultant SMAHT	\$ 7,200.00	\$ 6,163.00

Affordability Safeguard Program	\$ 220,000.00	In progress
Pilot Grove and Plantation Expansions	\$ 1,750,000.00	In progress
Pilot Grove is complete \$825,000		