

## Overview of the Community Preservation Act (CPA) and the Role of the Community Preservation Committee (CPC)

The CPA allows communities to create a local Community Preservation Fund for open space protection, historic preservation, affordable housing and outdoor recreation. Funding comes from local surcharges and state matching funds (amounts vary year to year). Matching funds are collected through surcharges at the Registry of Deeds on transactions in all municipalities. Towns that adopt CPA bring these fees back to their town.

In 2008 Hanson voted to accept the Community Preservation Act at a 1.5% property surcharge rate. This 1.5% rate is levied against the tax amount on a property. The first \$100,000 of taxable value is automatically exempt. In 2016 the average Hanson taxpayer pays \$35 in CPA surcharge. There are other exemptions bases on income levels.

The available CPA funds as of March 19, 2019:

\$129,856 Open Space

\$93,223 Historic

\$185,223 Community Housing

\$1,105,460 Undesignated (with an additional \$155,000 of Budgeted Reserve from 2019 that will move to Undesignated on 6/30/2019)

While most funds are Undesignated, there is a 10% minimum requirement for funds to be allocated to the other areas. The Undesignated fund can be used for any permissible CPA category. Any monies not used for the project are returned to the appropriate funding category at the conclusion of the project by vote of the CPC.

The Community Preservation Committee researches the Town's needs, consults with committees that are knowledgeable in the areas covered by statute and gathers information from the public. The CPC maintains a Community Preservation Plan and reviews is regularly to ensure that town priorities are being reviewed and discussed.

The CPC is made up of four citizen at large seats appointed by the Board of Selectmen, and one seat from each of the following boards (appointed by the respective boards): Housing Authority, Conservation Commission, Planning Board, Historical Commission, and Parks and Fields. **Note: The CPC is seeking a Parks & Fields member to fill its vacancy on the CPC.**

The CPC is eager to help applicants with the application process. The CPC does not have the final say on which projects to fund (that is a function of Town Meeting), but the CPC must make a recommendation prior to Town Meeting for any projects using CPA funds. We encourage interested parties to review our website, <https://www.hanson-ma.gov/community-preservation-committee> or contact the CPC at [HansonCPC@hanson-ma.gov](mailto:HansonCPC@hanson-ma.gov).

## Completed Projects

Historical	Approval	Description
<b>Restoration of Town Records</b>	October 2009	\$3,299 was used for the restoration and preservation of Town of Hanson historical books and records in the care and custody of the Town Clerk spanning the years 1858 to 1954.
<b>Restoration of Assessors Maps</b>	October 2010	\$4,752 was used by Hanson's Town Assessor for the restoration and preservation of Assessor's maps on linens, an 1856 Town of Hanson map and historic books and records.
<b>Two-Holer &amp; Hearse Roofs</b>	October 2010	\$2,800 was used by the Hanson Historical Society to repair and replace the roofs of "Two-Holer" and the "Hearse House" located at 565 Main St.
<b>Bonney House Roof</b>	October 2010	\$16,700 was used by the Hanson Historical Commission & Hanson Historical Society to repair and replace the roof of the historic property located on High Street. This roof was in a rapid state of deterioration.
<b>Bonney House Rafters, Clapboards and Chimney</b>	May 2011	\$11,500 was used for the repair and replacement of some of the Bonney House rafters, the repair or replacement of some clapboards and the repointing/sealing of the chimney
<b>Digital Scanner</b>	October 2012	\$1,833.30 was used to build a book scanner for use by all town departments and committees to keep electronic records of historic books and records.
<b>Bonney House Rehab</b>	May 2015	\$25,000 was approved for the Hanson Historical Society and Historical Commission to repair the rafters and the floors of the Bonney House.
<b>Schoolhouse #4 Painting</b>	May 2017	\$6,270 was used by the Hanson Historical Society and Hanson Historic Commission to repaint Schoolhouse #4, a single story wood frame structure built in 1845. This is the town's oldest surviving schoolhouse and it is on the National Register of Historic Places.

## Completed Projects

Open Space	Approval	Description
<b>Poor Meadow Brook Purchase</b>	October 2010	\$12,372.50 was used to acquire the Poor Meadow Brook property, consisting of 11.2+ acres of open land that is adjacent to the town's Crystal Spring water resources as well as several other pieces of town-owned property.
<b>Acquisition of Stone Property</b>	October 2013	\$42,367 was used by the Open Space Committee to acquire 115 acres (the Harris Stone property) off W. Washington Street. This property abuts town-owned land adjacent to Crystal Springs and is surrounded by wetlands. The town was awarded a Massachusetts LAND Grant for the remaining \$82,880 needed to purchase this piece of property.
Recreation	Approval	Description
<b>Camp Kiwanee Firehouse</b>	October 2010	\$4,680 was used by the Hanson Recreation Commission to conduct an engineering feasibility study on the historic Camp Kiwanee firehouse for the purposes of obtaining in depth specifications needed to preserve, restore, and rehabilitate the firehouse.
<b>WHRHS Outdoor Recreation Area</b>	May 2013	\$50,000 was used by WHRSD to construct a recreation area that is open to the general public and includes beach volleyball, basketball courts, street hockey, a fitness trail and other park amenities.
<b>Cranberry Cove Docks</b>	May 2018	\$79,951 was used by the Recreation Commission to replace the docks at Cranberry Cove
Other	Approval	Description
<b>Community Preservation Plan</b>	May 2016	\$15,000 was approved from the CPC Undesignated Fund to hire a consultant to prepare a Community Preservation Plan. The consultant met with all relevant boards and committees, in addition to the citizens of Hanson, to determine the areas of need that might benefit from Community Preservation Act Funds. After gathering the requisite feedback and documentation needed, the information was used by the consultant to form a Community Preservation Plan, which will serve as a roadmap for Community Preservation Act funding in the future.

## Projects in Progress

Historical	Approval	Description
<b>Thomas Mill Project/Conservation Restriction</b>	October 2009	\$74,000 was appropriated to purchase Thomas Mill and the adjacent property. This property is an historic replica of the original mill that sat on this site. The Mill is available for rent by the general public. This project remains open because the Conservation Commission needs to finalize legal details of a conservation restriction with Wildlands Trust. We are hopeful this will be remedied in 2019. There is \$9,546.25 remaining for this project.
<b>Bonney House Exterior</b>	October 2013	\$18,500 was approved for use by the Hanson Historical Society and Hanson Historic Commission to fund the purchase of materials to replace clapboards, windows and doors on the town-owned Bonney House located on High Street in the front of the former Plymouth County Hospital property. There is \$10,766.77 remaining for this project.
Recreation	Approval	Description
<b>Botieri Fields &amp; Town Forest</b>	October 2013	\$90,000 was approved for the Hanson Little League and the Town Forest Committee to refurbish several of the town-owned baseball fields at the Botieri complex to bring them up to National Little League standards, to clean-up and fix the parking lot adjacent to Botieri /Town Forest and to survey the Town Forest located next to Botieri. Its completion has provided easy access to the Town Forest and the Botieri complex. Hanson Little League raised over \$250,000 in private funds to maintain and upgrade the Botieri complex and have made a commitment to continue to fund the ongoing maintenance of these fields. There is \$14,853.37 remaining for this project.

## Projects in Progress

Recreation	Approval	Description
<b>Camp Kiwanee North End Cabins</b>	May 2015	<p>\$100,000 was originally approved to repair the north cabins.** The cabins on the north end of Camp Kiwanee have been in a state of disrepair, preventing the full utilization and enjoyment of the property by Hanson residents and the renting public. Restoration of these cabins will improve the overall aesthetic appeal of the entire camp. In addition, it will increase the number of sites that can be rented and allow Camp Kiwanee to explore additional revenue opportunities. The project will include stripping and re-roofing all cabins along with new entry doors, steps, window screens and tarp replacement. This project would be completed in phases, starting with stripping and re-roofing the cabins. From there the entry doors and steps would be replaced. The final step in the project would be the window screens and tarp replacement. There is \$26,760.06 remaining for the cabins project.</p> <p><i>**The scope of the project was scaled back by \$50,000 in 2018 based on a Recreation Commission adjustment of priorities. Funds were returned and re-appropriated at town meeting for a docks renovation project (see Completed section).</i></p>
Open Space	Approval	Description
<b>Poor Meadow Brook Access</b>	May 2017	<p>\$8,000 was approved for the Conservation Commission to improve access and passive recreational opportunities at the town-owned Poor Meadow Brook Conservation area. Improvements will include but not be limited to: improving the parking area, improving site signage, providing for ADA access, and increasing the accessibility of the paths. Currently the Commission is working with engineers on the development of the ADA path. There is \$6,200 remaining for this project.</p>

## Projects in Progress

Open Space	Approval	Description
<b>Final Plymouth County Hospital Re-Use Engineering Plan</b>		\$30,000 was approved for the Final Plymouth County Reuse Committee to prepare engineering plans and related construction documents for bidding. There is \$27,350.65 remaining for this project. For more information on the status of this project, please contact Phil Clemons, clerk of the Final Plymouth County Hospital Re-Use Committee and Conservation Commission liaison to the CPC.
Housing	Approval	Description
<b>Housing Production Plan</b>	<b>May 2017</b>	\$25,000 has been approved for the Hanson Housing Authority to develop a plan to address the town's need for affordable housing. If the plan is eventually adopted it can influence and inform how, when and where affordable housing is built in town. An HPP brings with it a needs and demand assessment, an identification of housing stock, a solicitation of public input, the establishment of housing goals, and ultimately the adoption of the plan by the Planning Board and the Board of Selectmen. A draft plan is being reviewed currently by the Housing Authority and will eventually be brought before a joint meeting of the Planning Board and the Board of Selectmen for approval. There is \$9,800 remaining for this project.

<b>Applications Currently Under Review &amp; Potential Application Submissions in the Future</b>	
<b>Applications Under Review</b>	<b>Depot Village Project</b> (Housing). The CPC will be reviewing a second application from Dakota Partners seeking \$25,000 in Housing funds as part of its tax credit application to the MA Department of housing and Community Development.
<b>Potential Future Applications to CPC</b>	<b>Bonney House</b> (Historic). The CPC is currently using \$5,120 of its administrative funds for an engineering firm, Wessling Architects, to assess the costs for a final phase of repairs to the Bonney House before reviewing any future applications on the project. With a construction cost estimate, it will help inform its deliberations and recommendations.
	<b>Historical Markers Project</b> (Historic). The Historical Commission is seeking funds for boulders and plaques at 12 sites in town prior to the bicentennial in 2020. Anticipated application for Fall 2019
	<b>Hancock Street Playground</b> (Recreation). A recent donation of land by resident Don Ellis stimulated conversation around a pocket park across the street from the Hancock Street Playground. No action has been taken at this time.
	<b>Land Purchase on West Washington Street</b> (Open Space). In February 2018 CPC accepted the pre-application of Mr. John Storey about the donation of a portion of his land at 316 West Washington Street. The matter has been referred to the Conservation Committee and no further action will be taken until the appropriate town committees weigh in on the matter.
	<b>Sports Fields Upgrades</b> (Recreation). Within the past year, Hanson Youth Football, Whitman Hanson Lacrosse and Hanson Youth Soccer have expressed interest in fields upgrades, namely the improvement of the Hanson Middle School field, and the development of Maquan fields for a dual football/lacrosse field. The Parks & Fields Committee was asked to develop a priority matrix for fields upgrades in town so the CPC could consider the big picture versus piecemeal fields upgrades. CPC is interested in bringing together all parties and town officials to help brainstorm an approach that looks at a plan to renovate all town fields, creating a road map for potential funding at future town meetings. Most recent conversations have centered on the need for an engineering evaluation of existing open space which would then lead to prioritization of fields repairs.

