



# TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp  
received & posted:

48-hr notice effective  
when time stamped

Notice of every meeting of a local public body must be filed and time-stamped with the Town Clerk's Office at least 48 hours prior to such meeting (excluding Saturdays, Sundays and legal holidays) and posted thereafter in accordance with the provisions of the Open Meeting Law, MGL 30A §18-22 (Ch. 28-2009). Such notice shall contain a listing of topics the Chair reasonably anticipates will be discussed at the meeting.

Name of Board or Committee:	<u>Community Preservation Committee</u>
Date & Time of Meeting:	<u>December 6, 2022 6:30pm</u>
Location of Meeting:	<u>Lakeville COA 1 Dear Crossing Lakeville, Ma</u>
Clerk/Board Member posting notice:	<u>Nancy Yeatts</u>

Cancelled/Postponed to: \_\_\_\_\_ (circle one)

Clerk/Board Member Cancelling/Postponing: \_\_\_\_\_

## A G E N D A

1. Review warrant articles from Town Meeting/ discussion
2. Update on CPC email
3. CPA Survey/ Survey Monkey/ discussion/ possible vote
4. Work on Community Preservation Plan
  - a. Beginning Section/ Sue's draft/ discussion/ possible vote
  - b. General and Specific Criteria sections/ discussion/ possible vote
  - c. Updated Goals/ discussion
5. Approve Minutes/ August 30, 2022
6. Discuss possible dates and location for Public Hearing/ possible vote
7. Set Next Regular Meeting Date(s)

Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the \_\_\_\_\_ arise after the posting of this agenda, they may be addressed at this meeting.



# TOWN OF LAKEVILLE

## OFFICE OF THE TOWN CLERK

346 Bedford Street  
Lakeville, Massachusetts 02347  
508-946-8814  
ldrane@lakevillema.org

FROM THE OFFICE OF  
LILLIAN M. DRANE  
MMC/CMMC

November 15, 2022

### TO WHOM IT MAY CONCERN

I hereby certify under the seal of the Town of Lakeville that the following article was voted upon at a duly called and properly posted Special Town Meeting, held on November 14, 2022 at the Apponequet Regional High School Auditorium. A quorum being present.

#### ARTICLE 5 (Community Preservation Fund):

It was voted that the Town appropriate or reserve from the Community Preservation Fund annual revenues in the amounts recommended by the Community Preservation Committee for committee administrative expenses, community preservation projects and other expenses in fiscal year 2023, as shown in the warrant, with each item to be considered a separate appropriation:

#### Appropriations:

From FY 2023 estimated revenues for Committee Administrative Expenses \$ 8,750

#### Reserves:

From FY 2023 estimated revenues for Historic Resources Reserve \$ 17,500

From FY 2023 estimated revenues for Community Housing Reserve \$ 17,500

From FY 2023 estimated revenues for Open Space Reserve \$ 17,500

From FY 2023 estimated revenues for Budgeted Reserve \$113,750

The motion PASSED by majority (141 Yes to 45 No).

A true copy of the record.

Attest:

Lillian M. Drane, MMC/CMMC,  
Town Clerk



FROM THE OFFICE OF  
LILLIAN M. DRANE  
MMC/CMMC

# TOWN OF LAKEVILLE

## OFFICE OF THE TOWN CLERK

346 Bedford Street  
Lakeville, Massachusetts 02347  
508-946-8814  
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November 15, 2022

### TO WHOM IT MAY CONCERN

I hereby certify under the seal of the Town of Lakeville that the following article was voted upon at a duly called and properly posted Special Town Meeting, held on November 14, 2022 at the Apponequet Regional High School Auditorium. A quorum being present.

#### **ARTICLE 8 (Community Preservation Committee Bylaw):**

To see if the Town will vote to amend the Town's Community Preservation Committee Bylaw, to delete references to the Housing Authority, as shown in the warrant:

1. Delete the sixth paragraph of Section 1 in its entirety, which currently reads "One member of the Housing Authority as designated by the Authority for an initial term of two (2) years and thereafter for a term of three (3) years."
2. Amend the eighth paragraph of Section as shown here, with additions in **bold** and deletions in ~~strikethrough~~:

~~Three~~ **Four** members to be appointed by the Select Board, one member to be appointed for a term of one (1) year and thereafter for a term of three years and ~~two~~ **three** members to be appointed for a term of two (2) years and thereafter for a term of three (3) years, **provided that one of the two-year appointments shall be an individual with experience in the areas of clearance of substandard, decadent or blighted open areas or the provision of housing for families or elderly persons of low income or engaging in a land assembly and redevelopment projects, including the preservation, restoration or relocation of historical buildings.**

3. Amend the second sentence of Section 2(1) as shown here, with additions in **bold** and deletions in ~~strikethrough~~:

The Committee shall consult with existing municipal boards, including the Conservation Commission, the Historical Commission, the Planning Board, **and the Park Commission** ~~and the Housing Authority~~, or persons acting in those capacities or performing like duties, in conducting such studies.

#### **AMENDMENT #1:**

**After much discussion, a motion was made and seconded to AMEND Article 8 as shown as follows in ~~strikethrough~~ and ADD in red, - FAILED by majority (49 Yes to 73 No):**

- **#2 Three Four Lakeville resident-at-large** members to be appointed by the Select Board, one member to be appointed for a term of one (1) year and thereafter for a term of three years and ~~two~~ **three** members to be appointed for a term of two (2) years and

thereafter for a term of three (3) years, provided that one of the two-year appointments shall be an individual with interest in the area of housing. ~~experience in the areas of clearance of substandard, decadent or blighted open areas or the provision of housing for families or elderly persons of low income or engaging in a land assembly and redevelopment projects, including the preservation, restoration or relocation of historical buildings~~

**AMENDMENT #2**

**After much discussion, a motion was made and seconded to AMEND Article 8 as shown as follows and PASSED by majority:**

- After the word "Four" add/modify "Lakeville Residents-at-large" members, to be appointed by the Select Board for a term of one (1) year and thereafter for a term of three years and three members to be appointed for a term of two (2) years and thereafter for a term of three (3) years, provided that one of the two-year appointments shall be an individual with interest in the area of housing.

**After much discussion, a motion was made on the Amended Article as amended and seconded- so moved, the motion PASSED by majority.**

A true copy of the record.

Attest:



Lillian M. Drane, MMC/CMMC,  
Town Clerk

PLEASE RETURN COMPLETED SURVEY TO PLANNING DEPARTMENT LOCATED AT 346 BEDFORD STREET

## Lakeville Community Preservation Act [CPA] Resident Survey

Lakeville passed CPA on 4/4/22 which will be implemented in 2023. CPA funds must be used for the three categories of: Open Space and Recreation, Historic Preservation, and Community Affordable Housing. This survey will be used to create Lakeville's Community Preservation Plan [CPP] and ensure it accurately depicts the resident's goals for CPA fund.

1. Have you heard about the CPA and/or the CPC in Lakeville? (circle one) YES OR NO

2. How did you hear about the CPA? \_\_\_\_\_

3. Rank Each of the following Open Space Goals in order of Importance from 1 to 5;

**1 = MOST Important and 5 = LEAST Important**

- \_\_\_\_\_ To protect and preserve Lakeville's natural resources including water and unique wildlife habitats, for the benefit of present and future generations.
- \_\_\_\_\_ To preserve the rural character and atmosphere of Lakeville.
- \_\_\_\_\_ To promote and preserve the role of agriculture and agricultural lands in Lakeville.
- \_\_\_\_\_ To preserve and protect parcels to be designated for conservation status, water-shed lands.
- \_\_\_\_\_ To develop a linked system of conservation and recreation areas, prioritizing parcels that abut existing protected land parcels.

4. Rank Each of the following Recreation Goals in order of Importance from 1 to 4;

**1 = MOST Important and 4 = LEAST Important**

- \_\_\_\_\_ To improve and upgrade existing courts, fields, or facilities.  
Name which fields or courts: \_\_\_\_\_
- \_\_\_\_\_ Build a new facility for a recreational use that does not exist  
Name type need: \_\_\_\_\_
- \_\_\_\_\_ To develop a trail network that links the town parks and other open spaces together.
- \_\_\_\_\_ What Park projects should be prioritized (List 1 to 5)
  - \_\_\_\_\_ Improvements to allow the use of the new fields at Ted Williams
  - \_\_\_\_\_ New basketball courts at Ted Williams
  - \_\_\_\_\_ New Courts at Clear Pond
  - \_\_\_\_\_ New Playground at Clear Pond
  - \_\_\_\_\_ Add another softball field at John Paun Park

5. Rank Each of the following Historic Preservation Goals in order of Importance from 1 to 4;

**1 = MOST Important and 4 = LEAST Important**

- \_\_\_\_\_ To recognize, preserve, and enhance the historic heritage of the Town of Lakeville.
- \_\_\_\_\_ To optimize the use and enjoyment of the Town's historic resources by residents and visitors.



**PLEASE RETURN COMPLETED SURVEY TO PLANNING DEPARTMENT LOCATED AT 346 BEDFORD STREET**

\_\_\_\_\_ To preserve natural and man-made features that contribute to Lakeville's historic landscape and character, i.e., scenic roads and vistas, stonewalls, historic farms and houses, etc.

\_\_\_\_\_ To improve historic buildings and sites that need repair or restoration.

6. Rank Each of the following Affordable Housing Goals in order of Importance from 1 to 6;

**1 = MOST Important and 6 = LEAST Important**

\_\_\_\_\_ To strive to meet our housing requirements under Chapter 40B.

\_\_\_\_\_ To ensure that new affordable housing is harmonious with the existing.

\_\_\_\_\_ To provide affordable housing for seniors.

\_\_\_\_\_ To provide affordable housing for first time homebuyers.

\_\_\_\_\_ To provide affordable housing for veterans.

\_\_\_\_\_ To strive to keep the current affordable units in perpetuity rather than see those units expire.

7. How would you prioritize the use of Lakeville's CPA fund (Rank in order of Importance)?

**1 = MOST important and 4 = LEAST important:**

\_\_\_\_\_ Open Space \_\_\_\_\_ Outdoor Recreation \_\_\_\_\_ Historic Preservation \_\_\_\_\_ Affordable/Community Housing

8. CPA Funds may be used to preserve open space, historical resources, affordable housing and create outdoor recreation. How would you like to see CPA funds used in Lakeville?

Open Space:

Outdoor Recreation:

Historic Preservation:

Affordable Housing:

9. What other thoughts or advice do you have for the CPC?

***Thank you for taking our survey! Results will be posted to the CPC page on the Lakeville town website.***

***Please sign up at: <https://www.lakevillema.org/subscribe> for email alerts from the CPC.***

**Mission Statement:**

The mission of the Lakeville Community Preservation Committee (CPC) is to maintain the rural character of Lakeville as a beautiful, residential community, rich in natural resources.

As per the Community Preservation Act, it is our mandate to create and maintain a Community Preservation Plan that will protect, expand or enhance open space, historic resources, affordable housing and outdoor recreation.

By utilizing community goals set forth in our Master Plan, Open Space and Recreation Plan and through a series of public meeting inviting community input, the CPC will recommend to Town Meeting projects that it feels are consistent with the Town's long term planning goals and provide the maximum benefit for the citizens of Lakeville.

**Introduction:**

The Town of Lakeville Community Preservation Committee is pleased to present the 2022-2023 Lakeville Community Preservation Plan. (The Plan). This Plan describes the process for administering the Community Preservation Act (CPA) and offers guidance on how CPA funds may be utilized in the Town of Lakeville.

The Plan presents a description of the Community Preservation Act as it applies to Lakeville, includes procedures by which the CPA is administered, identifies CPA funding goals, outlines the process for eligible projects, and funding projects.

The Lakeville Community Preservation Committee (CPC) is appointed as mandated in the Community Preservation Town bylaw and charged with overseeing the town's CPA funds, making annual allocations and spending recommendations at Town Meeting.

This plan will serve as a guidance document for Applicants seeking project funding through the CPA. The Plan is to be reviewed annually and may be modified in response to changing goals within the CPA over time.

For additional information on the Community Preservation Act and how it is being applied in municipalities across the Commonwealth, please visit the Community Preservation Coalition website at [www.communitypreservation.org](http://www.communitypreservation.org)

For information on Lakeville's Community Preservation Act, please visit the town's website at [www.lakevillema.org/communitypreservationcommittee](http://www.lakevillema.org/communitypreservationcommittee).

Questions or comments regarding Lakeville's Community Preservation Act may be directed to the Committee at [CPC@lakevillema.org](mailto:CPC@lakevillema.org).

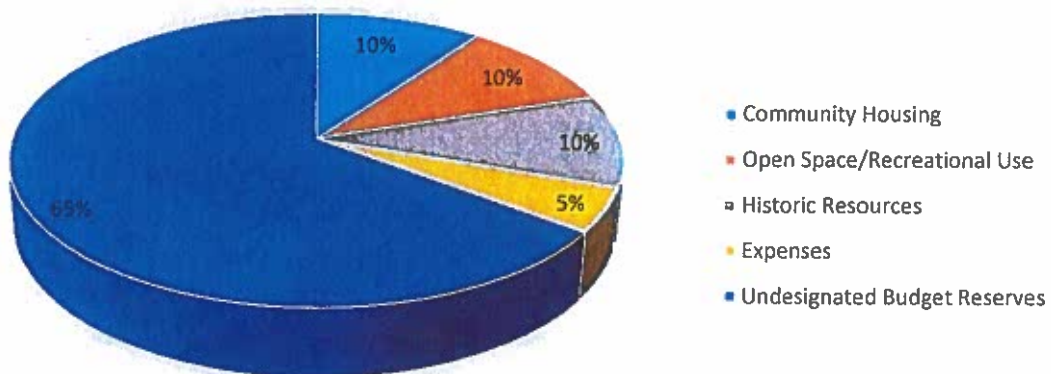
(4)

## Community Preservation Act in Lakeville

The Community Preservation Act (CPA) is a smart growth tool that helps communities preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities. On April 4, 2022, Lakeville became the 188<sup>th</sup> community to pass CPA. Until this point, there was no steady funding source for preserving and improving a community's character and quality of life. The CPA is a 1% surcharge on your real estate tax minus \$100,000 exemption which goes into a special fund and receives a state match annually. The match comes from a fee that is charged state-wide at the registry of deeds and is distributed among the communities that have adopted CPA. The state match varies from year to year depending on the number of communities that have CPA and the revenue received from the registry of deeds in fees. In the past few years, state legislation has allocated state budget surplus funds into the CPA Trust fund to increase the amount of money going to CPA communities. The match can be anywhere from 23-53%. For the average assessed home in Lakeville, the total surcharge is around \$40 per year. Low income households and seniors can file for an exemption with the assessor's office.

Proceeds from the Community Preservation Act are collected and deposited into special municipal accounts identified for Community Housing, Historic Resources, Open Space & Recreation Use, Expenses, and Budget Reserves.

### Community Preservation Funds





CPA funds may be used to acquire, create and preserve Open Space; acquire, rehabilitate and preserve historic resources; acquire, create, preserve and support Community Housing; acquire, create rehabilitate and preserve land for Recreational use and rehabilitate Open Space and Community Housing that is acquired or created with CPA funds.

### **Community Preservation Committee: Formation and Responsibilities:**

The Community Preservation Committee bylaw was adopted at Town Meeting on June 13, 2005. CPA was passed at the Spring Town Elections on April 4, 2022 and the CPC was selected in July 2022 with the committee formally meeting in August 2022. The Committee consists of nine members, including 4 at-large members and five members representing the Conservation Commission, Historic Commission, Planning Board, Parks Commission, and Open Space Committee.

The first responsibility for this Committee is to study the needs, possibilities and resources of the community with regards to community preservation. In performing this research function, the CPC must meet and consult with other municipal boards and committees to get their input, and must hold at least one public hearing annually to get input from the general public. Following its research, the CPC is responsible for developing a local CPA plan to guide its decision-making on CPA project proposals.

The second responsibility of the CPC is to accept project proposals from the community and town boards by way of an application, conduct a review and make recommendations to the community. Once the CPC has voted on any projects to recommend, along with the specific dollar amounts and CPA funding sources it recommends to complete them, it will be presented to the Town Meeting for the residents to vote.

### **CPA Funding Requirements**

Each fiscal year Lakeville must spend or set aside for later spending a minimum of 10% of its annual CPA funds for each of the three categories: Open Space/Recreation, Community/Affordable Housing and Historic Preservation. Up to 5% can be used toward administrative expenses of the CPA. The remaining 65% may be appropriated for CPA projects in any category or transferred to an undesignated Budget Reserve account for the balance of the fiscal year. Any funds that remain unappropriated at the end of the fiscal year are deposited in the CPA Undesignated Funds Balance for use in future years. Additional funds can be obtained by bonding against future CPA revenue stream in order to fund large projects for which adequate CPA funds are not currently available. Another method of obtaining additional funds is leveraging from state and federal grant programs, other local funds, non-profit organizations,

and/or private entities funds, which are kept separate from the town budget and cannot be used for any other purpose by the town.

A recommendation by the Committee and an appropriation by Town Meeting are both required to spend any CPA Funds for community preservation purposes. Appropriations from the CPA Fund, except in the cases of bonding, are made by a simple majority vote. Borrowing money for CPA purposes require a two-thirds majority vote at Town Meeting.

Town Meeting may approve, reduce, or reject any amount of spending appropriation recommended by the Committee. At the Committee's recommendation, Town Meeting may also decide to set aside all or part of the annual CPA Fund revenues for later spending by allocating revenues to a reserve for one or more community preservation targeted categories.

Town Meeting may not, however, increase any recommended appropriation or reservation. Town Meeting may not appropriate or reserve any CPS fund monies on its own initiative, without a prior favorable recommendation by the Committee.

All residents are welcome to attend the Committee meetings. The times and locations are posted on the Town website, [www.lakevillema.org](http://www.lakevillema.org) under Town Calendar.

### **Supplanting Other Costs (Not Allowed)**

CPA funds are intended to augment municipal funds, not replace existing funding. To this end, CPA funds may not be appropriated to pay for project costs that have already been appropriated from another source. Any CPA eligible costs for a project that are identified in a municipality's capital improvement program are eligible for funding under the Act, if the municipality has not made a prior funding commitment to pay for such costs.

### **Leveraging CPA Funds**

CPA funds may be used as a municipality's matching monies for state and federal grant programs that required a local match such as the Massachusetts Housing Partnerships Soft Second Program, State Department of Housing and Community Development (DHCD) Self-Help program, Massachusetts Preservation Program Fund (MPPF), and the Executive Office of Environmental Affairs (EOEA), Massachusetts Forest Legacy program, Self-Help and Urban Self-Help programs. CPA funds can also be used as matching or starting monies to acquire grants from private organizations or individuals such as the Nature Conservancy or the Wildlands Trust of Southeastern Massachusetts, among other.

## **Bonding**

The authorization to bond CPA funds is in Section 11 of the Community Preservation Act (MGL c.44B) which states that CPA communities may issue general obligation bonds in anticipation of revenues to be raised through the local CPA surcharge. Note that in calculating how much of a bond can be issued under CPA, a community can only bond against the local surcharge portion of the revenue, not the trust fund matching portion. Bonded projects must pass at Town Meeting by 2/3 vote. This can be a powerful tool to successfully achieve projects that come with a larger price tag

## **Gifts to Community Preservation Fund**

The Town of Lakeville can accept monetary gifts to the Community Preservation Fund. Gifts can be designated for specific purposes consistent with the four statutory categories: open space, community housing, historic preservation and recreation. Gifts may be made in a variety of forms, including cash or securities. Gifts to the Town of Lakeville are tax-deductible to the full extent allowed under the Internal Revenue Code. For more information, please contact the Committee Chair at [cpc@lakevillema.org](mailto:cpc@lakevillema.org).

## **Use of Community Preservation Act Funds**

Community Preservation Act funds must be used for public community preservation purposes that benefit the public. The following guidelines summarize these public purposes.

Community preservation is defined by the Act as, "the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation and preservation of land for recreational use; for the acquisition, creation, preservation and support of community housing that is acquired for created."

Preservation is defined as, "the protection of personal or real property from injury, harm or destruction, but not including maintenance".

CPA Fund monies may be spent to undertake the following primary community preservation purposes:

- ***The acquisition, creation, and preservation of open space.*** Open space, as defined by the CPA, "shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest

land, fresh water marshes and other wetlands, river, stream, lake and pond frontage, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.”

- ***The acquisition, creation, preservation, and support of community housing.*** The CPA defines community housing as, “low-and moderate-income housing for individuals and families, including low-or moderate-income senior housing.” The term “support” includes expenditures such as development of a Housing Needs Assessment for the town, or creating a rental assistance program for income-eligible residents, recommend, wherever possible, the reuse of existing buildings or the construction of new buildings on previously developed sites.
- ***The acquisition, preservation, rehabilitation, and restoration of historic resources.*** The CPA recognizes historic resources as, including “a building, structure, vessel, or real property that is listed or eligible for listing on the State register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture of a city or town.” For CPA purposes, the local historic preservation commission is the Town of Lakeville Historical Commission.
- ***The acquisition, creation, and preservation of land for recreational use.*** The CPA defines recreational use as, “active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. ‘Recreational use’ shall not include horse or dog racing or the use of land for a stadium, gymnasium, or similar structure nor the creation of artificial turf fields.”

Community Preservation Act funds may also be used for the following purposes:

- The “rehabilitation or restoration of open space and community housing that is acquired or created” using CPA monies.
- Revenues “set aside” for “later spending”.
- Annual “administrative and operating expenses” of the Committee, not to exceed 5% of the Fund’s estimated annual revenues.
- Annual principal and interest payments, preparation, issuance, and marketing costs for bonds or notes for borrowings for community preservation purposes.’
- Damages payable to property owners for real estate interests taken by the Town by eminent domain for community preservation purposes.
- “Local share for state and federal grants” for allowable community preservation purposes.

- Property acquisition-related expenses including appraisal costs, expenses for title searches, and closing fees.

Community Preservation Act funds **MAY NOT** be spent for the following purposes:

- As a replacement or substitute for operating funds. The CPA is a supplementary funding source intended to increase available resources for community preservation acquisitions and initiatives.
- Payment for routine maintenance, defined as, "the upkeep of any real or personal property".
- Gymnasiums, stadiums, or any similar structure, artificial turf.
- Projects without a public purpose or public benefit.



The chart provided below, offered by the Community Preservation Coalition, is intended to guide both the CPC and potential applicants on allowable use of CPA funds to determine project eligibility:

**DETERMINING PROJECT ELIGIBILITY**

	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 \$\$)

**Acquire** – to obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain takings as provided by G.L. c. 44B.

**Create** – to bring into being or cause to exist.

**Preserve** – to protect personal or real property from injury harm or destruction.

**Support** – to provide grants, loans, rental assistance, security deposits, interest rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable.

**Rehabilitate and/or Restore** – to make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with Federal, State, or local building or access codes or Federal standards for rehabilitation of historic properties.

## Lakeville Community Preservation Program – Allowable Spending Purposes

Project Eligibility & Terms <sup>1</sup>	Open Space	Recreation	Community Housing	Historic Preservation
	<p><b>Land to protect:</b></p> <ul style="list-style-type: none"> <li>existing and future well fields</li> <li>aquifers and recharge areas</li> <li>watershed land</li> <li>agricultural land</li> <li>graslands</li> <li>fields</li> <li>forest land</li> <li>fresh and salt marshes and other wetlands</li> <li>ocean, river, stream, lake and pond frontage</li> <li>beaches, dunes, and other coastal lands</li> <li>lands to protect scenic vistas</li> <li>land for wildlife or nature preserve</li> <li>land for recreational use</li> </ul>	<p><b>Land for active or passive recreational use including but not limited to:</b></p> <ul style="list-style-type: none"> <li>community gardens</li> <li>trails</li> <li>noncommercial youth and adult sports</li> <li>use as a park, playground, or athletic field.</li> </ul> <p><b>Shall not include horse or dog racing, artificial turf, or the use of land for a stadium, gymnasium, or similar structure.</b></p>	<p><b>Housing for low- and moderate-income individuals and families, including low- or moderate-income seniors age 60+:</b></p> <ul style="list-style-type: none"> <li>Moderate Income is less than 100% of US HUD Area Wide Median (AMI).</li> <li>Low Income is less than 80% of AMI.</li> </ul>	<p><b>Buildings, structures, vessels, real property, documents, or artifacts listed on the State Register of Historic Places or determined by the Historic Commission to be significant in the history, archeology, architecture, or culture</b></p>
<p><b>ACQUIRE</b> Obtain by gift, purchase, devise, grant, rental, purchase, lease or otherwise.<sup>2</sup></p>	YES	YES	YES	YES
<p><b>CREATE</b> To bring into being or cause to exist.<sup>3</sup></p>	YES	YES	YES	NO
<p><b>PRESERVE</b> Protection of personal or real property from injury, harm, or destruction.</p>	YES	YES	YES	YES
<p><b>REHABILITATE/ RESTORE</b> Capital improvements, or the making of extraordinary repairs for the purpose of making [a resource] functional for its intended use including but not limited to improvements to comply with ADA, MAAB<sup>4</sup>, and other federal, state, local regulations, or access codes or federal standards for historic properties.</p>	YES If acquired or created using CPA funds	YES	YES If acquired or created using CPA funds	YES
<p><b>SUPPORT</b> Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to an entity that owns, operates, or manages such housing for the purpose of making housing affordable.</p>	NO	NO	YES	NO

<sup>1</sup>This chart is adapted from versions created by the Department of Revenue and the Community Preservation Coalition: [community.preservation.org/allowable-uses](http://community.preservation.org/allowable-uses)

<sup>2</sup>Specifications for eminent domain can be found in MGL c.44B §5(e)

<sup>3</sup>Seideman vs. City of Newton, 452 Mass. 472 (2008)

<sup>4</sup>ADA – Americans with Disabilities Act; MAAB – Massachusetts Architectural Access Board

While the Lakeville Community Preservation Plan establishes goals for the types of projects that may receive CPA funding, the CPA legislation defines the types of projects that are eligible to receive funding. Projects seeking CPA funding that do not fit within one or more of the allowable uses cannot be considered by the Committee.

If you have a project idea, be sure to acquaint yourself with CPA and its funding requirements by first visiting the Community Preservation Coalition's webpage ([www.communitypreservation.org](http://www.communitypreservation.org)).

The Community Preservation Coalition is a group of nonprofit organizations created to assist municipalities in the adoption of the Community Preservation Act, the implementation of CPA, as well as, provide for State-level advocacy to promote and sustain the Community Preservation Act program. The Coalition site offers an overview on CPA, includes a database of CPA funded projects, News & Announcements, and Technical Assistance offered to community members such as Lakeville.

Projects deemed eligible for CPA funding are invited and encouraged to submit full project applications and present their project to the Community Preservation Committee at a public meeting in advance of the application submittal timeline. The CPC shall make funding recommendations on projects for approval at Town Meeting, as a requirement of the CPA statute.

## General Evaluation Criteria

- ✧ Projects that can provide other sources of funding from outside sources, making our money go further and have a greater impact on our community
- ✧ Projects that protect lands critical to protection of our natural resources i.e.: the acquisition of critical parcels to protect the regions water resources, including riparian zones and watersheds.
- ✧ Projects that implement open space and recreational planning on a regional basis
- ✧ Projects that fulfill more than one purpose of the CPA: Open Space or recreation, Historic Preservation, Community Housing
- ✧ Projects that can demonstrate administrative and financial management capabilities of the applicant
- ✧ Projects with a feasible project plan that demonstrates the best approach and timeline for implementation
- ✧ Projects where the applicant has successfully implemented other projects of similar scale or otherwise demonstrate the ability and competency to implement the project
- ✧ Projects that provide and promote recreational opportunities for youth and adults of all abilities.
- ✧ Projects that provide a variety of housing opportunities that serve all segments of the community, including seniors and smaller households and low/moderate-income households.
- ✧ Projects that use existing infrastructure for new housing when possible and fit into existing neighborhoods
- ✧ Projects that ensure preservation of currently owned Town assets
- ✧ Projects that involve acquisition of threatened resources
- ✧ Projects that promote the use of local contractors/businesses
- ✧ Projects that comply with current zoning regulations
- ✧ Projects that can demonstrate a means of support for maintenance and upkeep
- ✧ Projects that can show community support and a positive impact to the community
- ✧ Projects that have support from other Town Boards and Committees
- ✧ Project that can show support from the abutters

## **Criteria Specific to Historic Preservation**

- **Projects that protect, preserve, enhance, and/or rehabilitate the historic integrity of a property or site**
- **Projects that prevent the potential loss or destruction of a historic, cultural, architectural, or archeological resource if action is not taken**
- **Projects that demonstrate the ability to provide permanent protection for maintaining the historic resource**
- **Projects that protect, preserve, enhance, and/or rehabilitates the historical function of a property or site**
- **Projects that demonstrate a public benefit**



## **Criteria Specific to Community Housing**

- **Projects that provide housing in harmony with design and scale of surrounding neighborhoods**
- **Projects that ensure long term affordability**
- **Projects that promote use of existing buildings or construction on previously developed or Town owned sites**
- **Projects that intermingle affordable and market rate housing**
- **Projects that contribute to the Towns 10% affordability**

## **Criteria Specific to Open Space**

- **Projects that protect important wildlife habitat including areas that are of local significance for biodiversity or preserves a habitat for threatened/endangered species of plant or animal**
- **Projects that preserve the remaining elements of Lakeville's rural and agricultural character**
- **Projects that protect both surface and ground water supplies including drinking water, wetlands, aquifers, and riparian zones**
- **Projects that restore environmental resources, including removal of invasive species and environmental education to maintain these resources well into the future**
- **Projects that preserve small tracts of undeveloped land that contribute to other open space goals, such as smaller parcels that are located adjacent to protected open spaces, or that preserve corridor linkages between larger open space parcels**
- **Projects that preserve or expand priority parcels as listed in Lakeville's Open Space and Recreation Plan**
- **That provide flood control/storage**

## **Recreation**

- **Projects that provide or expand opportunities for both active and passive recreation**
- **Projects that support multiple recreational uses**
  - **Projects that serve a significant number of residents of all ages, gender, and abilities**
  - **Projects that maximize use of Town owned land**
  - **Projects that further broaden the diversity of Park Commission administered programs to include activities beyond traditional "sports and games"**
  - **Projects that improve existing ballfields, courts, playgrounds, & canoe/kayak access**

**TOWN OF LAKEVILLE**  
**Community Preservation Committee**  
**Meeting Minutes**  
**August 30, 2022 – 7:00 PM**

On August 30, 2022, the Community Preservation Committee held a meeting at 7:00 PM at the Lakeville Police Station, 323 Bedford Street. The meeting was called to order at 7:00 PM by Chairman Nancy Yeatts. Community Preservation Committee Members present were: Nancy Yeatts, Amy Knox, Barbara Standish, Kathleen Barrack, Nancy LaFave, Michele MacEachern, Michael Smith and Susan Spieler. Also present were Marc Resnick, Town Planner and Christina Cotsoridis, Assistant to the Town Administrator. LakeCAM was recording the meeting for broadcast.

**INTRODUCTIONS**

Chairman Yeatts asked each of the Community Preservation Committee Members to introduce themselves. Also introduced were Marc Resnick, Town Planner and Christina Cotsoridis, Assistant to the Town Manager.

**DISCUSS/POSSIBLE VOTE ON REQUEST FOR ADMINISTRATIVE FUNDING**

Chairman Yeatts noted that at the recommendation of M. Resnick and the Town Administrator the CPC can request \$5,000 from the General Fund to utilize for administrative expenditures. The Community Preservation Committee Members discuss the generous offer to move this forward for Town Meeting approval through a warrant article with the Town's support. There is discussion on CPA Administrative funding, which will not be available until July 1, 2023.

Upon motion made by Member M. MacEachern and seconded by Member S. Spieler, the Community Preservation Committee voted unanimously to accept the Town's generous offer of \$5,000 for CPA Administrative Funding.

**DISCUSS/POSSIBLE VOTE REQUEST CLARIFICATION OF TAX ASSESSMENT/CPA SURCHARGE**

Marc Resnick explained that for the October CPC Meeting he will arrange a meeting with the Town Accountant and Town Treasurer to help explain how the CPA is assessed.

**LAKEVILLE ARTS FESTIVAL - UPDATE**

The Committee discussed the upcoming Arts Festival and having a CPC booth that will have information and handouts on the Community Preservation Act. There was discussion on the survey and getting that handed out as well. The Members present discuss coverage at the booth.

**DISCUSS/POSSIBLE VOTE ON DRAFT CPA SURVEY**

Chairman Yeatts reviewed with the Community Preservation Committee the survey and what it will cover. There was reference to the Lakeville Arts Festival and getting it out there to the public for participation. Both paper copy and digital are discussed. Locations for distribution of the survey is also discussed.

Upon motion made by Member K. Barrack and seconded by Member S. Spieler, the Community Preservation Committee voted unanimously to have Member M. MacEachern put together the survey.

Chairman Yeatts thanked Member M. MacEachern for drafting and putting together the survey.

**DISCUSS/POSSIBLE VOTE/HOUSING AUTHORITY MEMBER**

*Richard LaCamera, Select Board, was present for the discussion.* Chairman Yeatts spoke about the appointment of a person from the "Housing Authority" to the Community Preservation Committee and what happens when the Town does not have a "Housing Authority" how is the appointment handled. The Committee discusses appointing a resident that has experience with housing and the need to have a ninth member on the Committee. This will be reviewed further.

**DISCUSS/POSSIBLE VOTE ON MISSION STATEMENT**

Chairman Yeatts referenced the draft Mission Statement that Member S. Spieler had put together. There was a motion and second to approve it, but it was withdrawn. There was reference to the second section and some changes that need to be made. This will be brought back to the next meeting agenda.

**DISCUSS/POSSIBLE VOTE ON CPC OUTLINE/TIMELINE/REVIEW**

There was a quick review of the CPC outline and timeline. The Members are asked to review the document themselves and make edits, this will be reviewed further at a future meeting.

**DISCUSS/REVIEW OPEN SPACE PRIORITY PARCELS**

Chairman Yeatts noted C. Cotsoridis provided a list of the Open Space Priority parcels that Member A. Knox will be forwarded to the members.

**UPDATE/CPA TRAINING**

Chairman Yeatts noted that the Community Preservation Committee training is scheduled for September 13, 2022.

**APPROVE MINUTES**

Chairman Yeatts noted that there is a clerk working on these.

**SET NEXT REGULAR MEETING DATE/AGENDA**

The Community Preservation Committee Members discussed their next meeting dates of 9/6 and 9/21.

Upon motion made by Member M. MacEachern and seconded by Member B. Standish, the Community Preservation Committee voted unanimously to adjourn at 9:30 PM.