

# The Town of Plymouth Massachusetts Community Preservation Committee

Dear Applicant:

The Town of Plymouth is pleased to be able to offer the enclosed application form for Community Preservation Act Funds. These funds are available for the following purposes:

- I The acquisition, creation and preservation of open space
- II The acquisition and preservation of historical resources
- III The acquisition, creation and preservation of land for recreational use
- IV The creation, preservation and support of community housing

Note: A project may encompass more than one funding category.

Use of Community Preservation Act funds may not include:

- I Maintenance of real or personal property
- II Use of land for a stadium, gymnasium or similar structures

The full text of the Community Preservation Act can be found in M.G.L. 44B, Chapter 267 of the Acts of 2000 and Chapter 165 of the Acts of 2002. Copies are available at Town Hall, the main branch of the Plymouth Library, and on line at **[www.Massachusettslaws.com](http://www.Massachusettslaws.com)**. In an effort to provide equal consideration to all, the Community Preservation Committee has devised the attached application. We ask that you include with your application a complete proposal for your project.

Your proposal should include:

- I A full description of the project including estimated costs, photographs, plot plans, maps (if applicable)
- II The amount of funding requested
- III Other possible sources of funding
- IV Total project costs
- V A projected time line
- VI A brief narrative indicating how your proposal benefits the Town of Plymouth, and meets the goals of the Community Preservation Act.

In order for the Community Preservation Committee to process your request, you must complete the Funding Request Form and attach it to your proposal. **Return 9 copies to:** The Community Preservation Committee, Town Offices, 11 Lincoln Street, Plymouth, MA 02360. Or deliver it directly to the Selectmen's Office, Plymouth Town Hall.

Community Preservation Committee

TOWN OF PLYMOUTH COMMUNITY PRESERVATION PROGRAM  
DRAFT  
**OPEN SPACE**

**Open Space Resources**

Due to the development pressures in Plymouth acquiring land for Open Space is an important and ongoing issue for the Town. Property values in Plymouth have risen substantially in recent years. This makes land acquisition for Open Space more difficult but even more urgent.

The CPA can be a proactive tool for the community to preserve our quality of life, the purity of our water, control property taxes and find a balance between economic development and preservation.

The Community Preservation Committee encourages private Citizens and organizations as well as town committees, boards and commissions, to identify projects meeting the goals and objectives of the Community Preservation Act.

The Community Preservation Committee will solicit input from the Town's Open Space Committee, Land Use and Acquisition Committee, Conservation Commission, as well as other town boards, committees and the public, in identifying goals and programs for open space. The Plymouth Community Preservation Committee has identified the following interim goals, not intended to be in priority order.

- Goal:** Preserve Plymouth's unique environmental character and natural resources.
- Goal:** Protect valuable water resources and unique wildlife habitat area.
- Goal:** Protect aquifer recharge areas for existing and future water supply.
- Goal:** Preserve large strategic tracts of undeveloped land.
- Goal:** Controlling development, which can result in an unfavorable tax burden to the residents of the Town of Plymouth.
- Goal:** Increase the town's responsiveness to protect unexpected opportunities to environmentally sensitive, historic and culturally significant properties.

- Goal:** Improve access and trail linkages to existing conservation, recreational and other land uses.
- Goal:** Enhance the quality and variety of passive and active recreational opportunities for all age groups and abilities.
- Goal:** Purchasing development rights as an option to outright purchase of property.

### **Open Space and Recreation Eligible Projects**

Purchasing land or interest (development rights) in land to protect public drinking water supply, preserve natural resources, maintain scenic views, build greenbelts and trail systems, and enhance active and passive recreational opportunities.

Purchasing community-enhancing green space outright or purchasing development rights through mechanisms such as permanent conservation restrictions or agricultural preservation restrictions

Matching or augmenting funds available under various land trust or conservation programs

Exercising rights of first refusal when lands are removed from temporary agricultural and forest land restriction (e.g., Chapter 61, 61A)

Purchasing land for public active recreation facilities such as community gardens, play grounds, trail networks and ball fields.

Parcels of land that, when preserved, are deemed to have a significantly positive net fiscal impact on town finances.

TOWN OF PLYMOUTH COMMUNITY PRESERVATION PROGRAM  
DRAFT  
**HISTORIC**

**Historic Resources**

The Town of Plymouth has a rich diversity of historic resources. The Town's goals for preserving these historic resources include:

**Goal One:** Recognizing, reserving and enhancing the historic heritage of the Town of Plymouth in its entirety.

**Goal Two:** Optimizing the use and enjoyment of the Town's historic resources by residents and visitors and the contribution such resources make to the town's fiscal stability.

The Community Preservation Committee supports projects that further these goals.

While the Community Preservation Committee welcomes a variety of participants and projects, an understanding of the statutory guidelines will help guide applicants through the process.

The Community Preservation Act sets a preliminary standard for historic preservation projects. In order for a historic resource to be eligible for CPA Funding, it must first be determined to be not just historic (i.e., old) but to be of historic significance.

In order to be historically significant, a property must have maintained its historic integrity and must also have gained significance beyond age through association with significant people, through architectural significance, or through potential to yield important historical or archaeological information.

There are 3 ways a resource can qualify as historically significant:

- 1 Listing on the state register of historic places,
- 2 A written determination by the Massachusetts Historical Commission that a resource is eligible for listing on the state register of historic places, or
- 3 A written determination by the Plymouth Historical Commission that a resource is significant in the history, archeology, architecture or culture of Plymouth.

If the property is not already listed on the state register of historic places or if you do not have written determination of eligibility by the Massachusetts Historical Commission, you may request a written determination of historical significance through the Plymouth Historical Commission. (2) or the Plymouth Historical Commission (3) through the Plymouth Historical Commission. Forms

and an explanation of the process are available at the Historical Commission Office at the Plymouth Town Hall.

**Once a resource has been officially determined to be of historical significance, it is eligible for funding consideration by the Community Preservation Committee.**

The first step for an historical project seeking CPA funding is to bring a preliminary proposal to the Community Preservation Committee. This preliminary discussion will not only introduce the project to the Committee, but will help the applicant to refine their future formal presentation. A formal application to the Community Preservation Committee should then be made.

In deciding whether or not to recommend funding for specific historic resource projects, the Community Preservation Committee will consider:

- Level of historical significance
- Public benefit
- Public support
- Appropriateness & professionalism of proposed work (rehabilitation work is expected to comply with Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties)
- Level of additional financial or in-kind services, beyond CPA funds, committed to the project
- Administrative and financial management capabilities of the applicant in order to ensure that the project is carried out in a timely manner, and that the historic resource can be maintained for continued public benefit.

**PLEASE NOTE:** The Community Preservation Act specifically excludes funding for maintenance. The act does allow for the remodeling, reconstruction and making of extraordinary repairs to historic resources for the purpose of making such historic resources functional for their intended use, including but not limited to improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes.

The Community Preservation Act also encourages combining historic preservation projects with affordable housing projects or with open space efforts.

TOWN OF PLYMOUTH COMMUNITY PRESERVATION PROGRAM  
DRAFT  
**COMMUNITY HOUSING**

**Community Housing Resources**

CPA funds may be used to create and preserve community housing defined as housing for low and moderate income individuals and families, including low or moderate income senior housing. The Act requires the Committee to recommend, wherever possible, the adaptive reuse of existing buildings or construction of new buildings on previously developed sites.

Individual and family incomes shall be based on the area wide median income as determined by the United States Department of Housing and Urban Development. Low income is defined as an annual income of less than 80% of the area wide median income. Moderate income is defined as less than 100% of the area wide median income. Low or moderate senior income is defined as low or moderate income for persons over 60.

At present, 3.94% of Plymouth's housing units are classified as affordable "subsidized housing" by the State's Department of Housing and Community Development (for the purposes of Chapter 40B).

As long as Plymouth does not meet the State's Standard of 10% of its available housing stock deemed affordable, the town will continue to be subject to Ch.40B development.

The CPC is planning to make recommendations that will support future community housing needs. The complexity of this program requires thoughtful consideration of the many options available to the Town of Plymouth. The Department of Planning and Development in conjunction with the Redevelopment Authority and Community Development will work with the Plymouth Housing Authority in developing a complete program and a comprehensive approach. We acknowledge that funding of the housing needs of our town is a complex issue. Over the next year, we will try to address these pressing needs with practical and fundable solutions. The CPA therefore can serve as a effective tool in: (1) providing housing alternatives for our community needs and (2) developing an effective shield against 40B development proposals that would circumvent Plymouth's zoning laws. The Community Preservation would welcome working with developers to provide creative alternatives to conventional chapter 40B proposals.

## **Community Housing Goals**

**Goal 1:** Meet local housing needs among eligible low and moderate incomes, while promoting diversity and the stability of individuals and families living in Plymouth. The preservation and creation of community housing is a proven method for promoting diversity, allowing individuals and families with more limited means to afford to live in town. The town can utilize Community Preservation Funds to offer current and future residents a wide range of housing options, including mixed-use housing, re-use of existing houses and buildings, senior residential developments, supportive housing alternatives, live-work spaces, and artist workspaces.

**Goal 2:** Ensure the new community housing is harmonious with the existing community: Developments will incorporate a number of characteristics designed to maintain a density consistent with its surrounding with locations throughout the town while conserving the natural landscape.

**Goal 3:** Work towards meeting the 10% State standard for community housing: In order to ensure future community housing development is consistent with the needs and character of the town, Plymouth must meet the state's 10% community housing standard. Until that milestone is achieved, the town will be considered deficient in this area and will continue to be vulnerable to Ch.40B applications.

**Goal 4:** Leverage other public and private resources to the greatest extent possible: Plymouth does not receive federal or state funding for community housing on an entitlement basis. We need to be creative in leveraging public and private resources to make community housing development possible. Combining Community Preservation Funds with the various private, state, and federal resources that are available on a non-entitlement "competitive" basis will demonstrate creativity. This will include Federal Home Loan Bank Funds, State HOME funds, Housing Stabilization funds, and Housing Innovations funds, and Federal Low Income Housing Tax credits.

The Community Preservation Committee will work with the Plymouth Housing Authority, Department of Planning & Development, Plymouth Community Development and Plymouth Redevelopment Authority to meet the above stated goals.

Town Of Plymouth, Massachusetts  
Community Preservation Act  
Funding Request Form

Date: \_\_\_\_\_ Request tracking code (provided by CPC) \_\_\_\_\_

**Project Summary:** A complete project description including estimated cost should be attached, but not to exceed two pages.

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Total project cost: \$ \_\_\_\_\_

Amount of funding requested: \$ \_\_\_\_\_ When required: \_\_\_\_\_

Other sources of funding available: \_\_\_\_\_

**Category(s)** Open Space \_\_\_\_\_ Historical \_\_\_\_\_ Housing \_\_\_\_\_ Recreation \_\_\_\_\_

Number of acres in parcel: \_\_\_\_\_ Number of Housing Units proposed: \_\_\_\_\_

Will a zoning application be submitted: Yes \_\_\_\_\_ No \_\_\_\_\_

Will a special permit, variance, or other approvals be required: Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, please describe in more detail on a separate page.

How does this request benefit the Town of Plymouth and meet the goals of the Community Preservation Act. Use additional pages if necessary, but not to exceed two pages.

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Project Sponsor/Organization \_\_\_\_\_ Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone #: \_\_\_\_\_ e-mail: \_\_\_\_\_

**Below to be completed by the Community Preservation Committee**

This request received by the CPC on: \_\_\_\_\_

Copies provided to CPC members on: \_\_\_\_\_ CPC Contact: \_\_\_\_\_

Is sufficient detail provided to consider the request? \_\_\_\_\_

If not, sponsor informed on: \_\_\_\_\_ Additional information required: \_\_\_\_\_

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**Committee Vote:** Yes \_\_\_\_\_ No \_\_\_\_\_ Abstain \_\_\_\_\_ Date \_\_\_\_\_

Recommended for (date) \_\_\_\_\_ Town Meeting consideration.

Other: \_\_\_\_\_ CPC form dated 9/13/02