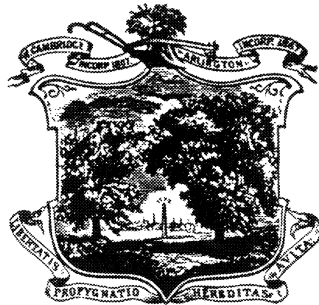


TOWN OF ARLINGTON
MASSACHUSETTS

REPORT OF THE

COMMUNITY PRESERVATION COMMITTEE



TO THE
ANNUAL TOWN MEETING
APRIL 2017

Expanded Online Edition with Project Photos and Maps

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1. Introduction

The Arlington Community Preservation Committee is pleased to present nine CPA projects and a budget for Town Meeting's consideration and approval. The projects are located in several Arlington neighborhoods and fall in all three CPA areas of interest: historic preservation, affordable community housing, and open space and recreation.

The Committee, informally known as the "CPA Committee" or CPAC, is tasked with evaluating Arlington's needs in those areas and making CPA funding recommendations to Town Meeting. As directed in the Town bylaw, the CPAC consulted with the Capital Planning Committee, Finance Committee and the Board of Selectmen on our recommendations.

2. Warrant Article 49

Article 49 concerns financial actions pertaining to CPA for Fiscal Year 2018 (FY18).

The main motions before Town Meeting concerning CPA articles come directly from the CPAC. Town Meeting will therefore consider the recommended votes for Article 49 printed at the end of this report. These votes are divided into three sections: (a) votes to transfer funds to temporary dedicated reserves, as explained in the vote comment; (b) votes on the nine proposed CPA projects, and (c) votes on project and administrative reserves.

When Article 49 is debated, the CPAC will briefly present each project and budget recommendation, and will be available to answer questions with additional information. Town Meeting must approve all spending recommended by the CPAC with a majority vote. State law requires that every year, Town Meeting either spends or reserves a minimum of 10% of anticipated CPA revenues in each of the three CPA areas of interest (open space and recreation, community housing, historic preservation).

3. The Community Preservation Act (CPA) in Massachusetts and in Arlington

The Community Preservation Act (CPA) allows participating cities and towns to reserve dedicated funds to preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities. The acquisition, creation and preservation of these community assets is financed through the Community Preservation Fund, comprised of local revenues collected from a property tax surcharge (in Arlington, 1.5% of the net tax levy), plus annual distributions from the Massachusetts Community Preservation Trust Fund.

The Community Preservation Act was passed in 2000 and signed by Governor Paul Cellucci. It has now been adopted by 172 communities, about 58% of the Commonwealth's municipalities. The Town of Arlington passed the CPA in November 2014. Annual Town Meeting in 2015 set up the structure for the CPAC and the process for consultation with other bodies. The Town of Arlington began collecting surcharge revenue on the August 3, 2015 tax bills, and received the first annual state CPA distribution, equal to about 19% of local revenues, in late 2016.

The Town of Arlington is privileged to have many important community assets. Preserved open space areas contain a scenic beauty that predates the Town itself. Historic resources provide a glimpse into Arlington's past, a way of measuring our progress throughout the years, and perhaps an insight as to where the Town is headed. Recreational land provides a safe place to enjoy community-based activities and games, thereby strengthening the health and well-being of all its residents. Community housing allows a greater range of people to benefit from all aspects of Arlington, people who would otherwise not have the opportunity to contribute to the future of the Town.

The CPAC strives to help Arlington preserve the Town's precious assets through CPA funding. The CPA fund is a powerful resource for maintaining the character of Arlington. The CPA in Arlington is also a valuable fiscal tool for the Town, allowing qualifying capital projects to be funded with CPA revenues augmented by the state match.

4. The Community Preservation Committee and its Work

The Committee is comprised of five members who are representatives of existing Town entities as mandated by state law, plus four members appointed by the Board of Selectmen as permitted by the Town's CPA bylaw. The five Town authorities with representation on the CPAC are the Arlington Conservation Commission, Arlington Historical Commission, Arlington Housing Authority, Arlington Park and Recreation Commission, and Arlington Redevelopment Board. A committee roster is at the end of this report.

Each year, the Committee:

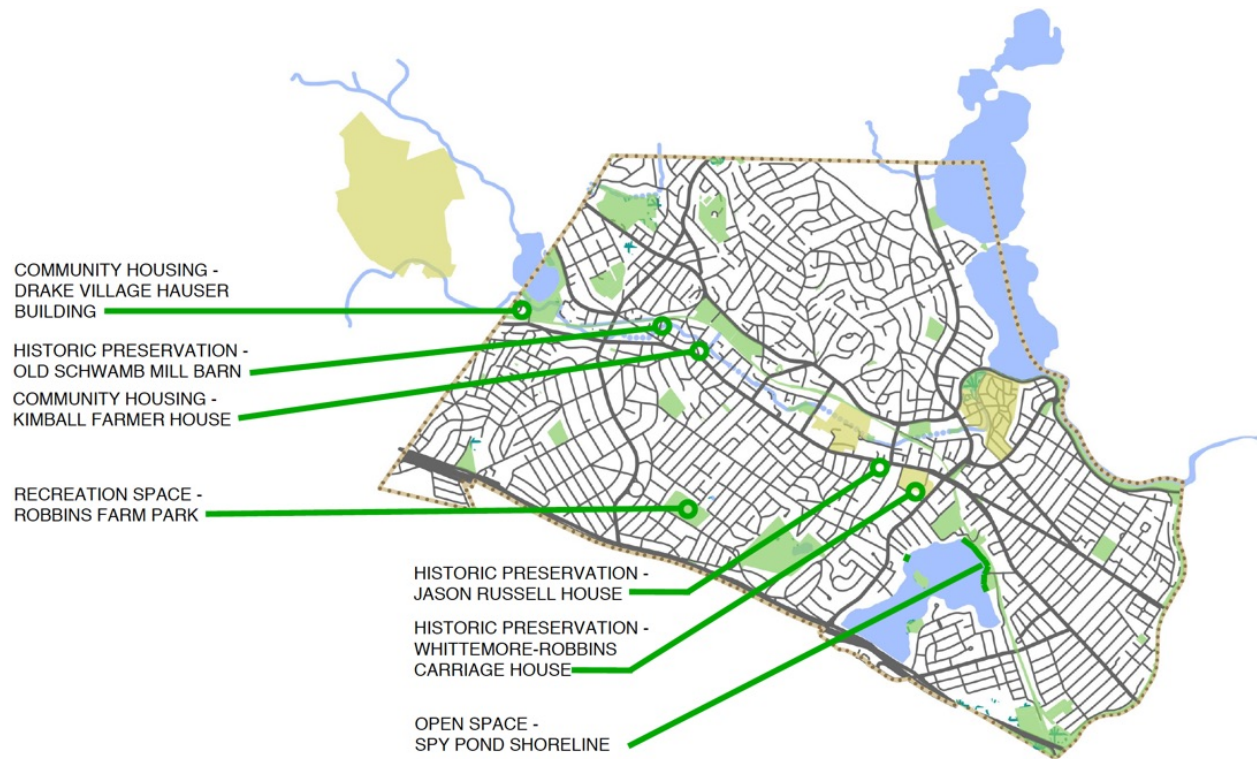
- 1. Holds annual public meetings** to discuss the priorities and funding process for CPA, and annually updates a Community Preservation Plan outlining community preservation needs, possibilities and resources in Arlington.
- 2. Tracks the local and state receipts** for the Arlington CPA fund, local CPA account balances, and CPAC administrative expenses.
- 3. Receives and processes applications for CPA projects each fiscal year** with a six-month process in which the Committee:
 - Screens preliminary project applications for CPA eligibility under state law, then provides feedback on application quality and relevant grant requirements (e.g., affordable housing or historic preservation restrictions, demonstration of public benefit).
 - Invites full applications, then performs extensive due diligence to evaluate community need, feasibility, sustainability, and other merits.
 - Hosts public presentations by applicants for each proposed CPA project.
- 4. Consults with the Board of Selectmen, Finance Committee, Capital Planning Committee** and other town bodies about our funding recommendations.

5. Presents the recommended votes for CPA to Town Meeting comprised of CPA projects, reserve funds and administrative expenses.

6. With the appropriate Town Department or Project Applicant, the Committee oversees Community Preservation projects throughout their duration, tracks project expenditures and balances, and approves project payments.

5. Report on FY2017 CPA Projects

Following the recommendation of the Committee, Annual Town Meeting 2016 appropriated \$1,430,509 in CPA funds for local community housing, historic preservation and open space/recreation projects in FY2017. Brief summaries and status of these projects follow; detailed project descriptions with photographs are in the [Committee's 2016 Report to Town Meeting](#).



FY17 CPA projects. See page 22 for a larger map

OPEN SPACE AND RECREATIONAL LAND

Robbins Farm Park Field & ADA Renovation

Sponsor: Town of Arlington Park and Recreation Commission.

\$636,749 for playing field rehabilitation and upgrades and ADA access renovation of Robbins Farm Park. The first phase of the project will complete construction this year.

Spy Pond Edge & Erosion Control

Sponsor: Town of Arlington Conservation Commission.

\$49,760 to study options for shoreline preservation and erosion mitigation along public portions of Spy Pond. The study is complete and the CPAC is now recommending Phase II of the project for funding this year, to follow through on study recommendations.

HISTORIC PRESERVATION

Whittemore-Robbins Carriage House

Sponsors: Town of Arlington Dept. of Health and Human Services and the Arlington Historical Commission.

\$289,000 to rehabilitate and preserve the Whittemore-Robbins Carriage House, an original part of the historic estate. The project is out to bid and will go into construction this spring.

Jason Russell House

Grantee: Arlington Historical Society

\$35,000 for preservation work and an engineering assessment of this important Revolutionary War site. The study is complete and repair work will be completed this summer.

Schwamb Mill Barn

Grantee: Schwamb Mill Preservation Trust

\$20,000 for a new roof to protect the historically important barn outbuilding in the complex. The roof is scheduled for completion this summer.

COMMUNITY HOUSING

Drake Village Window Replacement

Sponsor: Arlington Housing Authority

\$200,000 to help replace leaking windows at Drake Village. The award leveraged state matching funds of almost \$3 million dollars for additional work at Drake Village and Menotomy Manor. The windows will be replaced by the end of this year.

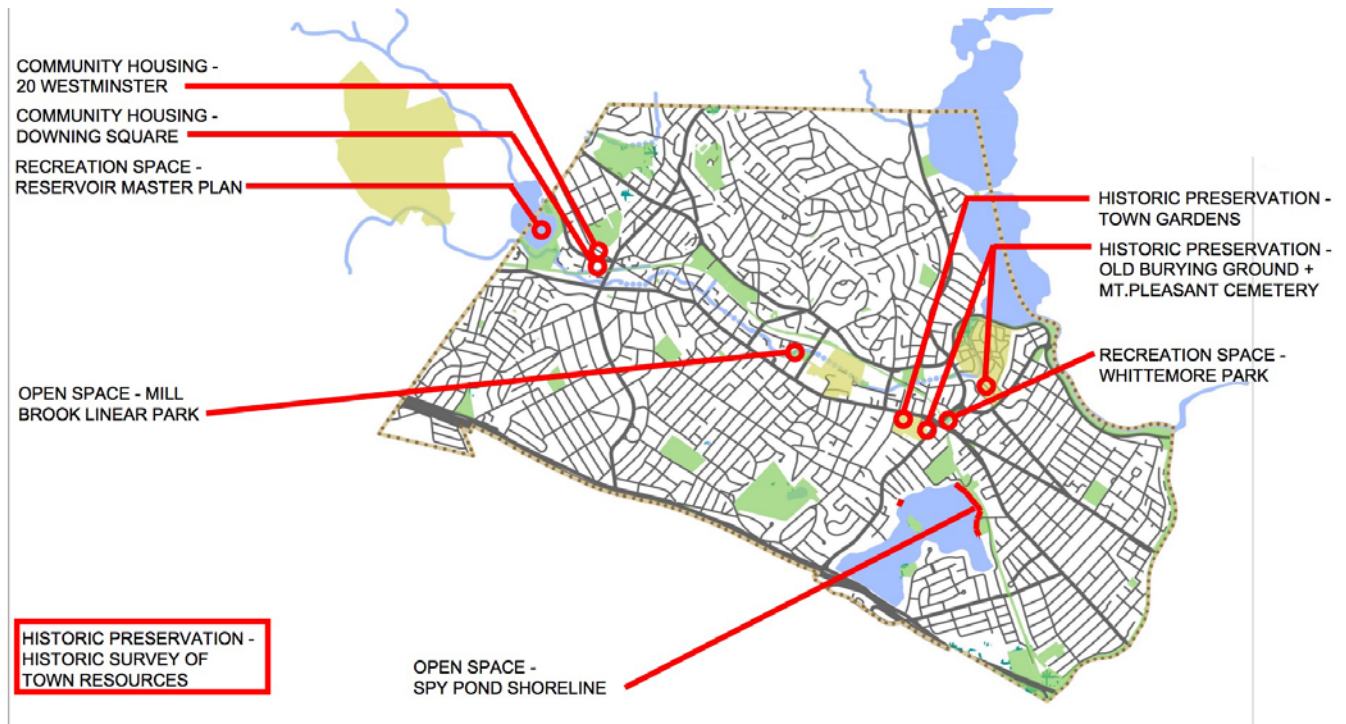
Kimball Farmer House

Grantee: Housing Corporation of Arlington.

\$200,000 to help create three units of affordable housing at the renovated historic Kimball Farmer House. The project was completed in the summer of 2016 and the units are occupied.

6. Recommended CPA Projects (FY2018)

The Committee is pleased to recommend the following nine projects for FY2018 funding.



FY18 Proposed Projects. See page 22 for a larger map

OPEN SPACE AND RECREATIONAL LAND

Spy Pond Edge & Erosion Protection II

Sponsor: Town of Arlington Conservation Commission

Recommended funding: \$552,900

This is the second phase of a project that was funded as a study with CPA funds last year. The first year's work was successful, and resulted in this Phase II project for bid documents and construction to preserve four town-owned parcels of failed shoreline along Spy Pond.

The edge conditions for the publicly owned portions of the Spy Pond shoreline have been documented and now will be specifically protected under this work. Specific goals include: preserving, stabilizing and strengthening the pond's banks; controlling bank erosion; controlling access to prevent unauthorized paths; and promoting storm water infiltration.

As shown in the study, the community support for the project is strong and a community education component is included during construction. The Conservation Commission and the Park and Recreation Commission have committed to work together and learn from the project to inform future shoreline projects in town.



Locations of Spy Pond Erosion Protection work

Whittemore Park Revitalization Study

Sponsor: Town of Arlington Department of Planning & Community Development

Recommended funding: \$65,000

This project will plan for the revitalization of the Town’s Common next to the Dallin Museum. The building and the park are on the National Register for Historic Places, so this is also an historic preservation project. The Department of Planning and Community Development has asked for partial funding for the cost of this study; they will also contribute some of their own budget.

The park is currently underutilized and would benefit from a comprehensive review of the physical grounds, its role as a congregational space, and its history. Initial ideas for improving the space came from the overall MassDOT work for Massachusetts Avenue, which called attention to its role in the public space improvements along the corridor. This study will build on that work and seek ideas to make it more welcoming.

The CPAC will request as a condition of funding that a qualified Landscape Architect be engaged, and that the working group have representatives from the Historical Commission.



Whitemore Park today

Mill Brook Linear Park Pilot Study

Sponsor: Mystic River Watershed Association (MyRWA)

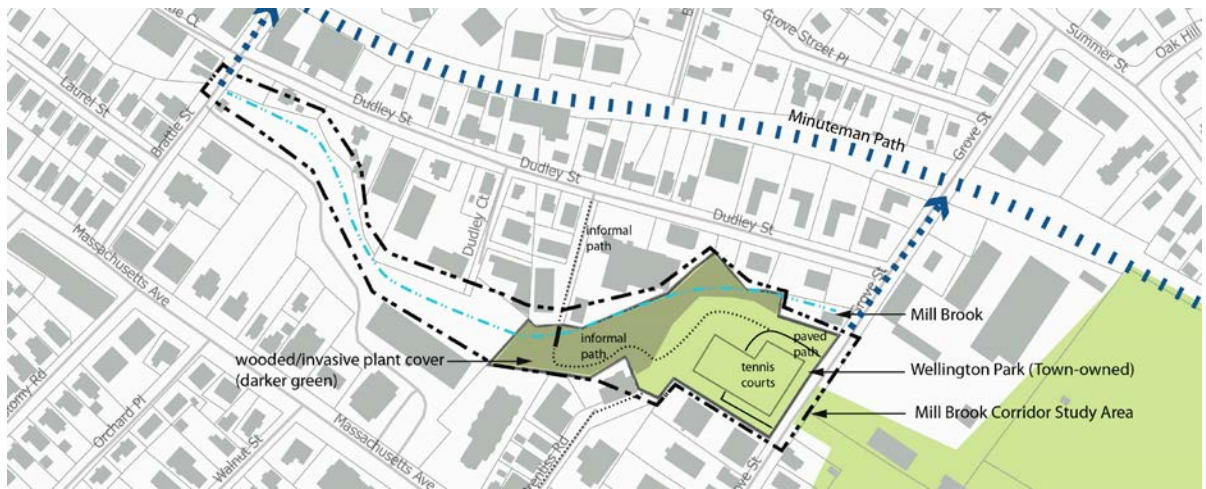
Co-sponsor: Town of Arlington Conservation Commission

Recommended funding: \$56,783

The Mystic River Watershed Association has put forward this pilot study to follow up on the recommendations of the recent Master Plan, and of the Mill Brook Study of several years ago.

This initial study will determine whether a linear pathway along the brook could be established, connecting it to the existing bridge, and extended onto a neighboring privately owned parcel. The land in the study area is partially owned by the Town and partially owned by a condo association

(continued next page).



Location of Mill Brook Linear Park Study

The MyRWA will also continue their testing of the water in the Mill Brook and will publicize their results so that the public knows more about the water quality. The determinations from pilot study have the potential to be deployed elsewhere along Mill Brook.

The CPAC will request as a condition of funding that the working group include representatives from the condo association, the Park and Recreation Commission and the Conservation Commission.

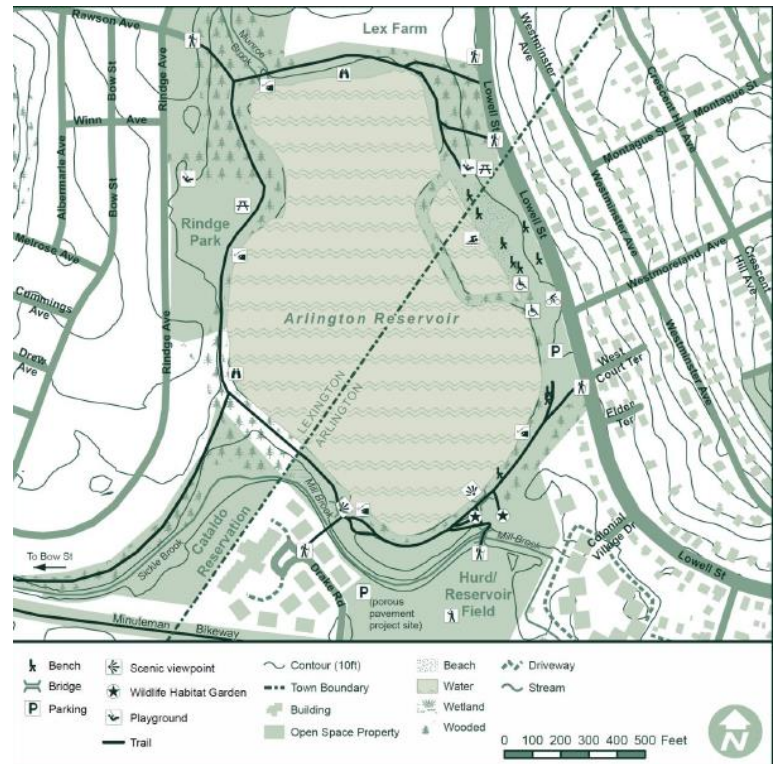
Arlington Reservoir Master Plan & Survey

Sponsors: Town of Arlington Park and Recreation Commission and Conservation Commission

Recommended funding: \$100,000

This proposal for a master plan, ecological assessment and land survey for the Arlington Reservoir has long been on the Capital Plan. The Reservoir is an important Open Space asset for the Town and is loved not only by the young swimmers every summer, but also year-round by walkers, runners and bird watchers.

An important part of this study is the property line survey that will clarify the Town boundaries for this property, part of which is within Lexington's borders. A consultant team of engineers and ecologists will look at the Reservoir and come up with a phased plan for its improvement. Shoreline restoration



strategies developed for the Spy Pond Edge and Erosion Protection project will be studied for their application to this project.

HISTORIC PRESERVATION

Robbins Town Garden Water Features

Sponsor: Town of Arlington Historic Commission

with support from Friends of the Robbins Town Hall Garden

Recommended funding: \$643,213



The restoration of the reflecting pool and fountain in the Town Garden between the Robbins Library and Town Hall has been in the Capital Plan for some years, and was proposed to the CPAC this year by the Friends of the Robbins Town Hall Garden and the Historical Commission.

The reflecting pool is one of the central character-defining features of this historic landscape designed by the Olmsted Brothers' firm in the 1930s. Today, it is a spot that the Town uses for weddings and other ceremonies that bring in revenue to the Town. A portion of these revenues will pay for annual maintenance of the reflecting pool.

In addition to the work on the pool, the Town is repairing the 1911 Cyrus Dallin Menotomy Hunter Statue at the head of the pool. That work is not part of this CPAC project, but instead is funded through the Capital Budget.

The project team will consist of an engineering firm that has done similar complex public pool mechanical systems restoration, and a landscape historian who specializes in the Olmsted's work. The work will restore the pool to its former glory and ensure that the fountain mechanicals are in good working order. Jim Feeney, Assistant Town Manager, will oversee the work.

The CPAC will request as a condition of funding that project proponents hold a public educational meeting to inform members of the community about the work under consideration.

Old Burying Ground / Mt. Pleasant Cemetery

Sponsors: Town of Arlington Historic Commission and Cemetery Commission

Recommended funding: \$64,920

This is a study to produce a comprehensive preservation plan for the Old Burying Ground (OBG) on Pleasant Street, and to survey the condition of several historic tombs in Mt. Pleasant Cemetery for preservation planning and structural stability.

Both cemeteries are on the National Register of Historic Places. The OBG, which contains the remains of Jason Russell and 11 other patriots who died at the Battle of Menotomy in 1775, suffers from decades of deferred maintenance. There are dangerous items in need of near-future repair, such as the retaining wall separating the Old Burying Ground from the adjacent nursery school and Church. The historic tombs in need of preservation at Mt. Pleasant cemetery are for the extended Locke family.



This first stage of work will produce a phased plan for restoration and repair. The project team will consist of an historic landscape architect, a structural engineer, an historic stone conservator, and an arborist.

Three groups will oversee the work: the Arlington Cemetery Commission, Arlington Historical commission, and the Town Manager's office (via Asst. Town Manager Jim Feeney). The Arlington Historical Society will provide consultation. The project team will collaboratively ensure that the work is done carefully and to historic preservation standards.

The CPAC will request as a condition of funding that project proponents hold a public educational meeting to inform members of the community about the work under consideration.

Update Historic Resources Inventory

Sponsors: Town of Arlington Department of Planning and Community Development and Historical Commission

Recommended funding: \$115,000

To successfully preserve and enhance Arlington's historic heritage, there must first be an accurate record of the town's historic resources. As called for in the recent Master Plan, this project would update the town's *Inventory of Historically or Architecturally Significant Properties*. The inventory, a very important reference for town officials, residents and community groups, is currently out of date, incomplete, and in some cases inconsistent with state records.

The Planning Department will manage the work and coordinate with the Historical Commission and the Robbins Library to update the town records. An historic consultant will assist the Department of Planning and Community Development on this project.

An important part of the study is an historic structures report for the older section of the High School. It will establish baseline information that can be used in the feasibility study for rebuilding the school. If that part of the building remains in the plans for its expansion, then that portion of the work may qualify for CPA funding.



COMMUNITY HOUSING

20 Westminster

Applicant: Housing Corporation of Arlington

Recommended funding: \$500,000

This community housing project will produce nine units of affordable housing in the historic church and former nursery school building at the corner of Westminster and Lowell Streets. Rental apartment units will replace the classroom, office and the auditorium currently in the building. Three of the units will be reserved for the homeless, two of which for disabled applicants with incomes at or below 30% Area Median Income (AMI). One unit will be reserved for a homeless or disabled veteran with an income at or below 30% AMI. The remaining five units will be reserved for applicants with incomes at or below 60% AMI. The HCA will be working with the Somerville Homeless Coalition to provide services for the occupants of the building.

HCA is lightly renovating the exterior, including the de-leading of all existing exterior doors and wood windows, and the addition of five new windows to match the existing windows. HCA recently replaced the flat roof and serviced the boiler. Though the existing stairs will remain, the interior will be substantially renovated to create the apartments' bedrooms, living rooms, kitchens and bathrooms. Three units will be designed to be fully accessible to individuals with a mobility disability. All units will be deeded affordable in perpetuity and count towards Arlington's affordable housing inventory. The land around the building will remain as open space with plantings and lawn.



HCA purchased the property in 2014. The project has obtained all permits, had a historical review and is now well received by the neighborhood. The architectural construction documents are completed and the project will begin construction this summer. The estimated total development cost of the project is \$3,884,000, or \$431,555/unit. CPA funds will be used for construction costs only.



(continued)

Downing Square

Applicant: Housing Corporation of Arlington (HCA)

Recommended funding: \$100,000



Rendering of the 28-unit building from the Minuteman Bikeway

This project is at the beginning of a multi-year process of obtaining approvals and securing funding sources. When completed, it will produce 34 affordable housing units for applicants with incomes at or below 60% Area Median Income (AMI) in Arlington Heights. HCA requested \$500,000 in CPA funds; the Committee voted to recommend a \$100,000 appropriation this year, to be used for future construction costs. This will show an early local commitment to the project and help HCA obtain remaining funding from the Commonwealth.

This new construction project will consist of two buildings, one at the corner of Lowell Street and Park Avenue extension (six units), and one farther along Lowell Street, running parallel to the Minuteman Bike Path (28 units). The site for the six-unit building is currently vacant. Little to no environmental remediation may be required there. The site of the larger building, also vacant, was used historically for a community garage, welding shop, automotive shop and scrap yard, most recently in 2004; environmental remediation will be required.

HCA purchased the properties in 2016 and the project was granted a special permit from the Redevelopment Board. The estimated total development cost of the project is currently \$11,900,000, or \$350,000/unit. All units will be deeded affordable in perpetuity and count towards Arlington's affordable housing inventory.



Rendering of the 6 unit building from the Downing Square intersection

7. CPA Budget for FY2018

The table on the next page illustrates anticipated CPA revenues and recommended expenditures for FY2018, which begins July 1.

As with the operating and capital budgets, Town Meeting appropriates CPA expenditures primarily from anticipated revenues for the coming fiscal year, plus any unspent CPA funds held in reserve. CPA funds may only be spent on CPA projects and limited CPAC administrative expenses permitted by state law.

Anticipated CPA Revenues

CPA funds available to Town Meeting come from two sources: local receipts from the CPA property tax surcharge, and partial matching funds from the state CPA trust fund.

This year there is a special, one-time revenue situation for funds available for CPA projects. At this Town Meeting, two years' worth of CPA revenues are available for project appropriations:

- Local CPA revenues collected in FY2016, and
- Anticipated FY2018 local and state CPA revenues.

(FY2017 CPA revenues were appropriated by Annual Town Meeting last year)¹

Due to state rules for the CPA startup year, the local CPA tax surcharge revenue from the first year of CPA collection (FY2016) was not available for Town Meeting to appropriate at Annual Town Meeting last year, but was instead held in the local Community Preservation Fund. As state matching funds are not awarded in the first year after CPA adoption, FY2016 revenues are local tax collections only. The FY2016 funds are now available for CPA project appropriation, plus anticipated local CPA tax and state matching revenues for FY2018.

In the future, Town Meeting will appropriate anticipated revenues from the upcoming fiscal year only. Every year, the Committee budgets against these anticipated revenues very conservatively, since they come from variable local tax collection and state matching rates.

CPA Expenditures

Information on the recommended CPA projects is in an earlier section. Please see the vote comments at the end of this report for details about the two additional recommended expenditures and transfers: the CPA project reserve and the CPAC administrative expenses reserve.

¹ Unspent FY17 CPA funds will return to the local Community Preservation Fund at the close of the fiscal year and will be available for future Town Meeting appropriation to CPA projects. These funds at the time of writing include the unspent balance of the FY17 budgeted reserve (\$39,141) and CPAC administrative expenses reserve (\$47,295).

Recommend FY2018 CPA Budget

ESTIMATED NEW REVENUES

| | |
|---|--------------------|
| FY16 Local CPA tax surcharge receipts (actuals) | \$1,311,512 |
| FY18 Local CPA tax surcharge receipts (projected) | \$1,377,907 |
| FY18 State matching funds (projected) | \$201,645 |
| | |
| TOTAL ESTIMATED REVENUES | \$2,891,064 |

NEW EXPENDITURES AND RESERVES

| CPA Projects | Open Space & Recreation | Historic Preservation | Community Housing | Project reserves | Admin expenses | TOTALS |
|--|-------------------------|-----------------------|-------------------|------------------|-----------------|--------------------|
| Spy Pond Edge and Erosion Protection Phase II | \$552,900 | | | | | \$552,900 |
| Arlington Reservoir Master Plan and Survey | \$100,000 | | | | | \$100,000 |
| Mill Brook Linear Park Pilot Study | \$56,783 | | | | | \$56,783 |
| Whittemore Park Revitalization Project Study | \$65,000 | | | | | \$65,000 |
| Robbins Town Garden Water Features | | \$643,213 | | | | \$643,213 |
| Old Burying Ground/Mt. Pleasant Tomb Repair Study | | \$64,920 | | | | \$64,920 |
| Update Arlington Historic Resources Inventory | | \$115,000 | | | | \$115,000 |
| Downing Square | | | \$100,000 | | | \$100,000 |
| 20 Westminster | | | \$500,000 | | | \$500,000 |
| | | | | | | |
| Reserves & Expenses | | | | | | |
| Budgeted reserve from unspent new CPA revenues | | | | \$614,270 | | \$614,270 |
| Administrative expenses reserve account ¹ | | | | | \$78,978 | \$78,978 |
| TOTAL EXPENDITURES & RESERVES | \$774,683 | \$823,133 | \$600,000 | \$614,270 | \$78,978 | \$2,891,064 |

| | | | | | | |
|--|-----|-----|-----|-----|----|------|
| % of total new expenditures and reserves by category | 27% | 28% | 21% | 21% | 3% | 100% |
|--|-----|-----|-----|-----|----|------|

¹ Unused funds from the administrative expenses reserve account return to the general CPA fund at the end of the fiscal year for future CPA projects

8. Recommended Votes – Article 49

ARTICLE 49

APPROPRIATION/ COMMUNITY PRESERVATION FUND

To see if the Town will vote to make appropriations from the Community Preservation Fund for eligible community preservation projects; for community preservation reserve accounts for historic preservation, open space and recreation, and affordable housing; for Community Preservation Committee administrative expenses or other eligible expenses; or take any action related thereto.

(Inserted at the request of the Community Preservation Committee)

VOTED:

(1) That the Town take the following actions regarding dedicated CPA project area reserves:

(a) Transfer the sum of \$300,000 from FY2018 Community Preservation Fund revenues to a CPA Open Space and Recreation Reserve account, for later Town Meeting appropriation for open space and recreational land purposes;

(b) Transfer the sum of \$300,000 from FY2018 Community Preservation Fund revenues to a CPA Community Housing Reserve account for later Town Meeting appropriation for community housing purposes; and

(c) Transfer the sum of \$300,000 from FY2018 Community Preservation Fund revenues to a CPA Historic Preservation Reserve account for later Town Meeting appropriation for historic preservation purposes. (7-0)

COMMENT:

These accounting transfers, taken immediately prior to the CPA project appropriation votes that follow, ensure that the Town complies with the legal requirement to either appropriate or reserve at least 10% of annual CPA revenues (in this case, FY16 + FY18) in each of the three CPA project areas.²

Although the transferred funds are immediately recommended for appropriation in their entirety in the following CPA project votes, this action ensures that the Town maintains compliance should Town Meeting reduce or reject the recommended appropriations, or does not become retroactively out of compliance with state law should any approved project not proceed as planned.

(Continued next page)

² FY16 actuals: \$1,311,512; FY18 estimated: \$1,579,552; Total: \$2,891,062

(2) That the Town take the following actions to appropriate funds for 2018 CPA projects, with each project considered a separate appropriation:

(a) Appropriate the sum of \$100,000 from Community Preservation Fund revenues to the Town of Arlington's *Arlington Reservoir Master Plan and Survey* project for the preservation of open space and the rehabilitation of recreational land, said funds to be expended under the direction of the Park and Recreation Commission and the Community Preservation Committee;

(b) Appropriate the sum of \$65,000 from Community Preservation Fund revenues to the Town of Arlington's *Whittemore Park Revitalization Project Study* project for the preservation of open space and historic resources, said funds to be expended under the direction of the Department of Planning and Community Development and the Community Preservation Committee;

(c) Appropriate the sum of \$552,900 to the Town of Arlington's *Spy Pond Edge and Erosion Control Phase II Implementation* project for the preservation of open space, \$300,000 being appropriated from the CPA Recreation and Open Space Reserve account and \$252,900 being appropriated from Community Preservation Fund revenues, such funds to be expended under the direction of the Conservation Commission and Community Preservation Committee; and further that the Town Manager be and is hereby authorized to file and accept grants from the Executive Office of Energy and Environmental Affairs through the Land and Water Conservation Fund Act (P.L. 88-578, 78 Stat 897) to support this project through the development of trails and access on the Town-owned parcels of land at Spy Pond Park (ID 9-3-1, 9-3-3) and Scannell Field (ID 9-4-1) already restricted parcels under Article 97, and dedicated for park and recreation purposes under M.G.L. Chapter 45, Section 3 and under the control of the Arlington Park and Recreation Commission, and that the Town Manager be and is hereby authorized to take other such actions as are necessary to carry out the terms, purposes, and conditions of this grant to be administered by the Conservation Commission;

(d) Appropriate the sum of \$56,783 from Community Preservation Fund revenues to the Mystic River Watershed Association's *Mill Brook Linear Park Pilot Study* project for the preservation of open space and the rehabilitation of recreational land, subject to the condition that a grant agreement with the Town be executed, said funds to be expended under the direction of the Mystic River Watershed Association and the Community Preservation Committee;

(e) Appropriate the sum of \$643,213 to the Town of Arlington's *Robbins Town Garden Water Features* project for the preservation of historic resources, \$300,000 being appropriated from the CPA Historic Preservation Reserve account and \$343,213 from Community Preservation Fund revenues, said funds to be expended under the direction of the Town Manager and the Community Preservation Committee;

(f) Appropriate the sum of \$115,000 from Community Preservation Fund revenues to the Town of Arlington's *Update Arlington Historic Resources Inventory* project for the preservation of historic resources, said funds to be expended under the direction of the Department of Planning and Community Development and the Community Preservation Committee;

(g) Appropriate the sum of \$64,920 from Community Preservation Fund revenues to the Town of Arlington's *Old Burying Ground/Mt. Pleasant Tomb Repair Study* project for the preservation of historic resources, said funds to be expended under the direction of the Town Manager and the Community Preservation Committee;

(h) Appropriate the sum of \$500,000 to the Housing Corporation of Arlington's *20 Westminster* project for the creation of affordable community housing, \$300,000 being appropriated from the CPA Community Housing Reserve account and \$200,000 being appropriated from Community Preservation Fund revenues, subject to the condition that a grant agreement with the Town and an affordable housing deed restriction for the property be executed, such funds to be expended under the direction of the Housing Corporation of Arlington and the Community Preservation Committee;

(i) Appropriate the sum of \$100,000 from Community Preservation Fund revenues to the Housing Corporation of Arlington *Downing Square* project for the creation of affordable community housing, subject to the condition that a grant agreement with the Town and an affordable housing deed restriction for the property be executed, such funds to be expended under the direction of the Housing Corporation of Arlington and the Community Preservation Committee. (7-0).

COMMENT:

The Committee recommends the above CPA projects to Town Meeting for FY2018 funding, having carefully vetted each application for compliance with the CPA law, feasibility, importance, cost justification, sustainability and other criteria. Each project is described elsewhere in this report.

A portion of the Town of Arlington's *Spy Pond Edge and Erosion Control Phase II Implementation* project may qualify for partial reimbursement through a grant from the federal Land and Water Conservation Fund as administered by the Massachusetts Executive Office of Energy and Environmental Affairs. As a procedural requirement, the grantor requires certain elements be included in the language of the authorizing vote to specifically document and ensure the continued protection of the subject parcels for recreational use, should the Town be successful in obtaining the grant.

(Continued next page)

(3) That the Town take the following actions regarding reserves and administrative expenses:

(a) Appropriate \$78,978 from FY2018 Community Preservation Fund revenues to the CPA Administrative Expenses account for eligible FY2018 administrative expenses, such funds to be expended under the direction of the Community Preservation Committee.

(b) Transfer \$614,270 from FY2018 Community Preservation Fund revenues to the CPA Budgeted Reserve for later FY2018 Town Meeting appropriation for any CPA purpose.

COMMENT:

(a) The CPA committee is once again requesting the maximum 5% appropriation for CPA administrative expenses. The account is treated as a reserve to be used only as necessary, with the unspent balance returned at the end of each fiscal year to Arlington's general CPA fund for future CPA projects, as required by law. The purpose of the administrative expenses account is to protect the town's operating budget from CPAC operating costs wherever allowed by state law. Depending on the new proposals brought before the committee, such expenses could include legal consultation, environmental or land surveys, or other due diligence required of the committee to vet proposed CPA projects, costs that would otherwise fall on the general operating budget. The CPA committee also requires some staff support for administering the CPA program; using CPA administrative funds for this purpose avoids unnecessary use of regular town employee time funded by the operating budget.

(b) \$614,270 is the anticipated balance of new CPA revenues remaining after the recommended transfers and appropriations above. Transferring this balance into the CPA Budgeted Reserve allows Town Meeting access to these monies for later appropriation in FY2018 for CPA projects, should it so desire.

Respectfully submitted by:

| | |
|---------------------------|---|
| Andrew Bengtson | <i>Board of Selectmen appointee</i> |
| Kin Lau | <i>Arlington Redevelopment Board*</i> |
| Eric Helmuth (Vice Chair) | <i>Board of Selectmen appointee</i> |
| David Levy | <i>Board of Selectmen appointee</i> |
| Leslie Mayer | <i>Arlington Park and Recreation Commission</i> |
| Richard Murray | <i>Arlington Housing Authority</i> |
| JoAnn Robinson | <i>Arlington Historical Commission</i> |
| Clarissa Rowe (Chair) | <i>Board of Selectmen appointee</i> |
| Chuck Tirone | <i>Arlington Conservation Commission</i> |

* Starting January 2017.

Mike Cayer served as the ARB appointee to the CPAC through December 2016.

CPA Projects: FY17 and proposed FY18



- Open Space
 - Town, State, or Private
 - Other Town Owned
- Wetlands
- Town Boundary
- Roads - Class 1-6 (for Town B)
 - Major Road
 - Local Road
 - Driveway
- Water Line
- Water Body

COMMUNITY HOUSING -
20 WESTMINSTER

COMMUNITY HOUSING -
DOWNING SQUARE

RECREATION SPACE -
RESERVOIR MASTER PLAN

COMMUNITY HOUSING -
DRAKE VILLAGE HAUSER
BUILDING

HISTORIC PRESERVATION -
OLD SCHWAMB MILL BARN

COMMUNITY HOUSING -
KIMBALL FARMER HOUSE

OPEN SPACE - MILL
BROOK LINEAR PARK

RECREATION SPACE -
ROBBINS FARM PARK

HISTORIC PRESERVATION -
HISTORIC SURVEY OF
TOWN RESOURCES

HISTORIC PRESERVATION -
JASON RUSSELL HOUSE

HISTORIC PRESERVATION -
WHITTEMORE-ROBBINS
CARRIAGE HOUSE

OPEN SPACE -
SPY POND SHORELINE

HISTORIC PRESERVATION -
TOWN GARDENS

HISTORIC PRESERVATION -
OLD BURYING GROUND +
MT.PLEASANT CEMETERY

RECREATION SPACE -
WHITTEMORE PARK

● FY2017 PROJECTS

● FY2018 PROJECTS

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

