

COMMUNITY PRESERVATION PLAN Fiscal Years 2009—2013

Community Preservation Committee

TOWN OF SHARON
MASSACHUSETTS

Adopted 6/26/08

Prepared by
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community
preservation
+ planning



Adoption

This Community Preservation Plan was unanimously adopted by the Town of Sharon Community Preservation Committee on June 26, 2008.

COMMUNITY PRESERVATION COMMITTEE MEMBERS

Margaret Arguimbau, appointed by the Conservation Commission

George Bailey, Treasurer, appointed by the Board of Selectmen

Arnold Cohen, Clerk, appointed by the Planning Board

Allen Garf, appointed by the Board of Selectmen

Arnold Kublin, appointed by the Sharon Housing Authority

Susan Rich, appointed by the Historical Commission

Corey Snow, Chair, appointed by the Moderator

Acknowledgements

The Community Preservation Committee extends its gratitude and appreciation to the scores of Sharon citizens who provided assistance and input in developing this Plan. The CPC would also like to thank the following entities for their assistance: Assessing Department, Board of Selectmen, Capital Outlay Committee, Conservation Commission, Department of Public Works, Finance Committee, Historical Commission, Horizons for Youth Reuse Committee, Housing Authority, Housing Partnership, Housing Trust, Open Space Committee, Planning Board, Recreation Advisory Committee, and the School Committee.

The CPC extends special gratitude to Jane Desberg, Executive Director of the Sharon Housing Authority; April Forsman, GIS Coordinator; Rachelle Levitts, CPC Secretary; Ben Puritz, Town Administrator; Katherine Roth, Associate Director of the Community Preservation Coalition and Sharon resident; Janet Sargent-Tracy, former CPC member; Shirley Schofield, Historical Commission; and Robert Young, former CPC member.

Cover Photos:

Left to Right

Photo 1— Horizons for Youth property on Lakeview Street; Photo Credit: Susan Rich, 2008.

Photo 2—Drake Cemetery; Photo Credit: unknown.

Photo 3— Sharon Housing Authority, Pleasant Street School; Photo Credit: George Bailey, 2008.

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Summary of Plan

Summary of Plan

INTRODUCTION

The Town of Sharon Community Preservation Committee (CPC) developed this Community Preservation Plan (Plan) to guide the allocation of Community Preservation Act funds for the next five years (fiscal years 2009-2013). The principles and goals established through this Plan are not binding. Instead, the Plan is intended to provide guidance for decisions regarding the use of CPA funds.

The Community Preservation Act (CPA), as enabled through Massachusetts General Laws Chapter 44B, was adopted by Sharon voters in November 2004. The Town of Sharon receives CPA funds through a local property tax surcharge of 1% and a variable state match of up to 100% of the local receipts. Sharon adopted the CPA surcharge with exemptions for low income households, low/moderate income senior households, and \$100,000 of residential property value. Since adoption, the Town of Sharon has raised over \$1.29M of CPA funds, including the annual distributions from the state's Community Preservation Trust Fund. As of October 2007, the state distributions have matched Sharon's local CPA receipts dollar-for-dollar.

The Community Preservation Act requires adopting communities to limit the use of funds raised through the local CPA surcharge and state CPA matches to four general types of projects: community housing, historic preservation, open space, and recreation, with 10% minimum spending requirements for each of the first three categories. In order to appropriate CPA funds, Town meeting must act on a recommendation of the CPC, a seven-member committee with representatives appointed by various boards and committees.

SHARON'S CPA ACHIEVEMENTS

As of November 2007, Sharon had appropriated CPA funds for a total of ten projects. With just under \$2.3M (including \$1.95M borrowed), CPA funds assisted in the \$4.2M acquisition of the Horizons for Youth property, \$920K acquisition of the Billings Land, as well as other community housing, historic preservation, and recreation projects. This funding will result in the following community preservation achievements upon completion of current CPA projects:

- Acquisition of over 16 acres of conservation land
- Acquisition of over 3 acres of land for recreation
- Installation of new recreation facilities including a playground and running track
- Conversion of a single-family house into a permanently-affordable housing unit
- Building improvements to preserve existing public housing
- Exterior restoration of the historic 1896 Water Pumping Station
- Town-wide inventory of historic resources

(See Chapter 1 for more information on each CPA project.)

PLANNING PROCESS

To assist with the development of this Plan, the CPC contracted the planning services of JM Goldson community preservation + planning in May 2007. Working with JM Goldson, the CPC studied existing documents, plans, and GIS data; responded to a questionnaire; participated in interviews with JM Goldson; held a community meeting; and met with 13 stakeholder groups. During this process, the CPC obtained feedback from a total of 85 citizens through a concerted effort to directly engage the following entities:

- Citizen participants at the June 2007 CPC Community Meeting
- Town Administrator
- Various interested citizens
- Members of the following stakeholder groups:
 - Board of Selectmen
 - Capital Outlay Committee
 - Conservation Commission
 - Finance Committee
 - Historical Commission
 - Horizons for Youth Reuse Committee
 - Sharon Housing Authority
 - Housing Partnership
 - Housing Trust
 - Open Space Committee
 - Planning Board
 - Recreation Advisory Committee
 - School Committee

JM Goldson derived a set of alternative CPA goals based on common themes of the citizen ideas and feedback and presented the alternative goals with an accounting of all citizen comments to the CPC in October 2007. The CPC reviewed, discussed, and ultimately prioritized the alternative goals through a group decision-making technique, referred to as dot voting. JM Goldson analyzed the results of the dot-voting exercise to determine the CPC's top priorities overall and in each of the CPA categories.

The goals laid out in this Plan are derived from the goals that the CPC collectively identified as the highest priorities through the dot-voting exercise and subsequent review and consideration of the preliminary draft Plan. Each of the five chapters of this Plan identifies two to three top priority goals as established by the CPC. These goals are also summarized on the following pages.

Note: Refer to the appendices for documentation of CPC questionnaire results, citizen comments, meetings with stakeholder groups, and proposed alternative goals.

Summary of Plan**SUMMARY OF PRINCIPLES AND GOALS**

This Plan establishes guiding principles for the CPA program in Sharon overall as well as goals specific to each of the four project categories, as determined through the planning process described on the previous page. This Plan also describes Sharon CPA activities to date, revenue projections, existing resources, and eligible project possibilities in each of the project categories. The guiding principles and goals, summarized below, are described in greater detail in the following chapters.

GUIDING PRINCIPLES**SUPPORT FISCAL RESPONSIBILITY**

Prioritize funding for projects that maximize leveraging of CPA dollars with other funds, minimize borrowing, and demonstrate maximum benefit for minimum cost. Take into consideration the Town's Capital Planning process, where applicable.

EMBRACE FLEXIBILITY

Respond to innovative proposals as they arise, while maintaining an underlying respect for the goals laid out by this Plan, in order to be open to worthy projects in any of the four CPA categories.

GENERATE COMMUNITY BENEFITS

Assess CPA project proposals on an individual basis with the greatest priority given to projects that demonstrate the most significant and widespread community benefits resulting from the project.

COMMUNITY HOUSING GOALS**SUPPORT PROJECTS COMPLYING WITH SHARON'S LOCAL PREFERENCE CRITERIA**

Support the creation of housing for employees, current and former town residents, and senior citizens in accordance with Sharon's Local Preference Criteria.

CREATE AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES

Prioritize the creation of affordable homeownership opportunities for low and moderate income households.

CONVERT EXISTING PROPERTIES TO AFFORDABLE HOUSING

Use CPA funds for the conversion of existing buildings to affordable housing through deed restrictions and other strategies.

OPEN SPACE GOALS

PROTECT LAKE MASSAPOAG

Strategically focus CPA open space funds on land protection efforts to protect and maintain the Lake's high water quality and to protect its value as a scenic and recreational resource.

PROTECT OTHER UNPROTECTED LAND AND NATURAL RESOURCES

Embrace the flexibility to act on other worthy, fiscally-prudent land protection opportunities that provide environmental, habitat, and cultural benefits.

RECREATION GOALS

CREATE NEW ACTIVE RECREATION

Focus on creating new athletic fields and other active outdoor recreational facilities, both for organized and informal activity.

PRESERVE AND CREATE TRAILS AND OTHER PASSIVE RECREATIONAL FACILITIES

Utilize CPA funds to preserve and create trails and other passive recreational amenities on existing publicly-owned open space. Create areas for passive recreation, including sledding and informal games, in the form of neighborhood pocket parks and the like.

HISTORIC PRESERVATION GOALS

PRESERVE PUBLIC & PRIVATE HISTORIC RESOURCES

Use CPA funds for the preservation and restoration of both publicly- and privately-owned historic resources.

HEIGHTEN AWARENESS OF HISTORIC RESOURCES

Create a comprehensive inventory of Sharon's historic resources and increase public awareness of significant historic resources through the use of physical amenities such as markers and heritage trails.

COMBINE HISTORIC PRESERVATION WITH OTHER CPA GOALS

Prioritize historic preservation projects that also serve to protect open space, create affordable housing, and/or create recreation opportunities.

Summary of Plan

SOURCES & CONSISTENCY

Much of the data provided in this Plan is extracted from the 2004 *Town of Sharon Community Development Plan* (CD Plan). In addition, the principles and goals laid out in this Plan are consistent with many of the goals identified in the CD Plan.

This Community Preservation Plan is also consistent with regional and state-wide plans and policies. In particular, this Plan overlaps with many of the overall goals identified in the Metropolitan Area Planning Council's *Metro Future Regional Plan* (Metro Future). Specifically, areas of crossover include creating better housing choices, improving community vitality, and protecting and conserving energy, air, water, and wildlife.

This Plan also supports the Commonwealth's Sustainable Development Principles (SDP), particularly the principles to protect land and ecosystems, use natural resources wisely, and expand housing opportunities.

The specific sources used in creating this Plan are short-referenced in parentheses throughout the document and a detailed list of sources is provided on page 41.

IMPLEMENTATION OF PLAN

The CPC developed this Plan to provide guidance for the utilization of CPA funds over the next five years (fiscal years 2009-2013). In the CPC's review of applications for CPA funding, it intends to use these principles and goals to guide its deliberations and selection of projects to recommend to Town Meeting for funding.

The CPC encourages Town Meeting participants, town boards and commissions, and future applicants seeking CPA funds to use this document to guide requests for the use of CPA funds and decisions on allocation of funds.

The CPC intends to re-evaluate its existing selection criteria and application packet to ensure consistency with principles and goals set out in this Plan.

This Plan is intended to be an active document for the next five years. The CPC intends to review the Plan annually to reconfirm or amend its principles and goals. The CPC will consider periodically updating the Plan based on new experiences, changing circumstances including real estate trends and local implementation capacity, as well as citizen feedback, including at the annual public hearing.

Chapter 1 Overview

This section addresses Sharon's community preservation program, overall, and is intended to guide the use of CPA funds by providing a general framework for determining funding priorities. This section includes a profile of Sharon's CPA activities to date, revenue projections, and describes the CPC's guiding principles for overall CPA expenditures.

GENERAL CPA ELIGIBILITY

The CPA provides funding for four general types of projects: community housing, historic preservation, open space, and recreation. While the CPA statute provides a generous amount of flexibility for each CPA community to determine the portion of CPA resources allocated to each of the four categories, it does require that a minimum of 10% of total revenue be set aside or spent annually for each of three categories: community housing, historic preservation, and open space. There are no annual minimum spending requirements for the recreation category.

Note that for acquisitions where the future use of a property is undetermined, CPA funds can be appropriated for "any" of the four CPA uses, as demonstrated by a CPA project in the Town of Rowley, called the Bradstreet Farm. In this circumstance, the Town could then determine the specific future use of a property at a later date in order to move ahead with a timely acquisition.

ROLE & COMPOSITION OF THE CPC

The CPA statute requires all CPA communities to establish a Community Preservation Committee (CPC) of not less than five nor more than nine members, which is charged with studying the needs, possibilities, and resources of community preservation and making recommendations on the use of CPA funding to the municipality's legislative body. In Sharon, the CPC consists of seven members. By statute, the CPA must include a representative from each of the following five town entities: Conservation Commission, Historic Commission, Housing Authority, Planning Board, and Board of Park Commissioners (Sharon's Board of Selectmen). In addition to this minimum statutory requirement, the Selectmen and the moderator appoint one citizen each to the Sharon CPC to serve as at-large members.

APPLICATION & FUNDING PROCESS

The CPC conducts two funding rounds each year to correspond with the schedule of Town Meetings. The CPC posts its application packet on www.townofsharon.net and hardcopies are available at the Town Hall. Applicants seeking CPA funds are required to submit a complete application to the CPC for review in accordance with the semiannual deadlines as set by the CPC each year. The CPC reviews and deliberates on each application in open public meetings. Through majority vote, the CPC determines which applications to recommend for funding to Town Meeting. Applications that are not recommended for funding by the CPC are not eligible for consideration by Town Meeting.

Chapter I Overview

PROFILE OF SHARON'S COMMUNITY PRESERVATION PROGRAM**CPA BASICS**

- The Community Preservation Act (CPA), Massachusetts General Laws Chapter 44B, adopted by Sharon voters in November 2004.
- The Community Preservation Committee, a 7-member body appointed by various Boards and Commissions, held its first meeting in January 2006.
- In Sharon, the CPA generates revenue from 1% property tax surcharge and a state match.
- Sharon has generated over \$1.29M which was available for expenditure in FY07 and FY08.
- Four project categories: **open space, historic preservation, community housing**, and recreation are eligible for funding.
- At least 10% of annual revenue must be spent (or reserved) for projects in each of the three categories in **bold** (above).

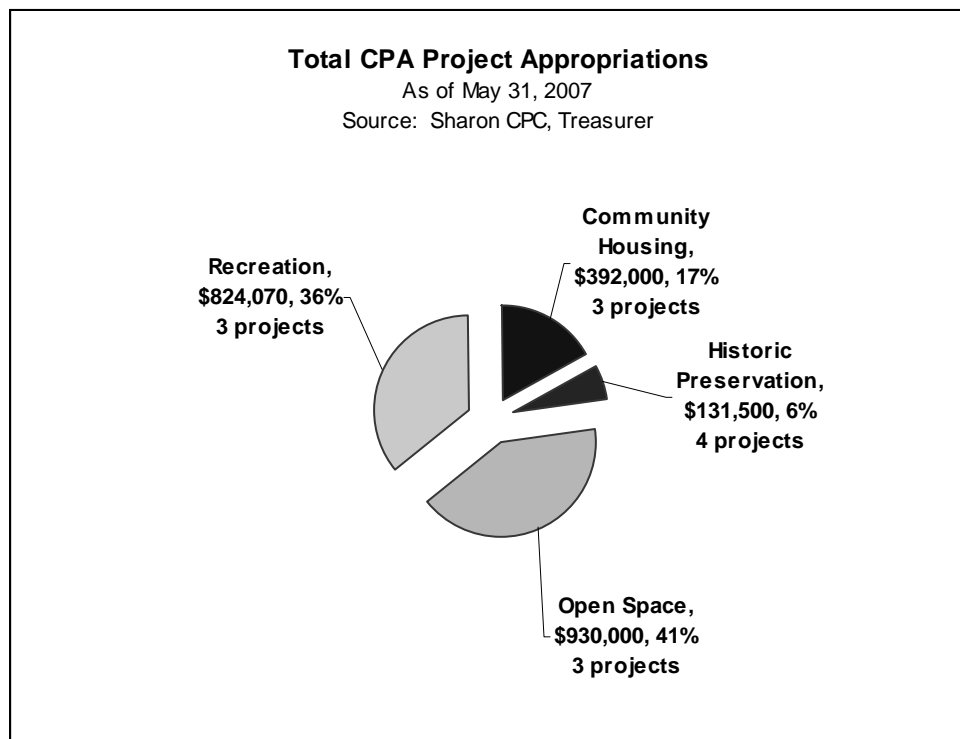
CURRENT CPA PROJECTS

- First active year of Sharon CPA program is Fiscal Year 07 (July 2006-June 2007).
- 41% of total appropriations to date have been for open space projects, 36% recreation, 17% community housing, and 6% historic preservation (see chart below).
- Total of ten projects funded to date (see table on next page).

- Three projects serve multiple CPA categories:
 - ⇒ Billings Land (housing & open space).
 - ⇒ Housing Authority Floors Repair (housing & historic preservation).
 - ⇒ Horizons for Youth (open space & recreation).
- Two projects to be funded through bonding: Billings Land (5-year repayment term) and Horizons for Youth (10-year repayment term).
- Project appropriations voted at May 2007 Town Meeting were appropriated against FY08 revenue.

REVENUE PROJECTIONS

- FY09 estimated revenue totals \$580,935 which includes an expected 65% state match (CP Coalition).
- After accounting for anticipated debt payments for the Horizons for Youth project and the Billings Land, the available estimated revenue for FY09 is \$302,059.
- FY10 estimated revenue available for appropriation is \$234,275 which includes the assumption of a 35% state match (CP Coalition).
- FY11 estimated revenue available for appropriation is \$253,988 assuming a 30% state match, which is predicted to level off at 30% (CP Coalition).
- With reduced levels of debt payments in FY12 and FY13, estimated available revenue is \$364,040 and \$522,536, respectively.

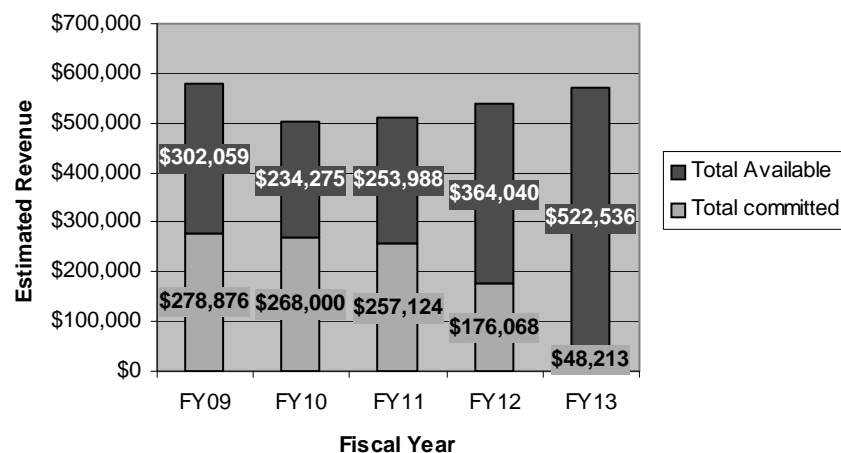


Chapter I Overview

CPA Project Appropriations as of May 2007

	Project	CPA Category	Description	Total CPA Funds Approp
COMMUNITY HOUSING	Billings Land	CH (& OS)	Acquire land for 10.2 acres of open space and creation of 1 unit of affordable housing	\$250,000
	Housing Authority - Floors Repair	CH (& HP)	Repair floors at South Pleasant Street Housing	\$6,000
	Housing Authority - Roof Repair	CH	Repair roofs at Hixson Farm Road	\$136,000
HISTORIC PRESERVATION	Drake Cemetery	HP	Restoration of historic cemetery	\$500
	Historic Resources Inventory	HP	Townwide survey and inventory of historic resources	\$25,000
	Housing Authority - Floors Repair	HP (& CH)	Repair floors at South Pleasant Street Housing	\$6,000
	Water Dept Well Station #1	HP	Exterior restoration of historic 1896 pumping station	\$100,000
OPEN SPACE	Billings Land	OS (& CH)	Acquire land for 10.2 acres of open space and creation of 1 unit of affordable housing	\$500,000
	Horizons for Youth	OS (& R)	Acquire 9.15-acre portion of a total 56-acre purchase of land on former camp for open space and recreation	\$420,000
	Open Space & Rec Plan	OS	Create updated Open Space and Recreation Plan	\$10,000
RECREATION	Heights Elementary School Playground	R	Install new playground equipment and quarter mile track	\$40,000
	Horizons for Youth	R (& OS)	Acquire 9.15-acre portion of a total 56-acre purchase of land on former camp for open space and recreation	\$780,000
	New Friends of Playground	R	Install ADA compliant drinking fountains at the Ames Street Playground and Deborah Sampson Park	\$4,070
	TOTAL			\$2,277,570

**CPA Revenue Projections
Showing Committed and Available Funds
(FY09-FY13)**



NOTE: The term "committed revenue" refers to revenue that is required for annual debt payments to pay off the two bonds (Horizons for Youth and Billings Land acquisitions). These payments include both principal and interest payments.

Chapter I Overview**GUIDING PRINCIPLES FOR OVERALL CPA EXPENDITURES**

Based on its study of existing documents, plans, and GIS data, as well as input solicited from citizens and stakeholder groups, the Community Preservation Committee has established three guiding principles: support fiscal responsibility, embrace flexibility, and generate community benefits. These guiding principles are important because they provide guidance on how to approach CPA spending, as described in more detail below.

SUPPORT FISCAL RESPONSIBILITY

Prioritize funding for projects that maximize leveraging of CPA dollars with other funds, minimize borrowing, and demonstrate maximum benefit for minimum cost. Take into consideration the Town's Capital Planning process, where applicable.

The CPC has identified fiscal responsibility as one of the foremost guiding principles for future CPA expenditures. This principle is elevated to the forefront primarily for three reasons.

First, two projects have already been funded by borrowing over \$1.95M against future CPA revenue. The debt payment commitment comprises 38% of total projected CPA revenue over the next five years. The CPC wants to ensure that revenue will be available on an annual basis for new projects by minimizing any additional deficit spending.

Second, Sharon, through its Capital Outlay process, is implementing a town-wide policy to proactively manage capital expenditures in order to ensure responsible spending and to maintain the Town's municipal credit rating of AA. The CPC wants to ensure that CPA expenditures are consistent with this important town-wide policy.

Third, approximately \$1.7M in CPA funds is estimated to be available for new project appropriations for FY09-FY13. In order to maximize the effectiveness of this revenue to achieve Sharon's community preservation goals to the greatest extent possible, the funds will need to be significantly leveraged with other funding sources. Whenever possible CPA funds should be viewed as a source for partial project funding that is paired with other public or private funds.

In anticipation of potential future projects that would further the achievement of Sharon's community preservation goals, the CPC may not recommend appropriation of all CPA revenue annually. In this way, CPA revenue could accumulate to enable greater ability to support worthy projects that manifest in future years.

In addition, CPA funds should be used for maximum benefit with minimum project costs, by seeking bargain sales, discounted/donated services and materials, and other cost-saving measures. In any event, per MGL c. 44B s.5(f), CPA funds may not be used to acquire real property, or property interest, for a price exceeding the value of the property as determined through procedures customarily accepted by the appraising profession as valid.

EMBRACE FLEXIBILITY

Respond to innovative proposals as they arise, while maintaining an underlying respect for the goals laid out by this Plan, in order to be open to worthy projects in any of the four CPA categories.

The Sharon CPC generally does not generate project ideas or initiate projects but instead evaluates project applications on a semiannual basis, weighing the merits of each application before deciding which to recommend for CPA funding. Given this role, the CPC intends to remain open to project possibilities and new opportunities in any of the four CPA categories. In addition, the CPC encourages projects that serve multiple CPA purposes.

The CPC views this Plan's goals as general guidance and intends to maintain its ability to be flexible if unforeseen opportunities arise. The CPC is also, of course, mindful of complying with the statutory 10% minimum spending requirements for community housing, historic preservation, and open space.

GENERATE COMMUNITY BENEFITS

Assess CPA project proposals on an individual basis with the greatest priority given to projects that demonstrate the most significant and widespread community benefits resulting from the project.

The CPC places emphasis on using CPA funds to generate projects that create significant community benefits. Community benefits can be demonstrated in various ways, including but not limited to:

- public access and accessibility
- number of people served
- underserved populations supported
- visibility and location
- ecological and societal significance
- capacity to maintain asset
- extent, nature, and longevity of benefits

Chapter I Overview

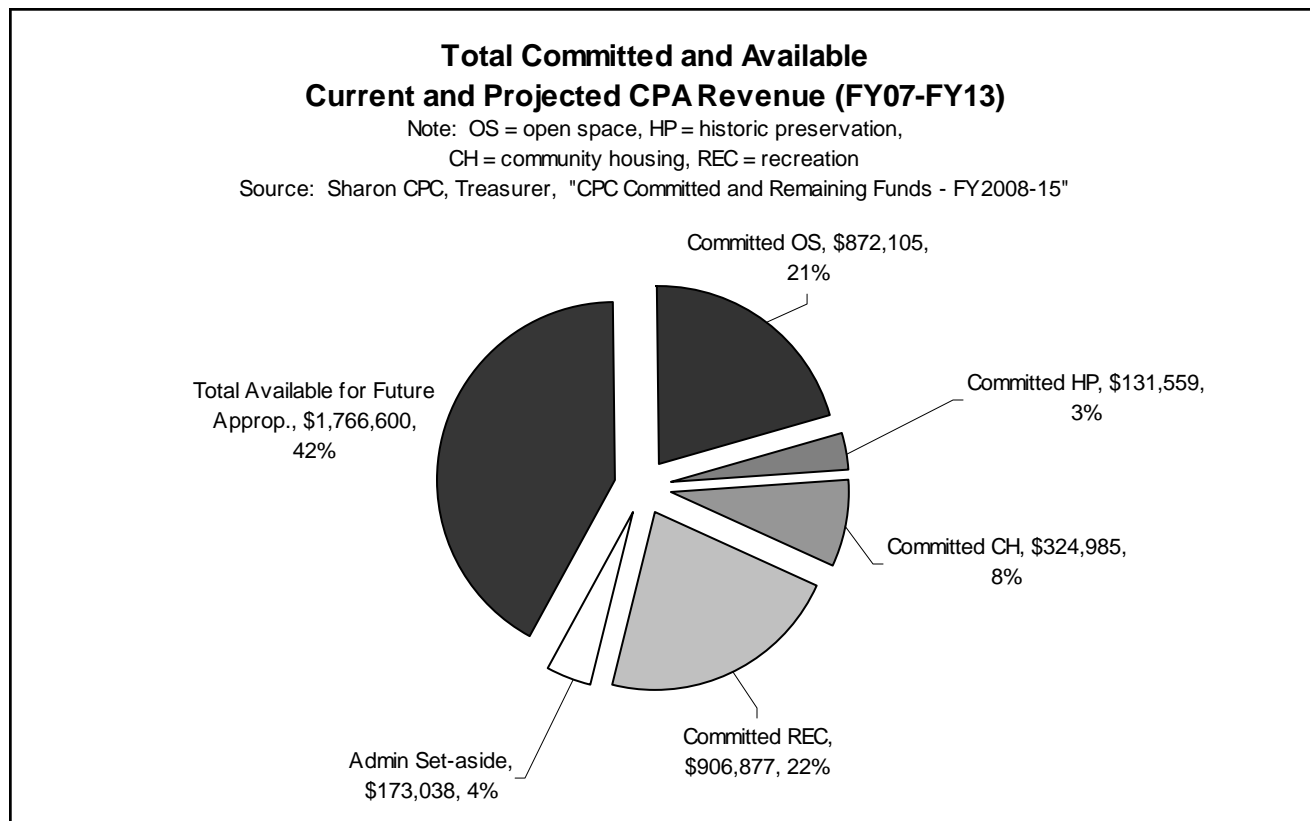
AVAILABILITY OF CPA FUNDS

From the inception of the CPA program in Sharon through FY13 (the end of the CPC's current planning horizon), the CPA is projected to generate a total of \$4.175M. This projection assumes a state match of 65% in FY09, 35% in FY10, and 30% in subsequent years (CP Coalition).

Through the authorization of two bonds, other project appropriations, and projected administrative expenses (projected at maximum 5% of total revenue), \$2.409M CPA funds have been committed, leaving \$1.767M available for new project appropriations through FY13 (including unspent funds from FY07-FY08).

The CPA statute requires that a minimum of 10% of revenues be spent or reserved for each of three CPA categories: open space, community housing, and historic preservation. There are no minimum spending requirements for recreation. The remaining 70% of funds (general reserve) can be applied to projects in any of the four CPA categories.

Almost 22% of total past and projected revenue (FY07-FY13) has already been committed to recreation, 21% to open space, 8% to community housing, and just over 3% to historic preservation (see chart below).



Chapter I Overview

In order to determine the minimum required spending levels and the amount of general revenue for FY09-FY13, CPA spending to date was factored into the equation along with future funds committed through bonding. As illustrated through the Table, the minimum requirements for open space have been fulfilled through FY11 due to the Horizons for Youth and the Billings Land projects, both of which were funded through bonding.

Estimated Available CPA Funds for 10% Minimum Reserves and General Reserve (FY09-FY13)

OS=open space; HP=historic preservation; CH=community housing

Note 1: Available General Reserve excludes a 5% set-aside for administration.

Note 2: Total Available New Revenue does not include unspent funds in FY07-FY08.

Note 3: All figures represented in this table are estimates based on the most accurate data available at the time regarding projected local property tax revenue and levels of annual state matches. All figures are subject to change.

Fiscal Year	Total Available New Revenue	Required OS 10% Reserve	Required HP 10% Reserve	Required CH 10% Reserve	Available General Reserve
FY09	\$302,059	\$0	\$58,093	\$39,559	\$175,359
FY10	\$234,275	\$0	\$50,228	\$32,309	\$126,625
FY11	\$253,988	\$0	\$51,111	\$33,809	\$143,512
FY12	\$364,040	\$20,637	\$54,011	\$37,324	\$225,063
FY13	\$522,536	\$24,933	\$57,075	\$41,004	\$370,987
Total	\$1,676,898	\$45,570	\$270,518	\$184,005	\$1,041,547

Chapter 2 Community Housing

Chapter 2 Community Housing

This section addresses the Sharon CPA program's role in furthering the creation of community housing in Sharon, includes a profile of Sharon's existing community housing, and describes the CPC's three priority goals for creation of community housing.

COMMUNITY HOUSING NEEDS

Sharon faces similar issues to many Massachusetts communities - limited housing opportunities for households with low and moderate incomes. Sharon is located in the Boston-Cambridge-Quincy, MA-NH US Department of Housing and Urban Development (HUD) Metro Fair Market Rent (FMR) Area which covers most of eastern Massachusetts and portions of southern New Hampshire (HUDUser.org). A four-person household earning 80% of the areawide median income (which is considered low-income) could afford to purchase a home that costs less than roughly \$200,000 (Source: Housing Authority). No three-bedroom units in Sharon were sold for less than \$200,000 between August 2007 and February 2007 (Zillow).

Sharon residents value the diversity of the community in terms of religious, ethnic, generational, and economic factors. Expanding economic diversity, in particular, by providing greater opportunities for the elderly to age in place and for young families starting out is key to supporting and encouraging diversity in the community.

ELIGIBILITY FOR CPA FUNDING

Chapter 44B Section 2 of the Massachusetts General Laws (CPA) defines "community housing" as "low and moderate income housing for individuals and families, including low or moderate income senior housing." Low income housing is affordable to households with annual incomes of less than 80% of the areawide median income and moderate income housing is affordable to households earning between 80% and 100% of the areawide median income. Furthermore, the CPA defines "senior housing" as housing for persons 60 years old or over, who also meet the qualifications for low or moderate income.

Section 5(b)(2) of the Act allows CPA expenditures for the acquisition, creation, preservation, and support of community housing and for the rehabilitation of community housing that is acquired or created through CPA. In addition, Section 5(b)(2) of the Act states that "the CPC shall recommend, wherever possible, the reuse of existing building or construction of new buildings on previously developed sites."



Left: Hixson Road,
Housing Authority
Right: Pleasant St. School,
Housing Authority

Photo Credit:
Jane Desberg, 2008.



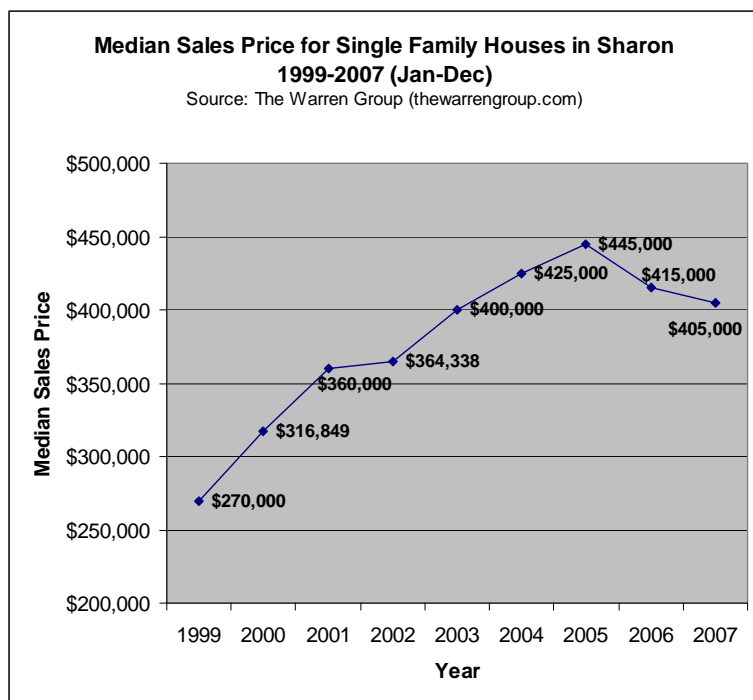
Chapter 2 Community Housing

PROFILE OF SHARON'S COMMUNITY HOUSING**POPULATION & HOUSEHOLDS**

- 17,408 people (2000 US Census) & 6,006 households (DHCD).
- Since 1970, population has grown by 10-14% every decade.
- Population forecasts for Sharon predict small increase of 3.3% by 2010, and decline of 2.9% by 2020.

INCOME & COST OF HOUSING

- \$104,488 estimated median household income in Sharon in 2005 (Report Card).
- 5.5% increase in median household income from 1999 to 2005 (CD Plan & Report Card).
- 115% increase in median cost of single family house from 1999 to 2007 as depicted in graph below (Warren).
- \$405,000 median cost of single family house in 2007 (Warren).

**OWNERSHIP AND RENTAL HOUSING**

- Approximately 5% of total housing units are rental (300-350 units) as of 2004.
- Amount of rental units will increase with construction of Avalon Sharon development, which will create 156 rental units (Partnership).

AFFORDABILITY

- Sharon is located in the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area (BCQ FMR) which covers most of eastern Massachusetts and portions of southern New Hampshire (HUDUser.org).
- The FY08 BCQ FMR areawide median income (AMI) is \$85,800 for a family of four (HUDUser.org).
- 30% max of household income can be spent on housing to be considered affordable.
- Four-person household earning 100% of the AMI could afford a home that costs less than roughly \$250,000 (Housing Authority).
- Family earning under 80% AMI could afford a home that costs less than roughly \$200,000. (Housing Authority).
- The lowest 3-bedroom unit sales price in Sharon between Aug 2007 and Feb 2008 was \$215,000 (Zillow).

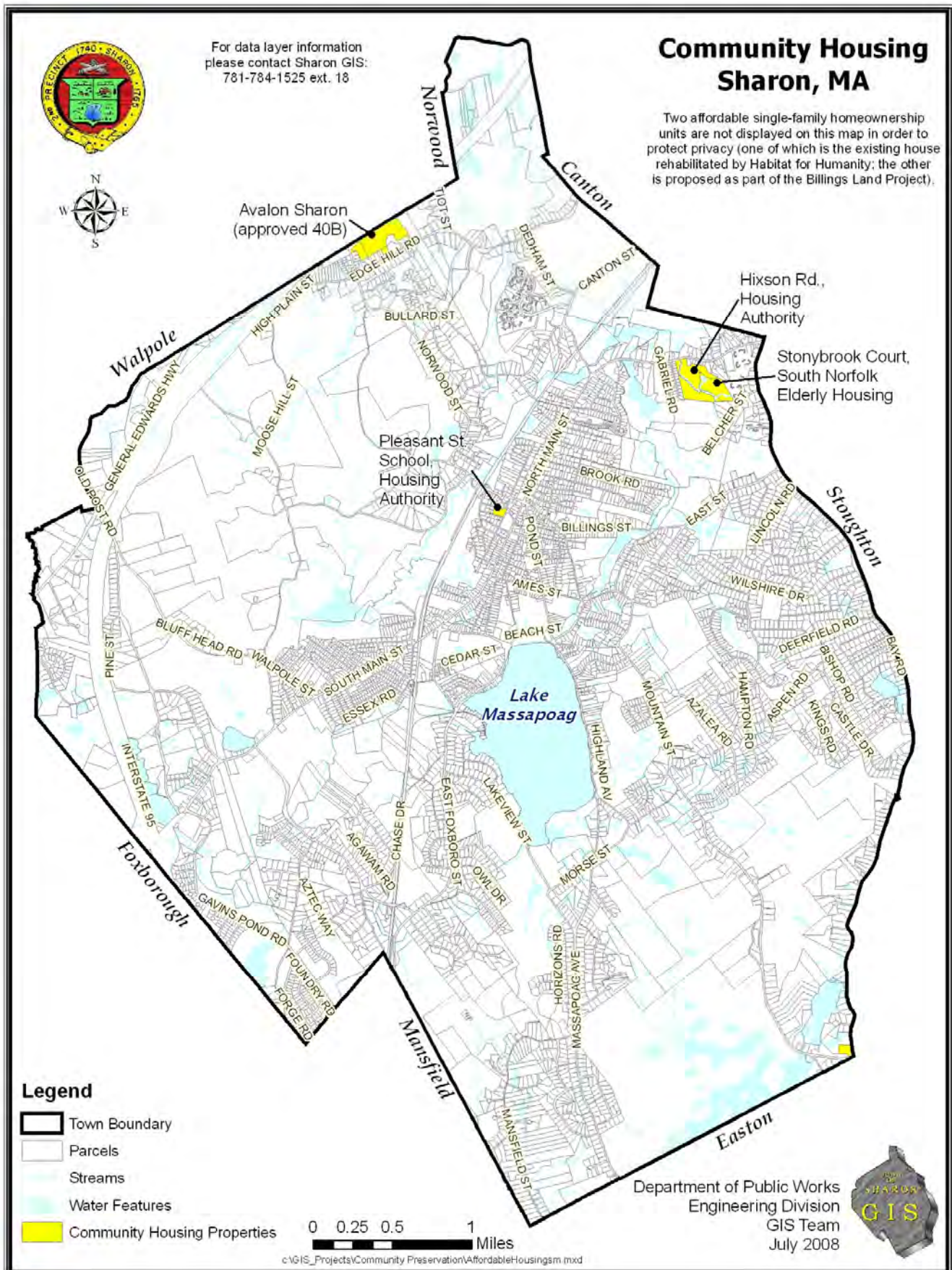
EXISTING AFFORDABLE HOUSING

- 6.3% (380 units) of Sharon's total housing stock is counted as affordable in the State Inventory as of May 2008 (DHCD). State's minimum goal of affordability in each community is 10% of total households.
- Only one affordable homeownership unit in Sharon, a Habitat for Humanity house.
- Housing Authority owns 88 one-bedroom units for elderly/disabled, 6 two-bedroom units for families, and housing for 8 autistic children.
- South Norfolk Elderly Housing Services owns 98 rental units on Hixson Farm Road.
- Two additional developments are in process, which would increase Sharon's affordable housing to over 10%, meeting the State minimum mandate (Partnership). These developments are Sharon Commons and Wilber School.

WHAT DOES THIS MEAN?

- Cost of single-family homes has increased at a substantially higher pace than household incomes (5.5% increase in income compared to 115% increase in cost of homes).
- The majority of affordable units in Sharon are rental units for the elderly and disabled.
- A family earning the area median income needs substantial funding assistance to afford to buy a home in Sharon.
- Affordable homeownership opportunities in Sharon are extremely limited.

Chapter 2 Community Housing



Chapter 2 Community Housing**GOALS FOR COMMUNITY HOUSING EXPENDITURES**

Creating community housing to expand economic and generational diversity is important to preserve and enhance Sharon's community character. Within this category, the CPC has three priority goals for use of CPA funds to create community housing. The goals are listed here and described in more detail below.

- SUPPORT PROJECTS COMPLYING WITH SHARON'S LOCAL PREFERENCE CRITERIA
- CREATE AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES
- CONVERT EXISTING BUILDINGS TO AFFORDABLE HOUSING

SUPPORT PROJECTS COMPLYING WITH SHARON'S LOCAL PREFERENCE CRITERIA

Support the creation of housing for employees, current and former town residents, and senior citizens in accordance with Sharon's Local Preference Criteria.

In Spring 2007, the Sharon Housing Partnership identified the components mentioned in the previous sentence as the basis for the Town's Local Preference Criteria (LPC). The criteria come into play in various federal and state housing programs, as well as local housing initiatives, such as those that may be funded through CPA funds. The CPC recognizes the forethought that went into establishing the LPC and values the intent of providing housing for employees, current and former town residents, and senior citizens. (Note: The Massachusetts Comprehensive Permit Guidelines have been revised to address the allowed use and content of Local Preference Criteria (MA CPG).)

CREATE AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES

Prioritize the creation of affordable homeownership opportunities for low and moderate income households.

While Sharon hopes to meet the State's minimum goal of affordability of 10% of total households with the construction of recent housing projects under MGL c. 40B, all but one of Sharon's affordable units are currently rental units. The one homeownership unit in Sharon is a house that was rehabilitated by Habitat for Humanity. A second affordable homeownership unit is planned as part of the Billings Land project, which was partially funded with CPA funds.

The cost of a single-family home in Sharon in the last eight years has increased at a substantially higher pace than have household incomes (115% increase in median cost of a home, compared to 5.5% increase in income) (CD Plan, Report Card, and Warren).

The supply of affordable homeownership units in Sharon is limited, while there is a need for affordable homes. The CPC's goal of fostering affordable homeownership opportunities couples well with the third housing goal of converting existing housing through the purchase of affordable housing deed restrictions.

Chapter 2 Community Housing

CONVERT EXISTING PROPERTIES TO AFFORDABLE HOUSING

Use CPA funds for the conversion of existing buildings to affordable housing through deed restrictions and other strategies.

This goal stems from the dual need for greater housing opportunities to support and expand the community's diversity and to preserve community character by focusing on conversion of market rate units to affordable/community housing.

Section 5(b)(2) of the CPA states that "the Community Preservation Committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites." In order to find balance between the two important goals of creating housing opportunities and protecting open space, it is important to create new community housing opportunities in existing buildings and on previously developed sites over new construction on undeveloped land.

Use of affordable housing deed restrictions on existing housing is one way to convert a market-rate unit into an affordable unit. Affordable housing deed restrictions limit sales price of property upon resale to a price affordable to a low or moderate income household and would require that the homebuyer be income-eligible. The deed restriction would be permanent so that the property would be permanently affordable.

MINIMUM SPENDING REQUIREMENTS

As previously described in Chapter 1, the minimum statutory spending requirement for community housing is 10% of annual revenue. The revenue must either be spent or set aside for future spending. Therefore, the estimated minimum amount of spending/reserve for community housing is **\$184,000** for FY09-FY13 after factoring in the funding already committed through bonding for the community housing portion of the Billings Land project (154A Billings Street). The estimated general reserve funds, which can be spent in any of the four CPA categories, is slightly over **\$1,000,000** for FY09-FY13.

The minimum spending requirements could be accomplished either by direct appropriations to community housing projects and/or by funding Sharon's Affordable Housing Trust (SAHT) for projects that achieve the CPC's goals, as described in this chapter.

Chapter 2 Community Housing

EXAMPLES OF PROJECT POSSIBILITIES

The following describes some possible projects that could be funded in whole or in part with CPA funds, either directly or through the SAHT. The description includes very rough estimated project cost ranges based on research conducted primarily in Fall 2007.

Conversion of Buildings to Rental Housing for Elder Households

Many communities have old buildings, such as surplus schools, churches, or apartment buildings, that have been rehabilitated and converted into rental housing. There are many factors involved in estimating a project cost with a scope of this magnitude (including project size, condition of building, presence of hazardous materials, and unit sizes), therefore an abstract estimate would be arbitrary. However, recent rehab-conversion projects reviewed by the Massachusetts Department of Housing and Community Development have ranged, in general, from \$150,000 per unit for single-room-occupancy units to \$350,000 per unit for some family housing (DHCD).

Estimated Project Cost: \$150-\$350K per unit

New Homeowner Down-payment Program

Various CPA communities have established down-payment/buy-down programs that provide up-front assistance for down-payment and closing costs. In particular, down-payment assistance helps to decrease mortgage payments in order to enable income-qualified households to purchase a home. In return for financial assistance, a permanent affordable housing deed restriction is placed on the purchased property, requiring that the property be sold at an affordable price to another income-eligible homebuyer upon resale. The costs for this type of program would be consistent with the deed restriction program as described on the following page.

Estimated Project Cost: \$50K-\$200K per unit

Deed Restriction Programs

This type of program would establish a revenue stream to purchase affordable housing deed restrictions from existing low/moderate income homeowners and could also be targeted to low/moderate elderly homeowners. The deed restriction would be permanent and would limit the sale price of the property upon resale to a price that is affordable to low/moderate income households and would require the homebuyer to be income-eligible.

The value of the deed restriction would be determined by subtracting the property's estimated affordable price from the appraised property value. The difference would set the maximum cost of the deed restriction. In estimating the project cost range, it is assumed that market values of properties for this program would be between \$250K-\$400K. This assumption was informed through three primary factors:

- lowest 3-bedroom unit sales price recorded in past 6 months (Aug 2007-Feb 2008) is \$215K (Zillow), which is higher than the \$200K affordable for a 4-person household at 80% of the area median income.
- median value for a single-family house in Sharon in 2007 is \$405K (Warren)
- out of a total of 39 single-family and condo units sold in the past 6 months (Aug 2007-Feb 2008), 26 sold for \$400K or less (Zillow).

Chapter 2 Community Housing

These figures demonstrate that targeting a deed restriction program to properties with a market value of \$250K-\$400K would seem to provide a reasonable supply of units to choose from. Therefore, the funding needed to decrease the cost of a unit to \$200K, which would roughly be the affordable price for a 4-person household with an income of 80% of the area median income, would fall within the estimated cost range below.

Estimated Project Cost: \$50K-\$200K per unit

Rehabilitation and Resale of Existing Properties

This type of project would involve the purchase, rehabilitation, and resale of one or more housing unit(s). Upon resale, the subject property would be converted to a permanent affordable unit through an affordable housing deed restriction and would be sold to an income-qualified homebuyer who meets the local preference criteria. This type of program is also known as a "Buy-Down Program". In the end, after resale, this type of project would result in the same project cost range as the deed restriction program but with the additional costs of the rehabilitation work (which could vary substantially from property to property).

Estimated Project Cost: \$100K-\$300K+ per unit

Create Affordable Homeownership Units

Build single- or multi-family houses preferably on previously developed sites. Project could be funded by leveraging other public and private funds with CPA funds contributed for project startup costs.

Estimated Project Cost: \$250-350K per unit

Chapter 3 Open Space

This section addresses the use of CPA funding to support open space protection efforts, includes a profile of Sharon's open space and natural resources, and describes the CPC's two priority open space goals.

OPEN SPACE NEEDS

The abundance and quality of existing open space and natural resources in Sharon, particularly Lake Massapoag, are highly valued by the community as the primary characteristic that makes Sharon unique and attractive. Over 5,300 acres, representing 35% of Sharon's total land area is permanently protected open space. Sharon has numerous water resources, of which the most recognized is Lake Massapoag, which is over 353 acres located in the center of the community. In addition, Sharon has multiple other smaller lakes and ponds, numerous streams, and over 2,000 acres of wetlands. Sharon also retains remnants of its previous rural agricultural character, including three remaining active farms: Crescent Ridge Dairy, the Arguimbau Farm, and Ward's Berry Farm. Protection of priority open space properties is key to preserving Sharon's community character. (CD Plan)

ELIGIBILITY FOR CPA FUNDING

Section 2 of the CPA statute (MGL c.44B) defines the term "open space" as including, but not limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, lake and pond frontage, beaches, and lands to protect scenic vistas. Section 5 of the CPA statute allows the use of CPA funds for the acquisition, creation, and preservation of open space and allows for the rehabilitation or restoration only of open space that was acquired or created with CPA funds.

In accordance with Section 12 of the CPA statute, ". . . a real property interest that is purchased with monies from the Community Preservation Fund shall be bound by a permanent deed restriction that meets the requirements of chapter 184, limiting the use of the interest to the purpose for which it was created." Therefore, any open space acquisitions by the Town using CPA funds will require execution of a conservation restriction, agricultural preservation restriction, or other such restriction that complies with the requirements of Section 12.

Chapter 3 Open Space

PROFILE OF SHARON'S OPEN SPACE & NATURAL RESOURCES

PROTECTED OPEN SPACE

- Over 5,300 acres, representing 35% of Sharon's total land area, of permanently protected open space.
- Approximately 530 additional acres protected through Conservation Restrictions and another 650 acres under Conservation Commission control.
- Rattlesnake Hill project is planned to add 250 acres to Conservation Commission land (Con Com) and Sharon Hills development generated another 26 acres of protected open space (Planning Board).
- Over 300 acres temporarily protected under Chapter 61, 61A, and 61B tax abatement programs for open lands in forestry, agriculture, or recreational use.

WATER RESOURCES

- Lake Massapoag which is over 353 acres, multiple smaller lakes and ponds, as well as numerous streams and brooks including Massapoag and Beaver.
- Over 2,000 acres of wetlands (CD Plan).
- 98% of drinking water supplied from wells and two well fields within the Town (2% supplied from Stoughton and Foxboro).
- Town pursuing development of an additional well.
- Over 50% of the Town is within the Groundwater or Surface Water Protection overlay districts.
- Town is almost completely reliant on septic systems.

HABITAT & BIODIVERSITY RESOURCES

- Mass Audubon Society's Moose Hill Sanctuary, with over 1,900 acres, Borderland State Park, over 1,100 acres, and The Trustees of Reservations Moose Hill Farm, about 350 acres, provide large natural areas of interior habitat and edge habitat.
- 23 certified vernal pools plus numerous potential vernal pools (wet depressions in land that are flooded only part of the year).
- Over 2,093 acres fall within Areas of Critical Environmental Concern (ACEC) as designated by the state Secretary of Environmental Affairs (Town GIS).

- Twelve areas in Sharon designated by the state Natural Heritage & Endangered Species Program as priority habitat areas.

AGRICULTURE

- Approximately 146 acres of land is classified under Chapter 61A, tax abatement program for agriculture.
- Three active farms include: Crescent Ridge Dairy, the Arguimbau Farm, and Ward's Berry Farm (Con Com).
- Mass Audubon owns and operates a CSA (community-supported agriculture) adjacent to Ward's Berry Farm that provides fresh local produce to shareholders (Con Com).
- There are two locations of active cranberry bogs—South Main Street and South Walpole Street (Con Com).

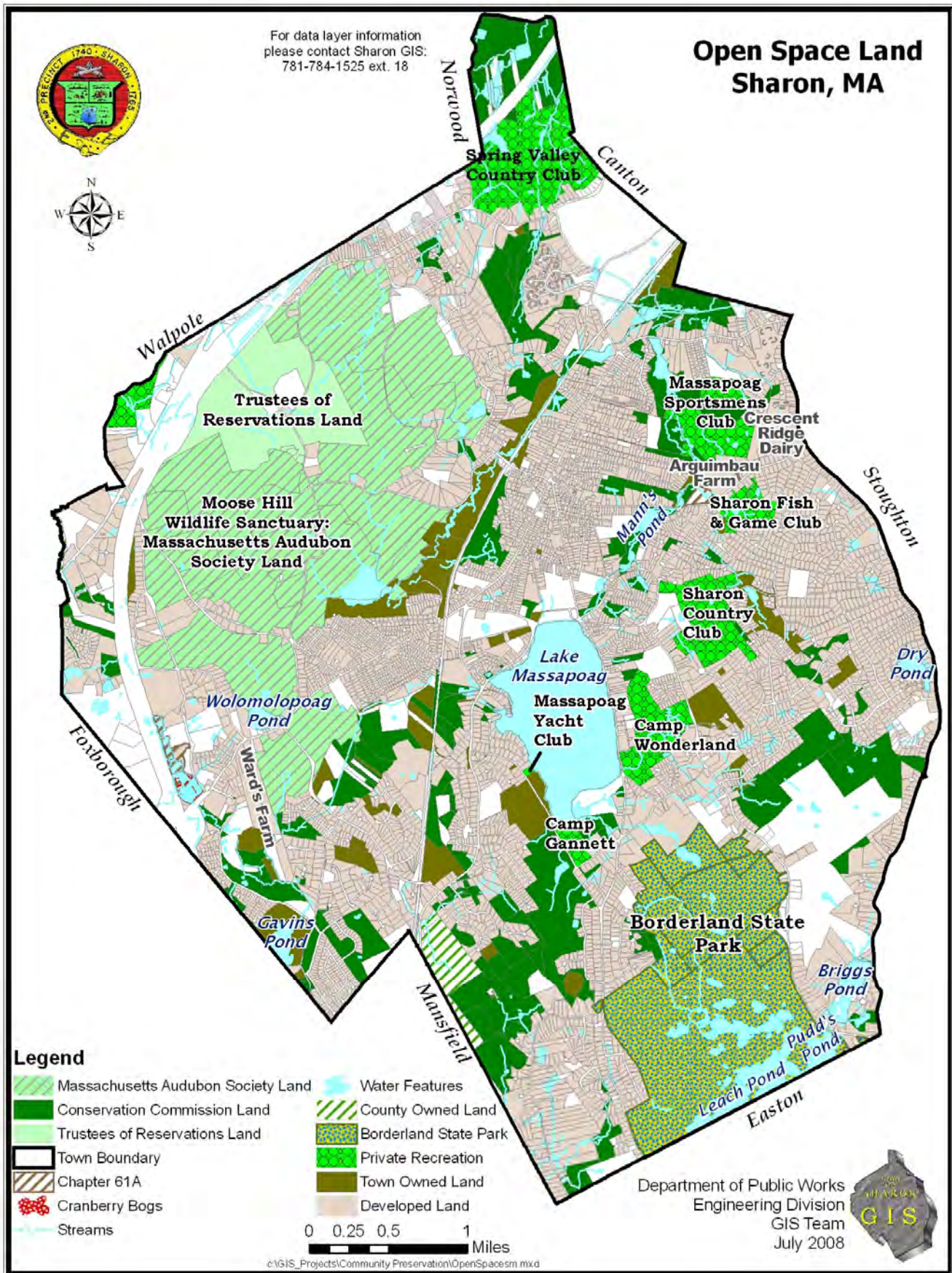


Strawberry's at Ward's Berry Farm
Photo Credit: Paul Lauenstein, 2007.

WHAT DOES THIS MEAN?

- A strong component of Sharon's community character is its significant quantity and variety of open space and natural resources.
- Open space and natural resources remain unprotected. These resources will be identified and prioritized for protection through the current open space planning effort.
- Continued vigilance in protecting water resources is critical to ensure quality of life for current and future Sharon residents and for environmental protection.

Chapter 3 Open Space



Chapter 3 Open Space

GOALS FOR OPEN SPACE EXPENDITURES

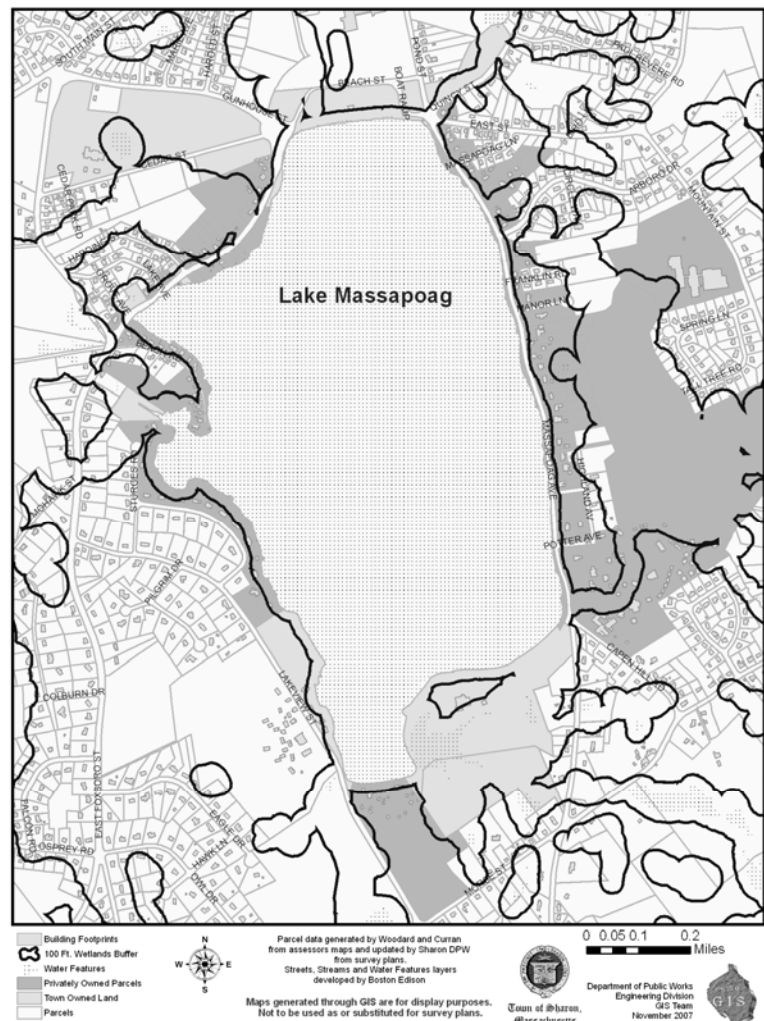
Protecting open space and natural resources is a key factor in preserving Sharon's community character. In particular, the CPC recognizes the protection of the quality of Lake Massapoag, through protection of its watershed lands and surrounding open space, as a top priority for CPA expenditures. While the CPC has established Lake protection as a funding priority, it also intends to remain flexible to act on other worthy open space protection projects as they arise. These companion goals are further described below.

- PROTECT LAKE MASSAPOAG
- PROTECT OTHER UNPROTECTED LAND AND NATURAL RESOURCES

PROTECT LAKE MASSAPOAG

Strategically focus CPA open space funds on land protection efforts to protect and maintain the Lake's high water quality and to protect its value as a scenic and recreational resource.

In many ways, Lake Massapoag is the center of the community, physically and metaphorically. The Lake has been an important community asset since Native American times and continues to be valued by the community as an environmental, scenic, and recreational resource. Protection of the quality of its waters is key to preserving this resource. The two largest privately-owned, subdividable parcels abutting Lake Massapoag are Camp Gannet and Camp Wonderland. Permanently protecting the open space surrounding the Lake is one significant way to minimize development and the degradation of water quality, public access, and scenic beauty.



Chapter 3 Open Space**PROTECT OTHER UNPROTECTED LAND AND NATURAL RESOURCES**

Embrace the flexibility to act on other worthy, fiscally-prudent land protection opportunities that provide environmental, habitat, and cultural benefits.

Beyond the identified top priority of protecting the Lake, the CPC wishes to retain flexibility to react to opportunities for open space protection as they arise. Opportunities for protecting properties will possibly arise at unforeseen times in the future. Such opportunities could include protection of lands that protect the water supply, are environmentally-sensitive, contain water resources including brooks and other waterways, provide significant wildlife habitat, have scenic value, are adjacent to other protected open space, or have archeological or other cultural resources. The CPC intends to support any worthy open space projects, as funding allows.

MINIMUM SPENDING REQUIREMENTS

The minimum statutory spending requirements for open space are 10% of annual revenue, which must either be spent or set aside for future spending. Since two substantial open space projects required bonding, the Horizons for Youth and Billings Land projects, the open space 10% reserves will be fully used through FY11 (to contribute to the bond repayments) and partially used in FY12 and FY13. Therefore, the minimum required spending for open space for FY09-FY13 is estimated at **\$45,000**. The estimated available general reserve fund for FY09-FY13, which can be used in any of the four CPA categories, is about **\$1,000,000**.

Given high land values, coupled with the CPC's overall guiding principal of fiscal responsibility and minimizing borrowing, the CPC must favor projects that demonstrate substantial leveraging of other public or private funding, and those that minimize project costs in the form of bargain (discounted) sales and other cost-saving mechanisms. In addition, the CPC encourages the purchase of conservation restrictions, and public access easements where applicable, over land acquisition in order to minimize the cost of open space protection.

Chapter 3 Open Space

EXAMPLES OF PROJECT POSSIBILITIES

Note: The project possibilities below include total land value as determined by the Town Assessor's Office. These values do not necessarily reflect actual market values. An appraisal would be required to determine estimated market value. Values based on research conducted primarily in Fall 2007-Spring 2008.

Camp Gannett protection through acquisition or conservation restrictions and public access easements.

Camp Gannett is approximately 21 acres of land on the south side of Lake Massapoag, adjacent to the Sharon Community Center, and is owned by the Elizabeth Peabody House. Camp Gannett extends from the Lake shores to Morse Street. Much of the land is undeveloped and lies outside of the nearby wetlands and the 100 foot wetland buffer (Town GIS), and therefore may be developable land.

Total Estimated Land Value: \$1.77M (Town Assessor's Office)

Camp Wonderland protection through acquisition or conservation restriction and public access easements.

Camp Wonderland is over 103 acres with frontage on the southeast side of the Lake, near the corner of Capen Hill Road and Massapoag Avenue. Camp Wonderland is owned by the Salvation Army and the majority of the unbuilt land appears to be within a 100 ft wetlands buffer (Town GIS), which would limit the extent of allowable future development.

Total Estimated Land Value: \$4.99M (Town Assessor's Office)

Cedar Swamp Land Parcels (Piona Property)

The Eastern White Cedar Swamp, located on the south side of Sharon, is one of the largest of such swamps in Norfolk County.

Total Estimated Land Value: not available

Other possible properties for open space protection that are not associated with protecting the Lake (with estimated land values, as available, from the Town Assessor's Office):

- Land contiguous to existing protected open space, in general
- Gobbi Property on Route 27/232-264 Norwood Street (\$1.15M)
- Sharon Country Club (\$3.49M)
- Crescent Ridge Dairy Farm (\$1M)
- Wards Berry Farm (non-Audubon owned portion) (\$901K)

Chapter 4 Recreation

This section focuses on priorities for spending CPA funds for improving public recreational opportunities, includes a profile of Sharon's recreation resources, and describes the CPC's two priority goals for CPA recreation expenditures.

RECREATION NEEDS

According to the Sharon Recreation Department and the Recreation Advisory Group, the Town is experiencing a growing demand for recreation facilities, particularly for active recreation. The demand seems to stem from an increased emphasis in society, in general, on physical activity for all ages, and among the school age population, an emphasis on organized sports rather than informal play. Existing recreation facilities include over 167 acres of Town recreation land, over 94 acres of school land, and over 6,346 acres of land open to the public for passive recreation, including Moose Hill Wildlife Sanctuary and Borderland State Park (Rec Plan, CD Plan, and Town GIS). Of the 261 acres of Town recreation and school land, approximately 39 acres are developed for active recreation (CPC). More than half of all residences in Sharon are located outside of walking distance (1/2 mile) from active recreation facilities (Town GIS) (see map on page 27).

The Recreation Department is in the process of collecting usership data to determine current demand and develop projections for future demand. Supporting the creation of new active recreational facilities, particularly in underserved neighborhoods, and preserving existing passive recreational facilities are keys to increasing the supply of public recreational opportunities.

ELIGIBILITY FOR CPA FUNDING

Section 2 of the CPA statute (MGL 44B) defines recreational use as "active or passive recreational use including, but not limited to, 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." The definition goes on to prohibit ". . . horse or dog racing or the use of land for a stadium, gymnasium or similar structure."

CPA allows use of CPA funds for the acquisition, creation, and preservation of land for recreational use and allows rehabilitation or restoration only for recreation land acquired or created with CPA funds (such as portions of the Horizons for Youth property). Maintenance work is not eligible for CPA funds.

Understanding the allowable uses of CPA funds for recreation projects on existing recreation lands that were not originally acquired with CPA funds can be confusing. Essentially, as a rule of thumb, CPA funds can be used for projects that will protect the recreational resource from injury, harm, or destruction (preservation), but not for projects intended to extend the resource's useful life (rehabilitation). In some cases, there may be a fine line between "preservation" and "rehabilitation" and the CPC may require an opinion from Counsel to determine project eligibility.

Chapter 4 Recreation

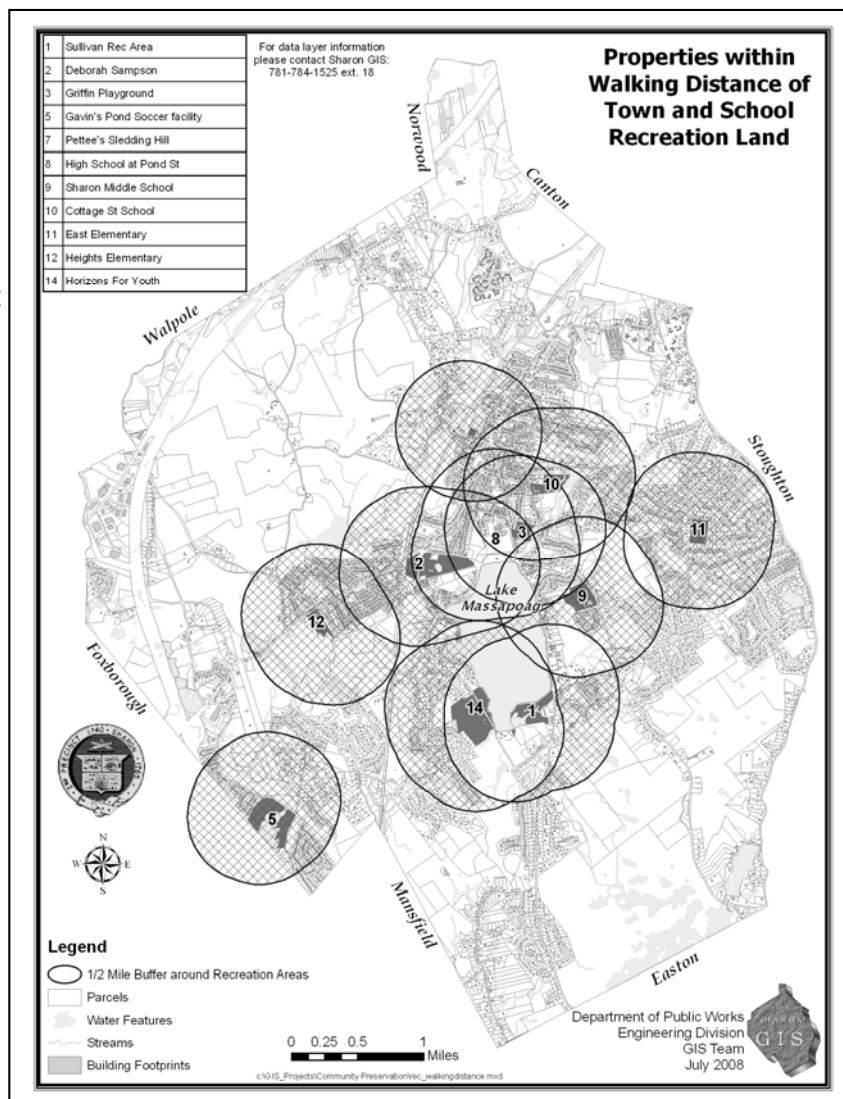
PROFILE OF SHARON'S RECREATION RESOURCES

PASSIVE RECREATION

- 6,346 acres of land (over 39% of total land) open to public for passive recreation including walking, hiking, bird watching, and picnicking. (Town GIS).
- The figure cited above includes Borderland State Park, Moose Hill Wildlife Sanctuary, and Moose Hill Farm (which require entry fees/membership).
- Six major trail systems, including Massapoag Trail running from Lake Massapoag to Cobb's Corner and two long-distance trails: Warner Trail (total of 30 miles long from Canton to RI) and Bay Circuit Trail.

ACTIVE RECREATION

- Over 167 acres of Town-owned recreation land, which include opportunities for both passive and active recreation (Town GIS).
- Over 94 acres of school land, which include various athletic fields, tennis courts, running tracks, and playgrounds (Town GIS & Rec Plan).
- Of the 261 acres of Town recreation and school land cited above, approximately 39 acres are developed as active recreation facilities, including athletic fields, tennis courts, basketball courts, baseball diamonds, a skate park, and running tracks (Town GIS & Rec Plan).
- Town recreation land includes Frank I. Sullivan Recreation Area, Dr. Walter Griffin Playground, Memorial Park Beach, Deborah Sampson Park, Town Boat Launch Area, Gavin's Pond Soccer Complex, Beech Street Park, Pettee's Sledding Hill (Rec Plan).
- 596 acres of private recreation areas including camps, Sharon Country Club, Spring Valley, Sharon Fish & Game Club, and Massapoag Sportsmen's Club, which require membership.



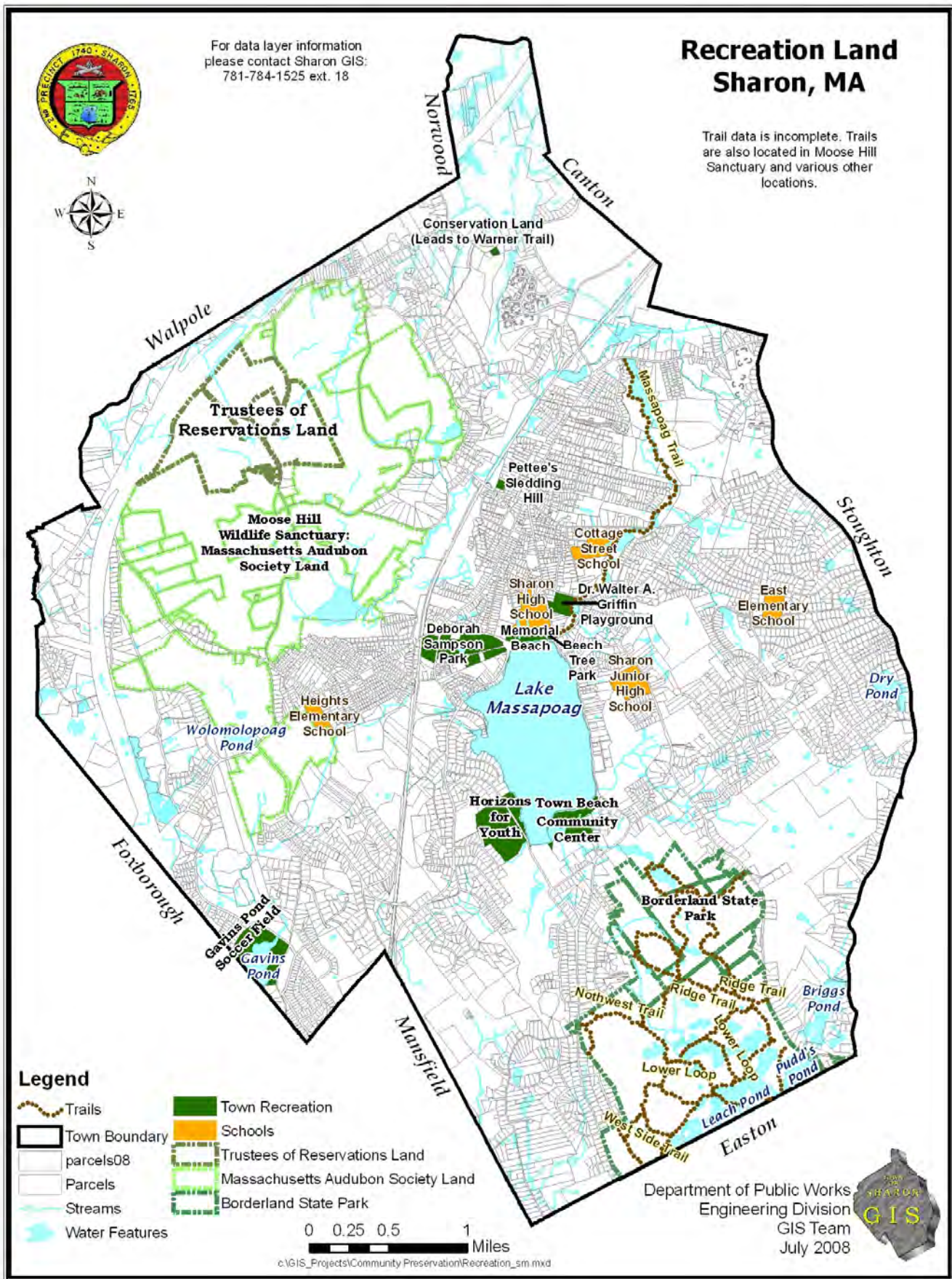
Note: Park uses are often divided into two categories: active and passive recreation.

- Passive recreation is that which emphasizes the open-space aspect of a park and which involves a low level of development, including picnic areas and trails.
- Active recreation typically requires intensive development and often involves cooperative or team activity, including playgrounds and ball fields.

WHAT DOES THIS MEAN?

- Sharon has a large amount of open space land that is open to the public for passive recreation.
- Six existing major trail systems provide significant opportunities for hiking and walking.
- Town and school recreation lands provide a variety of active recreation opportunities for children and adults.
- Lake Massapoag and its shores provide water-oriented recreation opportunities, such as boating, swimming, and fishing.

Chapter 4 Recreation



Chapter 4 Recreation

GOALS FOR RECREATION EXPENDITURES

Creating and preserving public recreation facilities is important in preserving and improving Sharon's community character and quality of life for citizens. The CPC has established two goals for spending CPA funds on recreation, as further described below.

- CREATE NEW ACTIVE RECREATION
- PRESERVE AND CREATE TRAILS AND OTHER PASSIVE RECREATIONAL FACILITIES

CREATE NEW ACTIVE RECREATION

Focus on creating new athletic fields and other active recreational facilities, both for organized and informal activity.

According to the Recreation Department and the Recreation Advisory Committee, the demand for public athletic fields for organized team sports, including fields for soccer, lacrosse, football, and baseball, has exceeded the Town's ability to supply the appropriate facilities for these activities. There is a strong sentiment, both on the CPC and in the community, that CPA funds for recreation should be targeted to projects that support the creation of new active recreational facilities, not only the development of new athletic fields, but also creation of new areas for informal play such as fields, areas for pick-up games (impromptu games), and neighborhood pocket parks.

Although the Town does not currently have usership and demand data, the Recreation Department is beginning the process of collecting that data for future needs assessment and facilities planning purposes. Since CPA revenue is limited, especially in comparison with the costs of creating new athletic fields and parks, the CPA funds could only be used to support a small portion of larger projects to attain this goal. Substantially leveraging CPA funds with other public and private funding will be key to achieving this goal.

PRESERVE AND CREATE TRAILS AND OTHER PASSIVE RECREATIONAL FACILITIES

Utilize CPA funds to preserve and create trails and other passive recreational amenities on existing publicly-owned open space. Create areas for passive recreation, including sledding and informal games, in the form of neighborhood pocket parks and the like.

Over 39% (6,346 acres) of Sharon's total of land area is open to the public for passive recreation use, including six major hiking and walking trail systems. However, Sharon citizens have reported that many of the existing public trails are in need of preservation. Preserving these amenities will benefit the public by protecting the trails from harm, injury, or destruction, as allowed by the Community Preservation Act. (Note: CPA statute prohibits use of CPA funds for maintenance.)

Chapter 4 Recreation

The CPA currently restricts the use of CPA funds on lands that were not originally acquired through CPA to expenditures for the purposes of creation and preservation of lands for recreation use. The CPA does not allow expenditures for rehabilitation or restoration of existing recreation lands unless they were originally acquired through CPA. Proposals for preservation of existing passive recreation should be scrutinized to determine eligibility on a case by case basis with possible assistance from Counsel and/or guidance from the Massachusetts Department of Revenue.



Massapoag Trail in Sharon
Photo Credit: Paul Lauenstein, 2007.



Sharon resident Mali Walters
Photo Credit: Paul Lauenstein, 2007.

MINIMUM SPENDING REQUIREMENTS

As described in Chapter 1, the CPA statute sets no minimum spending requirements for recreation. Recreation projects can be funded through the General Reserve, which is available for projects in any of the four CPA categories. Estimated funds available in the General Reserve for FY09-FY13 are about **\$1,000,000**.

Since the General Reserve is available for projects in any CPA category, it is likely that CPA funds could only support a small portion of a project to construct new athletic fields or parks, so this type of project would require substantial leveraging of other public and private funding. However, preserving existing passive recreational facilities will generally come with a smaller price tag, and therefore may be able to be more substantially supported with CPA funds in proportion to total project costs. However, for either large or small projects, the CPC encourages substantial leveraging of funds and minimizing project costs to enable CPA funds to have as far a reach as possible.

Chapter 4 Recreation

EXAMPLES OF PROJECT POSSIBILITIES

The following describes some possible projects that could be funded in whole or in part with CPA funds. The description includes very rough estimated project cost ranges, where possible, based on research conducted primarily in Fall 2007-Spring 2008.

Construction of a complex of new athletic fields at the landfill on Mountain Street

The construction of an athletic facility on the former 60-acre landfill on Mountain Street, which has been discussed for many years, still raises controversy within the community. The facility has been proposed to include athletic fields for soccer, lacrosse, and baseball; a tot lot; walking trails; and a dog park and was estimated to cost \$1.7M in 2002 (Rec Plan). Note that costs have most likely increased since this estimate was produced.

Estimated Project Cost: \$1.7M+

Construct new multipurpose field and/or a regulation baseball diamond on Horizons for Youth property

A portion of the land at Horizons for Youth was purchased with CPA funds. The Town has appointed the Horizons for Youth Reuse (HFY) Committee to study and recommend a short-term and long-term plan for reuse of this former camp, located on the south shores of Lake Massapoag. As part of this planning effort, the HFY Committee is considering various uses for the land including active and passive recreation.

Estimated Project Cost: not available



Horizons for Youth Property
Photo Credit: Susan Rich, 2008.

Chapter 4 Recreation**Create new areas for informal recreational activity/play**

This could include creating new neighborhood pocket parks or creating fields for informal play, such as playing pick-up games (games that are not organized, but, rather, are impromptu). An estimated cost for these types of projects would depend on a variety of factors regarding the scope of work and therefore, a cost estimate is not possible at this point.

Estimated Project Cost: not available

Preserve beaches and waterfront areas

Preserving public beaches along Lake Massapoag and other waterfront areas that provide opportunities for passive recreation would be eligible for CPA funding if the project(s) serve to protect the resources from further harm or injury. However, without further project details, it is not possible to provide a credible estimated project cost. Note, an opinion from Town Counsel may be needed to confirm project eligibility for specific proposals in this category.

Estimated Project Cost: not available

Preserve existing and create new walking and hiking trails

According to citizen feedback, there is a need to create new trails and to preserve existing walking and hiking trails. Projects that serve to protect recreation resources, such as walking and hiking trails, from further harm or injury (deterioration) are eligible for CPA funds, under the definition of preservation. An estimated cost for such a project however would depend on a number of variables, which are unknown in the abstract, including the nature of the work, physical condition of the resource, and size of the resource. Note, proposals for preservation of existing passive recreational resources should be scrutinized to determine eligibility on a case by case basis with possible assistance from Counsel and/or guidance from the Massachusetts Department of Revenue.

Estimated Project Cost: not available

Chapter 5 Historic Preservation

Chapter 5 Historic Preservation

This section focuses on community needs and CPC priorities for spending CPA funds on historic preservation projects and includes a profile of Sharon's historic resources and descriptions of the CPC's three historic preservation goals.

HISTORIC PRESERVATION NEEDS

Sharon's man-made and natural environment consists of many historically-significant resources including municipal and institutional buildings, residential buildings, archeological and open space sites, farms, and cemeteries. Sharon's historic resources represent a wide-range of periods that are important in Sharon's history, including Native American, Colonial, 19th century, and early 20th century. Many of these resources, both publicly- and privately-owned, are at risk due to lack of available funding for preservation and restoration. Some historic resources have also been demolished due to development pressures and lack of protection. The Sharon Historical Commission, through funding from CPA and the Massachusetts Historic Commission, is undertaking phase one of an historic resources inventory to survey Sharon's historic resources and, thereby, heighten public awareness and understanding of the amount, type, and quality of historic resources in the town.

ELIGIBILITY FOR CPA FUNDING

Section 2 of the CPA statute defines historic resources as "a building, structure, vessel, real property, document, or artifact 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." CPA funds are allowed to be used for the ". . . acquisition, preservation, rehabilitation, and restoration of historic resources."

Furthermore, within the definition of "rehabilitation" CPA is allowed to fund improvements to make historic resources functional for their intended use, including improvements to comply with the Americans with Disabilities Act and other building or access codes. All rehabilitation work with respect to historic resources is required to comply with the Standards for Rehabilitation stated in the US Secretary of the Interior's Standards for the Treatment of Historic Properties (codified in 36 C.F.R. Part 68).

Chapter 5 Historic Preservation

PROFILE OF SHARON'S HISTORIC RESOURCES**LOCAL HISTORIC DISTRICTS**

- District #1: Town Center, which is also listed on the National Register of Historic Places.
- District #2: Cobb's Tavern property on Bay Road, built in 1740, and is also listed on the National Register of Historic Places.
- District #3: The Wilber School, Pleasant Street School, and Kate Morrell Park.

MUNICIPAL & INSTITUTIONAL BUILDINGS

- Two prior schools: Wilber School, which was opened in 1922, and the Pleasant Street School, built in 1909 (Sharon History).
- Two churches: Unitarian Church of Sharon, built in 1842 with timbers used in the larger building that preceded it on the site, and the First Congregational Church of Sharon, built 1839 (Sharon History and CPC).
- The Public Library was built ca 1914 with funds from Andrew Carnegie. (Sharon History)
- The Sharon MBTA Train Station on Depot Street was constructed in 1936 (Hist Commission).
- The Sharon Water Department Well Station #1 northeast of the Town Center was constructed in 1896.
- The Community Center, located on shores of Lake Massapoag, was originally constructed as a hotel in 1930 (Hist Commission).
- Horizons for Youth, Camp Gannett, and Camp Wonderland, were developed in the early 20th century.
- The Sharon Sanatorium on Moose Hill was established in 1891. Five buildings of the original complex remain: Matron's Building (late-19th century), X-Ray Building (c. 1907), Children's Building (1916), a barn, and a garage. (Sharon History and draft MHC Form A).

RESIDENTIAL BUILDINGS

- 473 properties (approx. 8% of total buildings), are over 100 years old (Sharon Assessing).
- Six residences are listed on the National Register of Historic Places, ranging in age from 1740.
- Stoneholm, on Ames Street, is listed on the National Register and was constructed in 1848 (Hist Commission).

ARCHAEOLOGICAL & OPEN SPACE SITES

- The Stoughtonham Furnace on Furnace Street dates to the Colonial period (Hist Commission).
- Site of Sharon Commons development is being studied as a possible site of the 17th century tavern, Wainman's Ordinary (MHC).
- The Billings Brook Cranberry Bogs Site is recorded as an ancient archaeological site (MHC).
- General area southwest of Wolomolopoag Pond may have had ancient Native American occupation (MHC).
- King Philip Rock and Cave is considered a Native American meeting spot (Sharon History).
- Devil's Rock, located off Brook and Ashcroft roads, a destination for over 100 years (Hist Commission).
- Moyle's Quarry, in Borderland State Park, provided granite for the Canton Viaduct in 1835 (Sharon History).
- Ministerial Meadow, near Carworks Pond (Hist Commission).
- The Six Privileges, associated with the ponds along Massapoag Brook that provided water power, including Mann's Pond (Sharon History).

AGRICULTURE

- The Arguimbau Farm on East Street is the site of Deborah Sampson's farm house, the Massachusetts State Heroine (Sharon History).
- Crescent Ridge Dairy has been in operation since 1932 (Hist Commission).
- Kendall Farm on Moose Hill Street (Hist Commission).
- Morse Farm on Morse Street dates to the mid-18th century (Hist commission).

CEMETERIES

- Nine historic cemeteries/burial grounds—earliest marked grave is Ebenezer Billings, 1717 (Sharon History).
- Remains of one Native American burial ground, near the King Philip Rock site (Hist Commission).

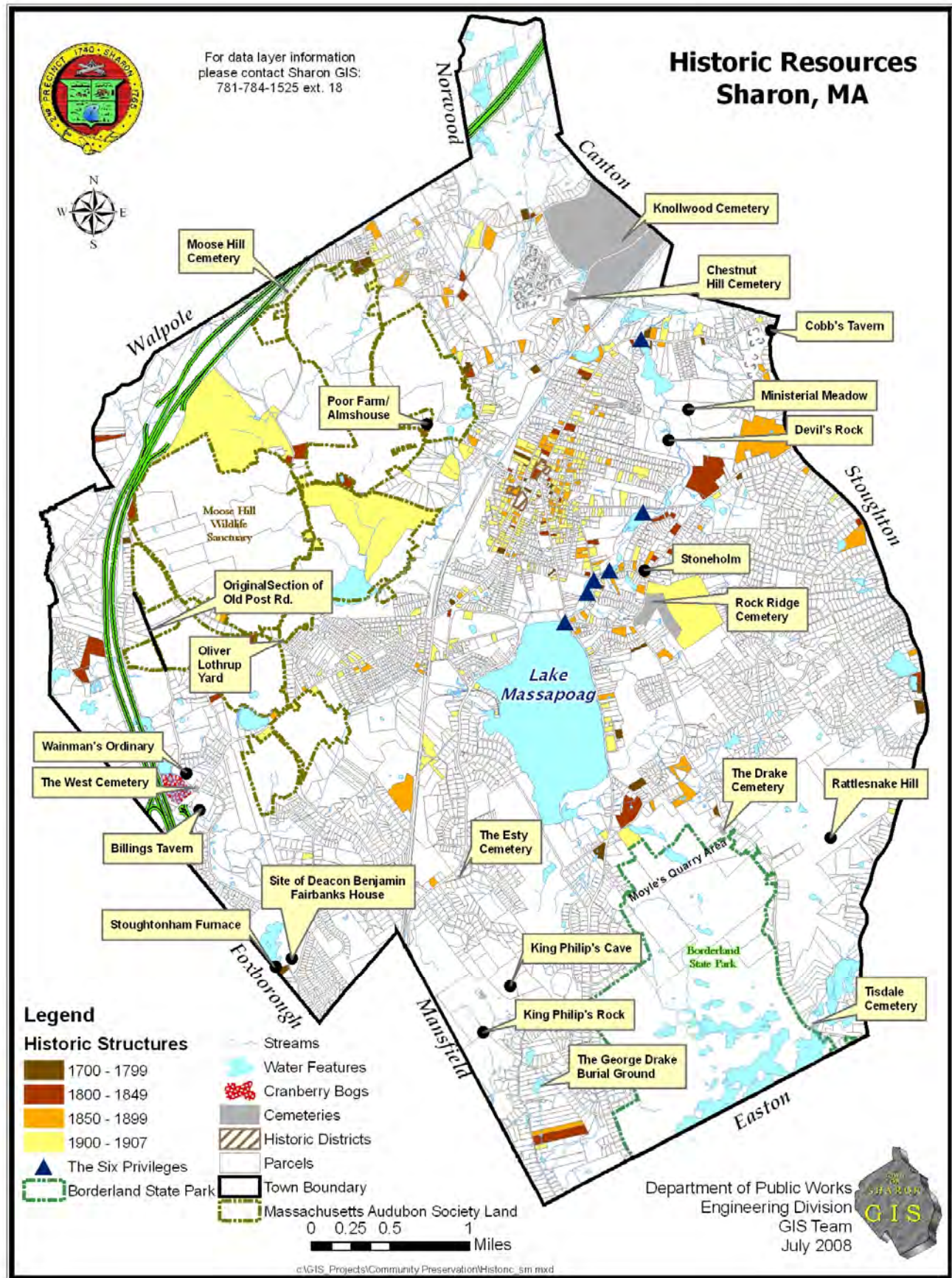
DOCUMENTS

- Town documents, dating back to the early 18th century, include vital records, Town Meeting minutes, and other town documents (Town Clerk).

WHAT DOES THIS MEAN?

- Sharon's historic resources are diverse in type, expanding beyond historic buildings and structures to include open space sites, farms, cemeteries, and documents.
- Sharon's historic resources represent a wide range of periods important in Sharon's history, including Native American, Colonial, 19th century, and early 20th century.

Chapter 5 Historic Preservation



Chapter 5 Historic Preservation**GOALS FOR HISTORIC PRESERVATION EXPENDITURES**

Preserving and protecting historic resources is key to preserving and enhancing Sharon's unique character and keeping its history alive for future generations. The CPC has established three goals for spending CPA funds to further historic preservation efforts:

- PRESERVE PUBLIC & PRIVATE HISTORIC RESOURCES
- HEIGHTEN AWARENESS OF HISTORIC RESOURCES
- COMBINE HISTORIC PRESERVATION WITH OTHER CPA GOALS

PRESERVE PUBLIC & PRIVATE HISTORIC RESOURCES

Use CPA funds for the preservation of both publicly- and privately-owned historic resources.

Sharon's historic resources include municipal and institutional buildings, archaeological sites, cemeteries, open space/landscapes, documents, and residential properties as described in the profile of Sharon's historic resources on the previous pages. Both publicly- and privately-owned resources are eligible for CPA funds as long as public interests are being served through the provision of public benefits. Therefore, on privately-owned properties the CPC will require demonstration of public benefits such as a preservation restriction, a reasonable level of public access, or the like.

HEIGHTEN AWARENESS OF HISTORIC RESOURCES

Create a comprehensive inventory of Sharon's historic resources and increase public awareness of significant historic resources through the use of physical amenities such as markers and heritage trails.

Sharon has a wealth of historic resources that represent a wide range of periods important in Sharon's history, including Native American, Colonial, 19th century, and early 20th century. Creating a comprehensive inventory of historic resources is key to understanding the extent and nature of historic resources in the community. The creation of historic markers and heritage trails are ways to foster public appreciation for history and historic buildings, structures, and places that played a role in the community's history. Note, an opinion from Town Counsel may be needed to confirm project eligibility for specific proposals in this category.

Chapter 5 Historic Preservation

COMBINE HISTORIC PRESERVATION WITH OTHER CPA GOALS

Prioritize historic preservation projects that also serve to protect open space, create affordable housing, and/or create recreation opportunities.

The Community Preservation Act was designed to bring together multiple aspects of community preservation to achieve a more comprehensive result than traditional, single-purpose funding sources are able to achieve. Historic preservation can sometimes work hand in hand with the primary priorities of open space, community housing, and recreation projects, thereby creating more comprehensive projects. The CPC encourages projects that combine historic preservation with the other primary CPA goals.

MINIMUM SPENDING REQUIREMENTS

As described in more detail in Chapter 1, the minimum statutory requirements for historic preservation is 10% of annual revenues must be spent or set-aside for future spending. Therefore, the estimated minimum available funds for historic preservation is roughly **\$270,000** for FY09-FY13. In addition, the estimated available funds in the General Reserve is about **\$1,000,000** for FY09-FY13, which can be spent on projects in any of the four CPA categories.

EXAMPLES OF PROJECT POSSIBILITIES

The following describes some possible projects that could be funded in whole or in part with CPA funds. The description includes very rough estimated project cost ranges, where possible, based on research conducted primarily in Fall 2007-Spring 2008.

Preservation of various public buildings including: Sharon Train Station, Pleasant Street School, Sharon Public Library, and Sharon School Department headquarters as well as further work on the Sharon Water Department Well Station #1.

Costs for these types of rehabilitation projects vary greatly depending on the condition of the structures and the scope of work. However, the estimate below uses the phase one rehabilitation work of the Well Station #1, funded by CPA, as a basis.

Estimated Project Cost: \$100K-\$500K

Archival preservation and restoration of historic town documents

Archival preservation and restoration of historic documents involves restoring the documents themselves as well as providing proper archival storage for the documents. Project costs vary depending on amount, age, and condition of documents as well as and storage needs.

Estimated Project Cost: not available

Chapter 5 Historic Preservation**Preservation of historic cemeteries and burial grounds**

Sharon's historic burying grounds are important historic resources. Restoration costs could vary greatly depending on many factors in terms of the resource condition and size, as well as the scope of work. The cost estimate below uses a burial ground restoration project in Newton as a basis for sample project costs.

Estimated Project Cost: \$50K-\$100K+ (per site)

Archeological Study and Preservation of archeological sites

Sharon boasts a variety of Native American and Colonial archaeological sites as well as open space areas that are tied to local history. Project costs for this type of project will also vary widely depending on scope of work as well as the nature and condition of resources. A project in Grafton is one example of an archeological study. Grafton appropriated \$60K of CPA funds to conduct an archeological study of Hassanamesett Woods in 2006.

Estimated Project Cost: \$60K+ (per site)

Markers to identify, describe, and map local historic districts, historic buildings, other resources significant in local, regional, or national history.

Project costs for signage, including design, fabrication, materials, and installation will vary greatly depending on design, materials and whether illumination or site work are included. The rough cost estimate below is based on a handful of projects that other CPA communities have undertaken. Note, an opinion from Town Counsel may be needed to confirm project eligibility for specific proposals in this category.

Estimated Project Cost: \$150-\$2000 per sign

Investigate creating a heritage walking trail linking, marking, and interpreting archeological and open space sites, such as those sites along the "Six Privileges" associated with the mill ponds along Massapoag Brook.

Project costs for creation of walking trails will vary based on the project scope, design, topography, location, and other factors. A comparable project to use as the basis of a cost estimate is not readily available.

Estimated Project Cost: not available

Restore historic trails and mark with signage to describe historic significance.

See remarks, above, for creation of a heritage trail. Note, an opinion from Town Counsel may be needed to confirm project eligibility for proposals that include signs or historic markers.

Estimated Project Cost: not available

Chapter 5 Historic Preservation

Preserve Mann's Pond Dam area as an historic, archeological and open space resource.

The fifth water power of Massapoag Brook was located at Mann's Pond on Billing Street. Foundations of several buildings remain in the area near the dam. (Sharon History) The scope of this project is not known, and, therefore a rough estimate is not available.

Estimated Project Cost: not available

Preserve and rehabilitate historic buildings to convert to permanent affordable housing with affordable housing deed restrictions and preservation deed restrictions.

Project costs for rehabilitation of buildings are difficult to estimate in the abstract because they vary greatly depending on the nature and condition of the structures and the scope of work needed. Therefore, no cost estimate is available.

Estimated Project Cost: not available



Mann's Pond Dam

Photo Credit: Paul Lauenstein, 2007.

Chapter 6 Implementation of Plan

The primary intention of this Plan is to guide future funding decisions regarding the use of Sharon CPA funds. The Plan is not binding. Its purpose is to provide guidance. The CPC intends to use this Plan to aid in its deliberations over proposed projects to recommend for funding to Town Meeting. In addition to the CPC's use of the Plan, the Plan should also be used by potential applicants seeking CPA funding to guide and shape the nature and scope of proposed CPA projects. The CPC also encourages Town Meeting participants, Town officials, and other citizens to use this Plan to provide information about the Sharon CPA funds and to understand the basis of CPC recommendations to Town Meeting.

This Plan is intended to be an active document for the next five years. The CPC intends to review the Plan annually to reconfirm or amend its principles and goals. The CPC will consider periodically updating the Plan based on new experiences, changing circumstances including real estate trends and local implementation capacity, as well as citizen feedback, including at the annual public hearing.

Specific implementation tasks for the CPC are listed in more detail below.

CPC PLAN IMPLEMENTATION TASKS

1. Make the Plan available on the Town of Sharon website (www.townofsharon.net), Town Hall, Library, and other locations, to ensure easy access for the general public as well as Town Meeting participants; Town board, commission, and committee members; and other Town officials.
2. Re-evaluate the CPC's existing selection criteria and application packet to ensure consistency with the principles and goals established in this Plan. The existing selection criteria and application packet can be accessed at the Community Preservation Committee's link on the Town of Sharon website (listed above). Copies can be obtained at Town Hall (also see Appendices).
3. With the Plan on hand at each CPC meeting, use the information, principles, and goals established in the Plan to inform and guide deliberations and selection of projects to recommend to Town Meeting.
4. Continue to hold a public hearing on an annual basis to solicit community input on CPA funding decisions as well as feedback regarding the principles and goals of this Plan.
5. Periodically, update and revise the principles and goals established in this Plan based on community input, new experiences, and changing circumstances.
6. No later than FY13, review the Plan and adopt a new 5-year Community Preservation Plan for FY14-FY18 based on an open planning process.

List of Sources

List of Sources

Except where otherwise noted, the primary source for the resource profiles in chapters 2, 3, 4, and 5 was the following:

CD Plan Town of Sharon Community Development Plan, Sharon Planning Board, Community Design Partnership, Consultants, June 2004. http://www.townofsharon.net/Public_Documents/SharonMA_BComm/planning

Key to Additional Sources:

2000 US Census	United States Census 2000, Demographic Profile Highlights, factfinder.census.gov .
Con Com	Discussions with members of the Sharon Conservation Commission, June 2007.
CPC	Information provided via email and telephone from members of the Sharon Community Preservation Committee.
CP Coalition	Information on estimated state match levels provided via telephone from staff at the Community Preservation Coalition, a Massachusetts-based nonprofit organization. http://www.communitypreservation.org .
DHCD	Information provided via email from staff at the Department of Housing and Community Development, Commonwealth of Massachusetts.
Hist Commission	Information via email from various members of the Sharon Historic Commission.
Housing Authority	Information via email and telephone from the Executive Director of the Sharon Housing Authority.
Partnership	Sharon Affordable Housing Schedule, Sharon Housing Partnership, January 2007.
Planning Board	Information provided by members of the Sharon Planning Board, May 2007-April 2008.
MA CPG	Commonwealth of Massachusetts Comprehensive Permit Guidelines, Section III Affirmative Fair Housing Marketing Plan, C. Local Preference. http://www.mass.gov/Ehed/docs/dhcd/legal/afhmp.doc .
Metro Future	Metro Future: Making a Greater Boston Region, Regional Plan. Metropolitan Area Planning Council, May 2008. http://www.metrofuture.org .
MHC	Letters from the Massachusetts Historic Commission dated 4/20/07 and 5/24/07 to developers of Sharon Commons on south Main Street.
HUDUser.org	http://www.huduser.org/datasets/il.html
Rec Plan	Recreation Department Master Plan Update, Sharon, Massachusetts, by Joseph Kacevich Jr., Recreation Facilities Consulting, Sept. 2003.
Report Card	The Greater Boston Housing Report Card 2005-2006, Bonnie Heudorfer and Barry Bluestone, The Center for Urban and Regional Policy, Northeastern University, Sept 2006. http://www.curp.neu.edu/publications/reports.htm
SDP	Commonwealth of Massachusetts Sustainable Development Principles. http://www.mass.gov/Agov3/docs/smart_growth/patrick-principles.pdf
Sharon Assessing	Information provided via reproductions of Property Valuation Cards from the Sharon Assessing Department.
Sharon History	"Sharon, Massachusetts: A History" by Sharon American Revolution Bicentennial Committee, 1976.
Town Clerk	Sharon Town Clerk's application to the CPC for funding of document preservation project, October 2007.
Town GIS	Town of Sharon, Geographic Information Systems (GIS), Department of Public Works.
Warren	www.thewarrengroup.com , February 2008.
Zillow	www.zillow.com , February 2008.

Appendices

- 1 SUMMARY OF CPC QUESTIONNAIRE RESULTS
- 2 SUMMARY OF COMMUNITY MEETING
- 3 SUMMARY OF STAKEHOLDER GROUP MEETINGS
- 4 LIST OF NON-PRIORITIES
- 5 PROPOSED ALTERNATIVE GOALS
- 6 DEPARTMENT OF REVENUE (DOR) MATRIX OF ALLOWABLE CPA USES

1 Summary of Questionnaire Results

Summary of Responses for Community Preservation Plan Questionnaire for the Sharon Community Preservation Committee

Compiled by Jennifer M. Goldson June 2007 (updated 16 August 2007)

Q1. What are Sharon's greatest community preservation needs?

General Comments

- Needs great in all four CPA categories – CPA expenditure should be balanced / equitable
- Given past heavy investment in open space, priority should be recreation and housing. Also school needs that qualify should be a priority.
- Take advantage of any great "deals" that come along in any of the qualified areas (e.g., Horizons for Youth property).
- Public should state what community preservation needs are, not CPC members.
- Expenditures should be balanced and we should develop plan that works regionally as well as locally.
- All areas are of equal importance.
- Creating more and diverse affordable housing and preservation of historical resources

Open Space

- Preserve and improve open space stock we already have, much of which is largely unknown and inaccessible to the public
- Open space is biggest need – in order to maintain independent water supply need to control development and that is best done by purchasing open space.
- Open Space because that's what the largest segment of the town wants to preserve and this might have been the top selling point of the town in approving the CPA.
- Management Plan for existing open space is needed

Recreation

- No shortage of passive open space – town is lacking active recreation open space including athletic fields, public parks, and playgrounds – most towns have more parks and playgrounds
- Lack neighborhood pocket parks and the ones that do exist are not maintained
- Preserve existing recreational trails on Town land and develop additional trail systems
- Expand access to trails beyond just hikers to include bicyclists, strollers, and wheelchairs

Historic Preservation

- May be need at Wilber School and/or community center for small ancillary preservation projects to enhance, preserve, or commemorate their historic attributes
- Once historic sites in Town are identified and the needs prioritized through the historic inventory, could use this to identify projects to preserve, restore, provide access to, or commemorate these.
- Hesitant to fund historic preservation projects that benefit private property
- Study of how to meet the 10% minimum for preservation will be a real challenge. Not any significant opportunity for preservation of publicly owned buildings so CPA funds will need to be focused on private property. Maybe inventory can help show where we can go.
- Public education of historic resources for 250th anniversary coming up in 2015.

Community Housing

- Help keep existing state and federal housing complexes viable through improvements to counter chronic under-funding and neglect
- Community Housing is needed but CPA cannot go far by itself – need for substantial leveraging of funds.
- Affordable housing is greatest need.

Q2. What issues won the vote for CPA in Nov. 2004?

General Comments

- Town was facing a number of major expenditures that would have qualified for CPA funds (Community Center, Wilber School, Rattlesnake Hill), but by the time CPA was enacted, these projects did not need CPA funds.
- No override that year – so easier sell
- Desire to obtain state matching funds
- Some support seems to have been based on misconceptions about what CPA funds could be used for particularly with regard to limitations on open space and recreation funds
- Opportunity to acquire Horizons for Youth property
- Ability to do things that may want but not able to afford with regard to open space, historic preservation, and affordable housing.
- State match
- Wilber School and community center were specific projects talked about but already done by time CPA enacted.

Open Space

- Open space
- Preserve and protect land from development
- Get state matching funds for open space

Q3. How do you think the majority of Sharon citizens would want to see the share of future CPA funds divided? Please fill in a percentage next to each category and be mindful of the 10% spending mandates.

	1	2	3	4	5	6	7	8	9	Average	Median	Range
CH	Na	10%	25%	30%	10%	40%	10%	15%	10%	19%	12.5%	10-40%
HP	Na	10%	10%	20%	20%	25%	15%	15%	10%	16%	15%	10-25%
OS	Na	60%	10%	20%	20%	10%	50%	45%	25%	30%	22.5%	10-60%
REC	Na	20%	55%	30%	50%	25%	25%	25%	55%	35%	27.5%	20-55%

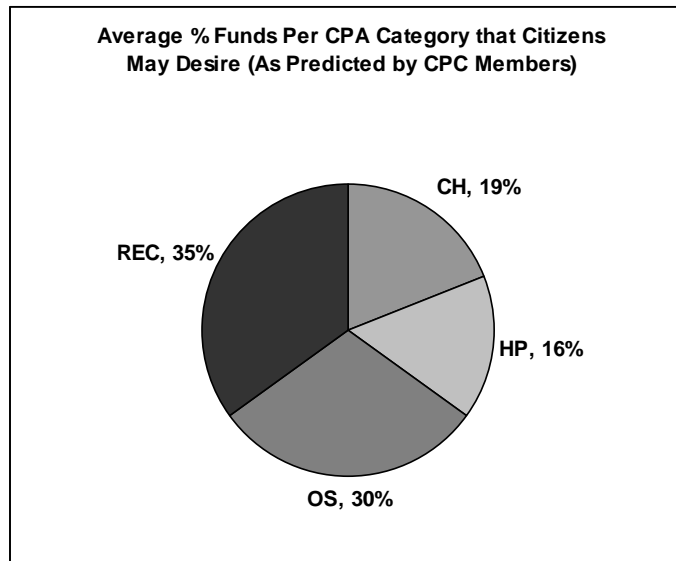
Summary of Quantitative Data:

The below ranking of categories factors in ranking established through the average, median, range, and individual ranking.

- 1st Priority Recreation
- 2nd Priority Open Space

3rd Priority
4th Priority

Community Housing
Historic Preservation



Comments:

General

- Hard to predict what Sharon citizens would want because they typically react to something recent rather than taking a longer-view.
- Priority should be on projects that benefit the most people or the community as a whole and should not become neighborhood issues.

Open Space

- Some people think we've already spent too much on open space so may be a reaction away from more open space expenditures.
- Open space is the clear public priority in town
- Many folks concerned that CPA already spent too much on open space acquisition.
- Public feeling for open space is more economic (less housing) than it is ecological.

Community Housing

- Housing has not been a top priority in past for town – most of public support for housing has been related to exempting the town from 40B developments.
- As long as state mandated number of affordable homes is met, then Sharonites would want minimum share of CPA funds for housing
- Should spend high portion on housing. We need to have an ongoing commitment to affordable housing regardless of our status under 40B. We've done very little to create family housing that would make it easier for firefighters and school teachers and young people from Sharon to come live in the community.

Historic Preservation

- Although most people would probably support historic preservation projects, the town does not have a large town-owned inventory of historic properties
- Historic preservation share could go up depending on the emotional attachment the citizens had to a particular site.

Recreation

- Although recreation has not been a high priority in the town in the past, the majority in town is probably in favor of supporting recreation. Commitment to community center demonstrates greater town commitment to recreation than in past.
- Most Sharon residents would choose recreation as the most important area.

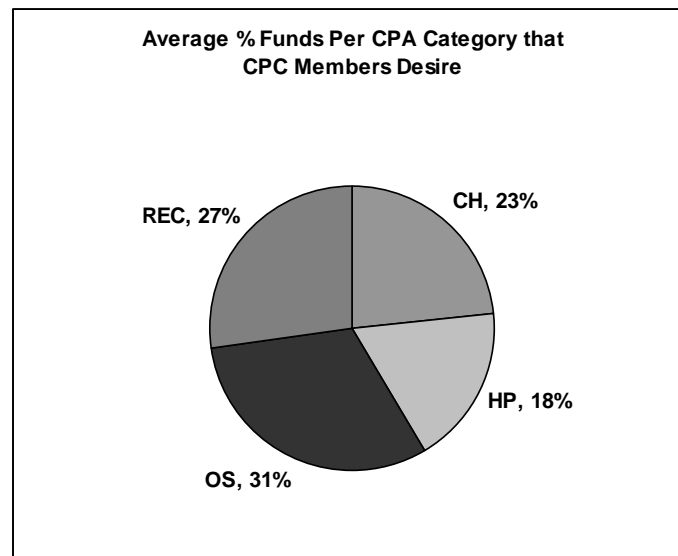
Q4. Under ideal circumstances, how do you think the share of future CPA funds should be divided over the next three years? Please fill in a percentage next to each category and be mindful of the 10% spending mandates.

	1	2	3	4	5	6	7	8	9	Average	Median	Range
CH	25%	10%	25%	30%	20%	40%	10%	20%	30%	23%	25%	10-40%
HP	25%	10%	10%	20%	20%	40%	10%	20%	10%	18%	20%	10-40%
OS	25%	50%	10%	20%	40%	15%	70%	40%	10%	31%	25%	10-70%
REC	25%	30%	55%	30%	20%	5%	10%	20%	50%	27%	25%	5-55%

Summary of Quantitative Data:

The below ranking of categories factors in ranking established through the average, median, range, and individual ranking.

- | | |
|--------------------------|-----------------------|
| 1 st Priority | Open Space |
| 2 nd Priority | Recreation |
| 3 rd Priority | Community Housing |
| 4 th Priority | Historic Preservation |



Comments:

General

- Should be looking at more creative ways to get open space by using community housing and historic preservation to combine project purposes.
- These numbers are soft. If a large track of land became available should allocate all available funds to it. Same would be true is a superlative plan for community housing or historic preservation was forwarded.

- We've already done a fair amount with recreation. Intent of law is to focus on other three categories.
- Purpose of law was to emphasize historical and affordable in addition to open space, so certain percentage should go to those categories and not be so heavily on open space.
- Some open space funds might be devoted to trails and thus increase that category at the expense of recreation

Community Housing

- Housing should be lower priority because benefits are narrow – only a few families, CPA funds are not enough to do anything significant to alter housing situation in broad terms, and current town obligations are barely being met and housing represents an expansion beyond the typical role of Town gov't

Historic Preservation

- Historic Preservation should receive less of the funds, not because it is not important, but because there are not a lot of historic town-owned properties and have a lot of hesitation with using funds on private historic property.
- Support for historic preservation increasing in community, but still lack of understanding. Inventory will help make us more aware of our historic resources.

Open Space

- Open Space should get large portion because broad public benefit to acquiring well-chosen parcels and public favors as priority.

Recreation

- Recreation should get large portion because widest public benefit and there are many opportunities.
- All the old recreation fields are programmed and need more unprogrammed fields for casual games.

Q5. Below is a list of the ten projects funded to date with CPA funds.

Please rate each from 1-5 based on their merits as CPA projects.

1=least meritorious and 5=highly meritorious; Choose your response from the drop-down menus.

Ranking			1	2	3	4	5	6	7	8	9	Average
1	Horizons for Youth Acquisition	OS/REC	5	5	5	5	5	1	5	5	5	4.6
1	Open Space & Recreation Plan	OS/REC	3	5	5	5	4	5	5	4	5	4.6
2	Historic Resources Inventory	HP	5	5	1	4	4	5	5	4	5	4.2
3	Drake Cemetery	HP	5	5	3	3	3	5	3	5	4	4.0
4	Housing Authority – Floor Repair	CH/HP	5	3	3	5	3	5	4	4	3	3.9
5	Heights Elementary School Playground	REC	5	3	5	4	5	3	1	3	5	3.8
6	Housing Authority – Roof Repair	CH	Na	3	3	5	3	3	4	5	3	3.6
6	New Friends of Playground	REC	Na	5	3	5	5	2	1	4	4	3.6
7	Billing Street/Glenview Acquisitions	OS/CH	5	1	1	1	5	3	5	3	1	2.8
8	Well Station #1	HP	1	4	1	2	1	3	3	4	5	2.7

What factors did you consider most important in rating the projects above?

(Note: Number represents how many of the nine respondents answered the same)

- 6 Other funding available / leveraging funding
- 4 Community need
- 4 Community benefit
 - 1 e.g, plans and inventories are great in theory, but often not used to best advantage, so marked these lower based on ultimate/real community benefit
- 4 Community support / no controversy
- 3 Rare opportunity (not many other similar opportunities)
- 2 Combining CPA categories into one project
- 2 Well-thought out project / complete and informative application
- 2 Cost / benefit
- 1 Support to community diversity
- 1 Community-based projects
- 1 Preserve old town aspects
- 1 Fit closely with intent of CPA law
- 1 Project urgency

Q6. In each CPA category, what types of projects or specific projects should be given priority in future CPA funding rounds? Please answer for each of the categories below, to the degree that you can.

A. COMMUNITY HOUSING PROJECT POSSIBILITIES:

General

- Highly leveraged opportunities / opportunities to provide leveraged support
- Projects that address critical shortage of affordable housing
- Projects that meet “transit oriented development” (TOD) or smart growth objectives, particularly in town center (need adequate sewage disposal system)

Homeownership

- Enhance “family” housing including public employees and access for our youth to return to Sharon (homeownership)
- Increase home ownership opportunities
- Buy deed restrictions from seniors to help them with tax problems now and when leave community home is designated as affordable
- Purchase existing homes to be affordable – enable homeownership
- Single family home ownership
- Buy-down program with seniors in single family houses to create home ownership opportunities through deed restriction
- Fund municipal housing trust for purpose of creating single-family home ownership opportunities and buying deed restrictions from seniors

Convert Existing Market Rate to Affordable

- Town Center – possible rental units could be converted to affordable

New Construction

- New construction in Town Center
- Developing additional properties

Maintain Existing Affordable Housing

- Maintenance of existing housing

B. HISTORIC PRESERVATION PROJECT POSSIBILITIES:**General**

- Projects that enhance the “feeling” of the town
- Projects that enhance quality of life
- Inventory is good
- Projects that meet a criteria that can be applied equitably all over the community – inventory should help define what is historic and apply this over the community to help prioritize projects

Education

- More education about history of town – develop educational materials
 - Perhaps in relation to 250th anniversary coming up
- Educate the community about wonderful past

Adaptive Reuse

- Reuse for Library building – library considering a move out of the building, possibly in the next few years

Public Property Preservation

- School administration building on High Street may have been Sharon’s first school building
- Train station
- Preservation, marking, and improving access to historic sites
- Additional restoration work at pumping station

Private Property Preservation

- Expansion of first (town center) and third (Wilber School area) historic districts. Might need funds to purchase deed restrictions on private properties (offset limitations placed on property by local district).
- Deed restrict historic homes – purchase development rights as a way to protect private property then homeowner can use the money to fix up the home.

Archaeology

- Archaeological investigation in south west area of town (area of and near proposed shopping mall)

C. OPEN SPACE PROJECT POSSIBILITIES:**General**

- Projects that give large “bang-for-the-buck”
- Projects that don’t require borrowing more funds – caution in future proposals

Existing Protected Open Space

- Improvements to existing open space holdings
 - Trails & access
 - Erosion control
 - Protect water quality
 - Remove noxious weeds

- Signage
 - Parking
- More attention to utilizing existing conservation lands rather than new acquisitions of open space.

Protection of Unprotected Open Space

- Acquisition of strategic parcels with good cost/benefit ratio – should have wide public benefits to general public
- Any piece of property that is now open is eligible for purchase – need to be opportunistic (can't long-range plan for open space)
- Buy conservation restriction on Camp Gannett land
- Buy agricultural preservation restriction (APR) or a conservation restriction on Crescent Ridge Dairy
- Protect land on Wards Farm (long skinny piece)
- Protect cranberry bogs on Northrop street (owned by Northrop family)
- Protect a few of pieces land on East Street property (before Gannett Terrace), especially if can be connected.
- Pine Woods land on Route 27 – CPA funds could be used, but would be more appropriate for Audubon to take the lead and it could be a joint purchase – high visibility piece that would engender a lot of support due to location

D. RECREATION PROJECT POSSIBILITIES:

General

- Projects that help the school kids
- More attention to neighborhood needs

Existing Facilities

- Ames Street Playground preservation
- Support/preserve/enhance/expand athletic facilities
- Improve existing facilities
- Restore Kate Morrel park
- Restore pocket parks distributed around Town

New Facilities

- Create more recreation areas for District 5 (Town Center area)
 - Particularly place for people to informally gather
- Developing additional sites, such as the old landfill
- Old landfill would be best location for any new active recreation since it's open land that has already been wrecked, but need for new soccer fields is overstated.
- Create outdoor places / parks for kids for "unorganized" play
- More spaces / unprogrammed fields for kids to play casual games (not organized) especially in part of town near town center.
- Create pocket parks distributed around Town

Trails

- Create bike trails (around lake, mountain biking)
- Improve access to certain hiking trails to allow access to more users (wheelchairs/baby carriages)
- Improving trail connections and public access to trails
- Preserve existing hiking trails (e.g., Massapoag and Warner trails)
- Expansion of trail network (e.g., Horizons for Youth and Rattlesnake Hill)
- Trail connections (e.g., Bay Circuit trail)

E. PROJECT POSSIBILITIES THAT COVER MULTIPLE CPA CATEGORIES:

General

- As many projects as possible should cover multiple CPA categories – spread the funds around and this may result in more cooperation among various groups
- Hard to find these types of projects under current zoning and funding

Open Space + Community Housing

- Some of the recent land acquisitions could provide affordable housing possibilities on small amount of the land

Open Space + Historic Preservation

- Improve Historic Mann's Pond damn area
-

Open Space + Recreation

- Preserve beaches and waterfront areas

Open Space + All Others

- Preserve open space incorporated with mixing affordable housing, recreation, and historic preservation

Recreation + Historic Preservation

- Ancillary projects at Community Center (e.g., playground, picnic areas, etc.)

Community Housing + Historic Preservation

- Preserve existing historic buildings and convert to affordable units
 - Example: Temple Israel on Pond Street owns historic stone house that they would sell but needs to be moved off property. Good opportunity to combine preservation with housing, but need to find a site to move it to.

Horizons for Youth

- Preserve/redevelop/expand facilities at Horizons for Youth

Q7. The following questions ask you to evaluate the general and category-specific criteria in the current CPC project submission packet.

Please review the criteria before answering these questions. Use the drop-down menus, where applicable.

How closely do you think the criteria correspond to Sharon's community preservation needs?

Respondents	1	2	3	4	5	6	7	8	9	Total
Very Closely						x				1
Somewhat Closely		x			x			x		3
Not Closely									x	1
Not Sure	x		x	x			x			4

Comments:

- Could probably use some minor revision based upon experience to date.
- Would like to review the present submission form as it related to projects approved to examine how well it fit proposals approved.

- As the CPC is fairly new, criteria in each category should be reassessed and rewritten periodically to reflect the more deeply understood needs of the community and the committee.
- Criteria are relatively easy to understand and most seem to agree with it.
- The criteria constitute a minimum – they define eligibility and present a very low bar.

Have the criteria been helpful as a tool to guide your decisions on CPA funding recommendations?

Respondents	1	2	3	4	5	6	7	8	9	Total
Yes					x	x	x			3
Somewhat Helpful		x						x	x	3
No										0
Not Sure	x		x	x						3

Comments:

- Helps somewhat qualitatively but not as helpful for quantitative analysis or setting relative priorities across categories.
- Probably helpful for applicants so they get a sense of whether to apply or not
- Sometimes steers the emphasis of applications fairly heavily, which may not be good.
- When used as a framework, the criteria were helpful.
- Some of the criteria is contradictory – played categories against each other.
- Important to have criteria to begin to rank projects.
- Almost anything can fit one of the criteria

What ways, if any, could the criteria be improved?

- Make it very clear that meeting criteria does not ensure that a project will be funded.
- Add more emphasis on the breadth of public benefit
- By pointing out that they are to be balanced by value to the community, comparable costs, and future possibilities. Cost/benefit analysis.

Any other comments regarding the criteria?

- Personal biases play a large determining factor than any criteria, so existing criteria is probably good enough.
- The criteria should not be viewed as law. Submissions should follow the framework, so the committee can assess each project in similar ways. As project are discussed and the submitters are questioned other information and unusual circumstances can be considered.
- Criteria have been applied unevenly by the CPC. Concerned when projects popped up without much consideration for our criteria.
- Not enough guidance on costs.

Q8. What are your hopes and expectations for the community meeting on June 21?

- 4 Good turnout
- 3 Good and innovative / imaginative ideas
- Serious buy-in
- More informed people after meeting
- Spread information to neighbors after meeting
- Counter people feeling powerless to influence expenditures
- Uncover opinions, opportunities, or approaches that had not been considered before

- Get a feel of the issues and listen to the community (at least those who show up)
- More and ongoing community education of what CPA is and is not.
- Outreach to community for input that is not limited to those who attend a meeting for this purpose.
- Hope that people will feel comfortable with expressing their ideas.
- We need to be able to attract some persons with more than their own backyards to protect. Show them what funds we predict and will be available in each category and some sample costs.

Q9. Is there anything else that you wish to share with me at this time?

(Note: Number represents how many of the nine respondents answered the same)

- 1 Interested in learning how we should complement the town's capital outlay process and in establishing some guidelines in this regard.
- 1 The Board of Selectmen intend to send out a survey to residents. Perhaps we can be included.
- 1 A lot of different variable related to who comes forward with projects. For open space projects, a lot depends on what land is available.
- 1 People who come to a community meeting will still be a tiny proportion of people in town – it's of some use, but it's just one factor so you listen to that and there are other factors that come into it, too.

2 Summary of Community Meeting

Sharon Community Preservation Plan
Special Community Meeting on 21 June 2007
Notes on Focus Group Discussions & Individual Comments
Compiled by Jennifer M. Goldson July 2007

Community Housing Needs & Possibilities

Table 1

- Most pressing need is community housing
- Use deed restrictions on existing housing – subsidize purchase of deed restriction with CPC to create housing for qualified residents. Person living in home can use funds from purchase of deed restriction then becomes affordable upon resale. (Questions from discussion participants: who sees that property is maintained? CPC addresses this in legal covenants; deed restriction also specifies that a party needs to verify income.)
- Create new affordable housing

Table 2

- Priorities:
 - Home ownership
 - New development of housing
 - Home buydown program
 - People who grew up in town cannot afford
 - Small developments distributed geographically rather than concentrated in large complex
- Means
 - Deed restrictions
 - Developers to offset impact of building market rate housing, by contributing funds to Affordable Housing Trust
 - If Affordable Housing trust had funds, would be more flexible than CPC
 - Inclusionary zoning – would prefer units in development, but offsets are more realistic in some cases
- Funds from Brickstone could go for a single development or a buydown program or one house at a time
- Possible parcel on Rt 1 – town land for possible mixed use – commercial/housing (*map notation*)
- Would prefer distributed affordable homes over “class enclaves”
- Develop home ownership programs
- Work with existing [housing] stock [as opposed to new development]
- Integrate affordable housing units well into general non-affordable housing populations
- Possible sites for affordable development: Wilber School and Sacred Heart site (*map notation*). Question if deed restrictions on Sacred Heart site would allow for conversion to housing.
- Horizons for Youth site – historic houses for possible conversion to affordable housing (*map notation*)
- Parcel behind Hixson Road housing was looked at as a possible affordable housing site, but site issues encountered (*map notation*)

Table 3

- Constraint on housing is on septic
- Sewer the center of town and the lake; treatment plant at high school could be used - only at 20% capacity (Cobb’s Corner MWRA)
- Town owned property that could be developed for housing – 5 or 6 lots

- Accessory apartments/inlaw apartments – relaxation of bylaws – would require zoning changes – deed restrict
- Easement for elders – buy deed restriction to help elders remain in their homes
- Buy-down program – for family housing
- Petty’s Hill apartment – density in the center of town
- Using a piece of Horizon for Youth for housing

Individual Comments

- Top priority is affordable home ownership - A lot of CPC funds have been allocated for open space -We need to be mindful of distributing funds equitably

Historic Preservation Needs & Possibilities

Table 1

- Old trails now in disuse – no longer mapped trails; need maintenance; and publicize them with historic trails booklet and maps, create signage to ID openings plus trail signage; Many citizens still know where the trails are; but Crest Road access, Brook Road to Massapog Trail are now overgrown and hard to find (*map notation*)
- King Phillips Rock and Caves site off Mansfield Street is a model for good trail signage
- Improvements to town center – historic planters, bubblers, bike racks, benches, information kiosk etc. (*map notation*)

Table 2

- Inventory (funded already)
- Preserving historic town documents (digitize) – Town clerk has documents to the early 1700s – one challenge is that there are few qualified document preservers (*map notation*)
- Preserve Stoughtonham furnace site – particularly the stone foundations. Site located on town well site property. Should be inventoried, documented, and any preservation needs determined. Possibly create public access and/or historic markers (if not compromise security of well site). (*map notation*)
- Ames Street mill site – site of old dam and some remnants of old mill. Town owns some of the land near mill pond. Should be inventoried, documented, marked, and any preservation needs determined.
- Knife shop or Hammershop pond where remnants of historic forges or blacksmith shops are located. Possible archeological exploration needed. Land is thought to be privately owned. (*map notation*)
- Protect private historic houses that are threatened with demolition. For example, houses on Chippewa Trail and Wolomolopoag Street that have been demolished should have been protected and preserved. (*map notation*)
- Reserve funds for historic opportunities as they arise.

Table 3

- Unitarian Church (*map notation*)
- Congregational Church wants to become handicapped accessible (*map notation*)
- Is handicapped accessibility actually historic preservation?
- Could overhead wires be put underground
- Stoughtonham Furnace & Fairbanks House (*map notation*)
- Protection of cemetery on the corner Walpole and Moose Hill St (*map notation*)

Open Space Needs & Possibilities

Table 1

- Trail along Massapoag Street from Easton to Water Tower - DPW and Borderland Staff say zero permit issues. With volunteers to do the labor: DPW do some with labor and equipment plus CP funds buys supplies (*map notation*)

Table 2

- Land is perishable
- Bird loss – Sharon great bird sanctuary
- Habitatat [protect through open space protection]
- Water table – use open space preservation to strategically protect against drawing down the water table via well pumping.
- Lake management – use open space preservation to strategically protect against well pumping that would draw down level of Lake Massapoag.
- Properties in Lake Massapoag watershed should be priorities for open space acquisitions.

Table 3

- Opportunities and challenges of Horizons for Youth (*map notation*)
- Well protection and water protection – existing and new well sites
- Camp Gannett

Individual Comments

- CPA funds should be heavily allocated to protection of natural resources in Sharon

Recreation Needs & Possibilities

Table 1

- Joan Brown – is part of neighborhood committee interested in requesting funds for trail from Borderland State Park along Massapoag Avenue.
- Bay circuit trail goes to Borderland State Park; access steep trail (from Sharon) – goal is to get off train and walk to Borderland State Park safely – Massapoag Street is to dangerous via foot
- Proposal for trail– Cheshire Drive – (Town of) Easton supportive - Goal long-term: water tower to Borderland along Massapoag Ave (also mentioned above in Open Space category); If arterial street with a County Layout – the traveled way of 25-30 feet, is a small part of the total 60 feet is public way, so can create a separated path. Multi-use path: casual bike, strollers, walking, and handicap accessible (*map notation*)

Table 2

- Bike trail – Massapoag Ave from North Main Street to Borderland (*map notation*)
- Bike trial – on East Street (*map notation*)
- Splash parks (Bedford) Boston – perhaps at Lake or Ames Street, Community Center
- Playground at Comm Center or Beach
- Create more neighborhood pocket parks like the recently-dedicated Doris Annis Park, near the Town Beach
- Interpretive nature trail on Glenview [property; aka Billings St/Glenview) (*map notation*)
- Nature/hiking trails at Rattlesnake Hill (*map notation*)
- Soccer field at Horizons for Youth (*map notation*)
- Renovate playing field at schools at Junior High School on Mountain Street (*map notation*)
- Earth from Hunter's Ridge development, which is in large piles in reserve on the site, could be used on to preserve existing athletic fields that are in poor condition (*map notation*)

Table 3

- How does the Town compare with other Towns?
- Are there enough fields to meet the needs of the town?
- Sacred Heart and Landfill as potential sites (for new athletic fields?) (*map notation*)
- Oakland Road site – skating or ballfield
- Horizons for Youth (*map notation*)
- Need immediate vs. long-term projection of school age population
- Buying Sharon Mart and turning it into a park
- Land around Wilber School to be used for a town common (*map notation*)
- Improve town beach with lighting and parking (*map notation*)
- Improve the area clean up land between Memorial Beach and Gunhouse (*map notation*)
- Sewer- Train Station (*map notation*)

Individual Comments

- Bike trails

General Comments

- Preservation of Sharon's character as "A nice place to live because it's naturally beautiful" is my top priority. This will be challenging as encroachment by proposing development (1,300 new homes, a mall, and a nursing home) increasing demand for water compromise our ecosystems

3 Summary of Stakeholder Group Meetings

23 August 2007

TO: Town of Sharon Community Preservation Committee

FROM: Jennifer M. Goldson, AICP
JM Goldson community preservation + planning

RE: **Community Preservation Plan
Summary of Meeting with Board of Selectmen &
Schedule of Meetings with Stakeholder Groups**

SUMMARY OF MEETING WITH BOARD OF SELECTMEN

On Tuesday, 21 August, I met with the Board of Selectmen to present an update of our progress on developing the Community Preservation Plan (CP Plan). I presented the following:

- project scope of work, process, and timeline
- purpose of the CP Plan
- summary of work products to date (resource profiles and profile of CPA activities)
- feedback to date regarding community preservation needs and project possibilities (needs & possibilities "wish list")

I asked the Selectmen to share their thoughts regarding what types of projects should be CPA funding priorities over the next 3-5 years. The main points they discussed are listed below:

General

- Should include Horizons for Youth Committee in groups that we meet with regarding input on the CP Plan.
- CPA should be used to help balance all the changes that Sharon has been facing, such as the new developments. We need to preserve natural resources.
- We need to recognize that the funds are not limitless. In order to be opportunistic, we need to have resources on hand when opportunities arise.
- It's very important to have funds available to be opportunistic for land acquisition, housing purchases, or studies.
- Some of the projects on the "wish list" are already in motion, like the restoration of the bathhouses, so the list will need to be revised. Sacred Heart, which was mentioned under Community Housing was bought with federal funds and its use is restricted. Town may reactivate reuse process for this site.
- CPA priorities should link to ongoing initiatives and should not prioritize new projects that are not already in motion:
 - For example, there is an ongoing need at the Horizons for Youth site.
 - Post Office Square revitalization efforts could include affordable housing. Already looking at septic treatment, expedited permitting (MGL c.43B), an economic development study. CPA funds could be used to fill gaps in this work to make more comprehensive improvements by assembling sufficient resources.

Community Housing

- Support funding the Housing Trust so that we can be opportunistic regarding housing projects.
- Housing Trust needs CPA funds to get started. It wouldn't require much funds to convert an existing house into an affordable house.
- The Housing Trust needs revenue.
- Should work towards acquiring deed restrictions to create community housing because we can work with the existing housing stock and save natural resources rather than developing new housing.

Recreation

- CPA should focus on adding to forestry and grounds rather than creating new parks. We need to take care of the parks that we already have and need to keep up existing facilities not creating new facilities.
- Need to maintain fields.

SCHEDULE OF MEETINGS WITH STAKEHOLDER GROUPS

I have scheduled the meetings with the remaining stakeholder groups that the CPC has authorized me to meet with (see list below). I encourage CPC members to attend one or more of these meetings. I will provide a written report to the CPC summarizing the points discussed at each meeting.

Board/Commission/Committee	Meeting Date
Financial Committee	M, August 27
Housing Authority, Housing Partnership, and Housing Trust	W, August 29
Planning Board	W, Sept 5
Conservation Commission	Th, Sept 6
Open Space Committee	Tu, Sept 11
Historic Commission	W, Sept 12
Capital Outlay Committee	Th, Sept 20
Recreation Advisory Committee and School Committee	TBD

14 September 2007

TO: Town of Sharon Community Preservation Committee

FROM: Jennifer M. Goldson, AICP
JM Goldson community preservation + planning

RE: **Community Preservation Plan
Summary of Meeting with Sharon Housing Authority, Sharon Housing
Partnership, and Sharon Housing Trust**

SUMMARY OF MEETING

On Wednesday, August 29, I met with members of the Housing Authority, Housing Partnership, and Housing Trust to present an update of our progress on developing the Community Preservation Plan (CP Plan). CPC member, Arnold Kublin, was also present.

I asked the committee members to share their thoughts regarding what types of community housing projects should be priorities for CPA funding. The main points they discussed are listed below and have been reviewed by the meeting participants.

Highest Priorities

- Homeownership – Creating affordable homeownership opportunities, in general, and specifically for families.
 - Supporting housing projects that adhere to Sharon's Local Preference Criteria which includes prioritizing housing for:
 - Town's "first responders"
 - Town residents
 - Municipal employees
 - Former residents who attended Sharon public schools
 - Individuals over age 55 who had lived in Sharon
 - Creating affordable housing by converting existing homes through deed restriction.
 - Recapitalizing funds through sale of units with deed restrictions and then using funds for more housing projects (based on concept of revolving loan fund).
 - Creating housing through new construction of homeownership units on town-owned or donated land.
- Elder Housing Choices – Enabling elders to remain in the community through a variety of means, including:
 - Creating alternative housing choices for elders whose homes have become a burden, including rental housing.
 - Assist elder households to stay in their homes through purchase of affordable housing deed restriction (Elder Housing Place-based Program).
 - Pair assistance to elder households with State elder home repair program (note: more info needed on this program). Possibility to supplement the State program with donations of time/labor from local contractors/trades people.
- Creating intergenerational housing
- Supporting the Housing Trust –
 - Capitalizing the Housing Trust and using as a mechanism to execute housing projects.
 - Allow for Trust to be flexible without limitations on uses of funds.
- Creating housing for households at or below 80% of the area median income (AMI) and not up to 100% AMI.
- Convert eyesores into affordable housing, such as the Sacred Heart School building.
- Supporting the Housing Authority with seed funds to pair up with a developer to construct affordable apartments using federal low income housing tax credits (LIHTC).¹ Housing Authority could earn a

¹ The LIHTC is based on section 42 of the Internal Revenue Code, enacted in 1986 and made permanent in 1993. By providing a credit against tax liability or a dollar-for-dollar reduction in the amount of liability, the LIHTC is an incentive for individuals and corporations to invest in the

substantial developer's fee which could be used to create additional housing opportunities. There was support for creating new rental housing as a high priority in this situation because it would generate more future funding for homeownership projects.

Flexible Priorities

- Homeownership programs are needed in Sharon. However, the town should first work to create a partnership with local banks to create a buy-down program, rather than using CPA funds. Banks have an incentive to implement this type of program through the Community Reinvestment Act.² If a program does not manifest through working with local banks, then CPA funds should be sought.

Lowest Priorities

- Conversion of Temple Israel's historic stone house on Pond Street to affordable housing should be a low-priority for use of CPA funds due to cost of relocation and rehab.
- Creating homeownership opportunities for elderly should be a low-priority for CPA funds (as opposed to creating ways to help elderly stay in existing homes or creating rental units for elderly).
- Amending current in-law apartment bylaws to allow for accessory apartments and using CPA to support creating affordable accessory apartments was mentioned as a potential "high priority" but caused a lot of discussion as to why the idea poses many issues and causes controversy and resistance in town. Therefore, many felt assisting with accessory apartments should be a low-priority for use of CPA funds.
- Creating new rental housing and apartment buildings should be low priorities for CPA funding.
- Creating housing for households with incomes above 80% AMI should be a low priority.

construction or rehabilitation of housing for low-income families. Tax credits have become the single most important source of capital subsidy in the development of affordable rental housing. Source: www.nahro.org/home/resource/credit.html

² The Community Reinvestment Act (CRA), enacted by Congress in 1977 (12 U.S.C. 2901) and implemented by Regulations 12 CFR parts 25, 228, 345, and 563e, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate. Source: www.ffiec.gov/cra

14 September 2007

TO: Town of Sharon Community Preservation Committee

FROM: Jennifer M. Goldson, AICP
JM Goldson community preservation + planning

RE: **Community Preservation Plan
Summary of Meeting with Sharon Historical Commission**

SUMMARY OF MEETING

On Wednesday, September 12, I met with members of the Historical Commission to present an update of our progress on developing the Community Preservation Plan (CP Plan). CPC member, Susan Rich, who is also a member of the Historical Commission and its designee to the CPC, was also present.

I asked the commission members to share their thoughts regarding what types of historic preservation projects should be priorities for CPA funding. The main points they discussed are listed below.

Historic Preservation

High Priorities

- The cemetery mentioned in the notes is on the corner of Walpole and Moose Hill streets and is owned by the town. It dates to the late 1700s and needs restoration and a fence. This would be a good CPA project.
- Discussed possibility of combining historic preservation restrictions with affordable housing restrictions.
- Discussed protecting privately-owned historic properties through preservation restrictions. CPA funding could purchase restriction to protect properties from demolition and to require Historical Commission review for any exterior changes, plus the funding could be restricted to be used for historically-appropriate improvements to the exterior of the home. Some properties mentioned as possible candidates for this type of deed restriction are on Old Post Road, near Jehovah Witness building, and on Station Street.
- Discussed using CPA funds to create signage to mark the historic district boundaries ("entering Town Center Historic District").
- Also discussed signage for one or two entrances to Town – or a memorial rock stating year of town founding. Just need to be careful not to clutter with too many signs.
- Another idea is to create a map with a history of the Town Center to display in prominent location in Town Center. Some locations discussed: in front of Starbucks, near Unitarian church, near library, or in front of post office.
- Should add Mann's Pond site as an archaeological site needing preservation.
- Archaeological inventory would be good to fund through CPA. It cannot be funded by through MHC as part of the Historic Inventory.
- Support preservation of historic churches through CPA funds. The historic church buildings should be preserved so that they will be around a long time. In some cases, church buildings will outlive their use as a church and if preserved can be effectively adaptively reused.
- Diversity is an important issue and should be recognized in the CP Plan as an important factor when considering whether to fund a project. For example, the Heights Playground project was a better project due to the diverse population that it will serve.
- CP Plan should encourage combining CPA categories, such as the Pleasant Street School floor restoration project did.
- Discussed potential adaptive reuse for Library. Possible that School Department will use this building and then sell the old School Administration Building. CPA funds can be used to support historically-appropriate improvements to the building so that the building can be properly adapted to a new use without compromising historic integrity.

Low Priorities

- The Commission is currently in the process of marking historic resources. They are working with property owners to fund markers for historic resources that are identified through the historic inventory. So, this would be a low CPA priority, since the markers can be funded through private funds. Historic Commission plans to assist homeowners with this process.
- Another initiative for more education is a current project of a Boy Scout. The project will create a historic tour of Sharon's historic resources and a kiosk in front of the Historical Society. This project is already in the works and he will also produce a brochure.

Other Comments

- Discussed efforts by the Trustees of Reservations to acquire an old house that was vacant and is located adjacent to former the Kendall property – a house lived in by the Gagnon family. The Trustees may own it now and use it for office space.
- Trustees are interested in education efforts and may be a good partner to furthering education about Sharon's history. They apparently have a lot of archaeological sites on their property. Maybe the Trustees would agree to historic markers on their properties.
- Fairbanks house is an archaeological site where the Historical Society did some digging in the early 1980s. Stoughtonham Furnace is nearby. (Clarification for notes.)
- Correction of notes: The School Administration building is on School Street, not High Street.³
- Discussed problem of school curriculum cutting local history instruction to focus more on MCAS.
- Discussed status of historic stone house owned by Temple. Seems as if it will be demolished. Preservationists have run out of plausible options to save building.
- Discussed status of town documents preservation proposal.
- To clarify notes, Hammershop Pond (Ames Street) and the Knife Works Pond (behind Ames Street houses) may be conservation areas. The Massapoag Trail runs beside both these sites.
- Correct notes – Chippewa Trail is a new road. Only one house was demolished in this area. The house was going to be moved to Deborah Sampson Park and restored as a youth center, but the integrity of building was compromised during attempted move and building was ultimately demolished as a result.

³ It was not Sharon's first school building. The first Sharon School building was located on North Main Street opposite Brook Road. It was eventually moved to the grounds of the Congregational Church and subsequently incorporated as the second floor of a house on Quincy Street (Pearlmudder family used to live there).

14 October 2007

TO: Town of Sharon Community Preservation Committee

FROM: Jennifer M. Goldson, AICP
JM Goldson community preservation + planning

RE: **Community Preservation Plan**
Summary of Meeting with Sharon Open Space Committee

SUMMARY OF MEETING

On Tuesday, September 11, I met with members of the Open Space Committee to present an update of our progress on developing the Community Preservation Plan (CP Plan) and to learn about progress on Open Space and Recreation Plan updates. CPC member, Corey Snow, was also present.

I asked the committee members to share their thoughts regarding what types of open space and recreation projects should be priorities for CPA funding. The main points they discussed are listed below.

- Committee is conducting a survey that will be mailed to all Sharon households to gather input and opinions regarding open space and recreation priorities. The Committee offered to share the results of the survey for purposes of informing the CP Plan.
- Discussed how CP Plan differs from Open Space and Recreation Plan in that its purpose is more limited. CP Plan deals with how Community Preservation Act funds should be expended and includes housing and historic preservation in addition to open space and recreation. Whereas, the Open Space and Recreation Plan will identify community priorities for open space and recreation that many different implementation tools may be used to accomplish, including regulatory tools as well as multiple funding sources, of which CPA may be one.
- The Open Space and Recreation Plan can be viewed as one layer of source data for the CP Plan.
- Discussed how both planning efforts are obtaining meaningful community input and can help inform each other.
- Suggested involving town organizations in the CP planning process in addition to the town board and committees. These organizations could include the Sharon Friends of Conservation, the Garden Club, and Historical Society. Members of these organizations can forward information on the CP Plan to other members and request input. At upcoming meetings, JM Goldson will also ask that members of other Boards/Committees encourage input on the CP Plan from organizations that they are involved with.

14 October 2007

TO: Town of Sharon Community Preservation Committee

FROM: Jennifer M. Goldson, AICP
JM Goldson community preservation + planning

RE: **Community Preservation Plan**
Summary of Meeting with Sharon Conservation Commission

SUMMARY OF MEETING

On Thursday, September 6, I met with members of the Conservation Commission to present an update of our progress on developing the Community Preservation Plan (CP Plan). Peg Arguimbau, the Conservation Commission's representative on the CPC, was also present.

I asked the commission members to share their thoughts regarding what types of open space projects should be priorities for CPA funding. The main points they discussed are listed below. (Note: Unless otherwise indicated, each bullet represents a comment from a single commission member.)

General

- Should not divide CP goals with a prescribed percent expenditure in each CPA category. Should remain flexible from year to year to react to opportunities as they arise in all of the four CPA categories. Should take advantage of great deals that come along.
- Creating a community vision of the future is important. Community should decide what Sharon should look like in next 10-20 years.

Open Space

- Objected to note that we should better utilize and access conservation lands. Not all conservation lands are suitable for public utilization due to environmental and habitat sensitivity. Main objective should be to protect the lands, and not to necessarily increase public access.
- Problematic that we are in the middle of a prevailing attitude that there is too much open space and that it should be more accessible to the public.
- Sensitive open space lands should not be combined with affordable housing development and recreation uses.
- Past focus in community has been to acquire land, but this is an issue for capacity to maintain and monitor.
- Should minimize acquisition of isolated open space lands. In other words, protecting land contiguous to other open space should be a priority over isolated parcels. Contiguous lands create swaths of open space that support plant and animal habitats. Need to combat fragmentation.
- Sharon has a great need to protect sources of water. Development of land, if unchecked, is unsustainable. We need to plan beyond the short term and think about long-term future needs for protecting drinking water.
- Since there is no overall plan for how the community will develop, it is problematic to identify priority parcels for open space protection. Development plan and open space protection should work hand in hand.
- Town typically thinks more in terms of tax base and economy, so it's challenging to plan for open space preservation. Forced to wait for hand outs. There is not usually money on hand to preserve open space. This is why we need to be open enough to be able to react to opportunities as they come along.
- The town is working against itself. No unified goals in regard to open space protection.
- Past open space priorities were developed in terms of layering environmental features such as ground water protection and connections to other open space. The ground water districts were based on these efforts. For example, Cedar Swamp is one of the primary resources for groundwater and one part of this area is not yet protected. In terms of acquisition efforts, we've always used these values in picking our battles.

- It's fundamental to have an educated electorate, particularly with things like protection of water resources.
- Should not prescribe too much detail in CP Plan, but should maintain flexibility to protect sites as they arise.

Other Comments

- Requested clarification of some of the facts in the Profile of Sharon's Open Space, Natural Resources, and Recreation, particularly the basis for the describing Sharon's protected open space as 35% of total land area (does this include water bodies?).

14 October 2007

TO: Town of Sharon Community Preservation Committee

FROM: Jennifer M. Goldson, AICP
JM Goldson community preservation + planning

RE: **Community Preservation Plan
Summary of Meeting with Sharon Planning Board**

SUMMARY OF MEETING

On Wednesday, September 19, I met with members of the Planning Board to present an update of our progress on developing the Community Preservation Plan (CP Plan). Arnold Cohen, who is the Planning Board's representative on the CPC, was also present.

I asked the Board members to share their thoughts regarding what types of projects should be priorities for CPA funding in each of the four CPA funding categories. The main points they discussed at the meeting as well as in commenting on a draft of these notes are included below. (Note: Unless otherwise indicated, each bullet represents a comment from a single committee member.)

General

- The Town is very fragmented and there is no overall planning that all the town entities are collectively working towards. There is no sense of how projects fit in to the overall future of the town and this speaks to the need for this community preservation planning work and other more general planning work. We need more planning infrastructure in terms of town planning staff.
- The community of Sharon is diverse in terms of religion and culture. Open space is a very important element of Sharon and we are proud to have the oldest Mass Audubon site and Borderland Park. Sharon is the epitome of an historic New England town – it has rural quality and a jewel in the Lake which is clean, gorgeous, and centrally-located. No other town has this and this is the character that we should be working to preserve through the community preservation funds and other efforts.
- Recent new development has been out of character with the community and will put a severe strain on public infrastructure. It is projected that town population will grow by 20% as a result of the recent developments approved. Therefore, the appropriate emphasis for use of CPA dollars is on open space preservation.
- We need more open space. This is the overarching community preservation need. The majority of CPA funds should be targeted to preserve open space.
- Should be more cautious about using CPA funds for projects that could get funding elsewhere.

Community Housing

High Priorities

- Support the idea of developing a sewer for town center in connection with development of community housing, particularly housing above stores.
- Homeownership programs are a good idea.
- Should be preserving historic buildings and incorporating affordable housing into them.
- Should develop affordable housing on town-owned land, but not on land that could be used for municipal uses or was acquired as conservation land.
- The town dump has two lots that would be appropriate for housing and these should be considered for development.
- Should emphasize creating affordable single family homes over more rental housing by putting a deed restriction on existing homes.
- Should convert existing homes into affordable housing rather than using up more open space for new development.
- The Housing Trust should identify the housing goals in terms of quality, type of housing, and volume prior to receiving any CPA funding. Do they want to create 10 units of housing or 1,000 units? They need to begin to set benchmarks to work towards.

- Because we already meet the state's 10% mandate for affordable housing due to the new developments online, the housing that we create can be targeted. There is a need for elderly and town employee housing.

Low Priorities

- An accessory apartment program would be a lower priority, but not a bad idea.
- An accessory apartment program is not realistic to consider in Sharon. It has already been discussed time and time again.
- Using Horizons for Youth for housing should not be a priority.
- Redeveloping Sacred Heart is a low priority. There are serious restrictions on it anyway that would make it a difficult project to undertake.

Historic Preservation

High Priorities

- Help private owners restore and make exterior improvements with a matching fund or other program.
- Improve accessibility and preserve the historic train station (2 Board members stated this).
- Preserve Mann's Dam.
- Restore historic town documents (2 Board members stated support for this).
- Support any projects that would help restore historic sites, particularly town-owned sites.
- Support preservation and access to historic archeological sites that link to recreation amenities and trails. Trails could have stops along the way to these historic sites. This could add to the economic development of Town, too, by creating a heritage trail with a map of all these old sites.

Low Priorities

- Using CPA funds to create more historic amenities in Town Center should be a low priority since the Town has already received a lot of state money to do lamps, benches, and sidewalks.
- Grants to private home owners for preservation of private property should be a low CPA priority. Public buildings should be preserved first (2 Board members stated this).

Open Space

- Should prioritize preservation of agricultural land and open space that have potential for development through the purchase of development rights (2 Board members stated this).
- Improve access to existing stock of open space and trails with the use of markers (2 Board members stated this).
- Preserve Pine Woods on Rt. 27 as open space – encourage and assist Audubon with acquisition of all or a portion of the property, since they may have an interest in this land that abuts their own (3 Board members stated this).
- Prioritize protection of Lake Massapoag. If this resource dies then the town wouldn't have much left.
- Protection of the Lake is critical for recreation and scenic value in addition to its ecological and environmental value. There is a running debate as to whether town wells have a negative affect on quantity of water in the Lake.
- Since resources are severely limited compared to the need, the Town needs to strategically prioritize its open space protection efforts by assessing factors including: public access, accessibility, public use of property, visibility, ecological and societal importance, and financial valuation. We should be careful not to spend so much on land now that we can't get the land we want later. Would much rather use CPA funds to protect land on Route 27 that is visible than to protect land tucked in behind private homes.
- Preservation of the Cedar Swamp is important because of its value in filtering and storing a significant amount of water.

Recreation

- High priority is to improve and restore existing active recreation facilities and sites, including at public schools.
- The comment in notes regarding using soil from Hunter's Ridge development for the development of athletic fields does not seem realistic.
- Beach and bathhouse renovations should be a priority (but, Town may already have enough funds to do these projects). (2 Board members stated this.)
- Town needs an assessment of how our needs compare to other communities and create new facilities based on this needs assessment (2 Board members stated this).
- Improve existing trails and create new trails (2 Board members stated this).
- Develop landfill for active recreation (2 Board members stated this).
- Landfill should be used as passive open space, not developed as active recreation.
- Expand handicap access for wheelchairs at Town's recreation facilities and trails.
- Should place higher priority on trails and passive recreation than active, but at same time we need ballfields for kids.
- Creating a park next to Wilber School is an intriguing idea.
- Good to develop bike and walking trails that tie in all recreation areas plus archeological sites.
- Could create a new destination in Sharon like the Arnold Arboretum (in Boston) or the New England Wildflower Society's Garden in the Woods (in Framingham).

Other Comments

- Comment in notes regarding the Planning Board's actions on the Hunter's Ridge CSD is not accurate and should be corrected.

14 October 2007

TO: Town of Sharon Community Preservation Committee

FROM: Jennifer M. Goldson, AICP
JM Goldson community preservation + planning

RE: **Community Preservation Plan**
Summary of Meeting with Sharon Financial Committee

SUMMARY OF MEETING

On Monday, September 10, I met with members of the Financial Committee to present an update of our progress on developing the Community Preservation Plan (CP Plan). CPC members, Chairman George Bailey and Corey Snow, were also present.

I asked the committee members to share their thoughts regarding what types of projects should be priorities for CPA funding in each of the four CPA funding categories. The main points they discussed are listed below. (Note: Unless otherwise indicated, each bullet represents a comment from a single committee member.)

General

- Primary objective for CPA should be to preserve open space.
- Should use CPA to preserve the natural features of town and rural landscapes.
- Sharon has too much open space already. We should conserve taxes as a main goal.
- CP Plan should be used to discourage haphazard nature of CPA expenditures.
- Tax funds should be expended more wisely and more prudently.
- CPA eligibility should be more strictly adhered to than has been in past.
- CP Plan should be executed before CPA is revoked.
- Planning work should include the relative costs of each project possibility to help with prioritization based on realities of projected revenue.
- Too much long-term debt already accumulated. CPA goal should be to spend only money available now. No more debt. No more deficit spending. (Three or more members verbalized this comment.)
- CP Plan should establish a thorough and deliberate process by which decisions on projects are made. Some of the past CPA projects have had too minimal vetting. CPA proposals should clear significant obstacles at CPC level before even getting to the Finance Committee.
- Agree that CPA funds should be used in "opportunistic" way, even if the projects aren't "great deals". For example, Horizons for Youth was not a great deal, per se, but it was a valuable resource to acquire anyway. Another camp may come up and we should use CPA to capture these opportunities even if they aren't great deals. At same time, in order to have money available for these opportunities, we should be using cash on hand, not grow debt. Perhaps stockpiling funds in anticipation of these opportunities would be beneficial.
- Problem with housing is that it is relatively expensive to create just one unit and it would only benefit a single family, whereas open space is available for the broader public to enjoy.

Community Housing

- Reaction against reference in notes to creating sewer in town center to support more density and creation of affordable housing. Don't want to see more density in town center. Sewer may not be a bad idea for town center, but purpose should be for improving the town center as a destination, not as a way to create housing in center. (Two members verbalized this comment.)
- Concerned about capitalizing the Housing Trust because tax payers would have no control over how the money is spent.
- Does not make sense to use CPA funds for homeownership programs. This is more of a micro issue because it would not benefit the whole community – it would only help one household at a time.
- Since Sharon is expected to meet the State's mandated 10% of affordable housing soon, then using CPA funds for housing (above the minimum required 10% of CPA revenue) should be a low priority.

- Strong opposition to creating accessory apartment program that creates affordable rental units since this program would generate rental income for someone.
- Programs to help elderly residents stay in home should be supported.
- Interest in learning more about 5-6 town lots mentioned in notes. Objection to converting existing conservation land to housing (even through a land swap).

Historic Preservation

- Discussion regarding merits of using CPA funds to fund improvements to historic churches, such as for handicap access. Both favorable and unfavorable opinions expressed regarding this issue.
- Discussed Horizons for Youth site and whether CPA funds could be used for improvements to the buildings. Discussed that if some of the buildings may be considered historic resources, then could use CPA funds for historic preservation purposes. Clarified that CPA would only require a deed restriction for acquisition, not for rehab or preservation activities, but many towns want restrictions as matter of policy even if not required by law.

Open Space

- Town should come up with a list of priorities through the open space inventory. What land should be priorities for protection if put on market? We should have a top 5 or top 10 list of sites that we'd grab if we were able.
- Discussed comment in notes regarding prioritizing acquisition of parcels to protect watershed. Questioned if Horizons for Youth site would fit into this category, and, if that is the case, would development of the site, such as for a new school, negatively impact watershed protection goals?
- Sharon Mart acquisition should be a low priority. It's apparently being renovated.

Recreation

- In determining recreation needs, we should know where Sharon falls in regard to having enough parks and playgrounds as compared with planning standards and other towns. Do these standards include school property or is it just parks that are open to general public? Discussed how CPA funding fits into use on school land – CPA does not distinguish between school land and general town land in its definition of recreational use. However, as a matter of policy, individual localities can make distinctions such as these.
- Discussed CPA definition of “rehabilitation” and its limitations verses the less limited definitions of “preservation” and “creation” as related to recreation. Briefly discussed pending court cases regarding interpretations of these.
- Interested in executing plans for development of recreation fields on landfill site on Mountain Street. CPA could be used as a piece of the funding.
- If one of town's recreation priorities is to create additional athletic fields, then the fields should be developed at the landfill site, since it is flat.
- Emphasized need for new soccer field as an important recreation priority for the Town.
- When costing out projects for playgrounds, need to include the extra costs of the projects, particularly maintenance costs. If the Town can't maintain new playgrounds, then shouldn't be funding them. Should include maintenance costs in project estimates (even though CPA can't fund maintenance, other sources should be identified for these costs before funding capital improvements).
- Should look at potential liability issues for projects before funding. For example, 10-15 years ago, splash parks were considered a liability due to child injuries.

15 October 2007

TO: Town of Sharon Community Preservation Committee

FROM: Jennifer M. Goldson, AICP
JM Goldson community preservation + planning

RE: **Community Preservation Plan
Summary of Meeting with
Sharon Capital Outlay Committee and
Representatives of the School Committee**

SUMMARY OF MEETING

On Thursday, September 20, I met with members of the Capital Outlay Committee and representatives of the School Committee to present an update of our progress on developing the Community Preservation Plan (CP Plan).

I asked the committee members to share their thoughts regarding what types of projects should be priorities for CPA funding in each of the four CPA funding categories. The main points they discussed are listed below. (Note: Unless otherwise indicated, each bullet represents a comment from a single committee member.)

General

- Ability of a project to generate revenue should be looked on favorably when weighing projects.
- Overall, the Town is trying to reduce debt and use of CPA funds should not work against this goal by incurring any more debt.
- Should have more direct cash purchases in future and limit long-term borrowing.
- Should factor in how a project may affect financial well-being of Town when evaluating project proposals.
- Should only use money that is available and spend the money in accordance with the Plan. Less interest expense on projects would create bigger bang for buck.
- Future projects at Horizons for Youth site should be prioritized for future CPA funding. The site presents an opportunity that we should ensure is not wasted. We spent a lot of money on this acquisition and should make sure the improvements are properly funded.
- For any CPA project proposing to create or acquire a new facility or property, applicant should determine in advance how the asset will be maintained and who will be accountable for maintenance.

Community Housing

- CPA funds should be used to help Town continue to meet state mandated affordable housing thresholds to prevent more 40B developments.
- Create housing for Town employees. Set up preference for municipal employees. (2 Committee members stated this.)
- Housing Trust should be funded with CPA funds because it would allow a lot of flexibility. The Trust was set up to react fast to opportunities that arise.
- Pursue conversion of housing that is owned by Audubon and currently leased. Sometimes we hear that Audubon is interested in selling this block of houses and these could be converted to affordable housing.
- Support efforts to create housing for seniors and people with disabilities.

Historic Preservation

High Priorities

- Historic character of Town Center should be enhanced and improved as a more inviting place. One way to work towards this is to minimize signage clutter.
- Should support projects that coordinate with schools and take advantage of student skills and labor. Two-fold benefit of saving project costs and educational benefits for students.
- Restore historic Mann's Dam – use CPA funds to leverage state funds.
- Support restoration of train station – it is central to the community and is used by so many citizens everyday. Would be a significant public benefit to restore. Would be challenging to use CPA funds for this if it is owned by MBTA, though, rather than owned by the Town. Should determine who owns building.

Low Priorities

- Historic markers and plaques are low priorities. The percent of people who appreciate them is low.

Open Space

- CPA eligibility discussed regarding project at High School where trees need to be removed. CPA allows for preservation of open space and does not allow expenditures for maintenance. The project, as described, would not appear to be eligible.
- Prioritize open space projects that would significantly contribute to preserving character of town. If project worthy enough, then maybe long-term borrowing could be justified. Should also factor in consideration of what financial impacts the town would face if land was developed. Cost/benefit analysis should be used to determine if borrowing is justified.

Recreation

High Priorities

- Restoration of East Elementary playfield (soccer field). Receive a lot of complaints about this field.
- Should factor in long-term operating and maintenance costs of any new recreation facility that is proposed. Should require assurances of adequate funds for ongoing maintenance.
- Should demolish Sacred Heart building and create new recreation lands.
- There is merit to demolishing the Sacred Heart building to create either new recreation land or open space. This would open up the access to the skating pond nearby.
- There are two existing running tracks that are worn and need improvement.

Low Priorities

- Acquiring Sharon Mart to make a park should not be a priority. This land has more benefit as a commercial property than a park. It's a prime retail location and would not be large enough for a park anyway (3 members stated this).
- Development of old landfill is complicated. Although a lot of towns use sites like this for recreation, it would be extremely costly and the access is deficient as the roads would need to be widened. The site is not ideal for recreation.

Other Comments

- Correction to notes – School Administration building is on School Street and is not the first school building.
- Correction to notes – reference to "Junior High" should be changed to "Middle School".

17 October 2007

TO: Town of Sharon Community Preservation Committee

FROM: Jennifer M. Goldson, AICP
JM Goldson community preservation + planning

RE: **Community Preservation Plan
Summary of Meeting with
Benjamin Puritz, Sharon Town Manager**

SUMMARY OF MEETING

On September 20, and October 15, I met with Town Manager, Ben Puritz, to discuss his perspective regarding what types of projects should be priorities for CPA funding in each CPA category. The main points we discussed are listed below.

General

- Outside of minimum 10% spending requirements, CPA funds should be allocated in an opportunistic way based on the merits of project applications in any given year with no predetermined spending goals.

Community Housing

High Priorities

- Continue to reach 10% state mandate for affordable housing.
- Increase diversity of housing choice for municipal employees, particularly those with emergency response function.
- Create diversity of housing choice for elderly population. Many elderly persons have moved from Sharon because they can't find a home that suits their changing needs both in terms of type of unit and financial concerns.
- Affordable housing should be in keeping with the character of the Town, which would tend towards the homeownership model. At same time, however, it is important to provide housing choice for people in different circumstances in life, such as those just starting out on their own or those at the end stage of life. A proper plan should make provisions for both models.

Historic Preservation

High Priorities

- Restoring the Train Station is an idea that could have merit. But, it is owned by the MBTA and it is not known if they'd agree to a project on their property, particularly if we would require a preservation restriction.

Low Priorities

- It would be controversial to fund improvements on churches and private property.
- Town Center amenities are not needed as much now due to the substantial effort already in the works.

Open Space

- Should hold off on identifying open space needs relating to water resource protection until the Stockholm Institute at Tuft University has completed developing customized software. This software is intended to help us analyze the dynamics and behaviors of the aquifer and its relationship to external factors (such as development and well pumping).
- Pine Woods project on Route 27 may be a viable open space protection project since the 40B application has been withdrawn.

Recreation

High Priorities

- Restoration of the bath house, although currently has funding from capital outlay, should be kept as a priority in case of need for additional funding.
- Building a new playground at the Community Center or Town Beach. A play area at the Beach was proposed as part of the planning concept.
- Ancillary projects to support work done at Community Center could work to strengthen investments already made. Projects such as markers or outdoor recreation amenities, for example.
- Landfill site has potential for active recreation.
- Horizons for Youth site has potential for a soccer/multipurpose athletic field. Also potential to reconfigure baseball field to meet regulation dimensions – may need to remove some nearby buildings to do this. However, the traffic impacts would need to be determined since the site is on a scenic road.
- Developing a trail around the Lake would be a significant public benefit, but is a challenging proposition due to the extent of land in private ownership.
- Creating an interpretive nature trail at Billings Road property and the trails at Rattlesnake Hill have merit.
- Improving access and marking existing trails would help improve public knowledge of these resources.

Low Priorities

- Converting Sharon Mart to a park should not be a priority. This is one of the few commercial areas in Town and should be continued to be used for commercial.
- The idea to create a new park adjacent to Wilber School (on Station Street) is not viable at this point because that land is being held for a future new library. However, a small outdoor public space is already being planned there as part of the reuse proposal for the school building.

20 October 2007

TO: Town of Sharon Community Preservation Committee

FROM: Jennifer M. Goldson, AICP
JM Goldson community preservation + planning

RE: **Community Preservation Plan
Summary of Meeting with
Horizons for Youth Reuse Committee**

SUMMARY OF MEETING

On Monday, October 8, I met with members of the Horizons for Youth Reuse Committee to present an update of our progress on developing the Community Preservation Plan (CP Plan).

I asked the committee members to share their thoughts regarding what types of projects should be priorities for CPA funding in each of the four CPA categories. The main points they discussed are listed below. (Note: Unless otherwise indicated, each bullet represents a comment from a single committee member.)

General

- In allocating CPA funds, the Town should strive for some level of balance between the four CPA categories, but should also allow for the ability to react to the applications submitted each year.
- Be cautious of the opportunistic approach, because it tends to lead to one or two people having a lot of sway over decisions and the larger framework of priorities gets overlooked. A case of the squeaky wheel getting the oil. (Two members verbalized this thought.)
- Should focus as much CPA funding as possible on active recreation.
- School system is under the most pressure and preservation of quality school recreation facilities should be prioritized. CPA should be used to reinforce this to the extent that it can.
- On the other hand, since there are already so many resources going to the schools, there should be flexibility and balance with CPA funds for non-school projects that don't have possibility for funding elsewhere.
- Active recreation is always an afterthought, but it shouldn't be.

Community Housing

- Need renovation of two houses on the HFY site, possibly for conversion to affordable housing.
- Support for idea of using CPA funds to preserve historic houses and convert to affordable housing units.
- Should help town employees purchase homes in Sharon.
- May be able to preserve historic two-family mill housing on Mansfield Road and convert to affordable housing.
- Should help seniors stay in Sharon (two or more members expressed this).

Open Space

- Preserve Camp Gannett. Be proactive about protecting that open space. Plan ahead and prepare for this. Don't let it come along and surprise us.
- Should target the property adjacent to the State Park in order to acquire and expand the park.
- Lost opportunity for open space preservation on Norwood Street (Rt. 27) where driveway is being cut into hill for new development.

Recreation

- Create indoor swimming pool.
- Create new athletic fields, particularly soccer and baseball.
- Fields get overused. We can't keep them wet enough and well fertilized. In fact, a few fields get completely destroyed and we need to rebuild them every year. The private sports organizations fund all of this.
- Need three more multi-purpose fields. These could be accommodated at the Landfill site.
- Need fields and places for pick-up games (games that are not organized, but, rather, are impromptu). Some of the town fields are even locked when not in official use, so the opportunities for pick-up games are severely limited. (Four or more members verbalized this need).
- Landfill site could be used to create space for pick-up games.
- Sacred Heart building is perfect place for recreation, if building could be demolished (two or more members verbalized this).
- Should install lighting at existing parks so that they can be used at night for active recreation. However, neighbors may object to lighting.
- Need indoor recreation facilities, like basketball courts for winter play.
- Maintenance is a problem. Should not create new facilities if we can't properly maintain them.
- Need for passive recreation improvements at Horizons for Youth site. Trails and an overlook area with benches on the Lake shores could be created on the area purchased with CPA funds.

20 October 2007

TO: Town of Sharon Community Preservation Committee

FROM: Jennifer M. Goldson, AICP
JM Goldson community preservation + planning

RE: **Community Preservation Plan
Summary of Meeting with
Sharon Recreation Advisory Committee**

SUMMARY OF MEETING

On Tuesday, September 25, I met with members of the Recreation Advisory Committee to present an update of our progress on developing the Community Preservation Plan (CP Plan). CPC member, Allen Garf, was also present.

I asked the committee members to share their thoughts regarding what types of projects should be priorities for CPA funding, particularly in the recreation category. The main points they discussed are listed below. (Note: Unless otherwise indicated, each bullet represents a comment from a single committee member.)

Recreation

High Priorities

- Need new athletic fields of all types including lacrosse, soccer, baseball, and football.
- Pop Warner football needs fields.
- Need a regulation baseball diamond.⁴
- 2003 Recreation Master Plan priorities are still relevant.
- Landfill site should be developed as a central Town recreation facility. Could include fields for baseball, soccer, and lacrosse, as well as a bike path and other facilities.
- Using loam from Hunter's Ridge development, as suggested in notes, would cut costs dramatically for developing new fields at the landfill because the most expensive cost is the loam. It seems like a good idea. Note that town would need State approval to move the loam.
- Horizons for Youth property could accommodate a soccer/lacrosse field or a baseball diamond, but not all.
- Pocket parks are good to serve passive recreation needs at neighborhood level and athletic fields serve more central needs of community as a whole and should be centrally located, if possible.
- Camp Gannet property should be a high priority for acquisition, especially since it would link the Community Center lakefront to the Horizons for Youth lakefront, providing a continuous ring on that side of the Lake.

Low Priorities

- Since maintenance is a problem with existing trails, the Town would not have capacity for more trails.
- Issue of maintenance is problematic in creating more pocket parks in neighborhoods. Already difficult to maintain. Need a plan and funding source for maintenance before CPA funds should be expended.

Other Comments

- Problematic that there is no direct representation from Recreation Advisory Group on CPC.

⁴ The point of home plate where the two 12-inch sides meet at right angles, is at one corner of a ninety-foot square. The other three corners of the square, in counterclockwise order from home plate, are called first base, second base, and third base. Source: http://en.wikipedia.org/wiki/Baseball_diamond

4 List of Non-Priorities

List of Non-Priorities

The following is a list of citizen comments that JM Goldson has analyzed and included as non-priorities for one of four reasons, described below. Unless elevated in the course of our discussions, these comments would not be included in the Draft Community Preservation Plan.

The four reasons for listing these comments as non-priorities are as follows:

1. Stand-alone comments/perspectives that were not heard from multiple sources and, therefore, create a comment theme.
2. Specific objections to these as priorities were raised through various citizen feedback (number of objectives outweighed support)
3. Not CPA Eligible, as based on JM Goldson's preliminary assessment
4. Already in progress through other means

Overarching Needs

Comment	Reason on List	Specific Objections
Diversity is an important issue and should be recognized in the CP Plan as an important factor when considering whether to fund a project. For example, the Heights Playground project was a better project due to the diverse population that it will serve.	Stand-alone comment	
Sharon has too much open space already. We should conserve taxes as a main goal.	Stand-alone comment	

Community Housing

Comment	Reason on List	Specific Objections
Create affordable housing at the old Wilber School	Already in progress	
Create affordable housing at the old Sacred Heart School	Objections	Redeveloping Sacred Heart is a low priority. There are serious restrictions on it anyway that would make it a difficult project to undertake.
If zoning bylaws relaxed to allow accessory apartments (as opposed to "inlaw" apartments), then CPA funds could be used to purchase deed	Objections	Strong opposition to creating accessory apartment program that creates affordable rental units since this program would generate rental income for someone.

TOWN OF SHARON COMMUNITY PRESERVATION PLAN
Compiled by JM Goldson

restrictions to require units to be permanently affordable rental units.		
		Idea poses many issues and causes controversy and resistance in town. Therefore, many felt assisting with accessory apartments should be a low-priority for use of CPA funds. (4+ comments)
		An accessory apartment program would be a lower priority, but not a bad idea.
		An accessory apartment program is not realistic to consider in Sharon. It has already been discussed time and time again.

Historic Preservation

Comment	Reason on List	Specific Objections
Improve Town Center with historic streetscape amenities such as planters, benches, and information kiosk.	Objections	Town Center amenities are not needed as much now due to the substantial effort already in the works.
		Using CPA funds to create more historic amenities in Town Center should be a low priority since the Town has already received a lot of state money to do lamps, benches, and sidewalks.
Historic character of Town Center should be enhanced and improved as a more inviting place. One way to work towards this is to minimize signage clutter.	Not CPA Eligible (referring to minimizing signage clutter)	
Create historic markers/plaques for all historic resources (public and private) identified through the historic resources inventory.	Objections	Historic markers and plaques are low priorities. The percent of people who appreciate them is low.
		The Commission is currently in the process of marking historic resources. They are working with property owners to fund markers for historic resources that are identified through the historic inventory. So, this would be a low CPA priority, since the markers can be funded through private funds. Historic Commission plans to assist

LIST OF NON-PRIORITIES

TOWN OF SHARON COMMUNITY PRESERVATION PLAN
Compiled by JM Goldson

Education about history of town – develop educational materials, perhaps in relation to 250 th anniversary in 2015.	Stand-alone comment	homeowners with this process.
		A current project of a Boy Scout will create a tour of Sharon's historic resources and a kiosk in front of the Historical Society. This project is already in the works and he will also produce a brochure.

Open Space

Comment	Reason on List	Specific Objections
CPA eligibility discussed regarding project at High School where trees need to be removed. CPA allows for preservation of open space and does not allow expenditures for maintenance. Management Plan for existing open space is needed.	Not CPA Eligible	
	Not CPA Eligible	

Recreation

Comment	Why Non-Priority	Specific Objections
Acquire Sharon Mart (former convenience store in Town Center) and convert to a park.	Objections	Converting Sharon Mart to a park should not be a priority. This is one of the few commercial areas in Town and should be continued to be used for commercial. (5 comments)
Parking for existing protected open space.	Not CPA Eligible	
Create a new town common/park on land around Wilber School. (2 comments)	Objections	The idea to create a new park adjacent to Wilber School is not viable at this point because that land is being held for a future new library. However, a small outdoor public space is already being planned there as part of the reuse proposal for the school building.
Could create a new destination in Sharon like the Arnold Arboretum (in Boston) or the New England Wildflower Society's Garden in the Woods (in Framingham).	Stand-alone comment	
Improve Town Beach with lighting and parking.	Not CPA Eligible	
Expand handicap access for wheelchairs at Town's recreation facilities and trails.	Not CPA Eligible	

LIST OF NON-PRIORITIES

TOWN OF SHARON COMMUNITY PRESERVATION PLAN

Compiled by JM Goldson

There are two existing running tracks that are worn and need improvement.	Not CPA Eligible	
Need better maintenance for the existing pocket parks.	Not CPA Eligible	
Restore Kate Morrel park.	Not CPA Eligible	
Restore pocket parks distributed around Town.	Not CPA Eligible	
Create indoor swimming pool	Not CPA Eligible	
Install lighting at existing parks so they can be used at night.	Not CPA Eligible	
Need indoor recreation facilities, like basketball courts, for winter play.	Not CPA Eligible	
Periodically clear trails of low hanging branches – in trapezoidal form – wider at top – so that ticks won't be easily picked up. Fear of tick reduces use of trails.	Not CPA Eligible	

LIST OF NON-PRIORITIES

5 Proposed Alternative Goals

PROPOSED ALTERNATIVE GOALS

Introduction

This document presents alternative goals for the Community Preservation Committee to discuss, prioritize, and ultimately decide which should be incorporated into the Draft Community Preservation Plan (CP Plan). This document is organized in five categories: (1) overall community preservation goals, (2) community housing goals, (3) historic preservation goals, (4) open space goals, (5) recreation goals. Each proposed alternative goal includes an accounting of citizen comments that support that goal, as well as any cautions/qualifications or objections raised by citizens.

Some of the proposed alternative goals can work together as priorities, but others present conflicts with each other. Since available CPA funds are limited, it will be important to prioritize the alternative goals so that the Draft CP Plan captures a realistic and clear direction for the CPA program.

This Document Is A Tool

This is a process document. In other words, this document is a tool to use as the focus of your discussion and debate over CPA priorities to be incorporated into the Draft CP Plan. We will discuss the alternative goals proposed in each section and take an initial read of the CPC members' priorities through dot-voting. This will provide direction for the Draft CP Plan by identifying areas of agreement and disagreement within the CPC.

Method:

JM Goldson created these alternative goals through analysis of all the comments collected through our planning process to date. This document presents a distillation of the feedback into common themes that form the basis for the proposed alternative goals. For more detailed descriptions of individual comments and feedback, please refer to the various meeting summaries generated over the past few months.

This is an iterative process. Based on citizen feedback, identification of common themes, and preliminary determination of CPA eligibility, JM Goldson has taken the first step in prioritizing the feedback gleaned so far. In doing so, this analysis has manifested both in ideas that have risen to the top of the list as well as ideas that have fallen to the bottom. The latter category of ideas is identified in a separate, companion document, "Preliminary List of Non-Priorities" for CPC review – this list consists of comments that JM Goldson is suggesting are low-priorities that would not be included in the Draft CP Plan. The ideas that have risen to the top as common themes are the basis of the alternative goals that are described in the following pages and which will be the primary subject of your deliberation.

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Target majority of spending for the preservation of historic resources

Summary of Citizen Comments for Each Alternative Goal

A. FOCUS ON FISCAL IMPACTS

Minimize deficit spending and leverage dollars

Total # of Comments	Comment Theme
•••••••• 6	Too much long-term debt already accumulated. CPA goal should be to spend only money available now. No more debt. No more deficit spending.
•••• 3	For any project proposing to create or acquire a new facility or property, should determine in advance how the asset will be maintained and who will be accountable for maintenance. ¹
•• 2	CPA priorities should link to ongoing initiatives and should not prioritize new projects that are not already in motion
• 1	Ability of a project to generate revenue should be looked on favorably when weighing projects.
• 1	Should factor in how a project may affect financial well-being of Town when evaluating project proposals. Cost/benefit analysis should be used to determine if borrowing is justified.
• 1	Should be more cautious about using CPA funds for projects that could get funding elsewhere.
• 1	Should support projects that coordinate with schools and take advantage of student skills and labor. Two-fold benefit of saving project costs and educational benefits for students.
Total 15	

B. PROTECT OPEN SPACE

Target majority of spending for protection of open space and natural resources

Total # of Comments	Comment Theme
•••••••••• 9	Sharon's character is primarily defined by the quantity and quality of its open space, rural landscapes, and natural resources. Therefore, first and foremost, CPA funds should be heavily allocated to protect open space and natural resources.
•• 2	Open space, as opposed to other CPA categories, like housing and historic preservation, is directly available for the broader public to enjoy and, therefore, should be a priority for CPA expenditure since these are ultimately tax payer dollars.
• 1	Maintain independent water supply by controlling development, which is best done by protecting open space.
Total 12	

¹ This comment is repeated in multiple categories, since it supported a variety alternative goals.

C. EQUALIZE SPENDING

Strive for equitable spending over all four CPA areas

Total # of Comments	Comment Theme
4 ••••	Needs are great in all four CPA categories, therefore CPA expenditure should be balanced and equitable (i.e., 25% spent on each CPA category over life of CPA)
2 ••	As many projects as possible should cover multiple CPA categories – spread the funds around and this may result in more cooperation among various groups.
2 ••	Housing has not had its fair share yet and is the biggest need. Should strive to rebalance spending by focusing on housing.
1 •	Open Space should not be primary goal anymore. Given past heavy investment in open space, priority should be recreation. ²
1 •	Purpose of law was to emphasize historical and affordable in addition to open space, so certain percentage should to to those two categories and not be so heavily on open space.
Total	10

Caution/Qualification: Balanced expenditure is important, but should also allow for the flexibility to react to the applications submitted each year.

D. EMBRACE FLEXIBILITY

Evaluate opportunities as they arise, without predetermined spending goals or targeted priorities

Total # of Comments	Comment Theme
4 ••••	Outside of minimum 10% spending requirements, CPA funds should be allocated in an opportunistic way based on the merits of project applications in any given year with no predetermined goals.
2 ••	We need to recognize that the funds are not limitless. In order to be opportunistic, we need to have funds on hand when opportunities arise.
Total	6

Objection:

- CP Plan should be used to discourage haphazard nature of CPA expenditures.
- Be cautious of the opportunistic approach, because it tends to lead to one or two people having a lot of sway over decisions and the larger framework of priorities gets overlooked (2 comments).

² This comment is repeated in multiple categories, since it supported a variety of alternative goals.

E. FOCUS ON RECREATION

Target majority of funding on public recreation needs

Total # of Comments	Comment Theme
• • •	3 Should focus as much CPA funding as possible on active recreation. Active recreation is always an afterthought, but it shouldn't be.
• •	2 School system is under the most pressure and preservation of quality school recreation facilities should be prioritized.
•	1 Given past heavy investment in open space, priority should be recreation. ³
Total	6

Objection: We've already done a fair amount with recreation. Intent of law is to focus on other three categories.

F. CREATE HOUSING

Target majority of spending for creation of community housing

Total # of Comments	Comment Theme
• • • •	4 Most pressing need is affordable housing.
•	1 Need more diversity in type of housing choices.
Total	5

Objection:

- Since Sharon is expected to meet the State's mandated 10% of affordable housing soon, then using CPA funds for housing should be a low priority.
- Housing should be lower priority because benefits are narrow – only a few families would benefit and CPA funds are not enough to do anything significant to alter the housing situation in broad terms (2 comments).

G. PRESERVE HISTORIC RESOURCES

Target majority of spending for the preservation of historic resources

Total # of Comments	Comment Theme
•	1 Preservation of historical resources should be a priority for CPA funding.

Objection: Historic preservation should receive less of the funds, not because it is not important, but because there are not a lot of historic town-owned properties and shouldn't be funding private properties.

³ This comment is repeated in multiple categories, since it supported a variety of alternative goals.

COMMUNITY HOUSING GOALS – PROPOSED ALTERNATIVES

Summary of Citizen Comments for Each Alternative Goal

A. FOSTER HOMEOWNERSHIP

Create affordable homeownership opportunities

Total # of Comments	Comment Theme
8	Create homeownership program – buy-down mortgage to an affordable price for income-qualifying households seeking home in Sharon. Home that is bought with assistance of buy-down subsidy is restricted to be permanently affordable through deed restriction.
7	Create affordable homeownership opportunities, in general, and specifically for families.
2	Create affordable homeownership opportunities for people who grew up in town to be able to afford to buy a home in Sharon.
1	The homeownership model of affordable housing, as opposed to rental, is generally more in keeping with the character of Town.
1	Recapitalizing funds through sale of units with deed restrictions and then using funds for more housing projects (based on concept of revolving loan fund).
Total	19

Cautions/Qualifications:

- It's also important to provide housing choice for people in different life circumstances, such as those just starting out or those at the end stage of life. Therefore, the plan should make provisions for both homeownership and rental.
- First work to create a partnership with local banks to create a buy-down program, rather than using CPA funds. Banks have an incentive to implement this type of program through the Community Reinvestment Act. If a program does not manifest through working with local banks, then CPA funds should be sought.

Objections:

- Does not make sense to use CPA funds for homeownership programs. This is more of a micro issue because it would not benefit the whole community – it would only help one household at a time.

B. EXPAND ELDER HOUSING

Expand elder-housing choices and support aging in place

Total # of Comments	Comment Theme
5	Create a Homeownership Program geared toward helping elders stay in their home and creating permanent affordable unit through purchase of deed restriction.
4	Create diversity of housing choice for elderly population, including rental housing. Many elderly persons have moved from Sharon because they can't find a home that suits their changing needs both in terms of type of unit and financial concerns.
3	Provide assistance for low/moderate income elders to stay in their homes, including assistance with home maintenance and repairs.

COMMUNITY HOUSING GOALS – PROPOSED ALTERNATIVES

TOWN OF SHARON COMMUNITY PRESERVATION PLAN
Compiled by JM Goldson

• •	2	Create intergenerational housing.
•	1	Support efforts to create housing for seniors and people with disabilities.
Total	15	

Cautions/Qualification:
 Creating homeownership opportunities for elderly should be a low-priority (as opposed to creating ways to help elderly stay in existing homes or creating rental units for elderly).

C. CONSTRUCT NEW HOUSING
 Support new construction of affordable housing

Total # of Comments	Comment Theme	
• • • • •	5	Develop new affordable housing on sites in Town Center and near train station (link with new sewer to accommodate development).
•	1	Create affordable housing in new construction developments.
•	1	Subsidize construction of new housing on Town-owned parcels on Route 1 – for possible mixed use of commercial and housing.
•	1	Subdivide a small portion of the Horizons for Youth site to create a new parcel to develop new affordable housing.
• •	2	Develop existing town-owned property or donated land for new affordable housing.
•	1	Support the Housing Authority with seed funds to pair with a developer to construct affordable apartments. Housing Authority could earn a substantial developer's fee which could be used to create additional housing opportunities.
•	1	Explore potential to develop two lots at the landfill for housing.
Total	12	

Cautions/Qualifications:

- Reaction against reference in notes to creating sewer in town center to support more density and creation of affordable housing. Don't want to see more density in town center. Sewer may not be a bad idea for town center, but purpose should be for improving the town center as a destination, not as a way to create housing. (2 comments)
- Objection to converting existing conservation land to housing (even through a land swap). (3 comments)
- Using Horizons for Youth for housing should not be a priority.
- The landfill cannot have housing on it because you'd have to dig down deep and would break the plastic layer that caps the landfill and the pipes that let out the gases from below would need to be redirected if used for activities.

D. CONVERT EXISTING BUILDINGS

Focus on conversion of existing buildings to affordable housing

Total # of Comments	Comment Theme
• •	2 Existing housing stock converted to affordable housing rather than new development on open space.
• •	2 Convert historic houses on the Horizons for Youth site into affordable housing. ⁴
•	1 Create affordable home ownership opportunities through rehabilitating existing homes, and subsidizing existing homeowners who agree to place a deed restriction on property.
•	1 Convert existing rental units in Town Center to affordable housing.
•	1 Pursue conversion of housing that is owned by Audubon and currently leased. Sometimes we hear that Audubon is interested in selling this block of houses and these could be converted to affordable housing.
•	1 Rehabilitate and convert eyesores into affordable housing.
•	1 Preserve historic two-family mill housing on Mansfield Road and convert to affordable housing. ⁵
Total	9

E. CREATE EMPLOYEE HOUSING

Expand housing choice for municipal employees

Total # of Comments	Comment Theme
• • • • •	5 Create housing for Town employees. Set up preference for municipal employees.
•	1 Increase diversity of housing choice for municipal employees, particularly those with emergency response function.
Total	6

F. SUPPORT PROJECTS COMPLYING WITH LOCAL PREFERENCE CRITERIA

Prioritize housing for employees, current and former town residents, and over age 55

Total # of Comments	Comment Theme
• • • • •	6 Support housing projects that adhere to Sharon's Local Preference Criteria which includes prioritizing housing for: Town's "first responders"; Town residents; municipal employees; former residents who attended Sharon public schools; and individuals over age 55 who had lived in Sharon

⁴ This comment is repeated in multiple categories, since it supported a variety of alternative goals.

⁵ Same as above footnote.

G. HOUSE LOW INCOME, NOT MODERATE INCOME

Create low-income / 40B eligible housing

Total # of Comments	Comment Theme
• •	2 CPA funds should be used to help Town continue to meet state mandated affordable housing thresholds to prevent more 40B developments.
• •	2 Creating housing for households at or below 80% of the area median income (AMI) and not up to 100% AMI.
Total	4

H. DISPERSE AFFORDABLE HOUSING

Integrate and scatter affordable units into community

Total # of Comments	Comment Theme
• • •	3 Geographically disperse affordable housing units throughout town & focus on creating small developments to avoid creating low-income enclaves

I. PRESERVE EXISTING HOUSING

Preserve and support existing public housing complexes

Total # of Comments	Comment Theme
• •	2 Help keep existing state and federal housing complexes viable through improvements to counter chronic under-funding and neglect.

HISTORIC PRESERVATION GOALS

PROPOSED ALTERNATIVES

..... (23 comments)

A. PRESERVE PUBLIC RESOURCES
Focus funds on preservation of publicly-owned historic resources

..... (11 comments)

B. PRESERVE PRIVATE RESOURCES
Focus funds on preservation of privately-owned historic resources

..... (9 comments)

C. COMBINE WITH OPEN SPACE
Target preservation projects that also serve open space and passive recreation goals

..... (8 comments)

D. COMBINE WITH HOUSING
Preserve historic homes to convert to affordable housing

..... (8 comments)

E. EDUCATE THROUGH SIGNAGE
Create educational signage to further preservation goals through increased public awareness of historic resources

..... (7 comments)

F. STABILIZE ARCHEOLOGICAL RESOURCES
Invest in identification, stabilization, and interpretation of archeological sites

Summary of Citizen Comments for Each Alternative Goal

A. PRESERVE PUBLIC RESOURCES

Focus funds on preservation of publicly-owned historic resources

Total # of Comments	Comment Theme
• • • • • 5	Restore the train station and improve accessibility.
• • • • • 5	Focus on preserving publicly-owned property, particularly town-owned sites.
• • • • • 4	Restore historic town documents, digitize, and increase public accessibility.
• • • • 3	Preserve and restore historic cemeteries.
• • 2	Reuse for Library building – library considering a move out of the building, possibly in the next few years. CPA funds can be used to support historically-appropriate improvements for reuse of building
• 1	Support needs at Wilber School and community center for ancillary preservation projects to enhance, preserve, or commemorate historic attributes.
• 1	Preservation of the school administration building on School Street, which is one of Sharon's early school buildings.
• 1	Additional restoration work at water pumping station.
• 1	Old camp buildings on Horizons for Youth site may be historic and eligible for CPA funds for preservation/rehab.
Total 23	

Caution/Qualification:

Restoring the Train Station is an idea that could have merit, but, it is owned by the MBTA and it is not known if they'd agree to a project on their property, particularly if we would require a preservation restriction.

B. PRESERVE PRIVATE RESOURCES

Focus funds on preservation of privately-owned historic resources

Total # of Comments	Comment Theme
• • • • • 4	Preserve and restore historic churches and create handicap access.
• • 2	Protect private historic buildings from demolition.
• • 2	Deed-restrict historic homes – purchase preservation restriction to protect private property from demolition and inappropriate alterations. Homeowner can use the funds to restore the home.
• 1	There is not any significant opportunity for preservation of publicly owned buildings so CPA funds will need to be focused on private property. Maybe inventory can help identify needs.
• 1	Expansion of first and third historic districts. Might need funds to purchase deed restrictions on private properties (to offset limitations of

HISTORIC PRESERVATION GOALS – PROPOSED ALTERNATIVES

TOWN OF SHARON COMMUNITY PRESERVATION PLAN
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	local district).
• 1	Help private owners restore and make exterior improvements with a matching fund or other program.
Total	11

Objections/Cautions

- Object to using CPA funds to fund improvements to historic churches, such as for handicap access. Questionable public benefit.
- Grants to private home owners for preservation of private property should be a low priority. (2 comments)
- Hesitant to use funds on private historic property.

C. COMBINE WITH OPEN SPACE

Target preservation projects that also serve open space and passive recreation goals

Total # of Comments	Comment Theme
• • • • 4	Improve Historic Mann's Pond dam area as both an historic resource and an open space resource. Use CPA funds to leverage state funds.
• • 2	Restore historic trails, mark with signage, and publicize with trail booklet and maps.
• 1	Mark historic sites, cemeteries, and open space with educational signage.
• 1	Preservation, marking, and improving access to historic sites, including archeological sites.
• 1	Support preservation and access to historic archeological sites that link to recreation amenities and trails. Trails could have stops along the way to these historic sites. This could add to the economic development of Town by creating a heritage trail with a map of the historic sites.
Total	9

D. COMBINE WITH HOUSING

Preserve historic homes to convert to affordable housing

Total # of Comments	Comment Theme
• • • 3	Preserve existing historic buildings and convert to affordable units. ⁶
• • 2	Convert historic houses on the Horizons for Youth site into affordable housing.
• 1	Pursue possibility of combining historic preservation restrictions with affordable housing restrictions.
• 1	Temple Israel on Pond Street owns historic stone house that they would sell but needs to be moved off property. Good opportunity to combine preservation with housing, but need to find a site to move it to.
• 1	Preserve historic two-family mill housing on Mansfield Road and convert to affordable housing. ⁷
Total	8

⁶ This comment is repeated in multiple categories, since it supported a variety of alternative goals.

⁷ Same as footnote above.

Cautions/Qualifications:

- Stone house owned by Temple is slated for demolition. Preservationists have run out of plausible options to save building.
- Conversion of Temple's stone house to affordable housing should be a low-priority for use of CPA funds due to cost of relocation and rehabilitation.

E. EDUCATE THROUGH SIGNAGE

Create educational signage to further preservation goals through increased public awareness of historic resources

Total # of Comments	Comment Theme
• • • 3	Create map with a history of the Town Center to display in prominent location in Town Center. Possible locations: in front of Starbucks, near Unitarian church, near library, or in front of post office.
• • • 3	Educate the community about Sharon's past.
• 1	Create signage for one or two entrances to Town – or a memorial rock stating year of Town's founding.
• 1	Create signage to mark the historic district boundaries ("entering Town Center Historic District").
Total	8

Caution/Qualification:

Just need to be careful not to clutter Town with too many signs.

F. STABILIZE ARCHEOLOGICAL RESOURCES

Invest in identification, stabilization, and interpretation of archeological sites

Total # of Comments	Comment Theme
• 1	Preserve and restore historic archeological sites.
• 1	Conduct archaeological investigation in south west area of town (area of and near proposed shopping mall).
• 1	Town-wide archaeological inventory.
• 1	Preserve Stoughtonham furnace site. Should be inventoried, documented, and preservation needs determined. Possibly create public access and historic markers (if security at well site not compromised).
• 1	Preserve Ames Street mill site – site of old dam and some remnants of old mill. Should be inventoried, documented, marked, and preservation needs determined.
• 1	Preserve Knife Shop / Hammershop Pond where remnants of historic forges or blacksmith shops are located. Possible archeological exploration needed.
• 1	Stabilize and interpret the Fairbanks House site (near the Stoughtonham furnace site)
Total	7

OPEN SPACE GOALS

PROPOSED ALTERNATIVES

..... (32 comments)

A. PROTECT UNPROTECTED LAND

Strategically protect key open space properties for environmental, habitat, and cultural benefits

..... (9 comments)

B. PRESERVE PROTECTED LAND

Focus on preservation of existing protected open space

..... (5 comments)

C. EMBRACE FLEXIBILITY

Evaluate land protection opportunities as they arise, without targeted priorities

.... (4 comments)

D. PROTECT THE LAKE

Focus efforts on protecting Lake Massapoag for water protection, scenic, and recreational benefits

... (3 comments)

E. COMBINE WITH OTHER CPA GOALS

Prioritize open space projects where more than one CPA use can be incorporated

Summary of Citizen Comments for Each Alternative Goal

A. PROTECT UNPROTECTED LAND

Strategically protect key open space properties for environmental, habitat, and cultural benefits

Total # of Comments	Comment Theme
5	Protect Pine Woods on Route 27 – work with Mass Audubon for joint purchase of land or conservation restriction – high visibility land would engender a lot of support.
5	Strategically prioritize open space protection efforts by assessing factors including: public access, accessibility, public use of property, visibility, ecological and societal importance, and financial valuation. We should be careful not to spend so much on land now that we can't get the land we want later.
4	Protect Camp Gannett – this should be a high priority for acquisition or public access easement/conservation restriction, especially since it would link the Community Center lakefront to the Horizons for Youth lakefront, providing a continuous ring on that side of the Lake.
3	Preserve open space for purposes of well protection and water protection – both existing and new well sites through land acquisition or purchase of conservation restrictions.
3	Plan for preservation opportunities for private recreation lands and farmland that may have potential for redevelopment. (3)
3	Support for conservation restrictions over land acquisition as more cost effective way to protect against development. Past focus in community has been to acquire land, but this is an issue for capacity to maintain and monitor.
2	Protect Cedar Swamp since it is one of the primary resources for groundwater and one part of this area is not yet protected.
1	Protect land to preserve wildlife habitat.
1	Protect Crescent Ridge Dairy - acquire agricultural preservation restriction (APR) or a conservation restriction.
1	Protect portion of Wards Farm that is currently unprotected (long skinny piece).
1	Protect remaining cranberry bogs on Northrop street.
1	Protect land on East Street, especially if can be connected to nearby open space.
1	Protecting land contiguous to other open space should be a priority over isolated parcels. Contiguous lands create swaths of open space that support plant and animal habitats. Need to combat fragmentation.
1	Should acquire land adjacent to Borderlands State Park in order to expand the Park.
Total	32

Caution/Qualification:

- Should hold off on identifying open space needs relating to water resource protection until the Stockholm Institute at Tuft University has completed developing customized software. This software is intended to help us analyze the dynamics and behaviors of the aquifer and its relationship to external factors (such as development and well pumping).
- Acquiring open space to stop development is too often the motivation – not really interested in enhancing the environment.
- Before we buy anymore open space, we should seek to better maintain the land we already have.

OPEN SPACE GOALS – PROPOSED ALTERNATIVES

B. PRESERVE PROTECTED LAND ⁸

Focus on preservation of and access to existing protected open space land

Total # of Comments	Comment Theme
• • • • • 5	Preserve and improve open space stock we already have, including better signage and accessibility - much of existing open space is largely unknown and inaccessible to the public.
• 1	More attention to utilizing existing conservation lands rather than new acquisitions of open space.
• 1	Erosion control in existing protected open space.
• 1	Protect water quality on protected open space.
• 1	Remove noxious weeds.
Total 9	

Objections / Cautions

- Objected to note that we should better utilize and access conservation lands. Not all conservation lands are suitable for public utilization due to environmental and habitat sensitivity. Main objective should be to protect the lands, and not to necessarily increase public access.
- Problematic that we are in the middle of a prevailing attitude that there is too much open space and that it should be more accessible to the public.

C. EMBRACE FLEXIBILITY

Evaluate land protection opportunities as they arise, without targeted priorities

Total # of Comments	Comment Theme
• • • • • 5	Any piece of property that is now open land is eligible for purchase – need to be opportunistic. Should not prescribe too much detail in CP Plan, but should maintain flexibility to protect sites as they arise. There is not usually money on hand to preserve open space. This is why we need to be open enough to be able to react to opportunities as they come along.

⁸ CPA eligibility for projects on open space land that was not acquired with CPA funds will depend on specific project scope. See footnote #9, in Recreation Goals section below.

D. PROTECT THE LAKE

Focus efforts on protecting Lake Massapoag for water protection, scenic, and recreational benefits

Total # of Comments	Comment Theme
• • • 3	Properties in Lake Massapoag watershed should be priorities for open space acquisitions. Protection of the Lake is critical for recreation and scenic value in addition to its ecological and environmental value.
• 1	Use open space preservation to strategically protect against well pumping that would draw down level of Lake Massapoag (Lake Management).
Total 4	

Caution/Qualification: There is a running debate as to whether town wells have a negative affect on quantity of water in the Lake.

E. COMBINE WITH OTHER CPA GOALS

Prioritize open space projects where more than one CPA use can be incorporated

Total # of Comments	Comment Theme
• 1	Some of the recent land acquisitions could provide affordable housing possibilities on small amount of the land.
• 1	Preserve open space incorporated with affordable housing, recreation, and historic preservation.
• 1	Preserve/redevelop/expand facilities at Horizons for Youth with mixture of uses.
Total 3	

Caution/Qualification: Sensitive open space lands should not be combined with affordable housing development and recreation uses.

RECREATION GOALS

PROPOSED ALTERNATIVES

-(42 comments)

A. CREATE NEW ACTIVE RECREATION
Focus on creating new athletic fields and other active recreation facilities
-(19 comments)

B. CREATE NEW PASSIVE RECREATION
Prioritize spending to create new trails, bike paths, and other amenities for passive recreation
-(17 comments)

C. PRESERVE EXISTING PASSIVE RECREATION
Focus funding on preserving trails and other passive recreation amenities on existing publicly-owned open space
-(8 comments)

D. FOCUS ON NEIGHBORHOOD NEEDS
Create new recreation amenities that serve neighborhood needs, rather than town-wide facilities
-(8 comments)

E. PRESERVE EXISTING ACTIVE RECREATION
Target expenditures toward preserving existing Town-owned athletic fields and other active recreation facilities

Focus on creating new athletic fields and other active recreation facilities

Cautions/Qualifications:

- Need to include the extra costs of the projects, particularly maintenance costs. If the Town can't maintain new playgrounds, then shouldn't be funding them. Even though CPA can't fund maintenance, other funds should be committed for these costs before funding capital improvements. (3 comments)
- Should look at potential liability issues for projects before funding. For example, 10-15 years ago, splash parks were considered a liability due to child injuries.
- Landfill site could be developed for active recreation in an way that is less obtrusive to neighborhood – ballfields with no lighting, fencing, and not overly irrigated, fertilized, or groomed, and some pervious parking (as opposed to impervious).

Objections:

- Need for a new soccer field is overstated.
- Development of old landfill is complicated. Although a lot of towns use sites like this for recreation, it would be extremely costly and the access is deficient as the roads would need to be widened. The site is not ideal for recreation.

⁹ Park uses are often divided into two categories: active and passive recreation. Active recreation is that which requires intensive development and often involves cooperative or team activity, including playgrounds and ball fields. Source: <http://en.wikipedia.org/wiki/Park>

RECREATION GOALS: PROPOSED ALTERNATIVES

- Landfill should be used as passive open space, not developed as active recreation, due to disruption to neighborhood from lighting, traffic, and noise (2 comments)
- Splash parks are good for Phoenix, but unnecessary here. The Lake, a brief summer, and many private pools suffice.

B. CREATE NEW PASSIVE RECREATION¹⁰

Prioritize spending to create new trails, bike paths, and other amenities for passive recreation

Total # of Comments	Comment Theme
•••••••• 6	Develop additional trail systems and expand trail network (e.g., Horizons for Youth, around perimeter of Lake).
•••• 3	Create nature/hiking trails at Rattlesnake Hill.
•• 2	Create an interpretive nature trail on the Billings Land.
•• 2	Focus use of landfill as a passive recreation amenity – could have a wildflower meadow and a walking trail around it.
• 1	Create trails between open space destinations and other destinations, such as town center and the train station.
• 1	Create bike paths. Some ideas for locations: around Lake, mountains (for mountain biking), East Street to Town Center, and Borderland State Park to Lake and further to Town Center and Train Station.
• 1	Support ancillary projects at Community Center (e.g., picnic areas, etc.)
• 1	Place higher priority on trails and passive recreation than active.
• 1	Develop bike and walking trails that tie in all recreation areas plus archeological sites.
• 1	Convert streets that were never completed or paved to walkways and bike trails.
Total 19	

Objection:

- Since maintenance is a problem with existing trails, the Town would not have the capacity for more trails.

¹⁰ Park uses are often divided into two categories: active and passive recreation. Passive recreation is that which emphasizes the open-space aspect of a park and which involves a low level of development, including picnic areas and trails. Source: <http://en.wikipedia.org/wiki/Park>

C. PRESERVE EXISTING PASSIVE RECREATION¹¹

Focus funding on preserving trails and other passive recreation amenities on existing publicly-owned open space

Total # of Comments	Comment Theme
••••••••	7 Preserve and improve existing recreational trails and trail connections.
•••••	4 Expand public awareness and access to trails beyond just hikers to include bicycles, strollers, and wheelchairs.
•••••	4 Renovate beach and restore bathhouses.
•	1 Preserve beaches and waterfront areas.
•	1 Improve the area and clean up land between Memorial Beach and Gunhouse.
Total	17

D. FOCUS ON NEIGHBORHOOD NEEDS

Create new recreation amenities that serve neighborhood needs, rather than town-wide facilities

Total # of Comments	Comment Theme
••••	4 Create more neighborhood pocket parks.
••	2 Create more recreation areas for District 5 (Town Center area); Particularly places for people to informally gather.
•	1 More attention to neighborhood recreation needs.
•	1 Should convert a few acres of conservation land to open fields both for neighborhood residents to use as informal play areas and for benefits to wildlife that seek clearings.
Total	8

Objections:

Issue of maintenance is problematic in creating more pocket parks in neighborhoods. It's already difficult to maintain the ones we have. Need a plan and funding source for maintenance before CPA funds should be expended on new facilities.¹²

¹¹ Use of CPA funds on existing town-owned land is clearly limited by the statute, as recently clarified in the 2007 Superior Court case *Jeffrey Seideman, et al. vs. City of Newton*. The statute allows for "acquisition, creation, and preservation of land for recreational use" and for "rehabilitation" only for land that is acquired or created through the CPA. The same limitation for "rehabilitation" also applies for community housing and open space. In general, more detailed information for all of the recreation projects on existing town-owned lands would be needed to render a proper judgment on CPA eligibility. In the future, legal opinions on specific project proposals may be needed from Town Counsel or the Department of Revenue.

¹² This comment is repeated in multiple categories, since it supported a variety of alternative goals.

RECREATION GOALS: PROPOSED ALTERNATIVES

E. PRESERVE EXISTING ACTIVE RECREATION¹³

Target expenditures toward preserving existing Town-owned athletic fields and other active recreation facilities

Total # of Comments	Comment Theme
••••• 5	Support/preserve/enhance/expand athletic facilities. (For example, field at Middle School on Mountain Street and East Elementary School soccer field)
•• 2	Earth from Hunter's Ridge development, which is in large piles in reserve on the site, could be used on to preserve existing athletic fields that are in poor condition.
• 1	Ames Street Playground preservation. (Dr. Walter A. Griffin Playground)
Total 8	

Objections/Cautions: Using soil from Hunter's Ridge development for the development of athletic fields does not seem realistic.

¹³ Same as footnote #11.

6 DOR Matrix of Allowable CPA Uses

Chart 1 COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES

DEFINITION	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed or eligible for listing on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for 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 Does <u>not</u> include horse or dog racing or the use of land for a stadium, gymnasium or similar structure	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUIRE	Yes	Yes	Yes	Yes
CREATE	Yes		Yes	Yes
PRESERVE Means protect from injury, harm or destruction, not maintenance	Yes	Yes	Yes	Yes
SUPPORT				Yes, includes funding for community's affordable housing trust
REHABILITATE/RESTORE Means remodel, reconstruct or repair (extraordinary, not maintenance) to make property functional for intended use, including improvements to comply with federal, state or local building or access codes or with federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes if acquired or created with CP funds	Yes if acquired or created with CP funds



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Above Photo: Beaver Brook

Photo Credit: Paul Lauenstein, 2007.