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AGENDA

2023 JUN -5 PM 1:51

WEYMOUTH COMMUNITY PRESERVATION COMMITTEE

Thursday, November 3, 2022 at 6:30 PM

Mary McElroy Meeting Room - McCulloch Building

182 Green Street

Weymouth, MA

In Attendance: Christopher Hannan, Chairperson Absent

Daniel Condon

Lisa Belmarsh

Mark Kilban

George Loring

Pat O'Leary

Jim Parker

Kate Marshall

Bob Luongo

Stuart Saginor Executive Director of the Community Preservation Coalition

Call to Order

6:30 PM

Christopher Hannan called the meeting to order.

Introduction of the Community Preservation Committee

A brief introduction of all the members was made and how they are appointed and other boards they serve on.

Introduction of Stuart Saginor, Executive Director, Community Preservation Coalition

(Overview of the CPA in MA)

I use Abigail Adams and Herring Run Park in many of my presentations across the state. Questions will be answered along the way, and public questions at the end. I did your training in 2007, I live in Boxford, MA where I was Chair on our CPC Board for five years. This is a fun board to serve on as you can serve your community well.

Nonprofit based in Boston. We have housing, historic, and open space, and eight representatives from member communities and eight at-large members. There are a total of twenty-one members who meet quarterly. We make policy decisions and legislation. We are located at the Trust for Public Land, in close proximity to the State House. We handle four-thousand technical questions per year via email and telephone. We have a wealth of information on our website. We have a newsletter. Late last night, an additional twenty-million dollars for CPA from the State Surplus was awarded to us. It went through the House and Senate and is on the Governor's desk. We do advocacy work on Beacon Hill regarding CPA making sure they understand the law(s) and changes that cities and towns have requested.

Chris Hannan asked a question: Since the creation of the law, what do you think the future of the changes might be?

Stuart: Any changes we might be thinking about we cast a large net to investigate and establish (MABC, housing, environmental groups), to see what comes to the top which are usually things more than one

community desires to see happen. Changes do not happen quickly. Sometimes things get too bloated and complicated which causes it to get tired up. The things people want to do is to seek expanding CPA beyond the four core categories. Our categories are very specific and the 2012 changes were big, but specific, keeping in the spirit of the CPA. The four core categories of CPA are:

Open Space: Conservation Land

Recreation:

Historic Preservation: Fixing up any historic item: Building, artifact.

Affordable Housing: up to 100% of the area wide median income

There are rules within those categories, but those are the broad categories.

We are funded by grants from foundations, nonprofit partners, with grants, donations and in-kind, as well as member dues from partner communities (75% of the revenues).

Website CommunityPreservation.org

TECHNICAL ASSISTANCE tab on the website is where you, meaning this Board, should go for information. This is always being updated. This is where you can ascertain what other communities have done in the past with similar scenarios. There are 15,000 CPA projects in this database where you can search by project, location, etc.

I will caution you that there is some "bad apples in the bunch" use as guidance and check the law before moving forward. We have 189 municipalities involved in the CPC, with six more on the ballot this month (Worcester, Westborough, Boylston, Natick, Burlington and Shelburne). No community has ever revoked their membership. CPA is a two-stage process, committee then ballot. There have only been three situations that ever voted to end CPA and it was declined by the constituents.

Westminster is the only municipality that voted to not adopt CPA. Cities are slower to enter the CPA than towns are, and we have addressed some issues to encourage CPA adoption. The statistics for FY2021 were over 14,000 projects approved and \$2.65 billion raised for 6,300 Historic Preservation, 32,566 acres preserved for Open Space, 3,000 Outdoor Recreation projects funded and \$23,400 Affordable Housing units created or supported. Weymouth has about half their projects in the Historic category. Statewide the categories are approximately balanced, but Recreation is the hottest category with a large backlog of projects, especially densely populated urban communities. Tonight, is a big picture orientation of the program, and I will pick a few things to refresh and education of new members. The CPC will hold one public hearing per year; update Community Preservation Plan; This board should review CPA account balances and spending to ensure compliance with CPA and be aware of the funds available; Prepare CPA budget; Make project recommendations to the mayor who then gives it to the Council.

Chris Hannan stated that the public is welcome at any, and all, meetings, we appreciate their concern and input, our finances are reviewed at every meeting, and the budget is done annually, and the meetings are videoed so that we maintain transparency.

This board only recommends, there are other eyes on these proposals with the Mayor and Council. Recommendations go to the Planning Board, they meet with Kate and/or Bob, they recommend funding matches from private sources, then the completed form goes to the CPC, then the mayor, if in agreement with it, it then goes to the Council. This board asks the constituents as many questions to keep things open and transparent to cover all bases and make the case clear to move forward if approved by the mayor and hopefully the Council, and public hearing.

Funding of CPA: Local surcharge (1% in Weymouth and the state matching) due 11/15, because the state missed the deadline last year, there may be delay in funding. The CPA fund does accrue interest which needs to be credited to this CPA account(s).

The Trust Fund is the magic of CPA. Funds come from: fees charged on documents filed at the Registry of Deeds; The Coalition lobbies for additional funding from the State budget surplus. For the first seven years, the match was 100% for the communities that were involved. At one point the match was only 11%, which is when we asked for Surplus Funds which we received eight out of eleven years. The Registry fee took seven years to raise the fee from \$25 to \$50. The match for November 2021 is 43.8% of what was raised at the local level. Also, DOR a 35% base match for November 2022, but the Real Estate market and refinances have declined. The old rate brought in \$23,292,000 the new rate brought in \$82,640,000. The CPA annual budget is done in the fall. The spending rules are: 10% for Housing, Open Space & Recreation, Historic; 5% or optional administrative; and the rest is for Flexible spending. The categories for allowable uses of funding:

The Community Preservation Coalition members are available for clarification for any questions on if a project is allowable for CPA funding. We are an educational, non-profit educational entity and technical support option.

Support: The definition is activities that is not acquiring land or housing. First time home buyers, rental assistance. The CPA funds are not meant for maintenance. The chart is not used for "verb shopping".

Curious about communities who reach longevity do we need to expand the usage, because municipalities will not want to give up the funding source match. Housing is a place where we could look at. Any expansion will be in the bottom right corner, housing repairs especially elder housing. The legislature process takes a bit of time, and this is something to look at. SHI – Weymouth is 7.5%. CPA can when a new building is done with CPA funds. Trails funding sources: CPC isn't always the best choice for CPA funds. In communities that have their 10% Affordable Housing they can use funds for recreational.

**What is Eligible for CPA Funds?
CPA Allowable Uses Chart**

	Open Space	Historic	Recreation	Housing
Acquire	YES	YES	YES	YES
Create	YES	NO	YES	YES
Preserve	YES	YES	YES	YES
Support	NO	NO	NO	YES
Rehabilitate and/or Restore	NO (unless acquired or created with CPA \$\$)	YES	YES	NO (unless acquired or created with CPA \$\$)

Q&A

Public Comment

Kathy Swain – 134 Mill Street

CPA to purchase Open Space. Can we look toward purchasing Open Space? Apartment complexes create a need to have parks and playgrounds. There are many projects in Weymouth that can still be done. Could we create some projects that CPA funds could be used for? Reed Cemetery sign is falling or tilted over. Could we put some of the plaques that tell the history of the cemetery? There is 42 acres of open space available on a wildlife corridor; that would serve us all well.

Christopher Hannan: This is why we have public comments! Yes; we need people to go out and look about and let us know their ideas. Yes, we have a great deal of open space and we could still use more.

Cathy Torrey: The Historic Commission has begun to address the cemetery signage, we can advise and steer toward the Planning Department, but we cannot do it for them. We just gave the Village Cemetery funding for repairs.

Christopher Hannan: We want people to give us ideas. You can bring your ideas to the committee.

Dan Condon: The projects we have funded are our best awareness of CPA. We put funded by CPC on most of the large, visible projects.

Kathy Swain: Maybe someone can look for projects, unfortunately people don't take the time to look never mind take the time to come to a meeting.

Bob Luongo: Tax Title on 13 acres on Washington St, behind CVS to be used for housing. There is a process to clear the tax title, make sure the land is safe then build. The demolition of the Incinerator at Osprey Overlook Park is being done with CPC funds. And adjacent there is a new residence being developed.

Christopher Hannan: The publicized open meeting, televised, slide show of budget and laws of what we do as a committee. We always request input from the public.

Lisa: If we can keep these meetings open to the public virtually, people may be more inclined to add their input.

Bob: There is a mix of the project input, private and public.

Lisa: The balance is more than \$2 million.

Pat O'Leary: These funds are always carried forward to allow for future projects.

Lisa: Recreation changes over time, ultimate Frisbee, pickle-ball. Any outdoor activity, open land usage, are eligible for funding. (Real estate land for recreational use or activity). Taking land from another use it is creating, recreational use.

Stuart: Weymouth has done a great deal in the creation of open space. Sometimes the only way to create open space is by tearing something down. King Oak Park and the Emery Estate are all part of CPA.

Stuart: Keep in tune for what we might be interested in looking at for 2024

Minutes – September 2022

No minutes were submitted.

Other Business

Is the 6:30 PM time slot a good fit for everyone? Yes.

Next Meeting – December 1, 2022

Adjournment

7:25PM

A motion was made by Dan Condon to adjourn and seconded by Mark Kilban. All agreed. The meeting adjourned at 7:25 PM

Christopher Hannan, Chair, CPC

Date

Jan 1, 2023