



# Town Meeting CPC Articles May 1st, 2023



**ARTICLE 16** To see if the Town will vote to 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 2024, with each item to be considered a separate appropriation:

Submitted by the Community Preservation Committee

**RECOMMENDED** that the Town vote to appropriate Community Preservation Act funds as follows:

**Appropriations:**

From FY2024 estimated revenues for Committee Administrative Expenses \$52,300

**Reserves:**

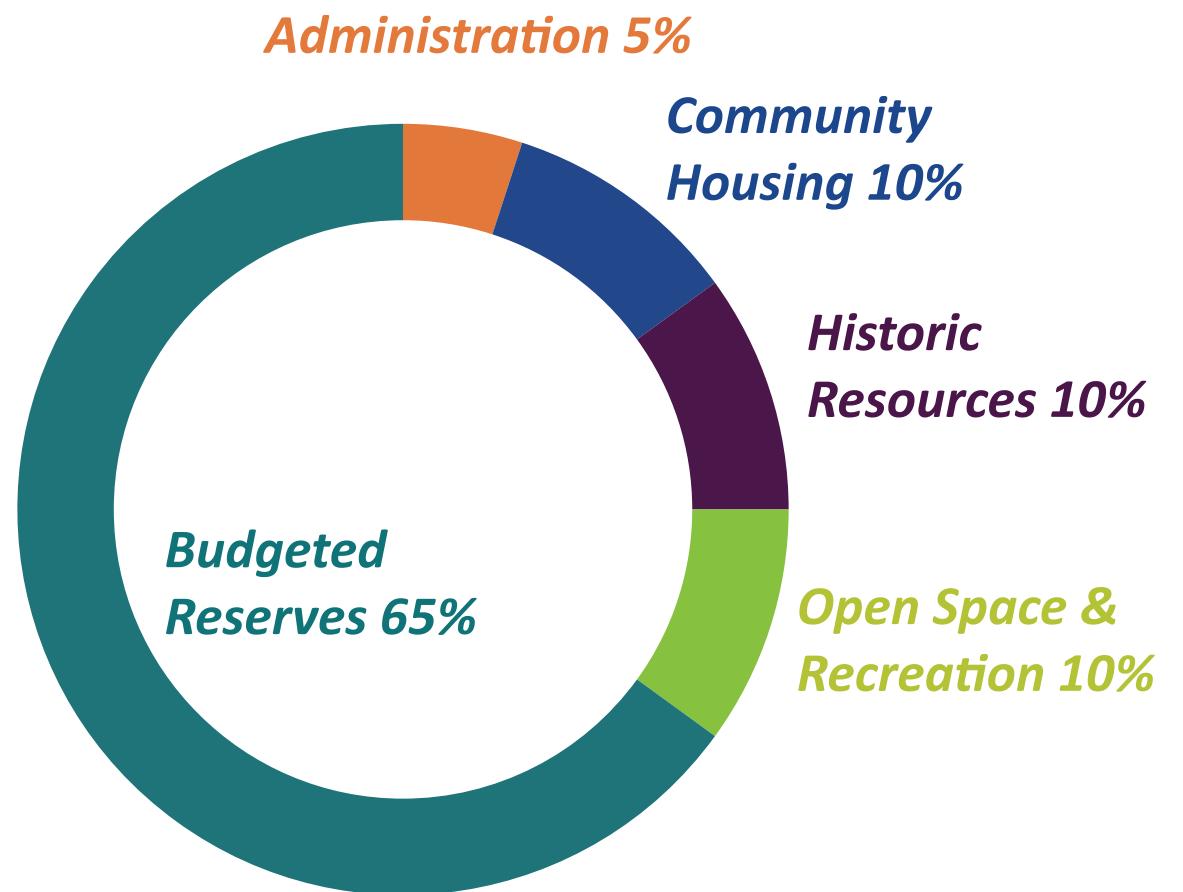
From FY 2024 estimated revenues for Historic Resources Reserve \$104,500

From FY 2024 estimated revenues for Community Housing Reserve \$104,500

From FY 2024 estimated revenues for Open Space and Recreation Reserve \$104,500

From FY 2024 estimated revenues for Budgeted Reserve \$679,700

*COMMENT: The Town anticipates total Community Preservation Act revenue of \$1,045,500 in fiscal year 2024. After making the set asides for the three 10% reserve accounts, the Historic Resources Reserve, the Community Housing Reserve, and the Open Space and Recreation Reserve, as well as 5% for administrative costs, the Community Preservation Committee has recommended putting the remaining \$679,700 of the estimated total revenue in the budgeted reserve.*



# Community Preservation Committee - Members



Rob Levash  
Chair  
Select Board Appointee



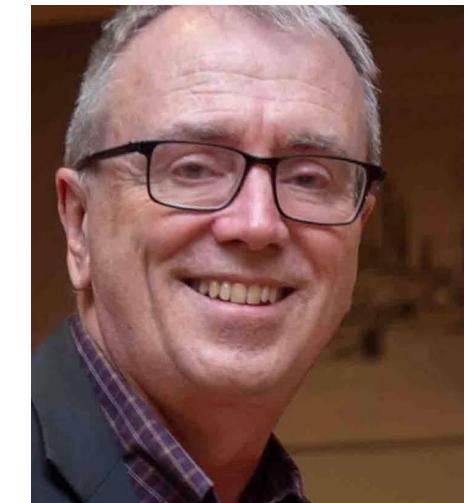
Jenny Russell  
Vice-Chair  
Select Board Appointee



Pete Jackson  
Treasurer  
Select Board Appointee



Linda Weld  
Member  
Historical Commission



Tom Callahan  
Member  
Affordable Housing Trust



Ted Carroll  
Member  
Parks Commission



Wendy Garpow  
Member  
Conservation Commission



Rich Boehler  
Member  
Planning Board



Joe Duffy  
Member  
Housing Authority



Kathleen O'Donnell  
Past Member &  
Consultant

# CPC - How did we get here?



Committee  
Preservation  
Committee Formed  
At-Large Members  
selected by Select  
Board  
**JUNE 2021**

Committee meets  
with Town Boards &  
Committees for their  
input on goals and  
opportunities for CPC  
Funding & Plan  
**FALL 2021**

Committee holds Public  
Forum for input &  
Opportunities for CPC  
Plan  
**JUNE 2022**



Committee Preservation  
Projects  
***Eligibility  
Presentations***  
**FALL 2022**

Committee  
Preservation Projects  
***Funding  
Applicants  
Presentations***  
**FEB 2023**

CPC at Warrant  
Committee -  
Unanimous Support for  
CPC Project Article  
**MAR 2023**

DRAFTING OF CPC PLAN

REVIEW OF ELIGIBILITY APPLICATIONS

REVIEW OF FUNDING APPLICATIONS

**SUMMER 2021**  
First Community  
Preservation Meeting &  
Organization



**SPRING 2022**  
Committee completes  
first draft of Community  
Preservation Plan



Committee completes  
Community  
Preservation Plan  
**SEPT 2022**

**NOV 2022**  
***CPC Vote - Approval  
of Eligibility Projects  
to move forward to  
funding application***



**FEB 22, 2023**  
***CPC Vote -  
Recommendation for  
Projects***

**WE ARE HERE**  
**MAY 2023**

Spring Town Meeting  
FY2023 Community  
Preservation Projects  
are recommended  
to Town Meeting for  
Appropriation



**JULY 2023**  
Grant Agreements with  
FY2023 CPC Projects

# Budget for FY2023 CPC Projects



## 2023 CPA Budget

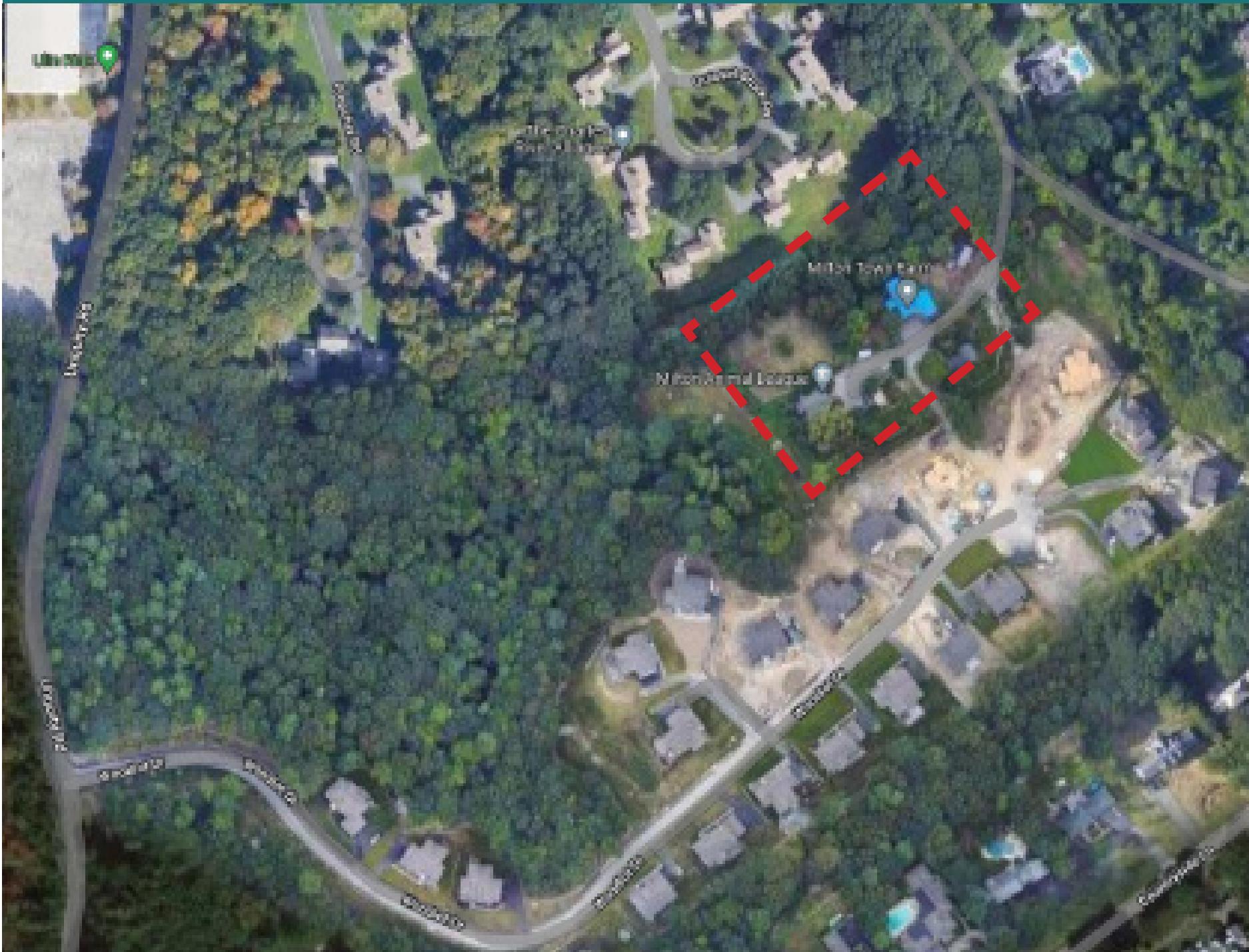
	FY 2022	FY 2022 Nov State Match	FY 2022 Dec State Match	FY 2023 Surcharge Receipts	FY 2023	Grand Total:
<b>Sub-Total CPA Funds:</b>	<b>\$751,058.00</b>	<b>\$227,687.00</b>	<b>\$61,556.00</b>	<b>\$772,800.00</b>	<b>\$1,062,043.00</b>	<b>\$1,813,101.00</b>
<b>Administrative Funds (5%)</b>					<b>\$51,400.00</b>	<b>\$51,400.00</b>
<b>Community Housing (10%)</b>	<b>\$75,350.00</b>				<b>\$106,300.00</b>	<b>\$181,650.00</b>
<b>Historic Preservation (10%)</b>	<b>\$75,350.00</b>				<b>\$106,300.00</b>	<b>\$181,650.00</b>
<b>Open Space &amp; Recreation (10%)</b>	<b>\$75,350.00</b>				<b>\$106,300.00</b>	<b>\$181,650.00</b>
<b>Budgeted Reserves (65%)</b>	<b>\$525,008.00</b>				<b>\$691,743.00</b>	<b>\$1,216,751.00</b>
<b>Total Available Funds:</b>						<b>\$1,761,701.00</b>

# FY2023 Funding Applications - Tracker

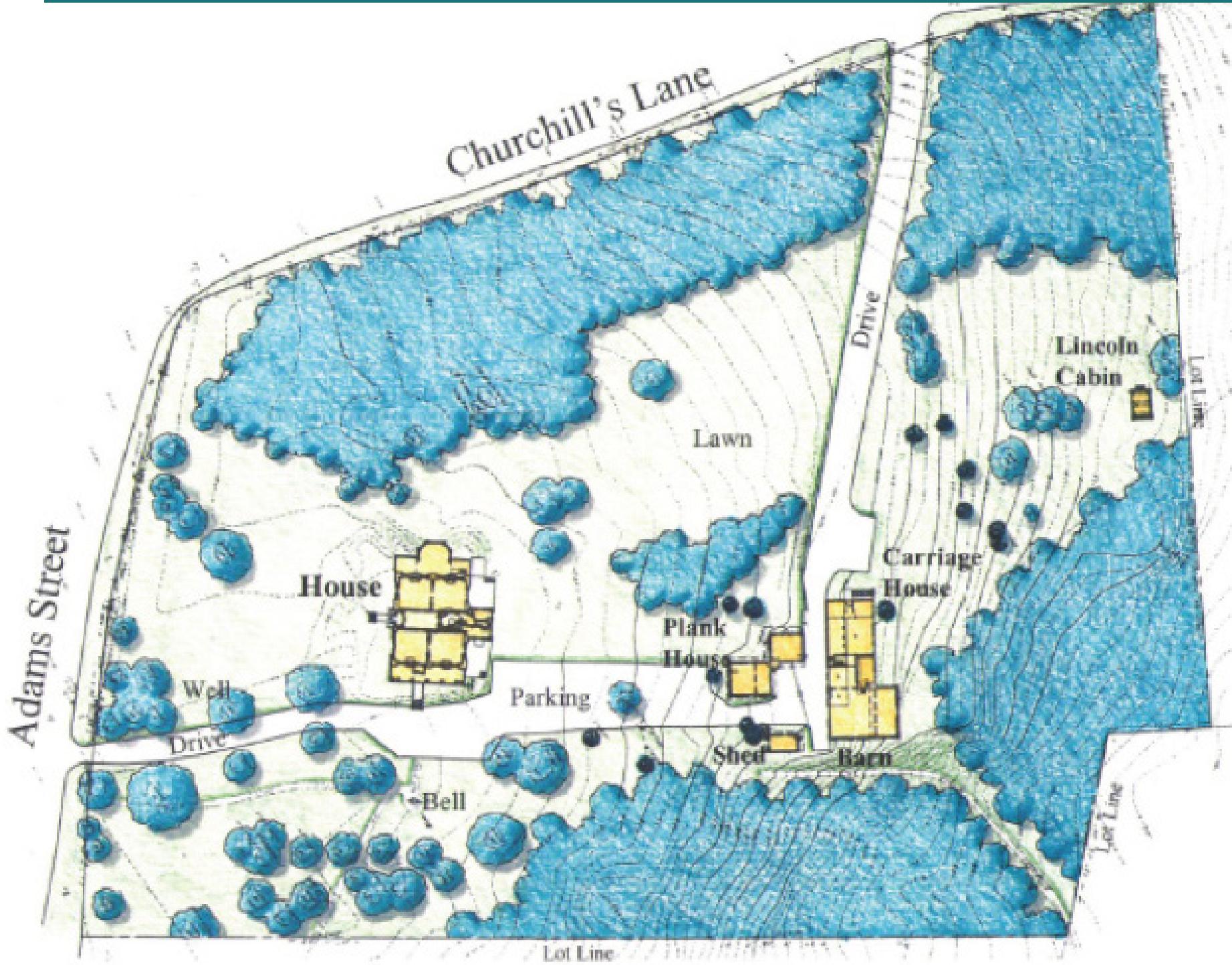


Application/Project		CPA Category:	CPA Funding Requested:	Total Project Cost:	
1	Affordable Housing Trust	Community Housing	\$ 533,000	\$ 19,970,000	
		Total:	\$ 533,000	\$ 19,970,000	
2	Forbes House	Historic Preservation	\$ 288,995	\$ 440,047	
3	Town Lock-Up	Historic Preservation	\$ 220,000	\$ 500,000	
4	Spaulding Garden Masonry Stabilization	Historic Preservation	\$ 16,450	\$ 16,450	
		Total:	\$ 525,445	\$ 956,497	
5	Turners Pond Path Improvement	Open Space & Recreation	\$ 75,000	\$ 150,000	
6	Milton Farmer's Market - Wharf Park	Open Space & Recreation	\$ 25,000	\$ 25,000	
7	Peverly Playground	Open Space & Recreation	\$ 40,000	\$ 40,000	
8	Pope's Pond Pedestrian Bridge	Open Space & Recreation	\$ 125,000	\$ 225,000	
9	Milton American Baseball	Open Space & Recreation	\$ 31,446	\$ 36,844	
10	Milton Pickleball Courts	Open Space & Recreation	\$ 19,300	\$ 19,300	
11	Upper Gile - LED Lighting Upgrades	Open Space & Recreation	\$ 288,822	\$ 328,822	
		Total:	\$ 604,568	\$ 824,966	
Total CPA Requested Funding:			\$ 1,663,013	\$ 21,751,463	

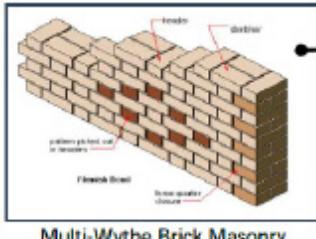
# Milton Affordable Housing Trust - Milton's Poor Farm (Example)



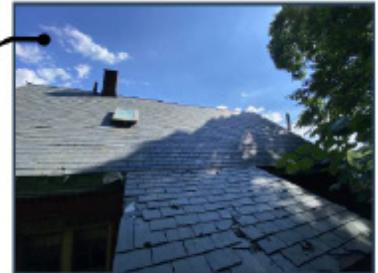
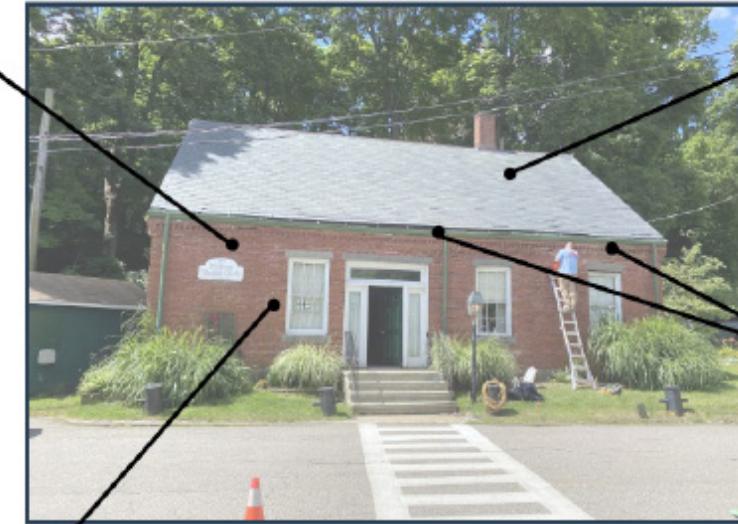
# Forbes - Carriage House & Shed



# Town of Milton - Lock-Up



Wood Window & Granite Sill/Lintel



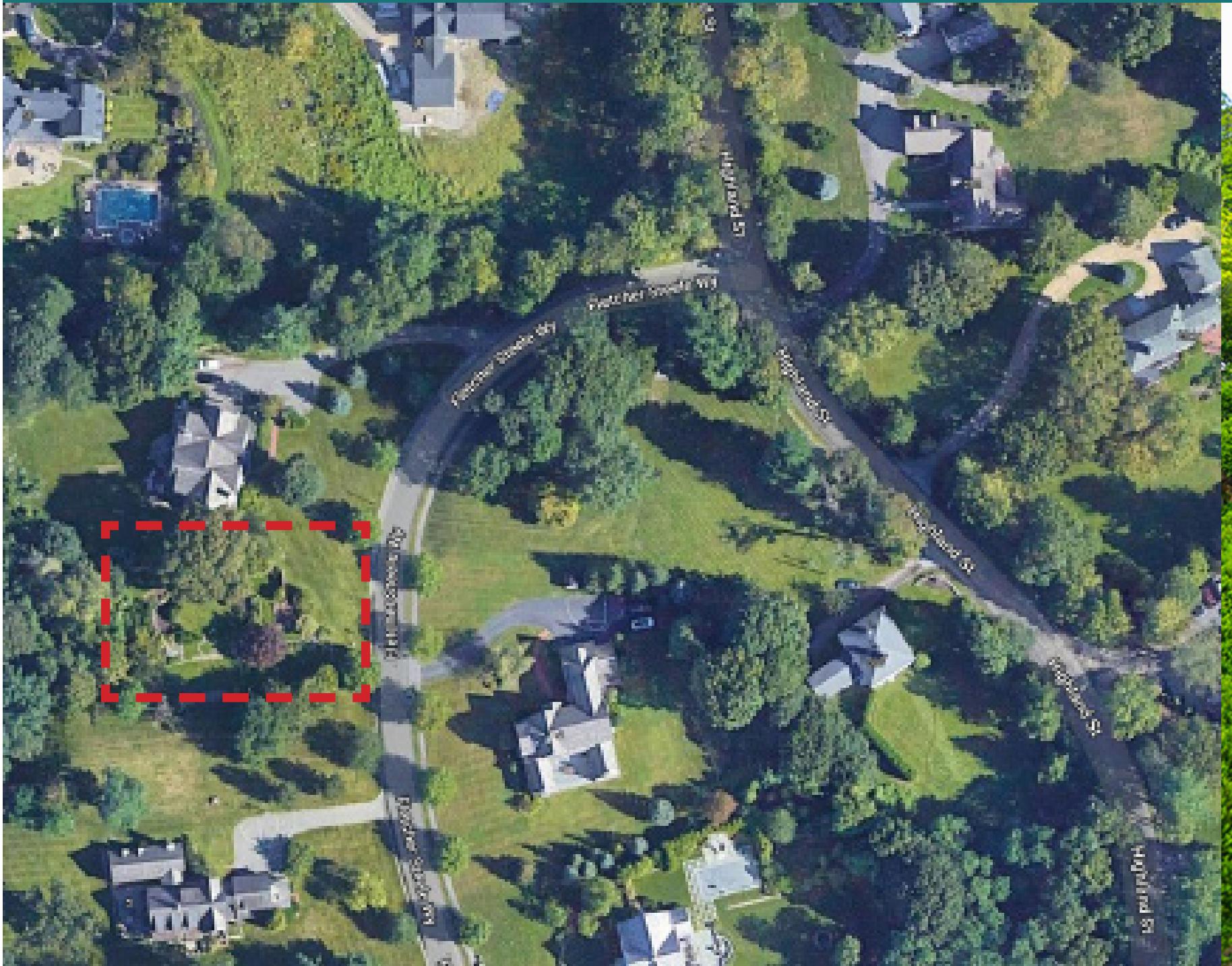
Slate roofing



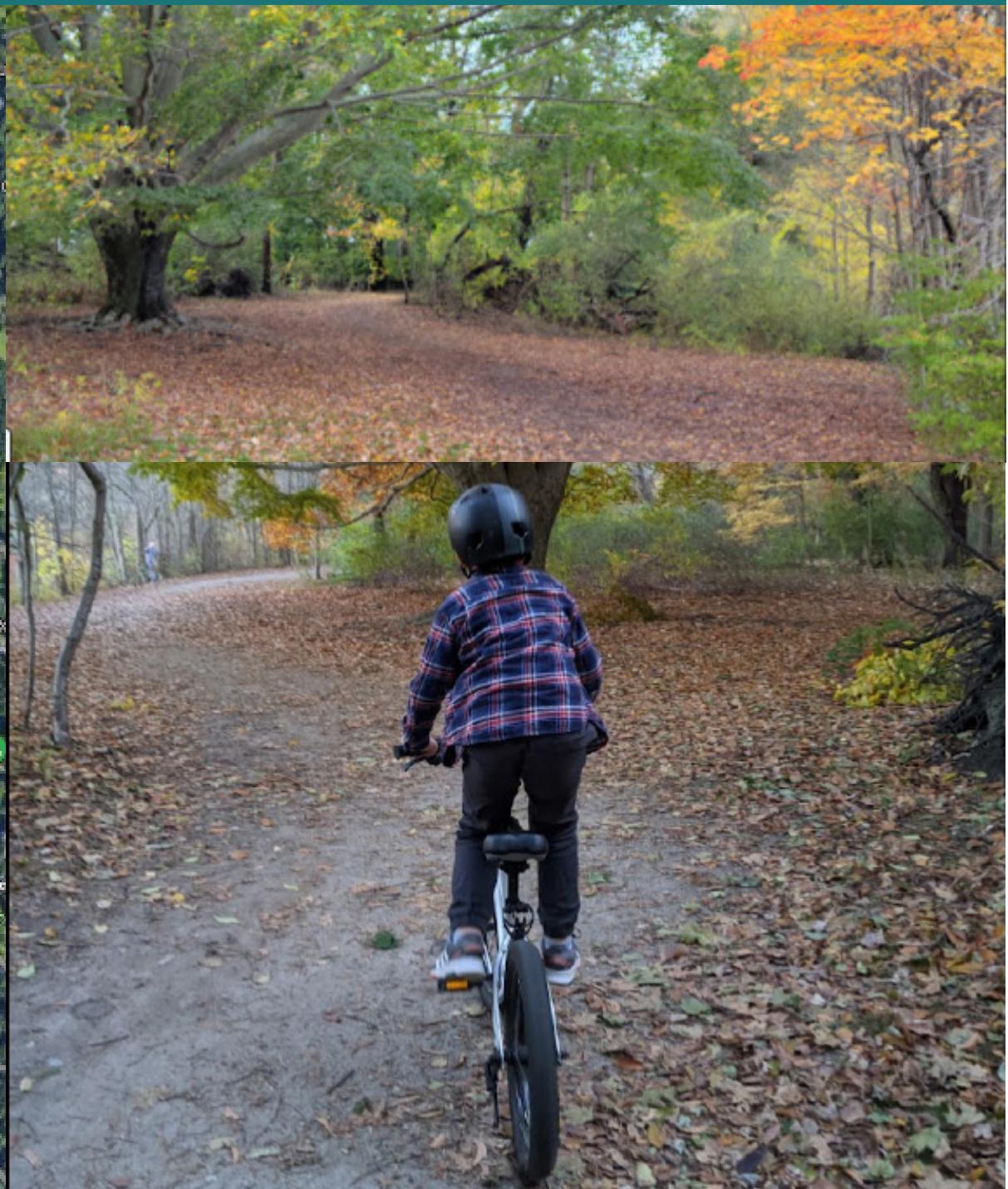
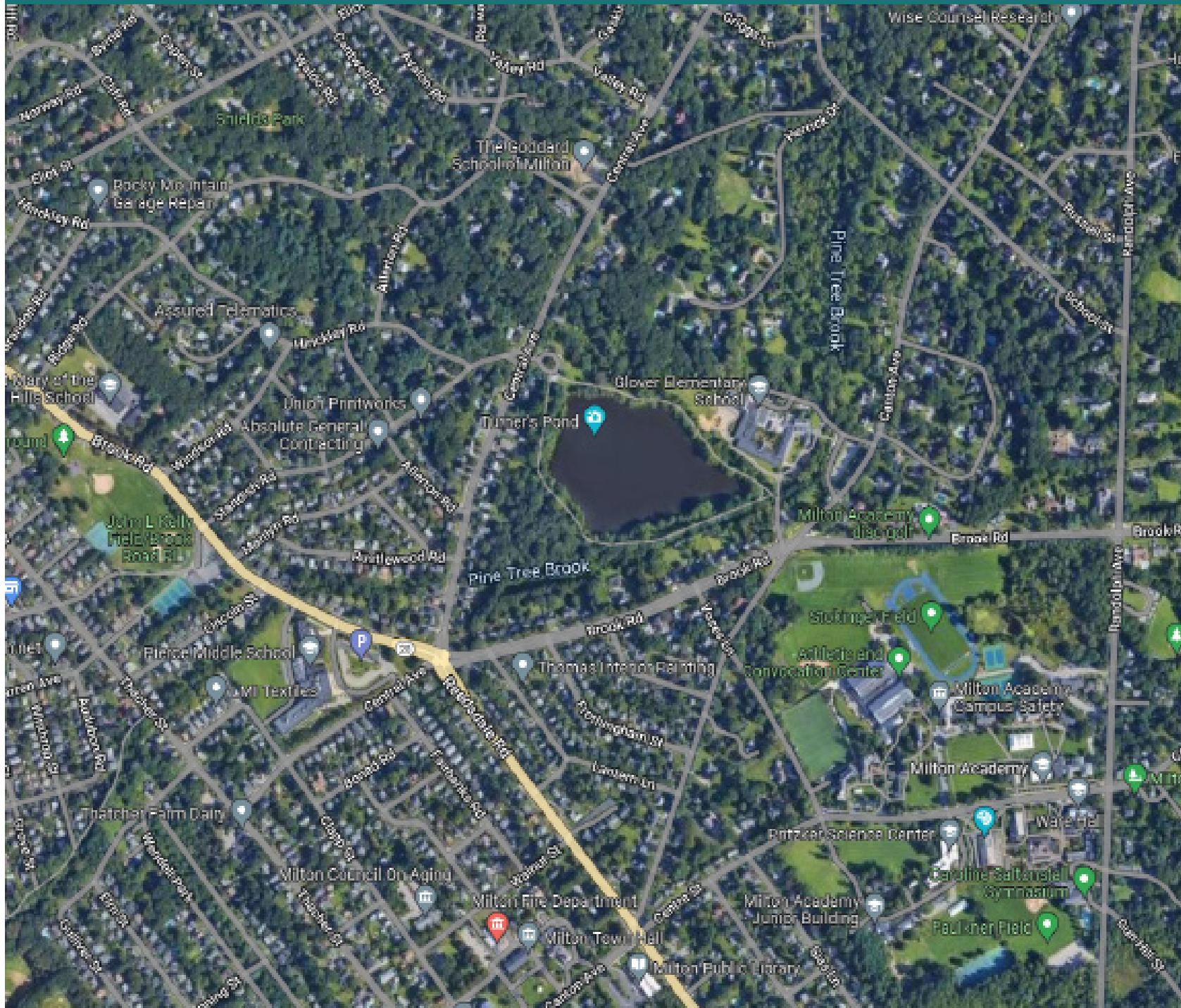
Metal Flashing and Brick Corbel



# Milton Garden Club - Spalding Garden - Masonry Restoration



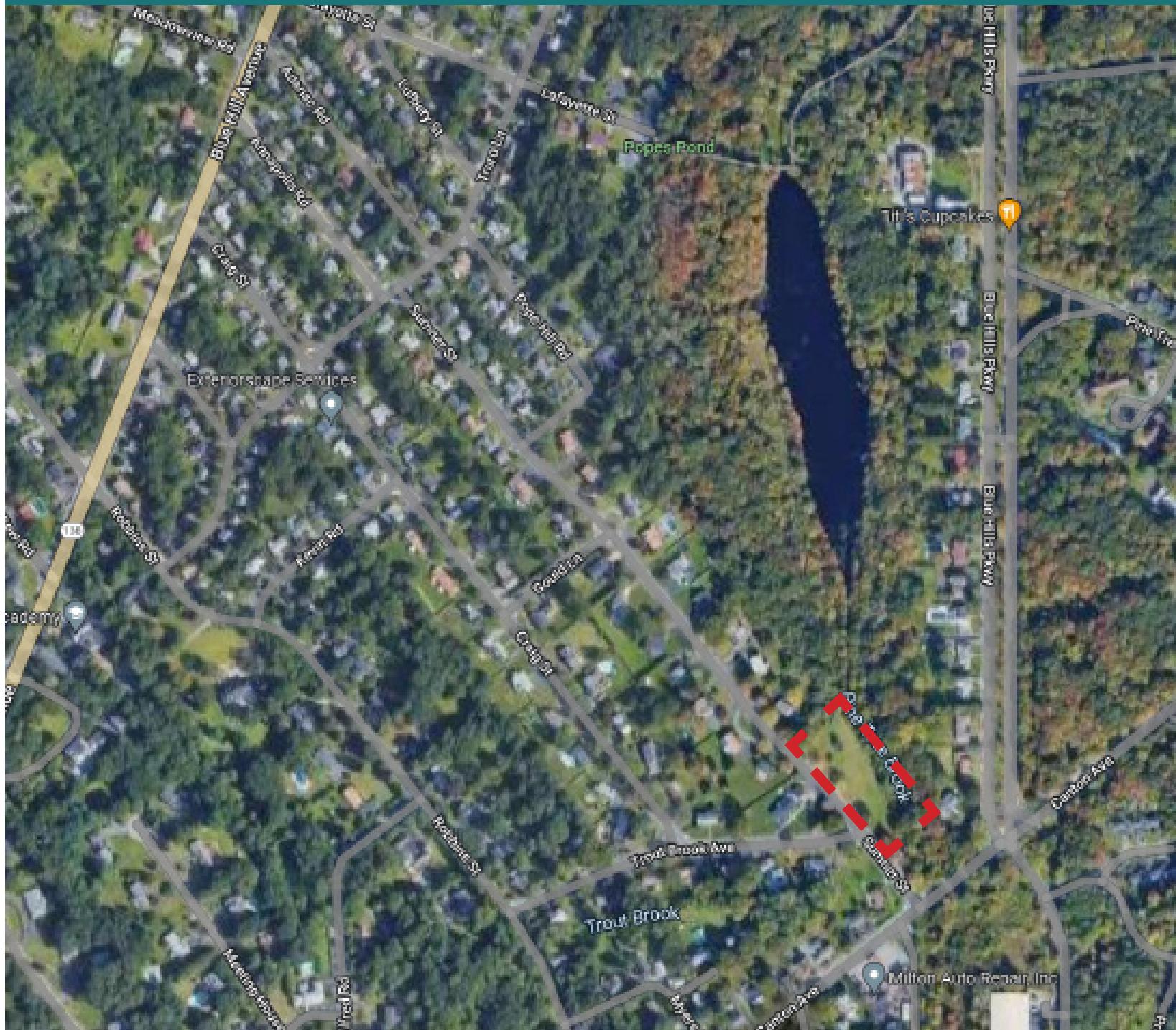
# Turner's Pond - Path Improvements



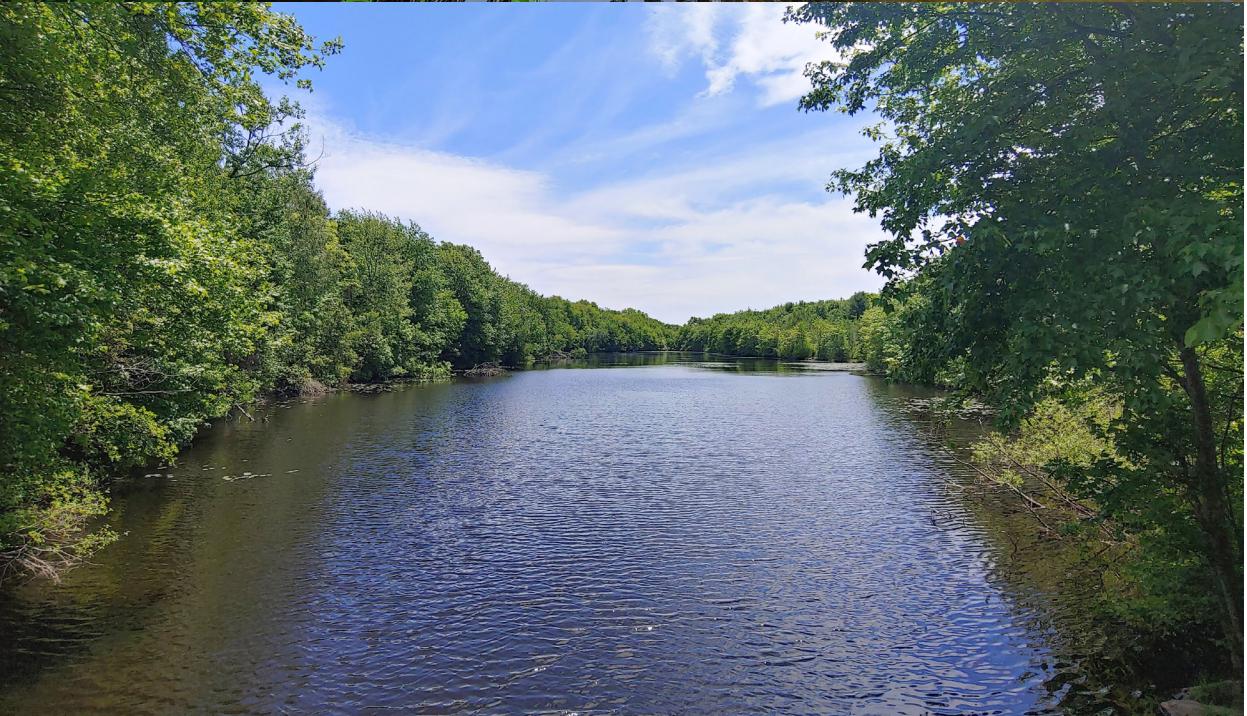
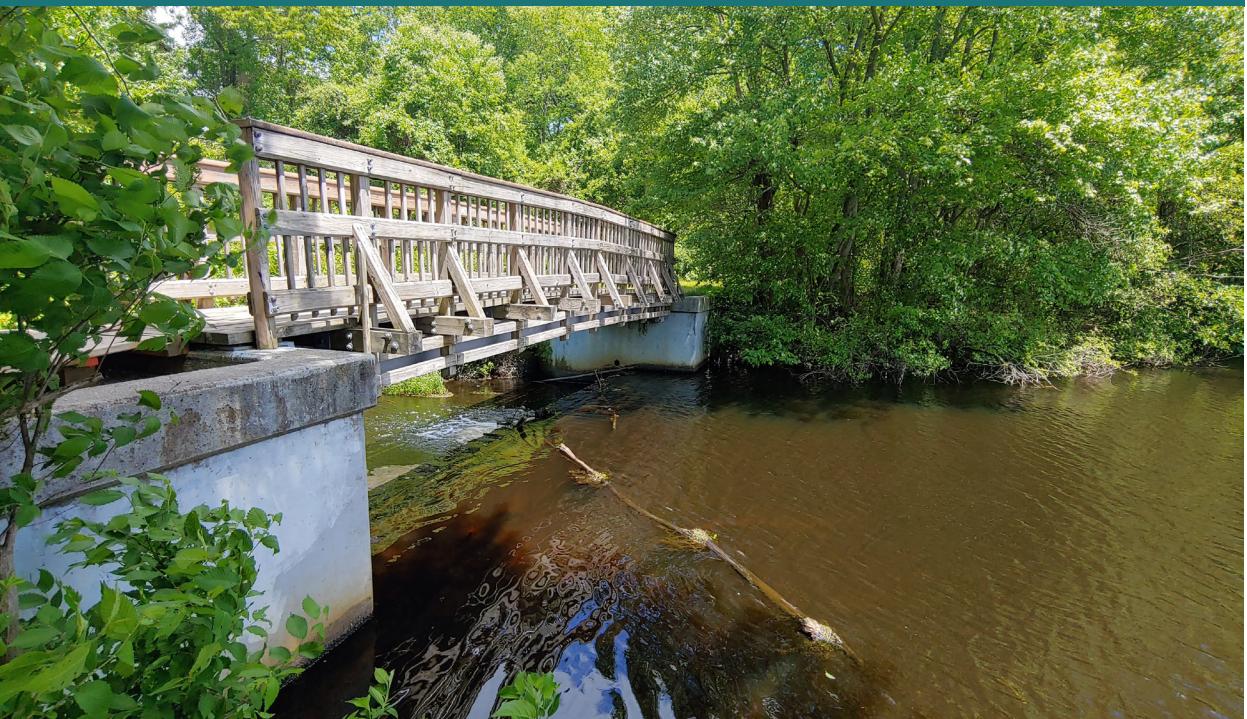
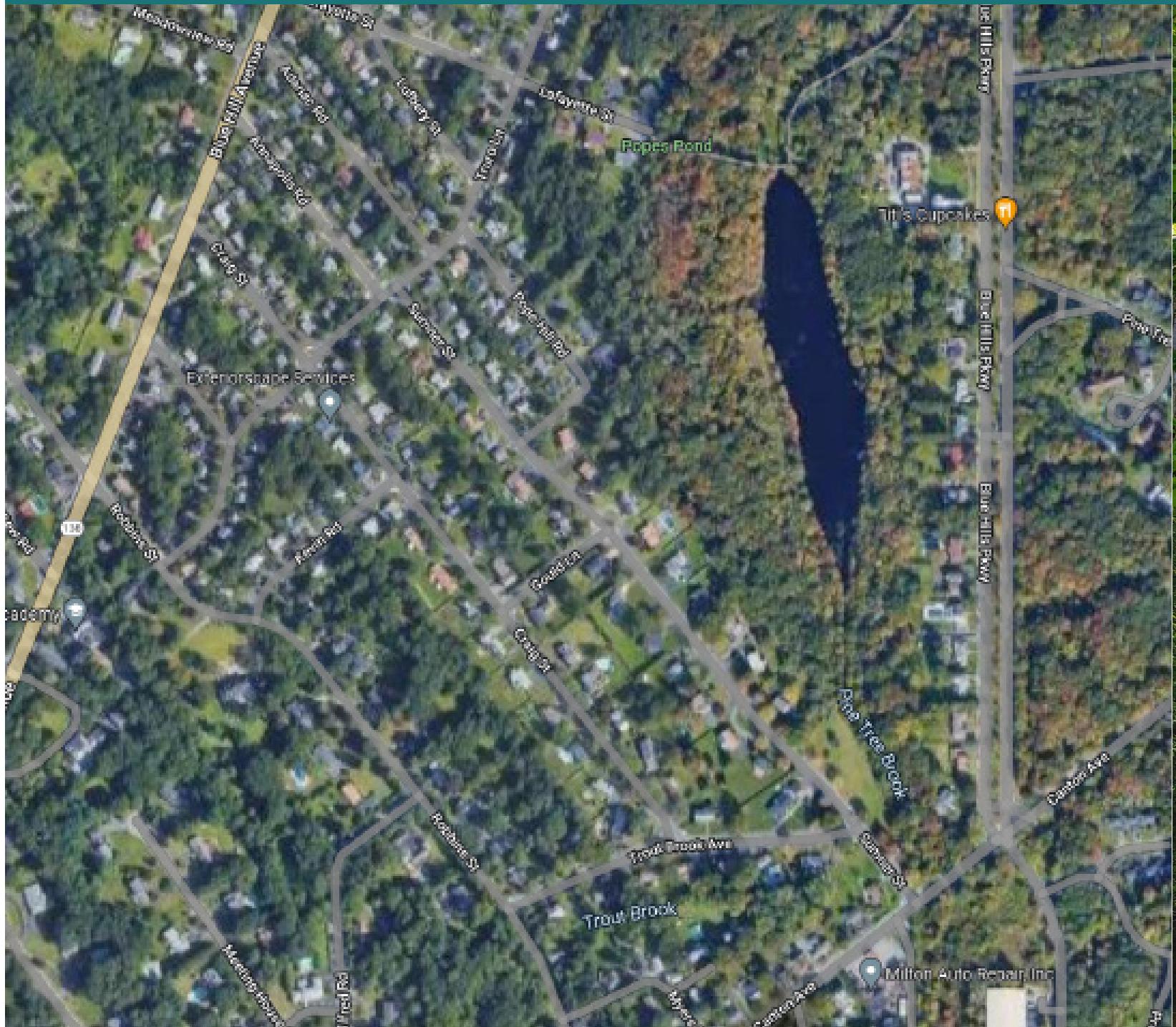
# Wharf Park - Milton Farmer's Market Site Improvement Study



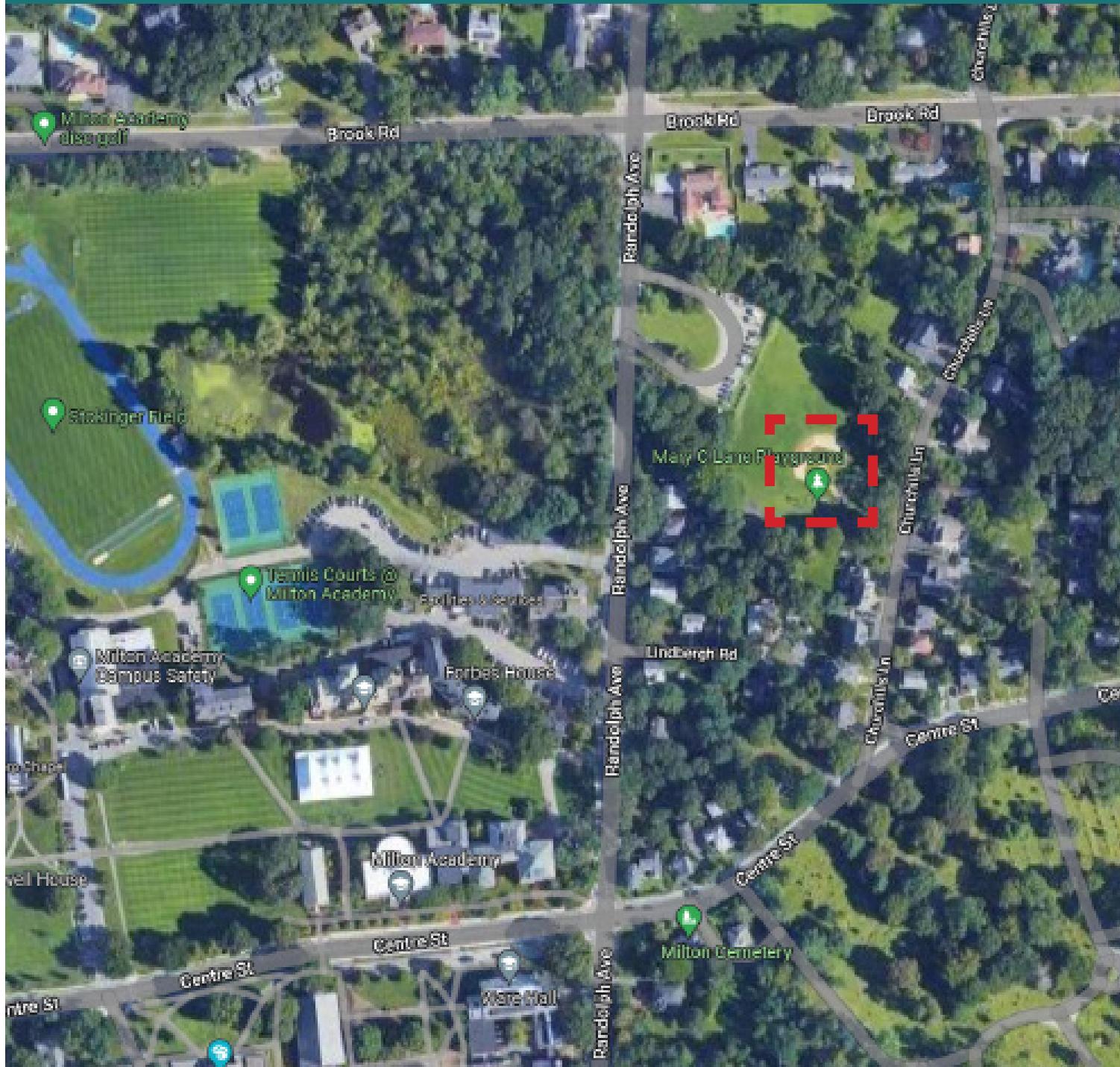
# Peverly Park - Playground Study



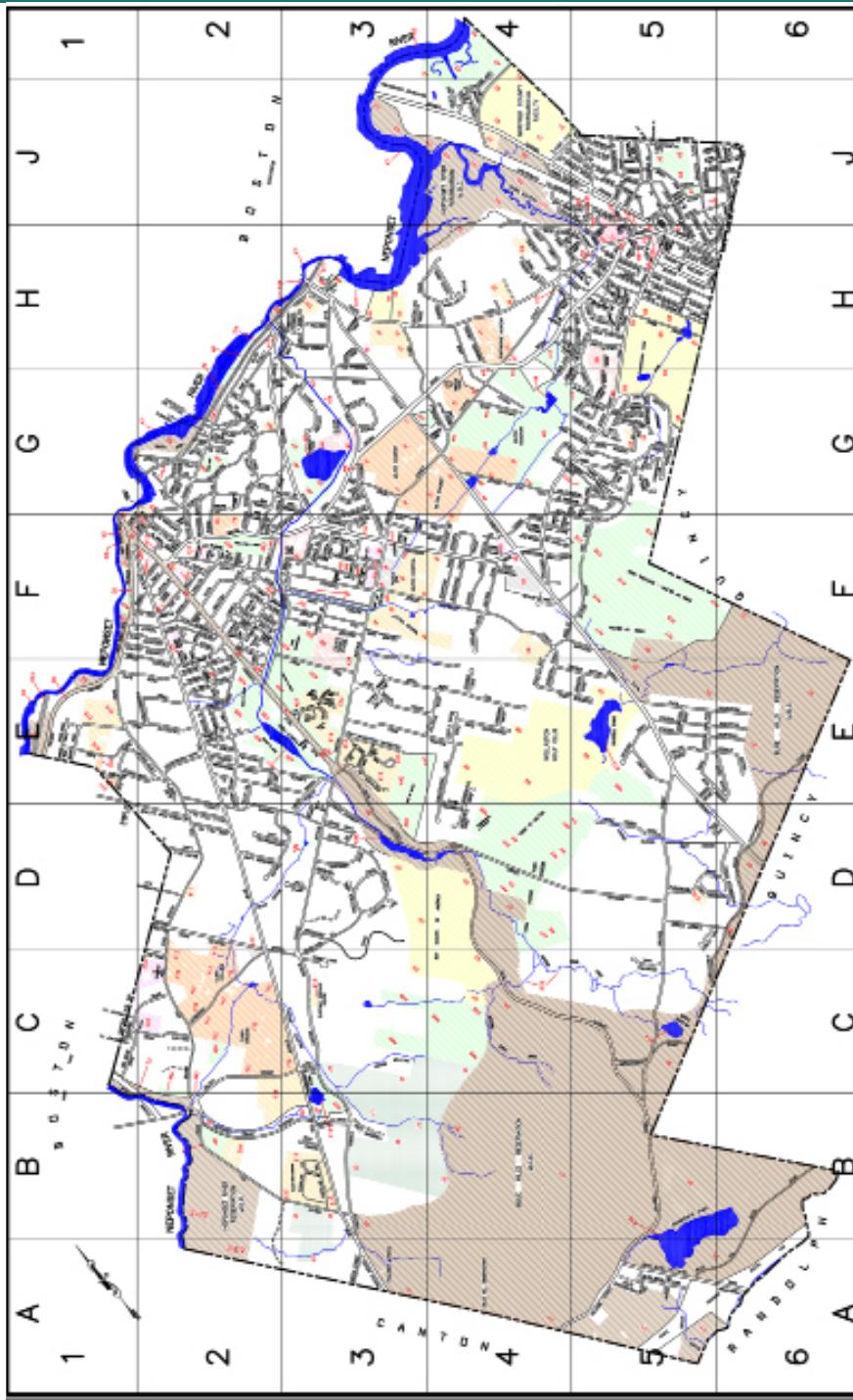
# Pope's Pond - Pedestrian Bridge



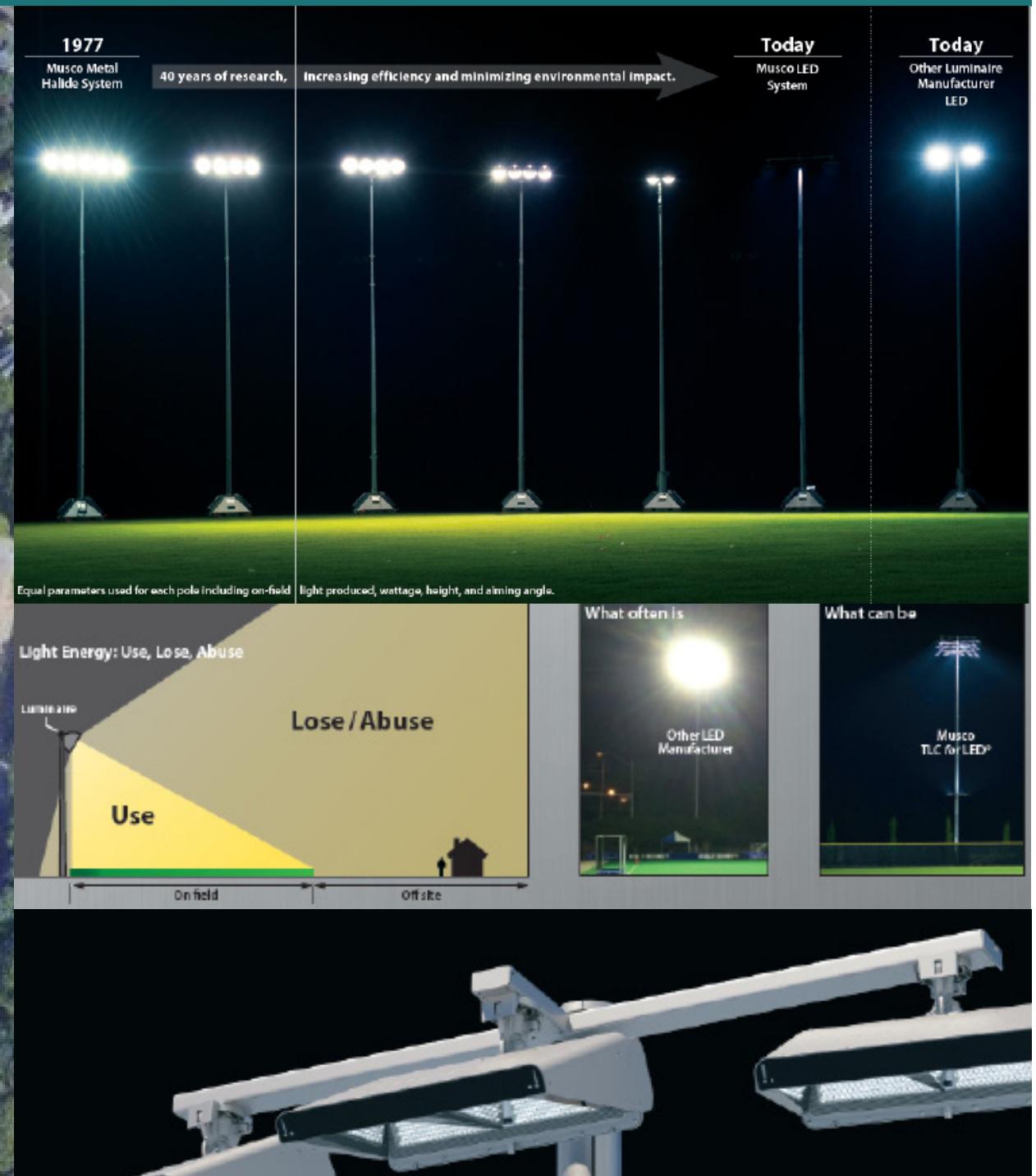
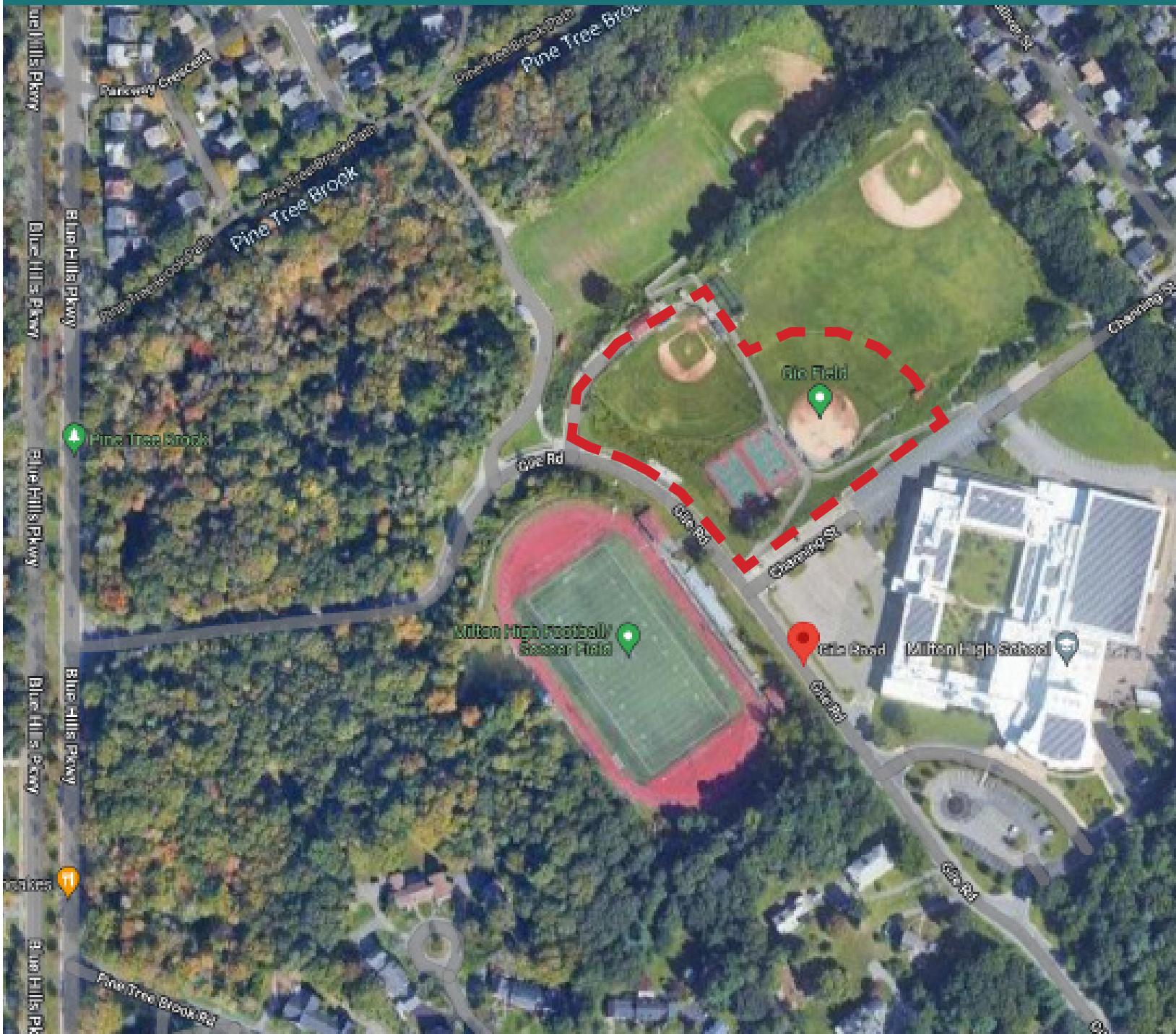
# Milton American Baseball



# Milton Pickleball Courts - Study



# Middle Gile Field - LED Lighting



# CPC - Article 17 - CPC Projects Recommendation

**ARTICLE 17** To see if the town will approve projects and budgets recommended by the Community Preservation Committee at its meeting of February 22 to receive grants from Community Preservation Act funding; and to act on anything relating thereto. If approved by Town Meeting, all projects must enter into a Grant Agreement with the Town and submit regular progress and budget reports. A total of eleven (11) projects are recommended with each item to be considered a separate appropriation for a total of \$1,663,013 to be provided from CPA funds.

CPA PROJECT FUNDING RECOMMENDATIONS		
CPA CATEGORY: COMMUNITY HOUSING	FUNDING SOURCE	AMOUNT
1 Milton Affordable Housing Trust	Community Housing Reserve Fund	\$103,000
	Undesignated CPA Fund	\$430,000
	<b>Total Funding:</b>	<b>\$533,000</b>
CPA CATEGORY: HISTORIC PRESERVATION	FUNDING SOURCE	AMOUNT
2 Milton Town Lock-Up Renovation Milton Historic Commission	Historic Preservation Reserve Fund	\$43,275
	Undesignated CPA Fund	\$176,725
	<b>Total Funding:</b>	<b>\$220,000</b>
3 Forbes House Museum Carriage House & Barn	Historic Preservation Reserve Fund	\$43,275
	FY2023 Budgeted Reserve	\$101,717
	Undesignated CPA Fund	\$144,003
	<b>Total Funding:</b>	<b>\$288,995</b>
4 Spalding Garden - Masonry Work Milton Garden Club	Historic Preservation Reserve Fund	\$16,450
	<b>Total Funding:</b>	<b>\$16,450</b>
CPA CATEGORY: OPEN SPACE & RECREATION	FUNDING SOURCE	AMOUNT
5 Turner's Pond Path Improvements Milton Parks & Rec	Open Space & Rec Reserve Fund	\$14,700
	FY2023 Budgeted Reserve	\$60,300
	<b>Total Funding:</b>	<b>\$75,000</b>
6 Wharf Park - Planning Improvements Friends of Milton Recreation	Open Space & Rec Reserve Fund	\$14,700
	FY2023 Budgeted Reserve	\$10,300
	<b>Total Funding:</b>	<b>\$25,000</b>
7 Peverly Park Playground Study Milton Parks & Rec	Open Space & Rec Reserve Fund	\$14,700
	FY2023 Budgeted Reserve	\$25,300
	<b>Total Funding:</b>	<b>\$40,000</b>
8 Mary C Lane Baseball Improvements Milton Parks & Rec	Open Space & Rec Reserve Fund	\$14,700
	FY2023 Budgeted Reserve	\$16,746
	<b>Total Funding:</b>	<b>\$31,446</b>
9 Middle Gile Sports LED Lighting Milton Parks & Rec	Open Space & Rec Reserve Fund	\$14,700
	FY2023 Budgeted Reserve	\$274,122
	<b>Total Funding:</b>	<b>\$288,822</b>

10	Pickleball Court Study Milton Parks & Rec	Open Space & Rec Reserve Fund FY2023 Budgeted Reserve <b>Total Funding:</b>	\$14,700 \$4,600 <b>\$19,300</b>
11	Pope's Pond Pedestrian Bridge Conservation Commission	Open Space & Rec Reserve Fund FY2023 Budgeted Reserve <b>Total Funding:</b>	\$14,800 \$110,200 <b>\$125,000</b>
			<b>TOTAL FUNDING:</b> <b>\$1,663,013</b>

PROJECT RECOMMENDATION BREAKDOWN		
CPA CATEGORY	NUMBER OF PROJECTS	TOTAL AMOUNT
COMMUNITY HOUSING	1	<b>\$533,000</b>
HISTORIC PRESERVATION	3	<b>\$525,445</b>
OPEN SPACE & RECREATION	7	<b>\$604,568</b>

Submitted by the Community Preservation Committee

**RECOMMENDED** that the Town vote to approve the projects and amounts shown in the following tabulation under the heading "CPA PROJECT FUNDING RECOMMENDATIONS," all projects must enter into a Grant Agreement with the Town and submit regular progress and budget reports, and each project shall be a separate appropriation:

CPA PROJECT FUNDING RECOMMENDATIONS		
CPA CATEGORY: COMMUNITY HOUSING	FUNDING SOURCE	AMOUNT
1 Milton Affordable Housing Trust	Community Housing Reserve Fund	\$103,000
	Undesignated CPA Fund	\$430,000
	<b>Total Funding:</b>	<b>\$533,000</b>
CPA CATEGORY: HISTORIC PRESERVATION	FUNDING SOURCE	AMOUNT
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	Undesignated CPA Fund	\$176,725
	<b>Total Funding:</b>	<b>\$220,000</b>
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	FY2023 Budgeted Reserve	\$101,717
	Undesignated CPA Fund	\$144,003
	<b>Total Funding:</b>	<b>\$288,995</b>
4 Spalding Garden - Masonry Work Milton Garden Club	Historic Preservation Reserve Fund	\$16,450
	<b>Total Funding:</b>	<b>\$16,450</b>
CPA CATEGORY: OPEN SPACE & RECREATION	FUNDING SOURCE	AMOUNT
5 Turner's Pond Path Improvements Milton Parks & Rec	Open Space & Rec Reserve Fund	\$14,700
	FY2023 Budgeted Reserve	\$60,300
	<b>Total Funding:</b>	<b>\$75,000</b>

6	Wharf Park - Planning Improvements Friends of Milton Recreation	Open Space & Rec Reserve Fund	\$14,700	
		FY2023 Budgeted Reserve	\$10,300	
		<b>Total Funding:</b>	<b>\$25,000</b>	
7	Peverly Park Playground Study Milton Parks & Rec	Open Space & Rec Reserve Fund	\$14,700	
		FY2023 Budgeted Reserve	\$25,300	
		<b>Total Funding:</b>	<b>\$40,000</b>	
8	Mary C Lane Baseball Improvements Milton Parks & Rec	Open Space & Rec Reserve Fund	\$14,700	
		FY2023 Budgeted Reserve	\$16,746	
		<b>Total Funding:</b>	<b>\$31,446</b>	
9	Middle Gile Sports LED Lighting Milton Parks & Rec	Open Space & Rec Reserve Fund	\$14,700	
		FY2023 Budgeted Reserve	\$274,122	
		<b>Total Funding:</b>	<b>\$288,822</b>	
10	Pickleball Court Study Milton Parks & Rec	Open Space & Rec Reserve Fund	\$14,700	
		FY2023 Budgeted Reserve	\$4,600	
		<b>Total Funding:</b>	<b>\$19,300</b>	
11	Pope's Pond Pedestrian Bridge Conservation Commission	Open Space & Rec Reserve Fund	\$14,800	
		FY2023 Budgeted Reserve	\$110,200	
		<b>Total Funding:</b>	<b>\$125,000</b>	
		<b>TOTAL FUNDING:</b>	<b>\$1,663,013</b>	
<b>PROJECT RECOMMENDATION BREAKDOWN</b>				
<b>CPA CATEGORY</b>	<b>NUMBER OF PROJECTS</b>	<b>TOTAL AMOUNT</b>		
COMMUNITY HOUSING	1	<b>\$533,000</b>		
HISTORIC PRESERVATION	3	<b>\$525,445</b>		
OPEN SPACE & RECREATION	7	<b>\$604,568</b>		

*COMMENT: The Town of Milton has adopted the Community Preservation Act (CPA) that generates monies for local Community Preservation funds through the implementation of a local CPA property tax. The Community Preservation Committee (CPC) conducts an annual Needs Assessment to determine the Town's priorities for open space, historic resources, community housing and outdoor recreation projects. Working with municipal boards, the CPC assesses the Town's preservation goals and conducts public informational hearings to seek the public's input on the Town's community preservation needs, opportunities, resources and priorities. Following the CPC's study of these issues, the CPC makes recommendations to Town Meeting for the expenditure from the Town's Community Preservation Fund for projects initiated through an Application for Community Preservation Eligibility that is available to the public on the CPC's town website.*

*After careful review and consideration of all project proposals, CPC recommended that eleven (11) projects be funded from CPA funds.*

*The Warrant Committee recommends approval of this article.*

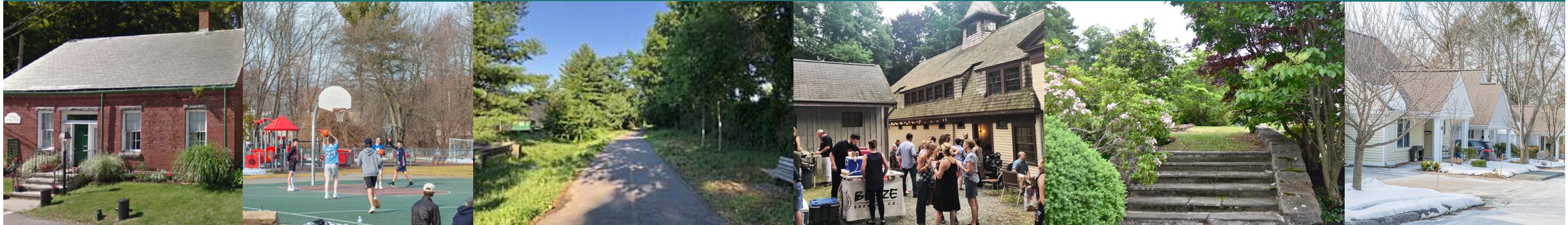
# CPA FUNDS AT WORK

*PRESERVING & ENHANCING  
OUR COMMUNITY*

Project Funding From The Citizens  
of the Town of Milton



MILTON  
COMMUNITY  
PRESERVATION  
COMMITTEE



# Q+A - Thank You!



# Allowable Spending Purposes

Project Eligibility & Terms <sup>1</sup>	Community Housing	Historic Preservation	Open Space	Recreation
	<p><i>Housing for low &amp; moderate income individuals and families, including low- or moderate income seniors age 60+</i></p> <p>+Moderate income is less than 100% of US HUD Area Wide Mean (AMI).</p> <p>+Low Income is less than 80% AMI</p>	<p><i>Buildings, structures, vessels, real property, documents, or artifacts</i></p> <p>listed on the State Register of Historic Places or determined by the Historic Commission to be significant in the history, archeology, architecture, or culture of Milton</p>	<p><i>Land to Protect:</i></p> <p>-existing and future well fields -acquifiers and recharge areas-watershed land-agricultural land-grasslands-fields-forest land-fresh and salt marshes and other wetlands-ocean, river, stream, lake, &amp; pond frontage-beaches, dunes, and other coastal lands-lands to protect scenic vistas-land for wildlife or nature preserve-land for recreation</p>	<p><i>Land for active or passive recreational use including but not limited to:</i></p> <p>-community gardens -trails-noncommercial youth and adult sports-use as a park-playground-or athletic field</p> <p>Shall not include horse or dog racing, artificial turf, or the use of land for a stadium, gymnasium, or similar structure</p>
<b>ACQUIRE</b> <i>Obtain by gift, purchase, devise, grant, rental, lease or otherwise.<sup>2</sup></i>	YES	YES	YES	YES
<b>CREATE</b> <i>To bring into being or cause to exist.<sup>3</sup></i>	YES	NO	YES	YES
<b>PRESERVE</b> <i>Protection of personal or real property from injury, harm, or destruction.</i>	YES	YES	YES	YES
<b>REHABILITATE/RESTORE</b> <i>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.</i>	YES <i>If acquired or created using CPA funds</i>	YES	YES <i>If acquired or created using CPA funds</i>	YES
<b>SUPPORT</b> <i>Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals &amp; 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.</i>	YES	NO	NO	NO

1- This Chart is adapted from versions created by the Department of Revenue and the Community Preservation Coalition 2- Specifications for eminent domain can be found in MGL c.44B§.5(e)

3- Seideman vs. City of Newton, 452 Mass. 472 (2008)

4- ADA - Americans with Disabilities Act; MAAB - Massachusetts Architectural Access Board