

An aerial photograph of Scituate, Massachusetts, showing a large harbor filled with numerous boats. The harbor is surrounded by residential areas with dense housing and green spaces. The water is a deep blue, and the surrounding land is a mix of green and brown tones.

# **Scituate Community Preservation Committee Annual Meeting**

**October 2022**

# The State of CPA Today

Total of 189 Cities and Towns

65 % of Massachusetts residents

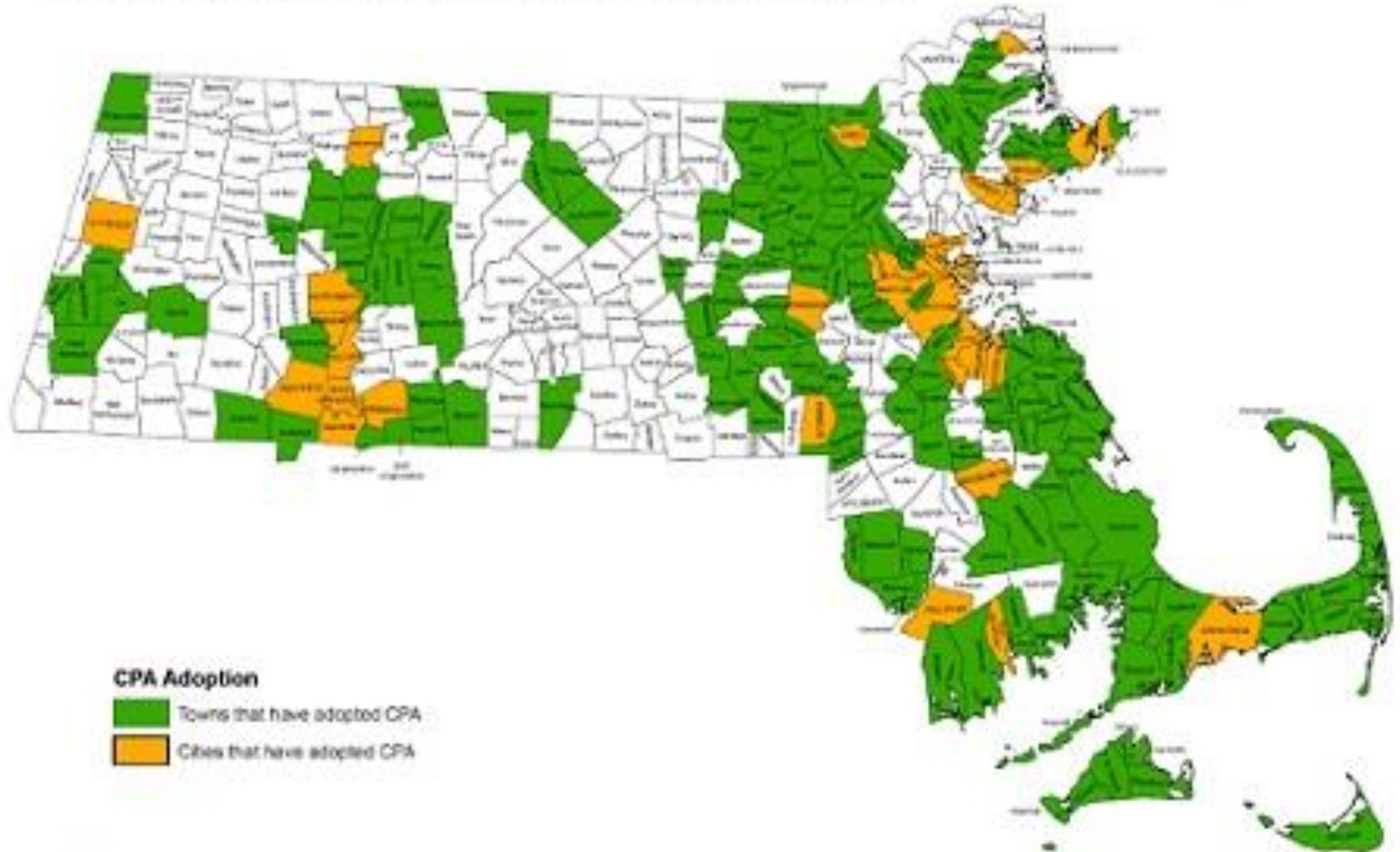
0 communities have revoked

6 Communities on Nov. Ballot

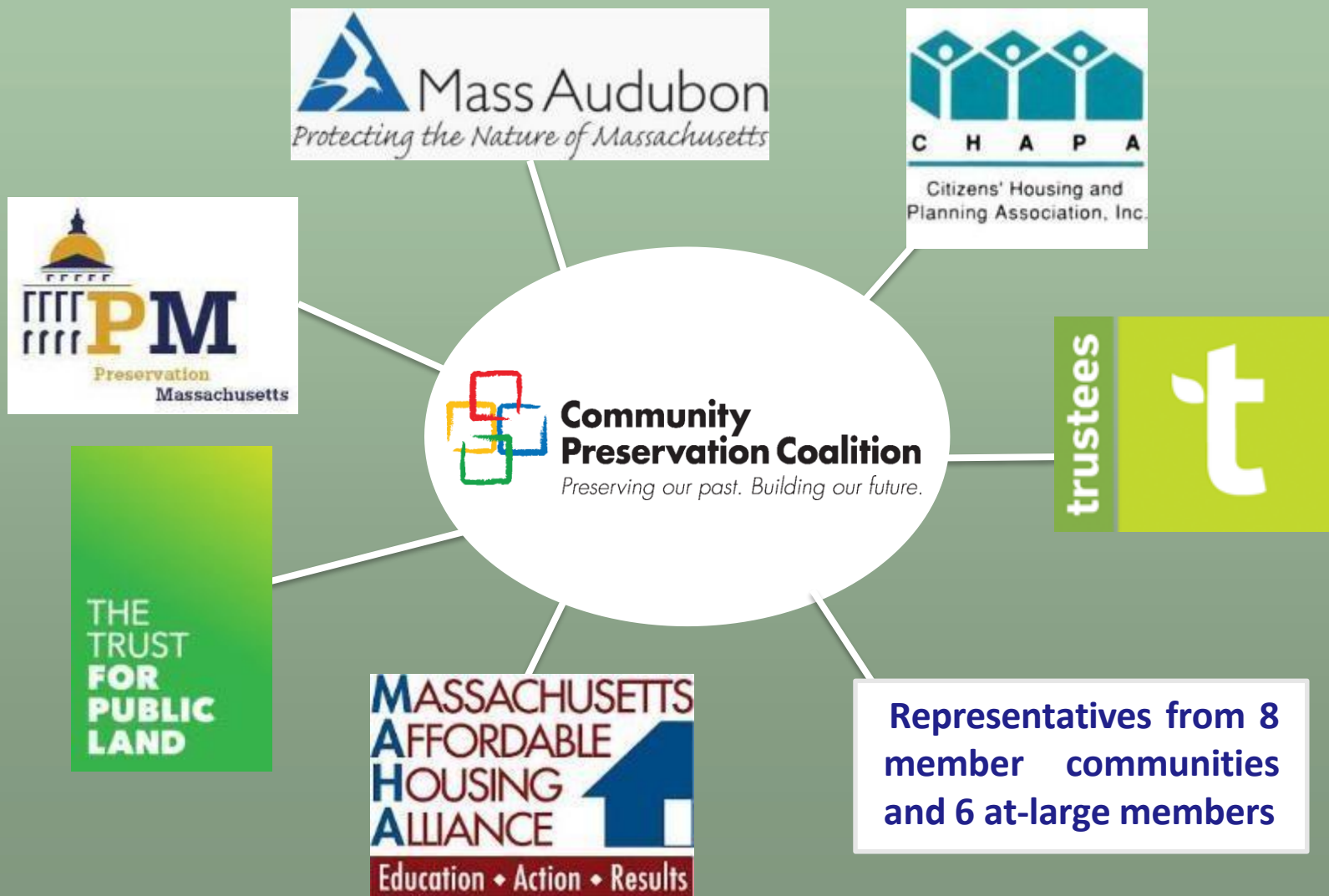
# 189 CPA Communities

## Community Preservation Act Adoption

April 2022



# The Community Preservation Coalition



# Coalition Services

- Technical assistance
- Website
- Email newsletter & bulletins
- CPA advocacy and legislation
- Ballot measures (adoption, changes)
- Training for CPC members

*Supported by membership dues from CPA communities*



# The Coalition Website

## [www.communitypreservation.org](http://www.communitypreservation.org)

The screenshot displays the homepage of the Community Preservation Coalition website. At the top left is the logo, which consists of four overlapping squares in red, blue, green, and yellow. To the right of the logo is the text "Community Preservation Coalition" and the tagline "Preserving our past. Building our future." A search bar is located in the top right corner. Below the logo and tagline is a teal navigation bar with the following links: "About", "News", "CPA Databank", "Technical Assistance", and "Adopting CPA". On the right side of this bar is a teal box with the text "175 CPA Communities" and a "Learn More >" link. The main content area features a large banner image of a grassy field with trees in the background. Overlaid on the banner is the text: "The Community Preservation Act has protected over 29,000 acres of open space in Massachusetts". Below the banner is a section titled "CPA News Feed" with a teal header. This section contains three news items: "Governor Baker & The Boston Globe Agree: It's Time to Support CPA Legislation", "November 2018 Statewide Trust Fund Distribution Announced", and "CPA Adoption Update: Two New CPA Towns Bring the Total to 175". To the left of the news feed is a quote from Governor Charlie Baker, dated 10/20/2018, regarding CPA legislation. The quote is: "Eighteen years is a long time. It's obvious that there needs to be an adjustment made [to CPA]. We would support that mechanism being increased... We would support it and we would sign it." Below the quote is a photo of Governor Charlie Baker speaking at a podium. The caption below the photo reads: "Governor Baker Supports CPA Trust Fund Legislation".

Community Preservation Coalition  
Preserving our past. Building our future.

Search

175  
CPA Communities  
Learn More >

The Community Preservation Act has protected over 29,000 acres of open space in Massachusetts

**"Eighteen years is a long time. It's obvious that there needs to be an adjustment made [to CPA].**

**We would support that mechanism being increased... We would support it and we would sign it."**

- Governor Charlie Baker,  
10/20/2018

**Governor Baker Supports CPA Trust Fund Legislation**

**CPA News Feed**

- Governor Baker & The Boston Globe Agree: It's Time to Support CPA Legislation  
In the weeks following the 2018 CPA Trust...
- November 2018 Statewide Trust Fund Distribution Announced  
The Massachusetts Department of Revenue (...)
- CPA Adoption Update: Two New CPA Towns Bring the Total to 175  
Year after year, CPA continues to make...

More CPA News >

# Scituate CPA by the Numbers

## (Through FY2021)

- 179 projects approved & \$31.1 Million raised -



**HISTORIC PRESERVATION:** \$4.3M ,77 appropriations made



**OPEN SPACE:** \$8.6M, 26 Projects, 420 acres preserved



**OUTDOOR RECREATION:** \$16.3M, 55 projects funded



**AFFORDABLE HOUSING:** \$4.2M, 25 projects funded

# Scituate CPA Revenue

Fiscal Year	Local Surcharge	Total Trust Fund Distribution	Total Revenue
2002			\$0
2003	\$632,644		\$632,644
2004	\$686,222	\$632,644	\$1,318,866
2005	\$721,362	\$686,222	\$1,407,584
2006	\$785,869	\$721,362	\$1,507,231
2007	\$843,940	\$785,869	\$1,629,809
2008	\$937,589	\$843,940	\$1,781,529
2009	\$968,068	\$683,297	\$1,651,365
2010	\$988,238	\$376,762	\$1,365,000
2011	\$1,007,381	\$299,907	\$1,307,288
2012	\$1,078,786	\$299,740	\$1,378,526
2013	\$1,113,931	\$321,562	\$1,435,493
2014	\$1,164,044	\$648,377	\$1,812,421
2015	\$1,201,962	\$407,734	\$1,609,696
2016	\$1,364,597	\$396,304	\$1,760,901
2017	\$1,438,709	\$310,246	\$1,748,955
2018	\$1,494,185	\$273,119	\$1,767,304
2019	\$1,554,626	\$320,322	\$1,874,948
2020	\$1,592,536	\$417,101	\$2,009,637
2021	\$1,675,977	\$513,095	\$2,189,072
2022	\$0	\$827,106	\$827,106
<b>TOTAL</b>	<b>\$21,250,666</b>	<b>\$9,764,709</b>	<b>\$31,015,375</b>



# The Community Preservation Committee



# Committee Composition

Created by Bylaw/Ordinance

- 5 Statutory Members
  - Conservation Commission
  - Planning Board
  - Housing Authority
  - Recreation Commission
  - Historic Commission
- Up to 4 At-Large Members



# CPA Revenue Sources

- Local Surcharge Revenue (up to 3% property tax surcharge)
- Annual Trust Fund Distribution
- Interest



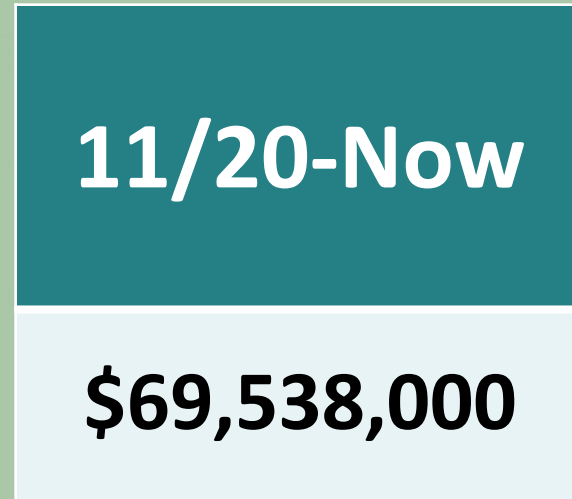
# The Statewide CPA Trust Fund

- Guaranteed annual disbursement each November
- Administered by the Department of Revenue (DOR)
- Funds come from fees charged on documents filed at the Registries of Deeds (\$50 and \$25 as of December 31<sup>st</sup>, 2019)
- November 2020 base match was 28.6% of what communities raised at the local level
- Future looks bright – DOR has estimated a 32.3% match for November 2021

# CPA Trust Fund Revenue



12 Months  
with Old Fee  
Structure



10 Months  
with New Fee  
Structure

# CPA Annual Budget

Required minimum spending (or reserve):

- 10% of total revenue for housing projects
- 10% for historic projects
- 10% for open space projects

Optional:

- Balance goes in a “budgeted reserve”
- Most recreation project funded by “Undesignated fund”
- Up to 5% for administrative expenses
- Appropriations for new CPA projects

# CPC Administrative Account

- CPC can request up to 5% of estimated revenues for expenses to run CPC
- Unspent balance returned to undesignated fund at end of each Fiscal Year
- For CPC expenses only, not reimbursements to other municipal departments or to pay other municipal staff

# Administrative Account

## Common Uses

- Hire new staff for administrative assistance
- Professional help: Appraisals, consultants, legal assistance, general studies
- Due diligence on project recommendations
- Newspaper ads for public hearing
- Misc. expenses



# Spending CPA Funds



# What is Eligible for CPA Funds?

## CPA Allowable Uses Chart

	Open Space	Historic	Recreation	Housing
<b>Acquire</b>	Yes	Yes	Yes	Yes
<b>Create</b>	Yes	-	Yes	Yes
<b>Preserve</b>	Yes	Yes	Yes	Yes
<b>Support</b>	-	-	-	Yes
<b>Rehabilitate and/or Restore</b>	Yes – if acquired or created w/CPA \$\$	Yes	Yes	Yes – if acquired or created w/CPA \$\$

# Who is Eligible for CPA Funds?

## Yes

- Government entity
- 501c3 nonprofit

## Caution

- Non-incorporated entities
- Individual homeowners

# How do CPA Projects Happen?

Project proponents submit applications to Community Preservation Committee (CPC)



CPC reviews projects, gets input



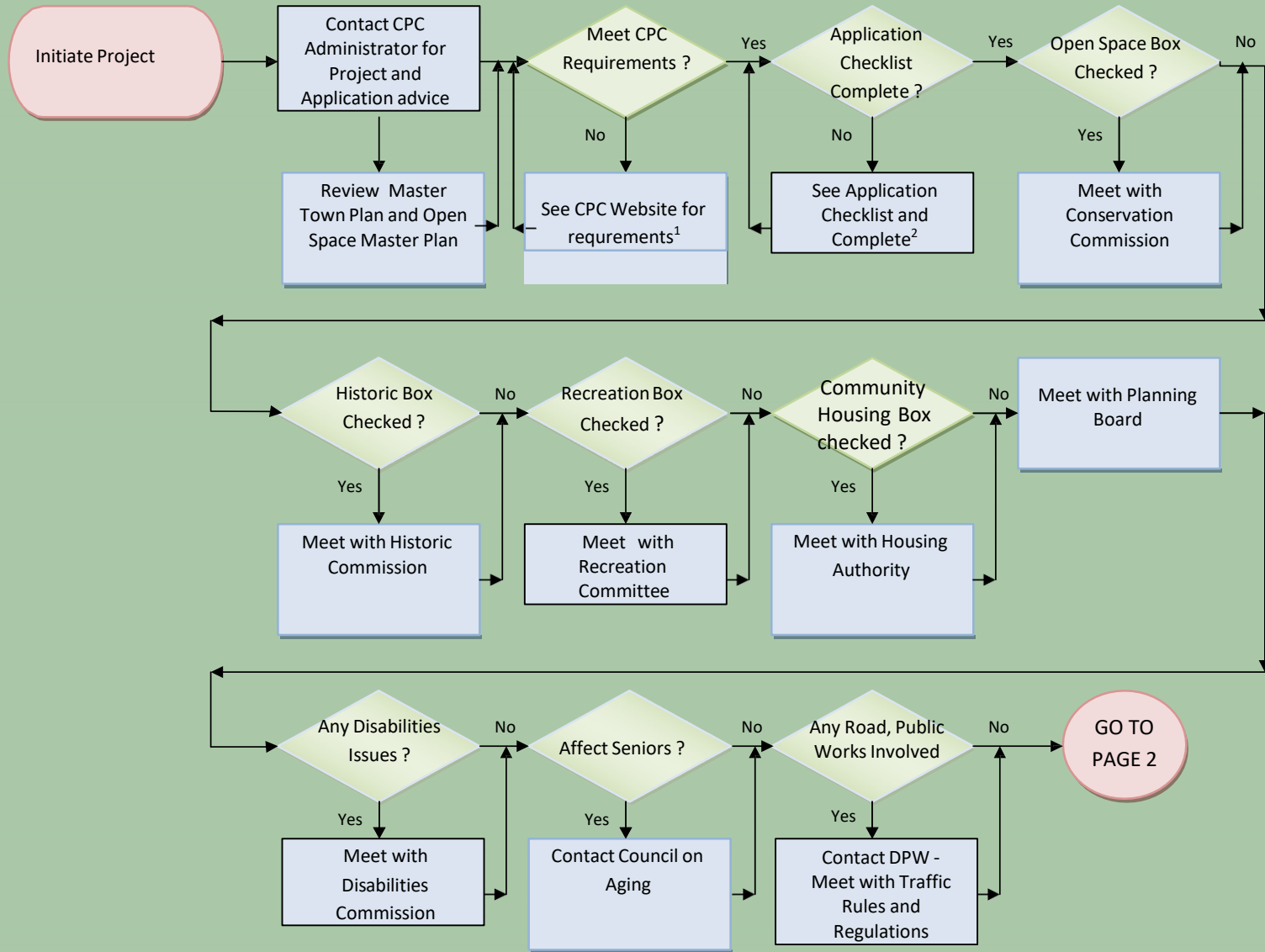
CPC recommends list of projects to Town Meeting



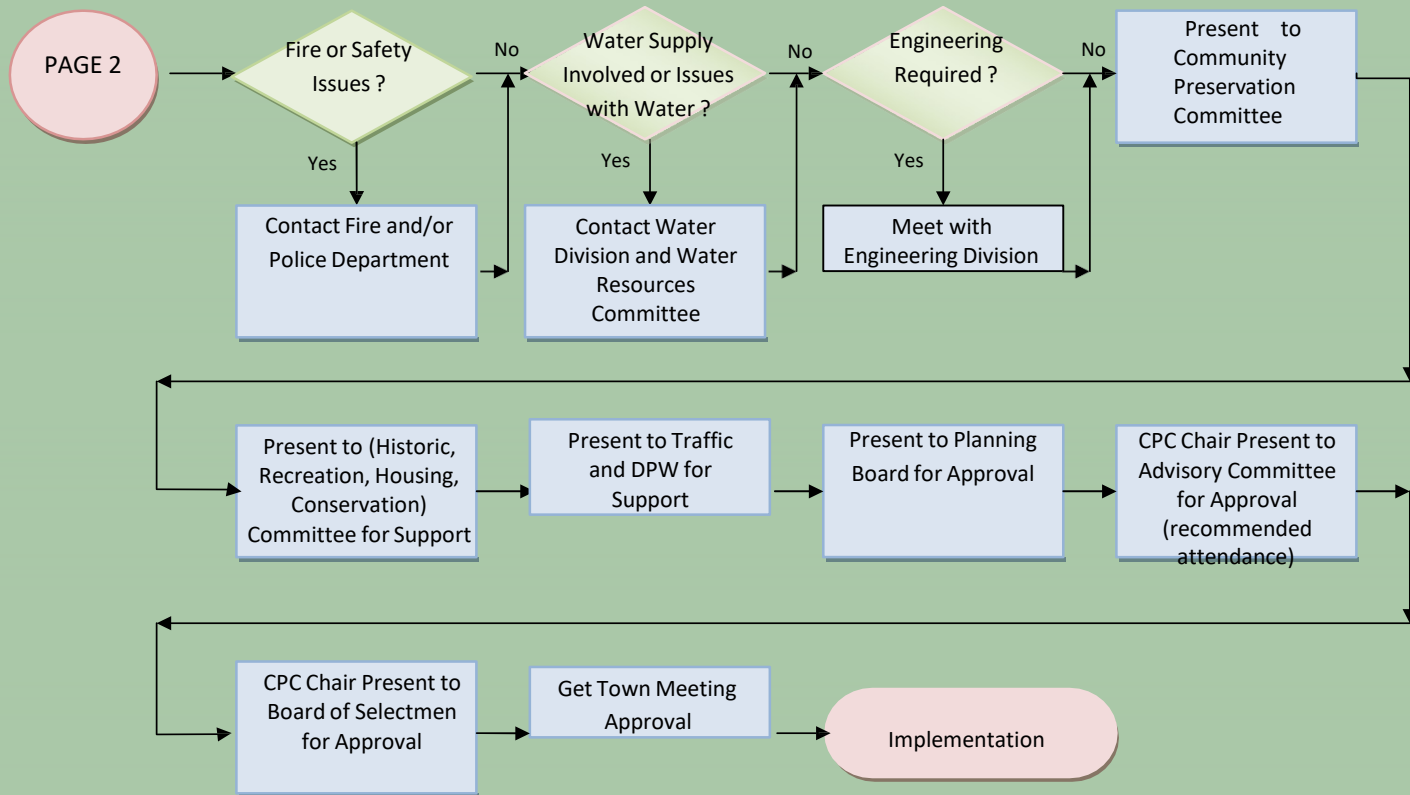
Majority vote at Town Meeting required for each project to get CPA \$\$\$



# Recommended CPC Approval Process – Page 1 of 2



# Recommended CPC Approval Process – Page 2 of 2



# Final Decision is with Vote at Town Meeting

- Approve recommendations of CPC
- Reject recommendations of CPC
- Reduce amount recommended by CPC
- Reserve amount recommended by CPC to applicable reserve account, rather than approving the project (rarely used)

# CPA Spending Rules

- No supplanting general municipal revenue
- No maintenance or operating expenses
- Recreation – Outdoor projects only
- Land Purchases – Must file permanent restriction with the state, held by 3<sup>rd</sup> party
- You can pay for CPA projects with bonds issued against future CPA Revenue



# Most Popular Uses of CPA Funds

- Restoration of historic municipal buildings
- Adaptive Reuse of Historic Buildings
- Preserving Historic Documents and Artifacts
- Grants to non-profit community groups (typically with a preservation easement)
- Playgrounds and Athletic Fields
- Off Road Walking and Biking Trails
- Parks
- Community Gardens
- Housing for Veterans
- Adaptive Reuse of Existing Buildings
- Meeting Specialized Community Needs
- Community Involvement and Non-profit Partnerships e.g. Habitat for Humanity

# Scituate Projects 2003-2021

## OPEN SPACE PRESERVATION

- ❖ Moncy Properties/Clapp Road (44 acres)
- ❖ Appleton Field/South Swamp (10 acres)
- ❖ Clapp Road/Cedar Street/South Swamp (8.45 acres)
- ❖ Litchfield Property/Clapp Road (39.73 acres)
- ❖ Hennessy Property/Clapp Road (20.6 acres)
- ❖ Bjorklund Property/Bates Lane (7.55 acres)
- ❖ Wheelwright Property/Bates Lane (47.6 acres)
- ❖ Mirachi Property/Scituate Reservoir (5 acres)
- ❖ Crosbie Property/Clapp Road (48 acres)
- ❖ Hubbell Preserve/No. Scituate-Minot (16.26 acres)
- ❖ Higgins-MacAllister Property (31 acres)
- ❖ Nicholas Wade Preserve (30.5 acres)
- ❖ Lind Property (6 acres)
- ❖ Sieminski Property (4.1 acres)
- ❖ Damon Memorial Preserve (37.7 acres) Maxwell Trust Property (26.8 acres)
- ❖ *23 Sunset Road, 1st Cliff (4.76 acres) - pending*
- ❖ *Mordecai Lincoln Property (5.6 acres)*
- ❖ *Border Street Property (17.8 acres)*
- ❖ *Hollett Street Property (2.3 acres)*

# Scituate Projects 2003-2021

## HISTORIC PRESERVATION

- ❖ Fish Ladder Preservation/North Scituate
- ❖ Survey of 14 Burial Sites for Preservation
- ❖ National Register Listing of Historic Burial Sites
- ❖ Bates Family Gravestone Preservation
- ❖ WPA Building Renovation
- ❖ Lawson Tower Repairs and Bells Restoration
- ❖ Stockbridge Grist Mill Restoration
- ❖ Mossing Shed Restoration & Relocation
- ❖ Lighthouse Seawall Site Preservation
- ❖ Old Oaken Bucket House Repair/Enhancements
- ❖ Tercentenary Markers & Historic Plaques Restoration
- ❖ Historic Plaques Restoration (several locations)
- ❖ Scituate Lighthouse Boardwalk
- ❖ Preservation of Lighthouse Journals & Logbook
- ❖ Bailey-Ellis House National Register Listing
- ❖ Bailey-Ellis House Repairs & Restoration
- ❖ Town & Library Archives Preservation/Restoration
- ❖ Stockbridge Grain Chest, Documents & Photo Preservation
- ❖ Civil War Books Restoration
- ❖ Mass Humane Society Boathouse Roof
- ❖ Local Historic Structures Survey
- ❖ Bates House Purchase
- ❖ Cudworth House Repairs
- ❖ GAR Hall Restoration
- ❖ Restoration of North Scituate Train Canopy
- ❖ Little Red Schoolhouse Renovation & Roof Repair
- ❖ Baptist Church His Registry & Records Preservation
- ❖ Whitworth Cannon Restoration
- ❖ Union Chapel Antique Window Preservation
- ❖ Chief Justice Cushing's Shay Restoration
- ❖ Marquis de Lafayette's Carriage Restoration
- ❖ Lawson Gate Pillars Restoration
- ❖ Lighthouse Seawall/Revetment Repair
- ❖ Little Red Schoolhouse Archive Improvements
- ❖ Life Saving Station Restoration/Marine Park
- ❖ Historic Survey & Planning
- ❖ Mann House Roof
- ❖ North River Shipyard Markers
- ❖ Scituate Mile Markers
- ❖ 1924 Scituate Fire Truck Restoration
- ❖ *Mordecai Lincoln Property (5.6 acres)*
- ❖ Preservation of Gaelic-English Journal
- ❖ Town-wide Historic Preservation Study
- ❖ Scituate Lighthouse Restoration

# Scituate Projects 2003-2021

## RECREATION-OPEN SPACE

- ❖ Town Field Study
- ❖ Athletic Fields & Track Project
- ❖ Central Park Fields Rehabilitation
- ❖ Cushing Field Multi-Use Athletic Field
- ❖ Tennis Courts Improvements/Gates School
- ❖ Seaside Community Playground/No. Scituate
- ❖ Hatherly School Playground/Soccer/Lacrosse Field
- ❖ Cushing Elementary School Playground
- ❖ Wampatuck Elementary School Playground
- ❖ Marine Park Trails, Boardwalk/1st Cliff
- ❖ Gannett Road Bike Path
- ❖ Driftway Coastal Access Pedestrian & Bike Trail
- ❖ Scituate "Harbor Walk" Project
- ❖ Historic Trail Map & Website
- ❖ Country Way Multi-Use Trail
- ❖ Tilden Multi-Use Trail
- ❖ Ryan Flannery Athletic Field/Hatherly School
- ❖ Community Basketball Courts
- ❖ Roach Field Parking Lot Improvements
- ❖ PJ Steverman Skate Park Renovation
- ❖ Basketball Court Improvements
- ❖ Trails Mapping & Parking Access
- ❖ Egypt Park Community Park
- ❖ Minot Beach Pocket Park
- ❖ Driftway Dog Park
- ❖ Lighthouse Benches & Trash Receptacles
- ❖ Cole Parkway Bandstand & Benches
- ❖ Beach Mats & Boardwalks
- ❖ No Scituate Beach Nourishment Engineering
- ❖ Teak Sherman Community Garden Enhancements
- ❖ Sailing Fleet Restoration Project
- ❖ Library Grounds Study
- ❖ Thoreau's Way Library Project
- ❖ MBTA Berm Trail Study
- ❖ Cedar Point Bench Replacement
- ❖ 90 Foot Baseball Field

# Scituate Projects 2003-2021

## COMMUNITY HOUSING

- ❖ Lawson Green Affordable Housing
- ❖ Affordable Housing Plan
- ❖ Housing Authority Initiative
- ❖ Elderly Housing Study
- ❖ Affordable Housing Trust Funding
- ❖ Central Park Housing Cupola & Roof Restoration
- ❖ Central Park Housing Window Replacement

# Scituate Projects In Process or outstanding

- ❖ YTD Expended \$1.4M
- ❖ YTD Encumbrances \$167K
  
- ❖ 45 Projects Open
- ❖ \$4.6M Available Budget (Funded but not spent)

# Thank You

## Scituate Community Preservation Committee

Dan Fennelly, Chair

Skyler Chick, Vice Chair

Suzanne Brennan, At Large

Ann Burbine, Planning Board

Jill Caffrey, Housing Authority

Mike Connor, Rec. Commission

Penny Scott-Pipes, Conservation

Doug Smith, Historic Commission

Meg Stillman, At Large



<https://www.scituatema.gov/community-preservation-committee>