

COMMUNITY PRESERVATION COMMITTEE

The Community Preservation Committee is pleased to submit its annual report of activities for the fiscal year ending June 30, 2011.

The Community Preservation Process in Wellesley

In 2002, Wellesley accepted the Community Preservation Act ("CPA") and formed a Community Preservation Committee. Pursuant to the CPA, Wellesley established a surcharge of 1% on the local property tax, and began to set aside the proceeds of the surcharge in order to pursue Community Preservation activities, encompassing four purposes -- open space, historic resources, recreational uses and community housing. Funds raised through the local surcharge are "matched" annually by monies from a Massachusetts Community Preservation Trust Fund, which is made up of revenues from Land Court and Land Registry fees. As a direct result of the decline in the real estate market and the increase in the number of communities adopting the CPA, the State match has declined substantially since 2002. In October, 2010 Wellesley received \$227,925 representing a 27.2% match. It is expected that the payment the Town will receive in October, 2011 will be approximately \$178,000 reflecting a match of some 20% of local collections.

The Town's Community Preservation fund continues to be financially strong, despite the decline in revenues. Please see the Community Preservation columns of the Non Major Governmental Funds Combining Balance Sheet and Non Major Governmental Funds Combining Statement of Revenues, Expenditures, and Changes in Fund Balances in the Town's Comprehensive Annual Financial Report for detailed information.

In each year, a required minimum of 10% of all revenues collected by a CPA community from its surcharge and from the State match must be expended (or "banked" in dedicated reserves for future use) for each of the statute's three primary purposes of open space (excluding recreation), community housing and historic resources. The remaining 70% of all Community Preservation funds raised annually by a community which are not so earmarked may be used currently or retained for future appropriation, at the municipality's discretion, for any of those three primary statutory purposes or for the fourth purpose of recreation.

Community Preservation funding proposals generally consist of capital expenditures for the purposes permitted by the CPA. Maintenance and ordinary operating expenses are not eligible and even capital spending related to recreational and open space properties not acquired with CPA funds are constrained. All expenditures from a local Community Preservation fund are subject to two basic requirements: (1) they may be made only upon appropriation adopted in the usual manner (in Wellesley's case, by vote at an Annual or Special Town Meeting), and (2) only those projects or proposals which receive the affirmative support of the local Community Preservation Committee are eligible for appropriation.

In response to the requirements of the statute, Wellesley's Bylaw provides that the Committee have representatives from five designated boards -- Natural Resources Commission, Planning Board, Recreation Commission, Housing Authority and Historical Commission -- and the permitted maximum of four additional members

appointed by the Moderator (one of whom is, in practice, appointed from the Wellesley Housing Development Corporation).

An Overview of Community Preservation Activities

The Committee operates pursuant to a Community Preservation Plan for the Town, including specific Decision Guidelines and Goals which are used in reaching decisions about whether and to what extent to recommend funding for the proposals submitted to the Committee. A copy of the Community Preservation Plan as well as other materials, including reports by the Committee to Town Meeting can be found at the Committee's link on the Town's website at www.wellesleyma.gov.

To date, the Committee has funded a total of 37 projects or portions of projects as detailed on the state CPA project website by picking Wellesley from the list on http://maps.massgis.state.ma.us/cpa_town_pick.htm

\$5,769,354 dollars have been appropriated for these projects. Of this total, \$2,635,500 (45.7%) has been appropriated for Community Housing; \$1,791,740 (31%) has been appropriated for Recreation, \$871,844 (15.8%) for Historic Resources and \$303,260 (5.3%) for Open Space.

Projects Funded at the 2011 Annual Town Meeting

Grant to the Wellesley Housing Development Corporation (Community Housing)

Sponsor: Wellesley Housing Development Corporation

Description of the Project: Additional capital to invest in the creation or preservation of affordable housing stock.

Amount: \$450,000

The CPC continued its support of investing in Community Housing by recommending further appropriation of funds to allow the Wellesley Housing Development Corporation to have the capital it needs to act as appropriate or when an opportunity occurs to buy or preserve a housing unit or units that are part of the Town's affordable housing stock. The CPC believes that providing affordable housing is important to strengthening and preserving the culture of the Town. The Wellesley Housing Development Corporation was created by the Board of Selectmen and Town Meeting for that purpose.

Projects Funded at the Special Town Meeting held in April 2011

Additional Funding for Clock Tower Restoration (Historic Preservation)

Sponsor: Wellesley Historical Commission/Department of Public Works

Description of Work: Restoration of the Sprague Clock Tower in Wellesley Hills which included pointing of the stone work, replacing doorway and restoring stairs.

Amount: \$17,500

Originally approved at the 2010 Annual Town Meeting, the bids to fulfill this project were more than the amount that TM had approved. After further study, it was determined that the DPW would solicit new bids and with those bids "in hand" the Town Meeting would be asked to approve the additional funding needed to undertake the project. This request for funding includes the additional funds needed to complete this project appropriately.

**Funds to Continue Development of Plans for Restoration of Fuller Brook Park
(Historic Preservation)**

Sponsor: Fuller Brook Park Coordinating Committee

Description of Project: To hire a consultant to help with the development of an RFP for the final design, engineering and planning phase of this complex project.

Amount: \$23,000

The Fuller Brook Park Coordinating Committee believed and the CPC agreed that it should take additional time to research alternatives and to develop a plan for the important Design Phase of the project. The FBPCC requested \$4000 to hire a consultant to help develop the RFP, \$2000 for potential evaluation of Hydrological engineering studies and \$15,000 for the installation of demonstration pathways plus \$2000 contingencies. The CPC favored this more careful approach over bringing a much larger request to town meeting without further refinement.

Looking Forward

During the coming year, the Community Preservation Committee will continue to work diligently with Town Boards and community organization to successfully implement already approved projects, consider new projects, and in particular to advance the process of generating long term strategic plans for historic resources, open space, recreation and community housing.

Respectfully Submitted,

Theodore Parker, Chair
Allan Port, Vice-Chair
Dwight Leuth
James Conlin
Joan Gaughan
Robert Goldkamp
Donald McCauley
Stephen Murphy