

TOWN OF WINCHENDON



WINCHENDON TOWN CLERK
RCUD FEB 2 2022 PM3:18

LS

AGENDA & NOTICE OF MEETING & PUBLIC HEARINGS

Pursuant to the provisions of Chapter 39, Section 23B of the General Laws, as amended, notice is hereby given that a meeting of the following board, committee, or commission will be held on the date and time specified below. Said meeting will be open to the public and press. Note that votes may be taken on any of the agenda items.

BOARD/COMMITTEE: Conservation Commission

DATE: Thursday February 10, 2022 TIME: 6:00 p.m.

LOCATION: 2nd Floor Auditorium of Town Hall – 109 Front Street

ALL MEETING NOTICES MUST BE FILED AND TIME STAMPED IN THE TOWN CLERK'S OFFICE AND POSTED ON THE MUNICIPAL BULLETIN BOARD 48 HOURS PRIOR TO THE MEETING. (in accordance with Chapter 303 Acts of 1975). THE MEETING ROOM IS HANDICAPPED ACCESSIBLE. WITH ADVANCE NOTICE THE CONSERVATION COMMISSION CAN ARRANGE REASONABLE ACCOMODATIONS FOR PERSONS WITH OTHER DISABILITIES. TO REQUEST ASSISTANCE, CONTACT THE CONSERVATION AGENT AT 978-297-5410

Call to Order

Announcements & Public Comment

Minutes: December 16, 2021, January 13, 2022

Public Hearings:

6:05pm Request for Determination of Applicability (RDA)

Applicant: Brian Walsh

- Project address: 105 Monomonac Road West Assessor's Map 9M Parcel 11
- Description: Removal of 5 trees

6:15pm Notice of Intent (NOI)

DEP #345-0748

Applicant: Robin Yates

- Project address: 407 Maple St. Assessor's Map 3D1 Parcel 35
- Description: Replacement of Septic System

New Business:

Discussion of Thursday meetings

- Board decision of meeting day; second or third Thursday of the month

Community Preservation Act (CPA) Discussion

Adjourn

TOWN OF WINCHENDON



Conservation Commission

Telephone (978)-297-5402

Regular Meeting/Public Hearing

December 16th, 2021
Town Hall 2nd Floor Auditorium
109 Front Street, Winchendon, MA 01475

PRESENT: Kyle Bradley- Chairman, David Whitaker- Vice Chair, Lionel Cloutier

ABSENT: Melissa Blanchard, Ken Wante

MATERIALS: Agenda & Notice of Meeting: December 16th, 2021, 10/14/21 Minutes, Public Hearing
Notice for 6 Island Rd, 175 Fourth St, & 580 River St., 580 River St. Amendment Request

CALL TO ORDER: Kyle Bradley called the meeting to order at 6:00PM

HEARINGS:

6:05PM Notice of Intent Hearing Continuation DEP 345-0725

Applicant: Cindy Fitch

Project Address: 6 Island Road; Assessor's Map 6, Parcel 9

Description: Proposed work includes addition to the existing home and related site work.

- K. Bradley re-opened the hearing.
- The applicant was not present. It was noted that the applicant withdrew their application without prejudice at the ZBA meeting the previous night. The board decided to close the hearing.
- D. Whitaker motioned to close the hearing, 2nd by L. Cloutier and all voted aye.

6:10PM Notice of Intent Hearing Continuation DEP # not issued

Applicant: James Smith

Project Address: 175 Fourth Street; Assessor's Map 4, Parcel 2

Project Description: Repair and replacement of existing retaining wall.

- K. Bradley re-opened the hearing.
- The applicant was not present. K. Bradley requested a motion to continue the hearing to January 13, 2022 at 6:05PM.
- L. Cloutier motioned to continue the hearing to January 13th, 2022 at 6:05PM, 2nd by D. Whitaker and all voted aye.

NEW BUSINESS:

Application for Certificate of Compliance- 56 Beechview Dr.

- D. Whitaker motioned to accept the application, 2nd by L. Cloutier and all voted aye.

Application for Certificate of Compliance- 291 Glenallen St.

- D. Whitaker motioned to continue to hearing, pending inspection, to January 13th, 2022 at 6:10PM, 2nd by L. Cloutier and all voted aye.

West Street Solar- Open Space Land Transfer

- D. Whitaker motioned to accept the open space land transfer, 2nd by L. Cloutier and all voted aye.

6:20PM Request for Modification of Order of Conditions DEP #345-0675

Applicant: 580 River St. LLC

Project Address: 580 River St. Assessor’s Map 4, Parcel 108

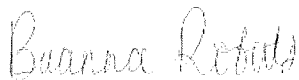
Project Description: Amendment to existing Order of Conditions, DEP File #345-0675 issued 11/14/19. Modification seeks to expand extents of wetland replication area.

- K. Bradley opened the hearing, D. Whitaker read the public hearing notice.
- Matt Morrow, of Matthew West Morrow Environmental Consulting, was present representing French Excavation. Excavation started and the company noticed an area of wetlands that did not show up on the GIS map. French Excavation contacted M. Morrow once the wetlands was discovered, and M. Morrow advised a modification request be submitted to the Conservation Commission immediately.
- Carla Wood of 7 Hale St. introduced herself. She was concerned with the amount of trees cleared as she has an excess amount of water on her property now. The commission explained this request was to replant the trees that were accidentally cleared in the buffer zone. The members decided to plan a site visit Tuesday December 21st at 11:30AM to see the neighboring properties.
- D. Whitaker motioned to approve the modification request to restore the trees cut down in the wetland area and extend the 50ft buffer zone., 2nd by L. Cloutier and all voted aye.

L. Cloutier made a motion to adjourn, 2nd by L. Cloutier and all voted aye.

ADJOURNMENT: 6:51PM

Respectfully submitted,



Brianna Roberts, Conservation Commission Recording Secretary

Kyle Bradley, Chairman

David Whitaker, Vice-Chairman

Melissa Blanchard

Lionel Cloutier

Ken Wante

Approved: / /

TOWN OF WINCHENDON



Conservation Commission

Telephone (978)-297-5402

Regular Meeting/Public Hearing

January 13th, 2022

Town Hall 2nd Floor Auditorium

109 Front Street, Winchendon, MA 01475

PRESENT: David Whitaker, Melissa Blanchard, Lionel Cloutier, Ken Wante
Nicole Roberts, Land Use Coordinator/Planning Clerk

ABSENT: Kyle Bradley

MATERIALS: Agenda & Notice of Meeting: January 13th, 2022, 10/14/21 & 12/16/21 Minutes

CALL TO ORDER: L. Cloutier called the meeting to order at 6:00PM

MINUTES: October 14th, 2021 & December 16th, 2021

L. Cloutier motioned to approve the October 14th, 2021 minutes, 2nd by M. Blanchard. All voted aye.

Due to members being absent, the December 16th, 2021 minutes will be approved at the next meeting.

HEARINGS:

6:05PM Notice of Intent Hearing Continuation DEP #345-0747

Applicant: James Smith

Project Address: 175 Fourth Street; Assessor's Map 4, Parcel 2

Project Description: Repair and replacement of existing retaining wall.

M. Blanchard motioned to approve the Notice of Intent, 2nd by K. Wante. All voted aye.

6:10PM Certificate of Compliance (no hearing) Darren Senecal 291 Glenallen St.

L. Cloutier motioned to approve the Certificate of Compliance, 2nd by M. Blanchard. All voted aye.

NEW BUSINESS:

Certificate of Compliance- West Street Solar:

N. Roberts recommended planning a site visit in the spring. The members agreed and decided to put it on the March meeting agenda.

Certificate of Compliance (land transfer)- 504 School St.:

There were 2 Certificates of Compliance opened in 2010 and 2019, no work was ever done and now the property is being sold so the owner wishes to close them. L. Cloutier motioned to approve the close of the Certificate of Compliance, 2nd by M. Blanchard. All voted aye.

6:15PM Notice of Intent

NO DEP #

Applicant: Robin Yates

Project Address: 407 Maple St; Assessor’s Map 3D1, Parcel 35

Description: Replacement of Septic System

K. Wante motioned to continue, 2nd by L. Cloutier. All voted aye.

NEW BUSINESS:

Community Preservation Act (CPA) Discussion

K. Bradley is on the board for the CPA, due to not being present at the meeting the board will discuss at the next meeting.

OLD BUSINESS:

6 Island Rd. Enforcement Order

Attorney Vince Pusateri representing Cindy Finch, owner of 6 Island Rd, came before the board. The hearing was closed at the last meeting. The application has been withdrawn with the zoning board, and the applicant has decided to start over with their plans and will re-apply in the near future. The board discussed issues with the applicant not conforming to the bylaws and regulations set in place by both the conservation commission and the zoning board of appeals. The enforcement order for the tree planting is still in place and the commission recommended setting a timeline for the planting in the spring. They recommended a 90-day stay and would like a plan for the replanting by April.

L. Cloutier motioned to continue to the April meeting, 2nd by M. Blanchard. All voted aye.

6:20PM Modification of Order of Conditions- Continuation DEP#345-0675

Applicant: 580 River St. LLC

Project Address: 580 River St.; Assessor’s Map 4, Parcel 108

Description: Amendment to existing Order of Conditions, DEP File #345-0675 issued 11/14/19. Modification seeks to expand extents of wetland replication area.

L. Cloutier motioned to approve the restoration plan, 2nd by M. Blanchard. All voted aye.

CORRESPONDENCE:

ZBA Letter from Monomonac Lake Association

The letter simply stated to be mindful of approving projects that may affect the lake long term.

The town recently received a new forest cutting plan for North Ashburnham Rd, 82 acres, with a proposed start date of December 20th, 2021, owned by Winchendon Forest LLC.

M. Blanchard made a motion to adjourn, 2nd by L. Cloutier and all voted aye.

ADJOURNMENT: 6:31PM

Respectfully submitted,

Brianna Roberts

Brianna Roberts, Conservation Commission Recording Secretary

Kyle Bradley, Chairman

David Whitaker, Vice-Chairman

Melissa Blanchard

Lionel Cloutier

Ken Wante

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RCUD FEB 1 2022 AM 9:49

Ddd

Conservation Commission



Telephone (978) 297-5410

109 Front Street
Winchendon, Massachusetts 01475-1758

Legal Notice Winchendon Conservation Commission

Pursuant to the provisions of M.G.L. Chapter 131, Section 40, and the Town of Winchendon Wetlands Protection Bylaw, the Winchendon Conservation Commission will hold a public hearing on Thursday, February 10, 2022 at 6:05 pm to consider the Request for Determination of Applicability by Brian Walsh of 105 Monomonac Road - West for proposed work within the Buffer Zone to Bordering Vegetated Wetlands at 105 Monomonac Road West, Assessor's Map M9 Parcel 11. The application seeks to remove 5 trees. The hearing will be held in the 2nd Floor Auditorium of the Winchendon Town Hall, 109 Front Street. All interested persons should plan to attend. Alternative translation and accommodations are available by advance request.

For additional information email tmurphy@townofwinchendon.com



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Brian Walsh Name Walsh-brian@hotmail.com E-Mail Address

105 Monomonic Rd. West Mailing Address

Winchendon City/Town MA State 01475 Zip Code

508-736-3837 Phone Number _____ Fax Number (if applicable)

2. Representative (if any):

Firm

Contact Name _____ E-Mail Address

Mailing Address

City/Town _____ State _____ Zip Code

Phone Number _____ Fax Number (if applicable)

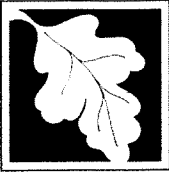
B. Determinations

1. I request the Winchendon Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:

Winchendon
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).
- _____
- _____
- _____



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description (cont.)

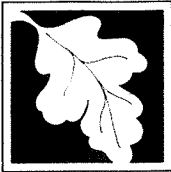
b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

mail box, in winter
slid down my drive way and into these trees. the water is over 130ft. away from the trees. I have "Elevation tree service" waiting for the O.K.
Cut down. They are a dangerous hazard when my drive ices up. Vehicles have

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Brian Walsh
Name

105 Monomonic Rd. West
Mailing Address

Winchendon
City/Town

Mass 01475
State Zip Code

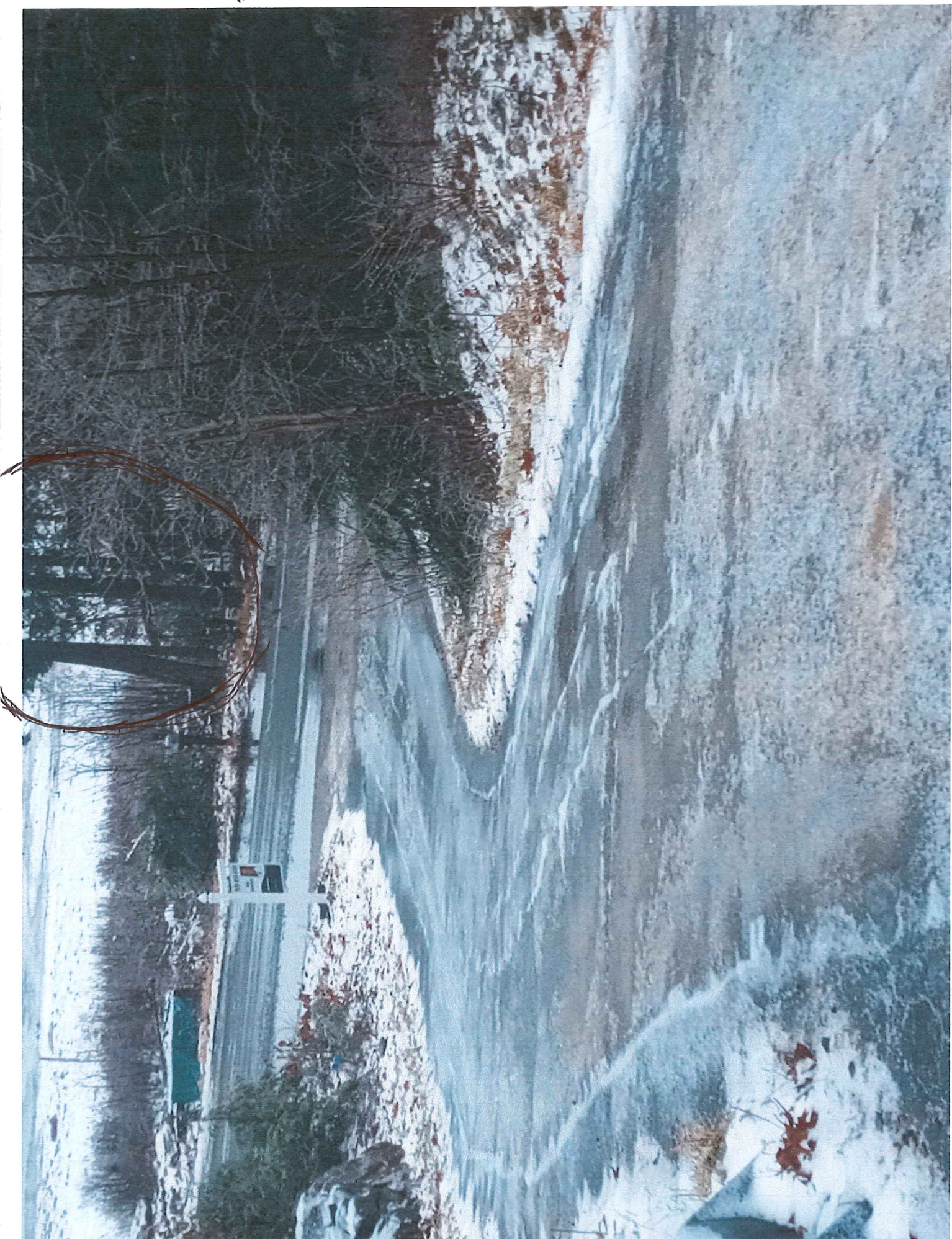
Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Brian Walsh 11-21-21
Signature of Applicant Date

Signature of Representative (if any) Date

(Trees lay mailbox to be cut down)



105 Monomonic Rd. West, Winchendon, MA 02552 | Icy driveway



105 Monomonic Rd. West. - Small trees by Mailbox

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RCUD DEC 28 2021 PM3:12
WINCHENDON TOWN CLERK

WJ



Conservation Commission

Telephone (978) 297-5410

109 Front Street
Winchendon, Massachusetts 01475-1758

Legal Notice Winchendon Conservation Commission

Pursuant to the provisions of M.G.L. Chapter 131, Section 40, and the Town of Winchendon Wetlands Protection Bylaw, the Winchendon Conservation Commission will hold a public hearing on Thursday, January 13, 2022 at 6:15 pm to consider the Notice of Intent filed by Robin Yates for proposed work within the 200' Riverfront Area at 407 Maple Street, Assessor's Map 3D1, Lot 35. The proposed work includes upgrade of the septic system. The hearing will be held in the second floor auditorium at the Winchendon Town Hall 109 Front St. Winchendon MA 01475. Alternative translation and accommodation for disabled persons is available by advance request.

For additional information email tmurphy@townofwinchendon.com



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Winchendon

City/Town

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

407 Maple Street
a. Street Address

Winchendon
b. City/Town

01475
c. Zip Code

Latitude and Longitude:
3D1
f. Assessors Map/Plat Number

42.69180
d. Latitude

-72.02046
e. Longitude

35
g. Parcel /Lot Number

2. Applicant:

Robin
a. First Name

Yates
b. Last Name

c. Organization

407 Maple Street
d. Street Address

Winchendon
e. City/Town

MA
f. State

01475
g. Zip Code

h. Phone Number i. Fax Number j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

a. First Name b. Last Name

c. Organization

d. Street Address

e. City/Town f. State g. Zip Code

h. Phone Number i. Fax Number j. Email address

4. Representative (if any):

Paul
a. First Name

Grasewicz
b. Last Name

GRAZ Engineering, LLC
c. Company

323 W Lake Road
d. Street Address

Fitzwilliam
e. City/Town

NH
f. State

03447
g. Zip Code

603-585-6959
h. Phone Number

paul@grazengineering.com
i. Fax Number j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$240.00
a. Total Fee Paid

\$70.00
b. State Fee Paid

\$170.00
c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Winchendon

City/Town

A. General Information (continued)

6. General Project Description:

We are proposing the replacement of a septic system 22' away from a wetland and 37' away from Miller's River.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Worcester

a. County

57142

c. Book

b. Certificate # (if registered land)

287

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Winchendon
City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	174 1. square feet 49 3. cubic feet of flood storage lost	199 2. square feet 59 4. cubic feet replaced

e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
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f. <input checked="" type="checkbox"/> Riverfront Area	Miller's River 1. Name of Waterway (if available) - specify coastal or inland	
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2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 9,384 square feet

4. Proposed alteration of the Riverfront Area:

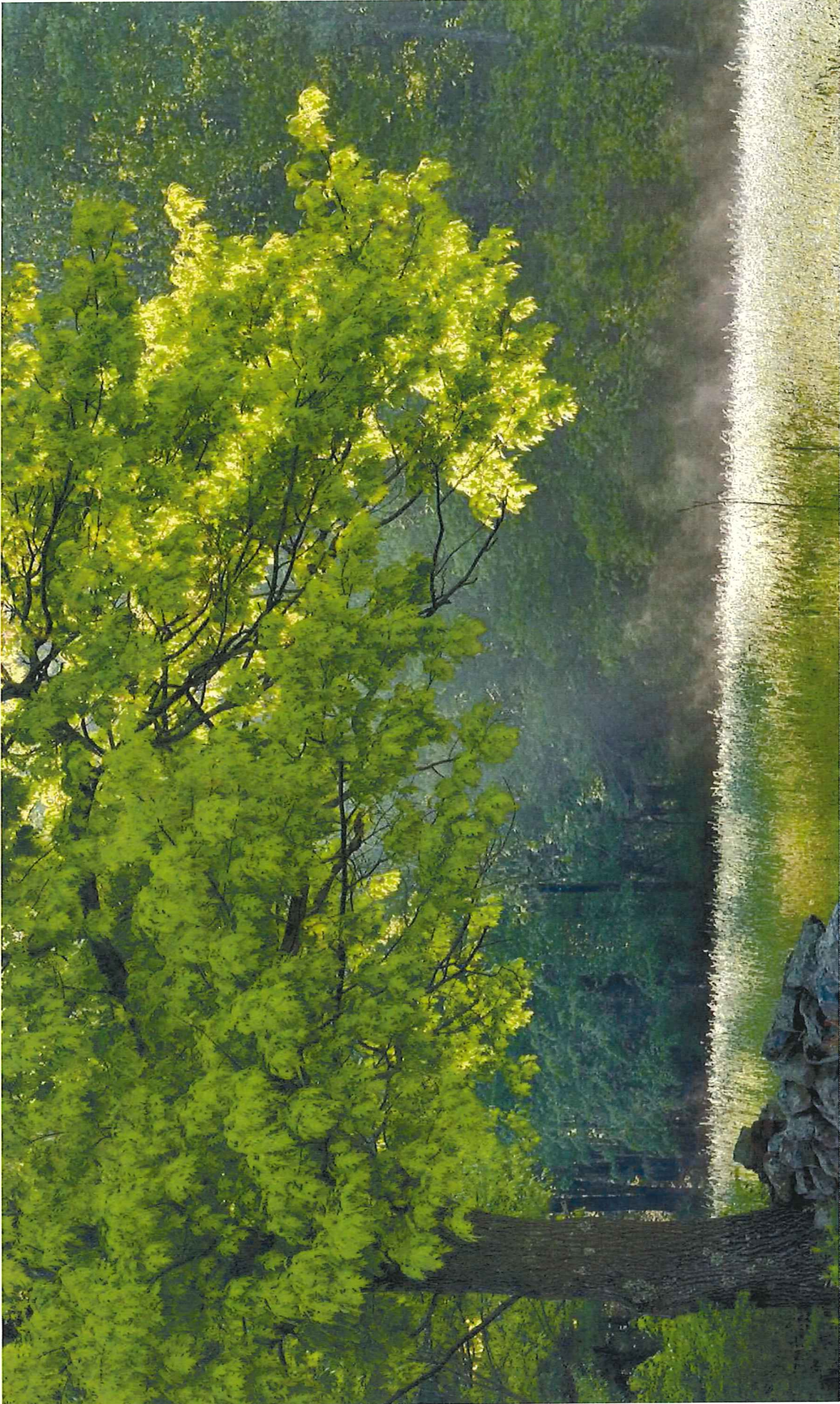
<u>2,230</u>	<u>2,230</u>	<u>3,941</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.

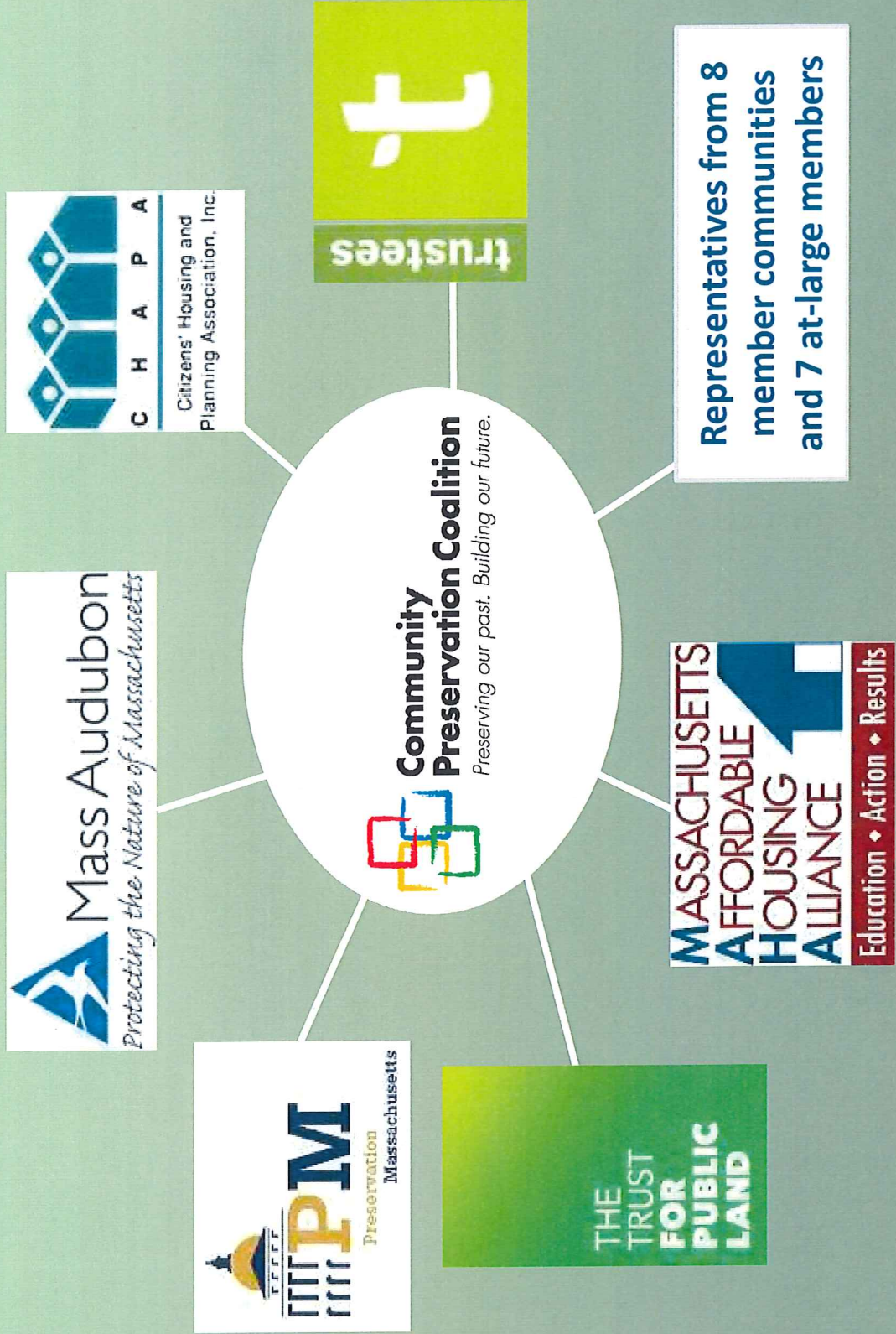


Introducing the Community Preservation Act (CPA)



**Community
Preservation Coalition**
Preserving our past. Building our future.

The Community Preservation Coalition



The Coalition Website

www.communitypreservation.org

Community Preservation Coalition
Preserving our past. Building our future.

Home About News CPA Databank Technical Assistance Adopting CPA

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 >

What is the Community Preservation Act (CPA)?



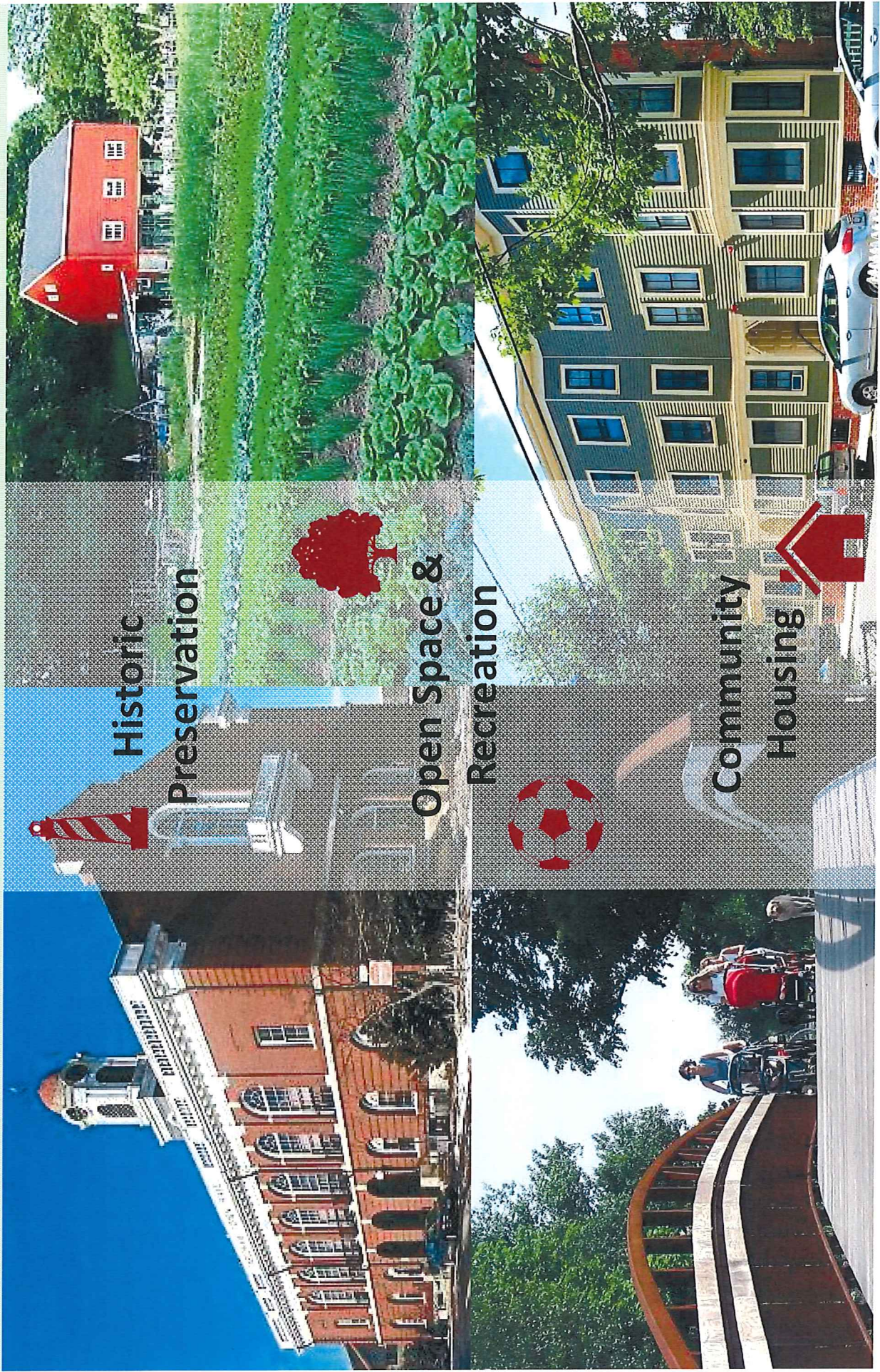
The Community Preservation Act
is *state enabling* legislation
passed in 2000



Must be adopted by individual
communities at a local ballot
election

Basics of CPA

Enables communities to establish a local restricted fund for:



Over Half the State Has Adopted CPA!

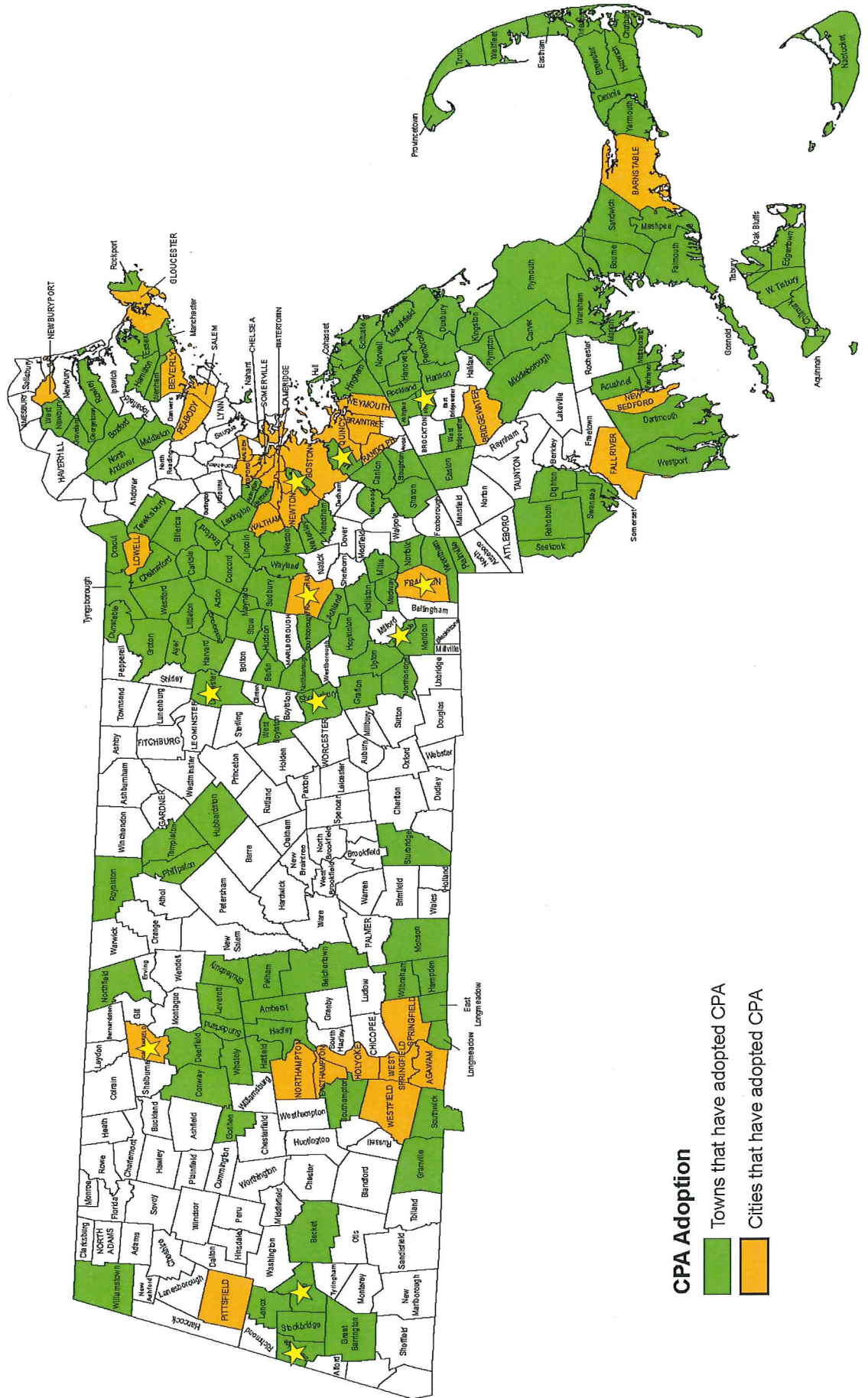
Total of **187** Cities and Towns

53% of municipalities

65% of Massachusetts residents

0 communities have revoked

187 CPA Communities



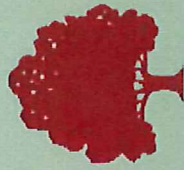
CPA by the Numbers

(through end of FY2021)

- Over 14,000 projects approved & \$2.65 billion raised -



HISTORIC PRESERVATION: 6,300 appropriations made



OPEN SPACE: 32,566 acres preserved



OUTDOOR RECREATION: 3,000 projects funded



AFFORDABLE HOUSING: 8,700 housing units created

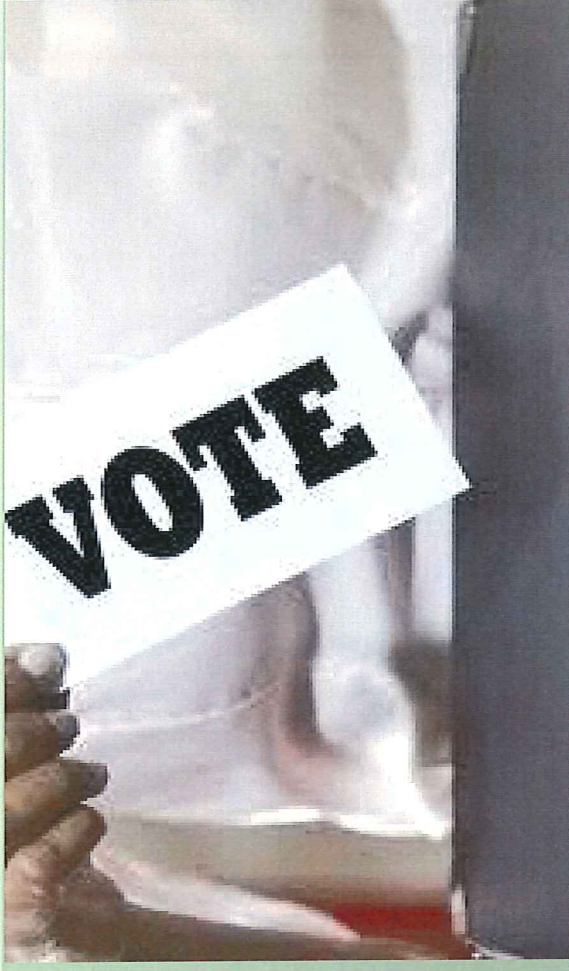
Basics of CPA – CPA Revenue Sources

Local Surcharge:

Up to 3% surcharge on local property tax bills

State Contribution:

Annual distribution from statewide CPA Trust Fund



Community decides surcharge level and which exemptions to adopt

Surcharge Levels – Anything Up to 3%

3%

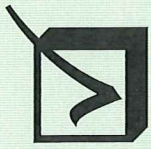
Largest number of communities,
but not many recently

1.5%

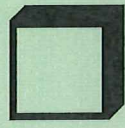
Highest Success Ratio

~\$50

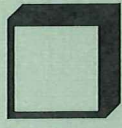
The “sweet spot” for an average
annual taxpayer cost



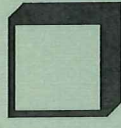
Menu of CPA Exemptions



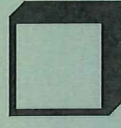
First \$100,000 of residential property value



First \$100,000 of commercial & industrial property value



Low income families; low/moderate income seniors



Full commercial and industrial exemption (with split tax rate only)

**Note: Any existing property tax exemptions apply to the CPA surcharge*

Example: what would a homeowner pay with a 1% CPA surcharge?

Assessed Home Value	\$416,644
<u>With \$100,000 exemption</u>	<u>-\$100,000</u>
Net House Value Surcharged	\$316,644
Municipal Tax Rate (per \$1000)	\$15.38
	<hr/>
Amount Subject to Surcharge	\$4869
CPA Surcharge Rate	1%
	<hr/>
Amount paid toward CPA Fund	\$49

This homeowner would pay **\$49** into the municipality's Community Preservation fund annually.

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 31st, 2019)
- November 2021 base match was 39.4% of what communities raised at the local level – a new record-high distribution of \$79 million to CPA communities

How To Adopt – Two Paths to the Ballot

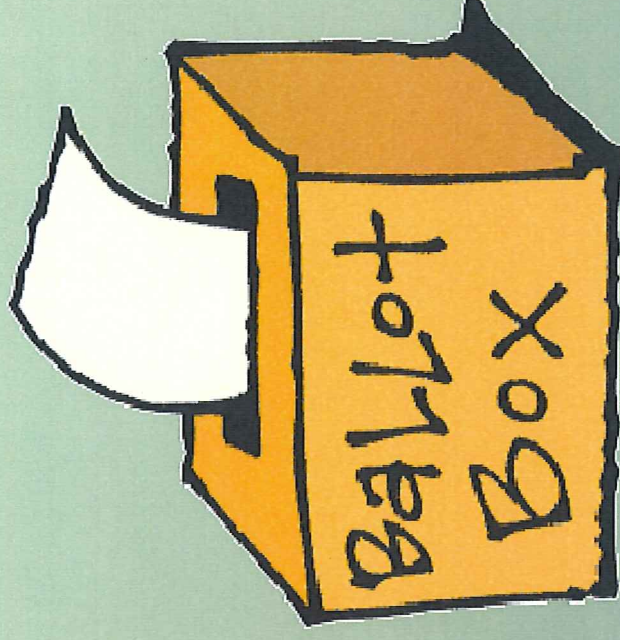
Step One:

Put CPA Question on the Ballot

Legislative Body Vote

OR

Collect signatures of 5% of
registered voters



How To Adopt – The Election Ballot

Step Two:

Vote on CPA on the
next regularly
scheduled municipal or
state election



How Does CPA Work?

Each CPA municipality passes a Community Preservation Committee Bylaw/Ordinance

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



Role of the Community Preservation Committee

- Assess community's CPA needs
- Accept/review project proposals
- Get input from the public and boards/committees
- Recommend CPA projects to Town Meeting/City Council

NOTE: Legislative Body approval required for all CPA projects!



How do CPA Projects Happen?

Project proponents submit applications to Community Preservation Committee (CPC)



CPC reviews projects, gets input



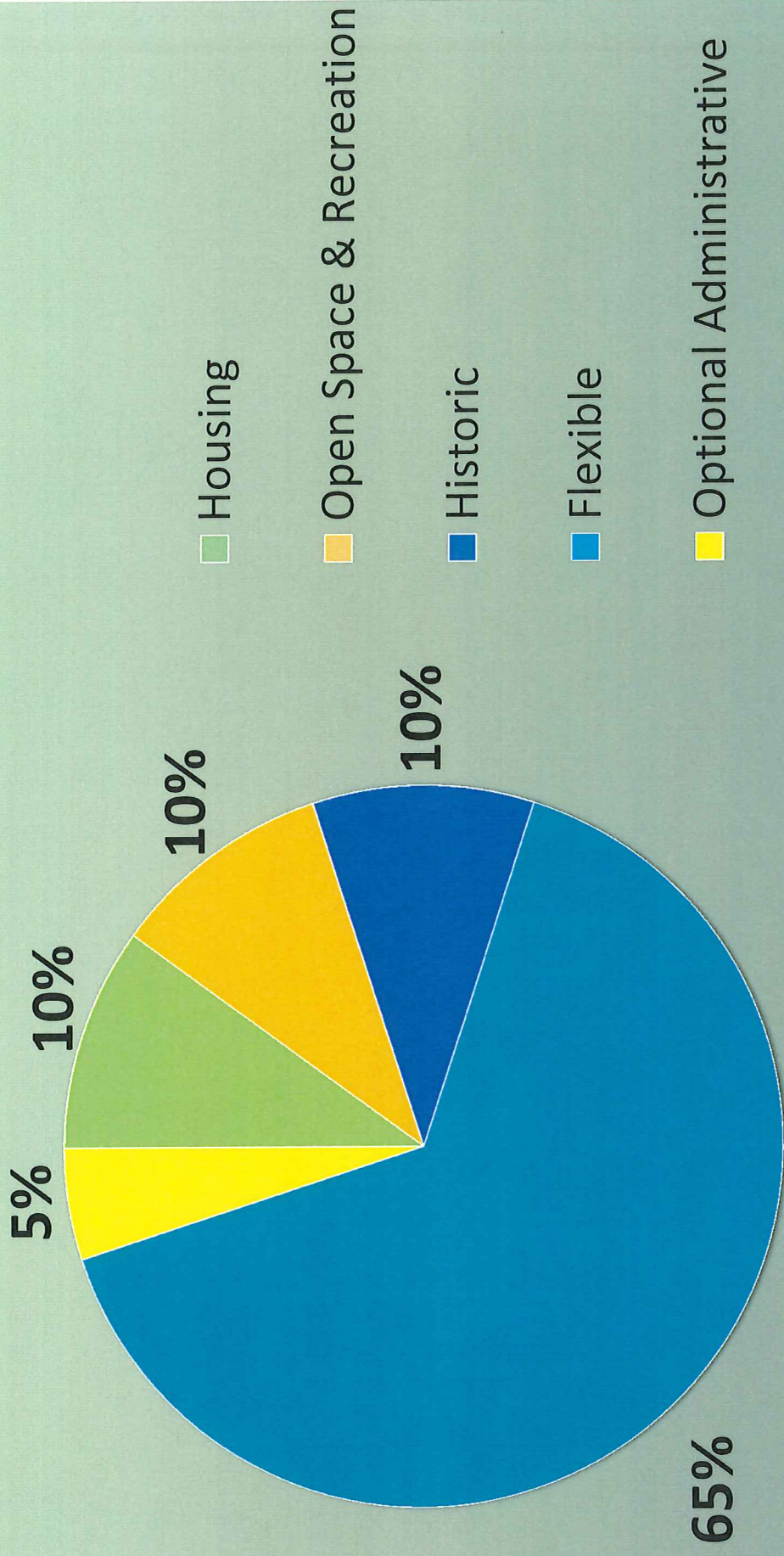
CPC recommends list of projects to Legislative Body



Majority vote of Legislative Body required for each project to get CPA \$\$\$



Rules for Annual CPA Spending



What is Eligible for CPA Funds?

CPA Allowable Uses Chart

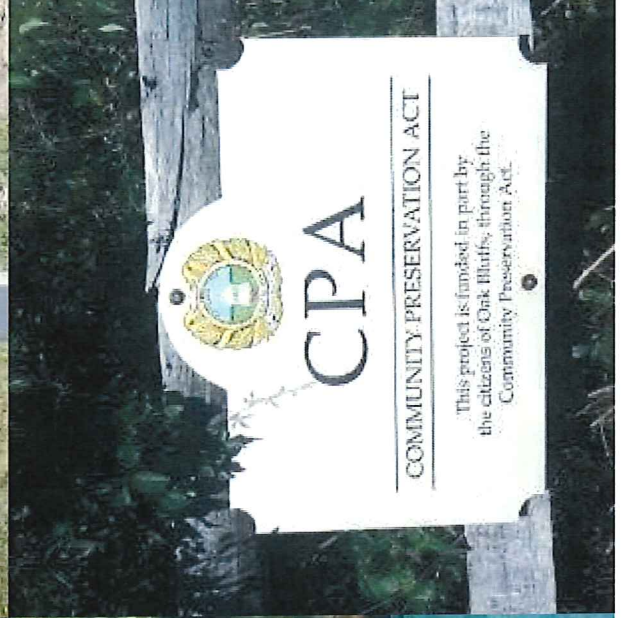
	Open Space	Historic	Recreation	Housing
Acquire	YES	YES	YES	YES
Create	YES	NO	YES	YES
Preserve	YES	YES	YES	YES
Support	NO	NO	NO	YES
Rehabilitate and/or Restore	NO (unless acquired or created with CPA \$)	YES	YES	NO (unless acquired or created with CPA \$)

Amending or Repealing the CPA

- After adoption, CPA must remain in place for at least 5 years
- After 5 years, the Act can be repealed at any time
- Amendments to the CPA surcharge percentage or the exemptions can be made at any time



CPA Funds at Work!



CPA and Historic Preservation



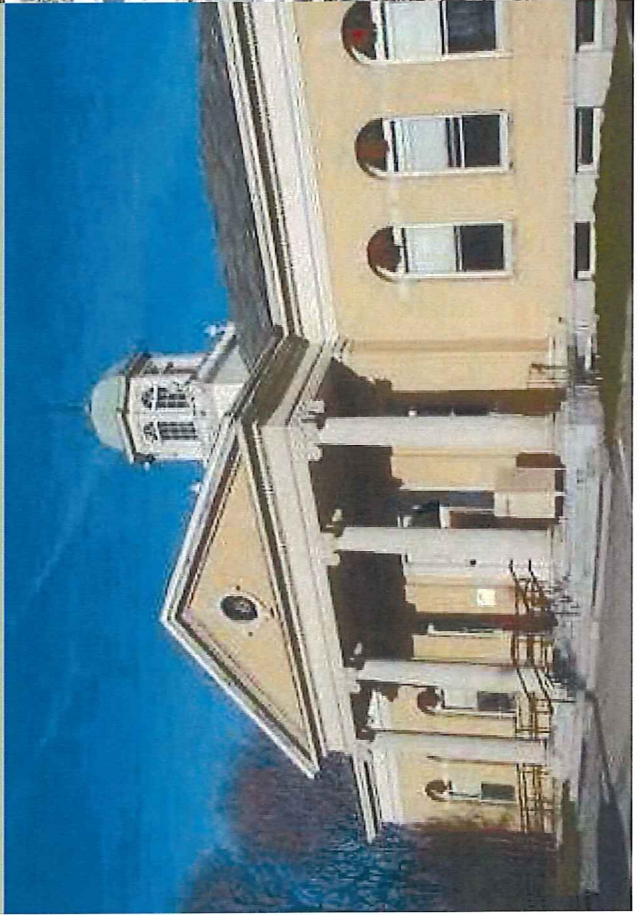
Restoration of historic
municipal buildings



CPA and Historic Preservation



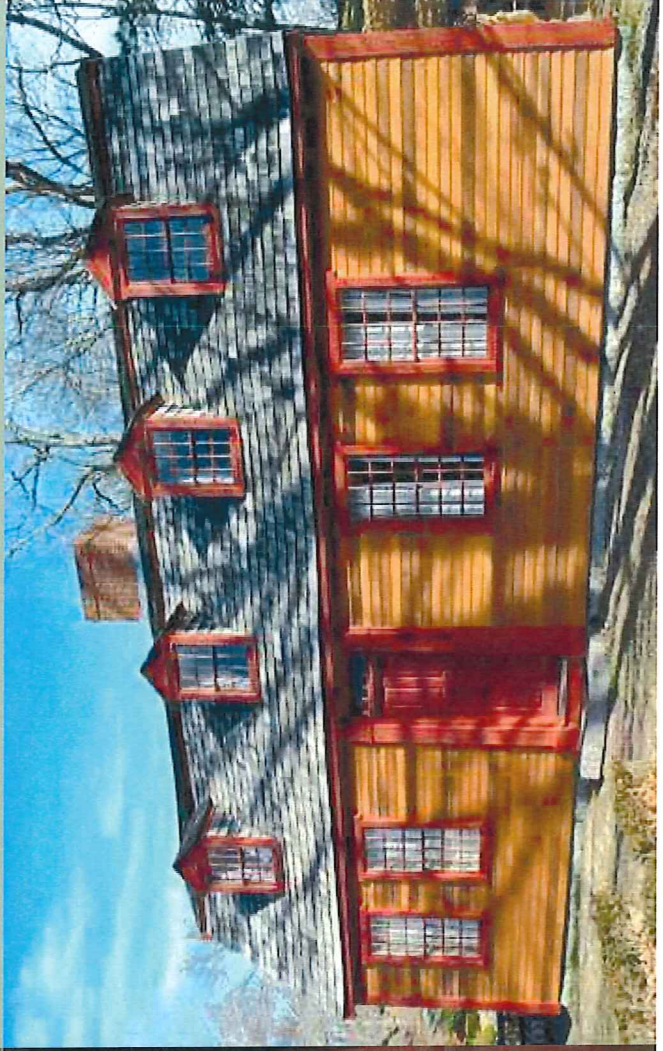
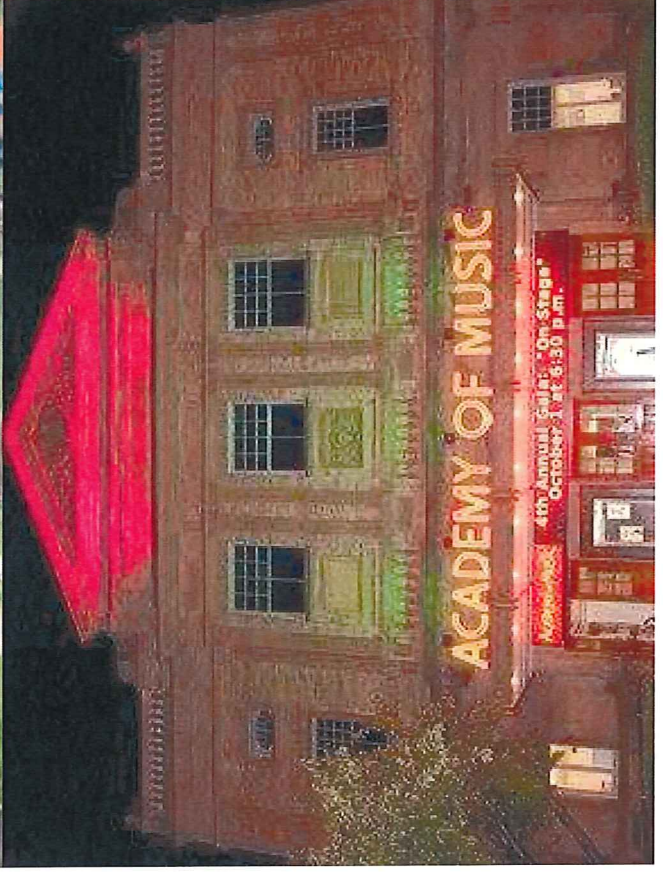
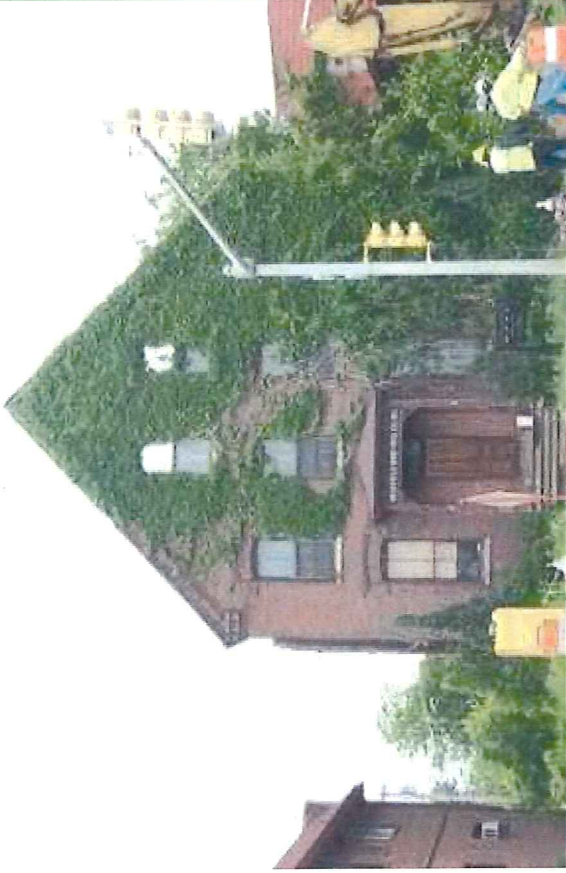
Adaptive Reuse
of Historic
Buildings



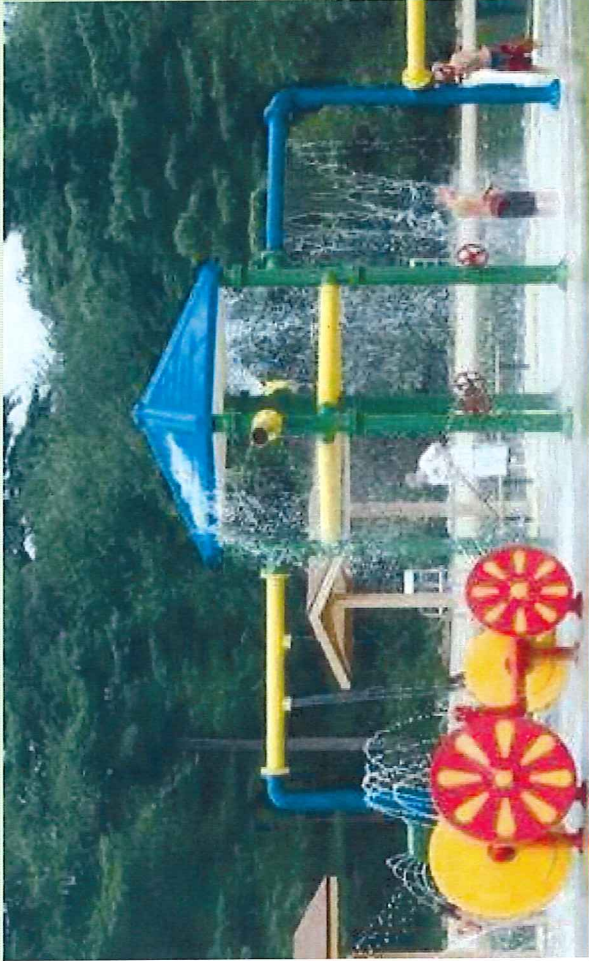
CPA and Historic Preservation



Grants to non-profit community groups (typically with a preservation easement)



CPA and Open Space/Recreation



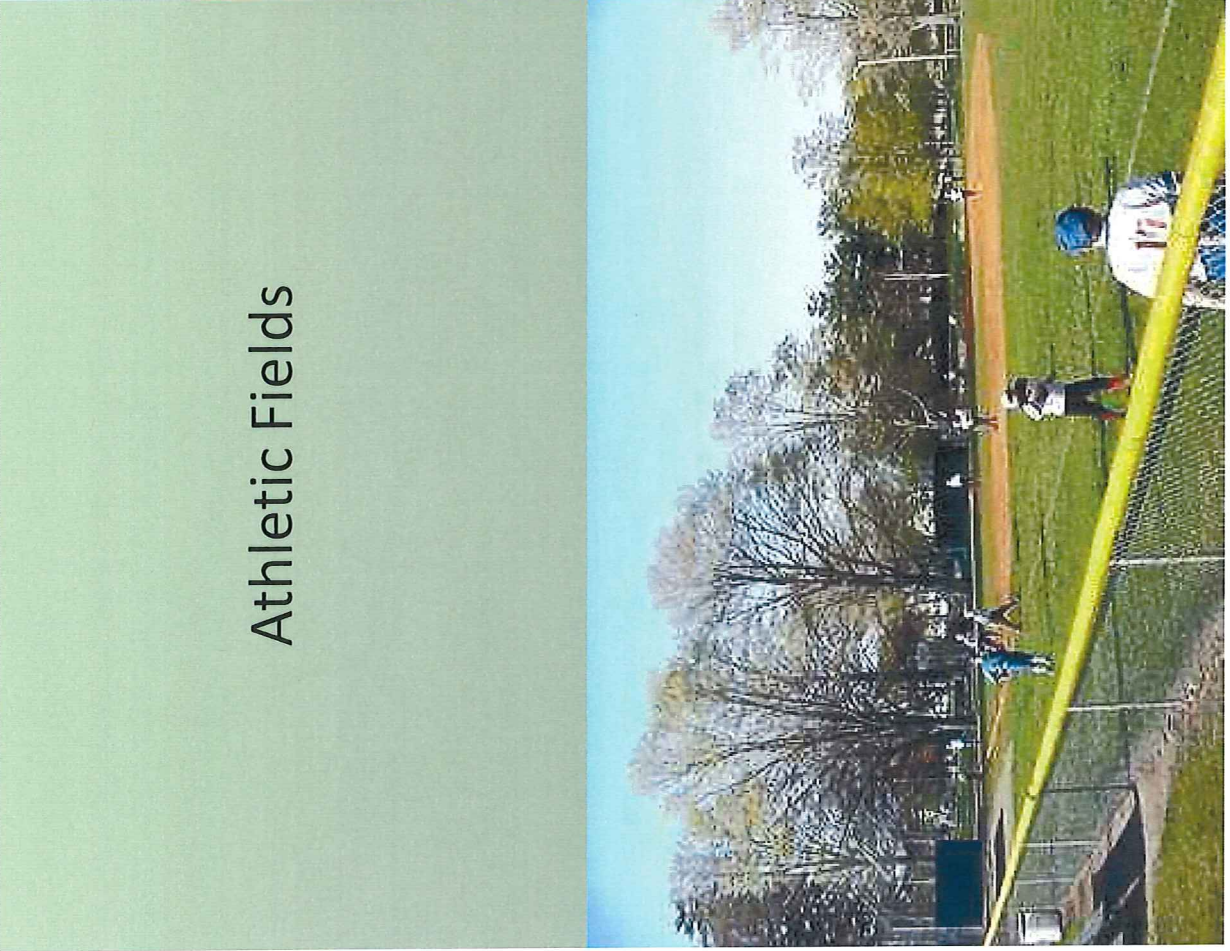
Playgrounds



CPA and Open Space/Recreation



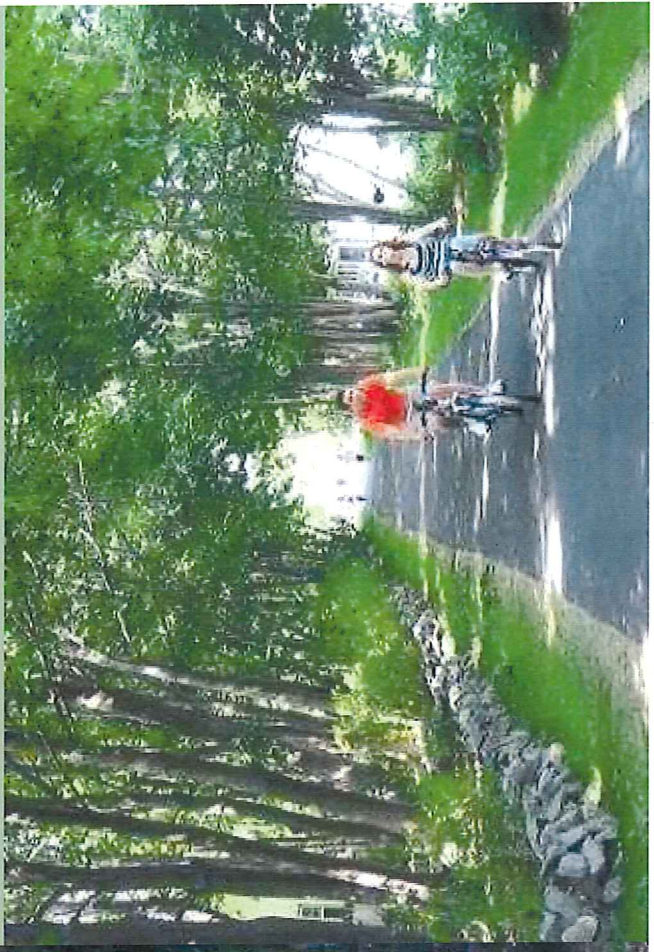
Athletic Fields



CPA and Open Space/Recreation



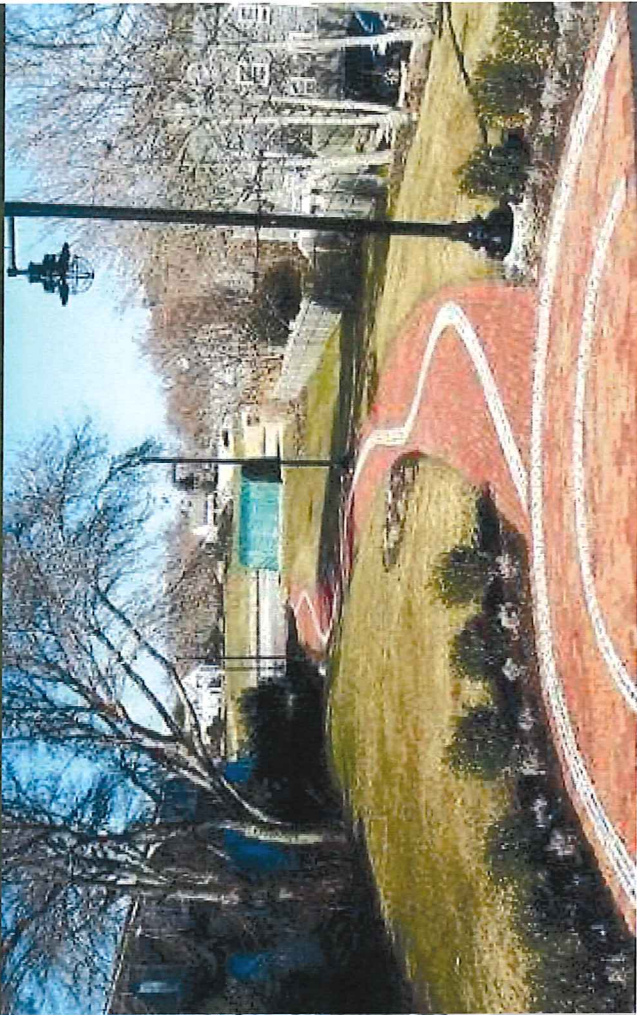
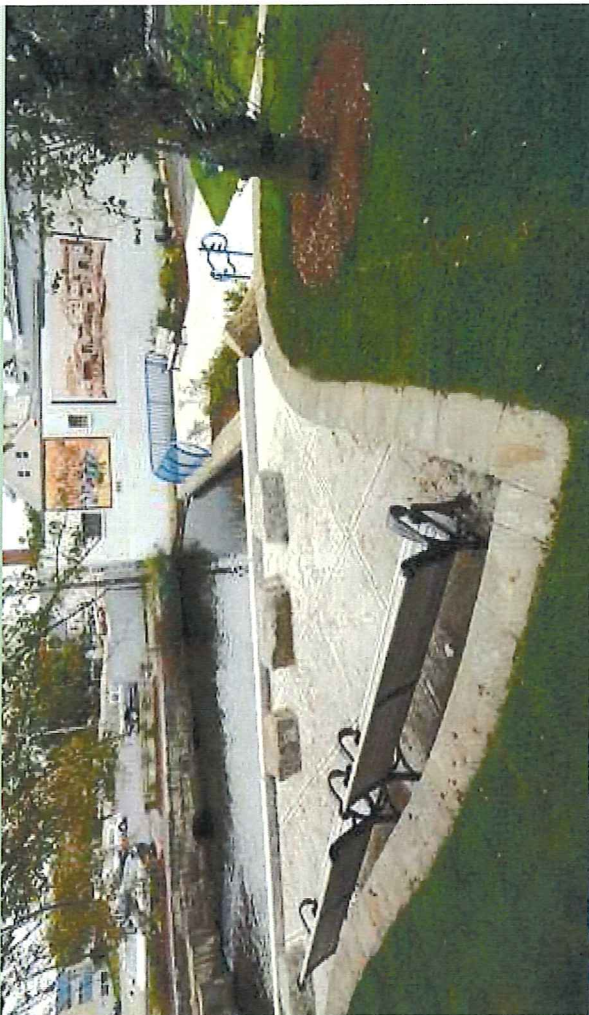
Off Road Biking Trails



CPA and Open Space/Recreation



Parks



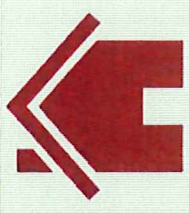
CPA and Open Space/Recreation



Community Gardens



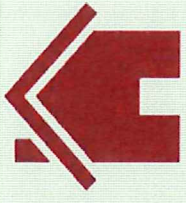
CPA and Affordable Housing



For families & individuals
earning up to 100% of
areawide median income



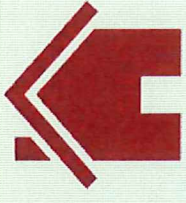
CPA and Affordable Housing



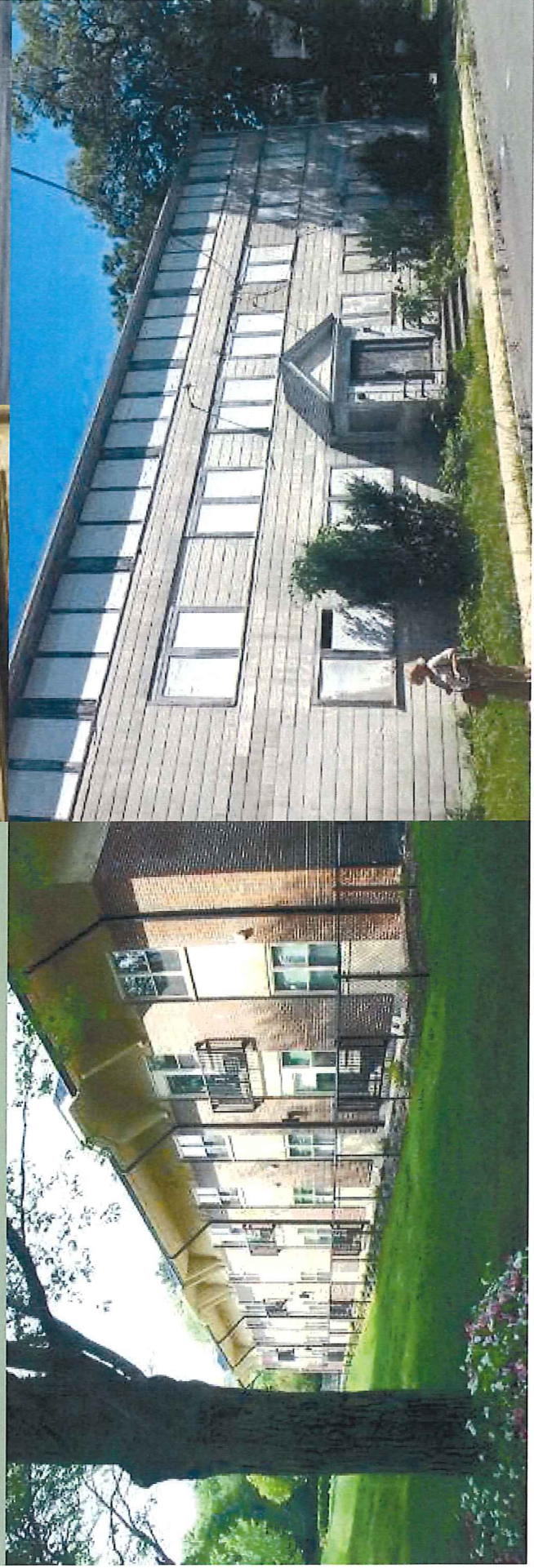
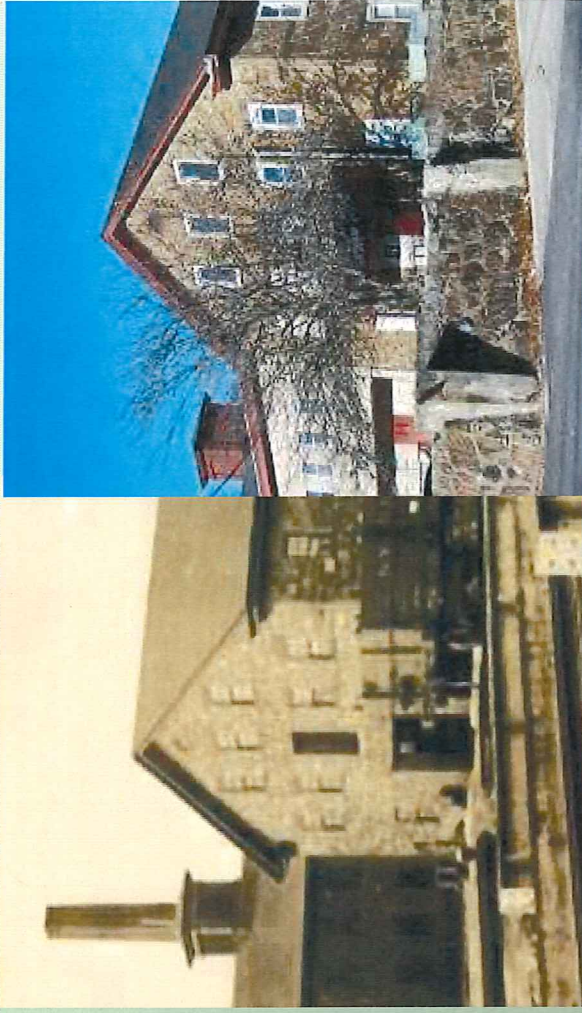
Housing for Veterans



CPA and Affordable Housing



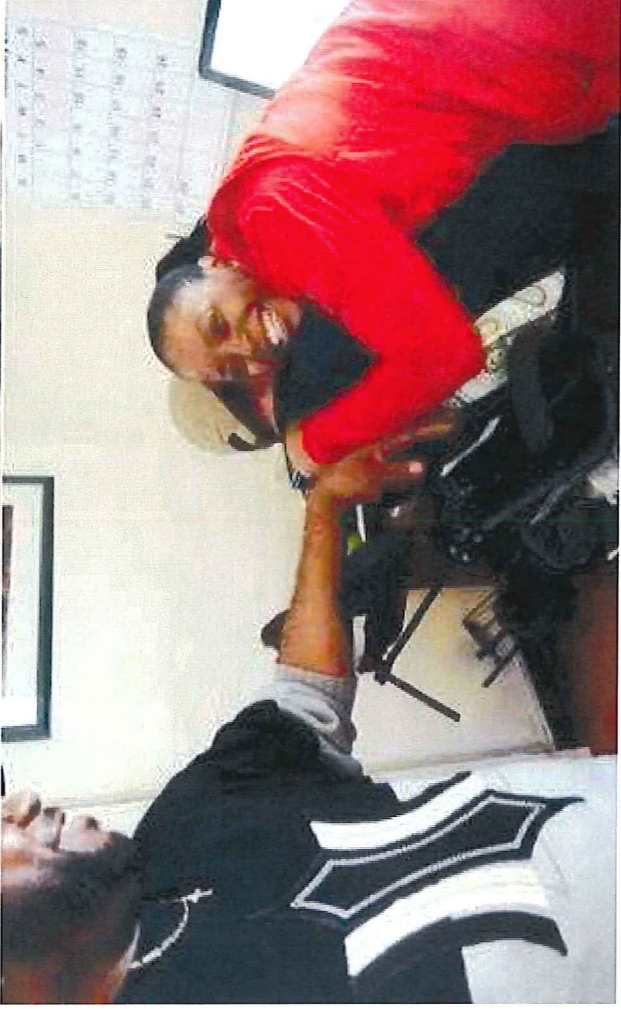
Adaptive Reuse of
Existing Buildings



CPA and Affordable Housing



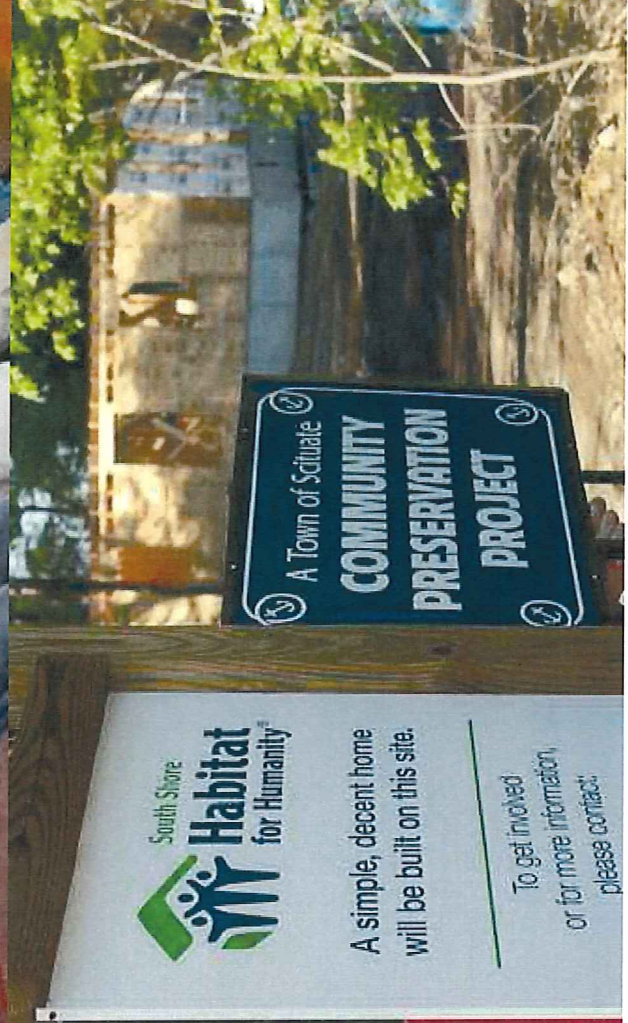
Meeting
Specialized
Community Needs



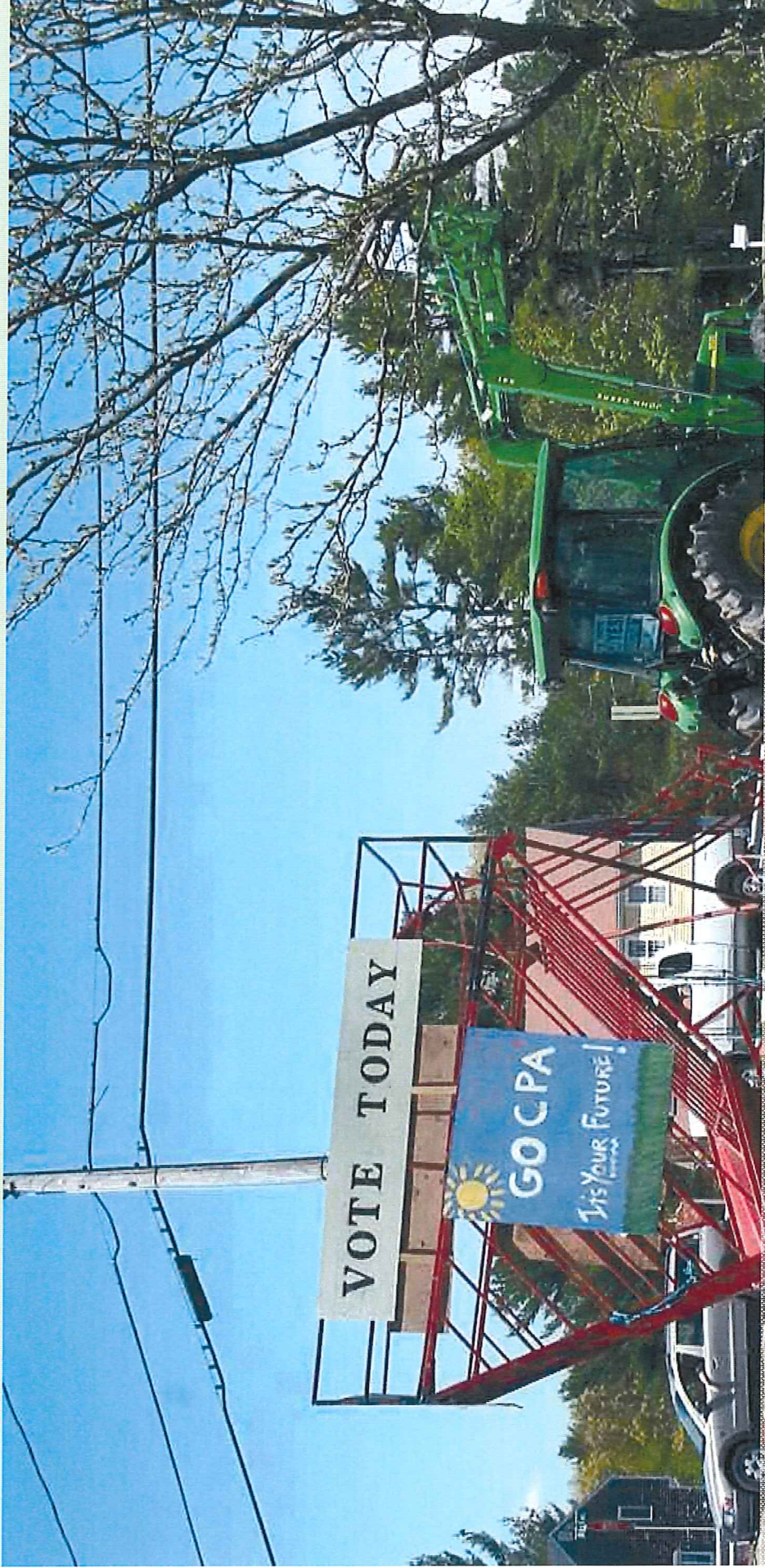
CPA and Affordable Housing



Community
Involvement
and Non-profit
Partnerships



Questions?



For more information:

www.communitypreservation.org

617-367-8998

Winchendon CPA Projections FY2021*

*Based on FY21 tax figures, using \$15.72 per thousand as the residential tax rate; does not include CPA annual state match

	Average valued					
	\$ 100,000.00	\$ 200,000.00	SFH \$219,573	\$ 300,000.00	\$400,000.00	\$ 500,000.00
Property Value	\$ 1,572	\$ 3,144	\$ 3,452	\$ 4,716	\$ 6,288	\$ 7,860
Property Tax						

	CPA Revenue*	w/ low-mod exemption*
1%	\$ 126,352	\$ 121,235
1.5%	\$ 189,528	\$ 181,853
2%	\$ 252,704	\$ 242,470
3%	\$ 379,056	\$ 363,705

	Annual CPA Surcharge (with no exemptions)					
1%	\$ 16	\$ 31	\$ 35	\$ 47	\$ 63	\$ 79
1.5%	\$ 24	\$ 47	\$ 52	\$ 71	\$ 94	\$ 118
2%	\$ 31	\$ 63	\$ 69	\$ 94	\$ 126	\$ 157
3%	\$ 47	\$ 94	\$ 104	\$ 141	\$ 189	\$ 236

	CPA Revenue*	w/ low-mod exemption*	add 1st 100K C&I*
1%	\$ 75,183	\$ 72,625	\$ 69,245
1.5%	\$ 112,775	\$ 108,938	\$ 103,868
2%	\$ 150,366	\$ 145,250	\$ 138,490
3%	\$ 225,549	\$ 217,875	\$ 207,735

	Annual CPA Surcharge (with first \$100k of residential property value exempted)					
1%	\$ -	\$ 18	\$ 19	\$ 36	\$ 54	\$ 72
1.5%	\$ -	\$ 27	\$ 28	\$ 54	\$ 81	\$ 108
2%	\$ -	\$ 36	\$ 38	\$ 72	\$ 108	\$ 143
3%	\$ -	\$ 54	\$ 56	\$ 108	\$ 161	\$ 215

* Locally raised CPA funds only; does not include CPA state match funds.