



Town of Winchendon **Community Preservation Act**

What is it? The Community Preservation Act is a tool that empowers the people of Winchendon to decide how to fund town projects that aren't typically funded.

This 3% tax surcharge may only fund four types of projects: 1. Open Space 2. Historic Preservation 3. Recreation 4. Housing.

The State will match the town contribution, with the typical match being no lower than about .30 for every dollar, and even up to a dollar for dollar match. The State CPA Trust Fund is funded by YOU. This will enable us to bring those dollars back to Winchendon.

The funds raised by this mechanism are controlled entirely by the people of Winchendon. Every project funded must be approved by an independent, citizen led Community Preservation Committee, followed by a vote of the people of Winchendon at Town Meeting.

The Board of Selectmen created a CPA Exploratory Committee to consider how such an act would impact Winchendon. In order to create a Community Preservation Committee, the people of Winchendon must approve of the CPA at a Town Meeting, as well as at the ballot.

For more information please visit:
CommunityPreservation.org
TownOfWinchendon.gov

TOWN OF WINCHENDON
Community Preservation Act Exploratory Committee
109 Front Street, Dept. 1, Winchendon, MA 01475-1758

Telephone (978) 297-0085 Fax: (978) 297-1616

Board of Selectmen
Winchendon Town Hall
109 Front Street
Winchendon, MA 01475

December 19th, 2022

Re: Community Preservation Act Exploratory Committee Recommendation

Board Members,

Over the past eight months, the Winchendon Community Preservation Act Exploratory Committee (CPAEC) has studied the potential costs and benefits associated with adoption and enactment of the CPA for the Town of Winchendon. Below is a list of the exemptions and property value formula as well as summary describing the process and data used by our committee to formulate the results and determine the potential positives and negatives of locally enacting the CPA. At the November 21st meeting of the CPAEC, the committee voted unanimously to forward the following recommendation to the Winchendon Board of Selectmen.

As a committee we have concluded that the benefits outweigh the costs of the Community Preservation Act in the Town of Winchendon. The CPAEC recommends the town locally adopt the CPA at the 3% threshold, ensuring the greatest return on our investment. While the match from the state varies from year to year, this would represent a 100% match under current determining metrics and anticipated governing body decisions. We believe that the Town can greatly benefit from this resource in meeting our various community goals. If the Board would be kind enough to accommodate, we ask that the residents of Winchendon be given the opportunity to decide whether to capitalize on this resource via a Special Town Meeting in March of 2023. If the vote passes, the matter will be placed on the Spring 2023 Ballot at the Annual Elections on May 1st.

Adopting the CPA in town will allow for a dedicated funding source to support community priorities included in the 2020 Master Plan and elsewhere for identified needs in the areas of housing, recreation, open space conservation and historic preservation. The funds disbursement would be bound by the CPA guidelines and by an independent citizen-led CPA Committee and would not be rolled into the Town's general operating budget. Further approval is required by a vote at the Annual Town Meeting. Relying on a year-to-year appropriation in the Annual Budget as has been done in the past precludes long range planning and undertaking complex projects. A dedicated funding source allows the community to earmark funds for citizen-driven initiatives in the four areas listed above and allows for predictability in project planning.

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EXEMPTIONS

Exemption	Recommendation
1. Property owned and occupied as a domicile by a person who would qualify for low income housing or low or moderate income senior housing in the city or town (see below for these income limits listed by town). Residents must apply annually to receive this exemption.	Yes, adopt
2. Class three, commercial, and class four, industrial, properties in cities or towns with classified ("split") tax rates. Very few communities have adopted this exemption.	No, do not adopt
3. The first \$100,000 of taxable value of residential real estate. This exemption is automatically applied to residential property taxes prior to bills being issued by the city or town.	Yes, adopt
4. The first \$100,000 of taxable value of class three commercial, and class four industrial properties.	Yes, adopt

The CPAEC has also received tentative support from the Robinson-Broadhurst Foundation. While this is subject to an official vote from the RBF, this could result in a reduction from 3% down to 2%. We are grateful for their continued support of our community.

CPA TAX SURCHARGE FORMULA

1. Start with your Assessed Property Value
2. Subtract \$100,000
3. Multiply by .01340 (FY23 Tax rate of \$13.40 per thousand)
4. Multiply by .3 (3% Threshold for CPA Tax Surcharge. 2% if RBF approves a 1% award).

Please see the attached spreadsheet highlighting the typical increase for an array of property values at both 3% and 2%.

Regards,

David Romanowski
 CPAEC Chair

Winchendon Community Preservation Act 2023

Scenerio A

Assessed Value	3%/YR	State Match**
\$150,000.00	\$20.10	\$20.10
\$175,000.00	\$30.15	\$30.15
\$200,000.00	\$40.20	\$40.20
\$225,000.00	\$50.25	\$50.25
\$250,000.00	\$60.30	\$60.30
\$275,000.00	\$70.35	\$70.35
\$281,646.00	\$73.02	\$73.02
\$300,000.00	\$80.40	\$80.40
\$325,000.00	\$90.45	\$90.45
\$350,000.00	\$100.50	\$100.50
\$375,000.00	\$110.55	\$110.55
\$400,000.00	\$120.60	\$120.60
\$425,000.00	\$130.65	\$130.65
\$450,000.00	\$140.70	\$140.70
\$475,000.00	\$150.75	\$150.75
\$500,000.00	\$160.80	\$160.80
\$525,000.00	\$170.85	\$170.85
\$550,000.00	\$180.90	\$180.90
\$575,000.00	\$190.95	\$190.95
\$600,000.00	\$201.00	\$201.00
\$625,000.00	\$211.05	\$211.05
\$650,000.00	\$221.10	\$221.10
\$675,000.00	\$231.15	\$231.15
\$700,000.00	\$241.20	\$241.20
\$725,000.00	\$251.25	\$251.25
\$750,000.00	\$261.30	\$261.30

< Denotes FY2023 Average Value

Scenerio B

Assessed Value	2%/YR	1% RBF*	State Match**
\$150,000.00	\$13.40	\$6.70	\$20.10
\$175,000.00	\$20.10	\$10.05	\$30.15
\$200,000.00	\$26.80	\$13.40	\$40.20
\$225,000.00	\$33.50	\$16.75	\$50.25
\$250,000.00	\$40.20	\$20.10	\$60.30
\$275,000.00	\$46.90	\$23.45	\$70.35
\$281,646.00	\$48.68	\$24.34	\$73.02
\$300,000.00	\$53.60	\$26.80	\$80.40
\$325,000.00	\$60.30	\$30.15	\$90.45
\$350,000.00	\$67.00	\$33.50	\$100.50
\$375,000.00	\$73.70	\$36.85	\$110.55
\$400,000.00	\$80.40	\$40.20	\$120.60
\$425,000.00	\$87.10	\$43.55	\$130.65
\$450,000.00	\$93.80	\$46.90	\$140.70
\$475,000.00	\$100.50	\$50.25	\$150.75
\$500,000.00	\$107.20	\$53.60	\$160.80
\$525,000.00	\$113.90	\$56.95	\$170.85
\$550,000.00	\$120.60	\$60.30	\$180.90
\$575,000.00	\$127.30	\$63.65	\$190.95
\$600,000.00	\$134.00	\$67.00	\$201.00
\$625,000.00	\$140.70	\$70.35	\$211.05
\$650,000.00	\$147.40	\$73.70	\$221.10
\$675,000.00	\$154.10	\$77.05	\$231.15
\$700,000.00	\$160.80	\$80.40	\$241.20
\$725,000.00	\$167.50	\$83.75	\$251.25
\$750,000.00	\$174.20	\$87.10	\$261.30

** Based on 100% match from State, determined annually by formula.

* Tentative Grant from the Robinson-Broadhurst Foundation



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FY2022 HUD Published Income Limits

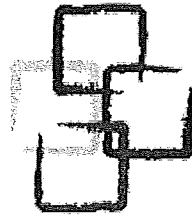
Winchendon, MA

Effective April 1, 2022

Household Size	1	2	3	4	5	6	7	8
Very Low Income (50%)	\$35,100	\$40,100	\$45,100	\$50,100	\$54,150	\$58,150	\$62,150	\$66,150
Extremely Low Income	\$21,050	\$24,050	\$27,050	\$30,050	\$32,500	\$37,190	\$41,910	\$46,630
Low Income (80%)	\$56,150	\$64,150	\$72,150	\$80,150	\$86,600	\$93,000	\$99,400	\$105,800
100% *	\$70,200	\$80,200	\$90,200	\$100,200	\$108,300	\$116,300	\$124,300	\$132,300
120% *	\$84,240	\$96,240	\$108,240	\$107,550	\$120,240	\$139,560	\$149,160	\$158,760

Amanda Phillips
 Housing Administrator

❖ Information included for HOTMA 120% rule.



Community Preservation Coalition

Preserving our past. Building our future.

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194 CPA Communities



Home

CPA Projects Database

Welcome to the CPA Project Database! This tool allows you to search and filter completed CPA projects across Massachusetts. There are four search criteria (municipality, date, project type, and keyword). You can use just one or multiple criteria to tailor your search. Once your search is performed, you can click on the "Project Name" to see complete details on that specific project. To clear your results and perform a new search hit the Reset button.

Choose municipality(s)

- Bourne
- Boxborough
- Boxford
- Braintree
- Brewster
- Bridgewater
- Cambridge

Choose date(s)

Select None

- 2023
- 2022
- 2021
- 2020
- 2019

Choose Category(s)

- Open Spaces
- Housing
- Historic
- Recreation

Keyword(s)

City/Town Name	Project Name	Description	Approval Date	Categories
Templeton	Restoration of Templeton Road	Preservation of town road book dated from 1734 and beyond.	05/19/2009	■

City/Town Name	Project Name	Description	Approval Date	Categories
		Account to preserve and restore the historic Templeton Grange Hall through replacement of windows and egress improvements including installation of an ADA compliant main entrance. Project to follow the U.S. Secretary of Interior standards, as required by the Community Preservation Act, and that the Board of Selectmen be authorized to acquire a historic preservation restriction in implementation of this appropriation.		
Templeton	COMMUNITY PRESERVATION FUNDING FOR TOWN RECORDS	On a motion duly made and seconded the Town voted that Seventeen Thousand Five Hundred Dollars (\$17,500) be hereby appropriated from the Templeton Community Preservation Historic Preservation Account and the Templeton Community Preservation General Account for the Town Clerk to expend to scan, index and store town clerk records including Town Meeting minutes and Vital Records and import into a Laser Fiche Document Management Program to be purchased using these funds.	05/19/2014	■
Templeton	COMMUNITY PRESERVATION FUNDING FOR EAST TEMPLETON SCHOOL	On a motion duly made and seconded the Town voted that One Hundred Ninety-Five Thousand Dollars (\$195,000) be hereby appropriated from the Templeton Community Preservation Historic Preservation Account and the Templeton Community Preservation General Account for the Board of Selectmen to expend to preserve the East Templeton Elementary School by providing roof replacement, drainage improvements and replacing the heating system. Project to follow the U.S. Secretary of Interior standards, as required by the Community Preservation Act.	05/19/2014	■
Templeton	COMMUNITY PRESERVATION FUNDING FOR THE CIVIL WAR MONUMENT	On a motion duly made and seconded the Town voted that Thirty One Thousand Dollars (\$31,000) be hereby appropriated from the Templeton Community Preservation General Account for the Board of Selectmen to expend to restore the Franklin J. Jackson Civil War monument in the Templeton Common Burial Ground provided the Town receives a U.S. Veteran's Administration grant of \$7,500 to be reimbursed to the Community Preservation accounts at the completion of the project.	05/19/2014	■
Templeton	COMMUNITY PRESERVATION FUNDING FOR FIRST CHURCH PORTICO	On a motion duly made and seconded the Town voted that Five Thousand Dollars (\$5,000.00) be hereby appropriated from the Templeton Community Preservation Historic Preservation Account to cover some of the costs associated with repairing one of the columns supporting the portico of the First Church of Templeton, and that the Board of Selectmen be authorized to acquire a historic preservation restriction in implementation of the appropriation.	05/19/2014	■
Templeton	TOWN CLERK VAULT	On a motion duly made and seconded the Town voted that One Hundred Twenty Thousand Dollars (\$120,000) be appropriated from the Community Preservation General Reserve Fund to be spent by the Town	11/05/2014	■

City/Town Name	Project Name	Description	Approval Date	Categories
Templeton	CABINETS TO PRESERVE ASSESSORS RECORDS	The Town appropriated the sum of Twelve Thousand Dollars and no cents (\$12,000.00), for Fiscal Year 2018, for the Board of Assessors to expend for the purchase of water and fireproof filing cabinets for the storage and preservation of important historical documents, including Deed Abstracts and Probate Records, and to meet said appropriation by a transfer of said sum from the account entitled Templeton Community Preservation Committee account entitled Historic Preservation Reserve.	05/13/2017	■
Templeton	Preservation of Templeton Grange Hall	Fifteen Thousand Dollars and No Cents (\$15,000.00) to be awarded to the Narragansett Historical Society for the completion of access and egress improvements including a ramp for the historic rehabilitation of the Templeton Grange Hall, subject to a grant of access to the building to residents of Templeton on specific dates annually without cost, and to meet said appropriation by a transfer of said sum from the Templeton Community Preservation Act's Historic Resources Reserve.	05/19/2018	■
Templeton	Boynton Library	Seventy Thousand Dollars and No Cents (\$70,000.00) for the Boynton Public Library to expend on CPA-eligible expenditures related to the preservation and/or rehabilitation of the historic Boynton Public Library, as part of a larger rehabilitation/ renovation project funded by non-CPA funding, and to meet said appropriation by a transfer of said sum from the Templeton Community Preservation Act's Budgeted Reserve Fund	05/19/2018	■
Templeton	DWELLY FARM RECREATION	Eight Thousand Dollars and No Cents (\$8,000.00) to be awarded to the North County Land Trust for the materials and services required to establish bridges, access, and other improvements for public trails at the Dwelly Farm on Barre Road, Templeton, subject to a grant of access to the trails for the residents of Templeton without cost, and to meet said appropriation by a transfer of said sum from the Templeton Community Preservation Act's Open Space and Recreation Reserve Fund.	05/19/2018	■
Templeton	Baldwinville Elementary	Fifteen Thousand Dollars and No Cents (\$15,000.00) for the Templeton Board of Selectmen to expend on CPA -allowed uses to evaluate the Baldwinville Elementary School for possible community housing and open space/recreation resources and to meet said appropriation by a transfer of said sum from the Templeton Community Preservation Act's Budgeted Reserve Fund.	05/19/2018	■
Templeton	Gilman Waite Park	On a motion duly made and seconded the town voted to appropriate the sum of Fifty Two Thousand Dollars and No Cents (\$52,000.00)for expenditure by the Templeton Recreation Committee for improvements to Gilman Waite Park including relocating the baseball field and associated fencing and other improvements to the fields and park and	05/15/2019	■