

TOWN OF SANDWICH
COMMUNITY PRESERVATION COMMITTEE

GENERAL INFORMATION

The Community Preservation Act (“CPA”) (Massachusetts General Laws Chapter 44B) allows any city or town to adopt a property tax surcharge, with revenues from the surcharge, together with matching funds from the state, to be used for the following purposes:

- Open Space
- Historic Preservation
- Community Housing
- Recreation

By law, Community Preservation Act funds may not be used for (1) maintenance of real or personal property or (2) construction of a gymnasium, stadium, or similar structure.

Additional information about the CPA can be found at the following website:

- Massachusetts Community Preservation Coalition - www.communitypreservation.org

The Town of Sandwich adopted the CPA at the 2005 Annual Town Meeting.

The Community Preservation Committee is charged with making recommendations to the Board of Selectmen and Town Meeting with respect to the expenditure of Community Preservation Act funds. Any expenditure of Community Preservation Act funds requires Town Meeting approval.

The CPA sets forth definitions and limitation with respect to the use of funds for each of the four community preservation purposes. In addition, the Community Preservation Committee has decided that in carrying out its recommendation function it will be guided by the following goals, all of which have been adopted by Town of Sandwich boards or agencies, as noted.

The following is a brief summary of the CPA definitions and limitations and Community Preservation Committee goals with respect to each of the four community preservation purposes.

OPEN SPACE

CPA funds may be used for the acquisition, creation and preservation of open space. “Open space” includes but is not limited to 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.

The Town of Sandwich has adopted the following goals with respect to the preservation of open space (Open Space and Land Bank Committee):

- To acquire land that is contiguous with other open space parcels
- To preserve important environmental resources such as salt marshes, watersheds and areas of rare or endangered species
- To protect the town from the economic hardships due to overdevelopment
- To preserve community character and historic landscapes
- To increase the quality and variety of passive and active recreational opportunities for all age groups and abilities
- To improve public access and amenities for existing conservation lands and to enhance the town's ability to manage its open space parcels

HISTORIC PRESERVATION

CPA funds may be used for the acquisition, preservation, rehabilitation and restoration of historic resources. "Historic resources" include buildings, structures, vessels, real property, documents, or artifacts that are listed or eligible for listing on the Massachusetts state register of historic places or that have been determined by the Sandwich Historical Commission to be significant in the history, archeology, architecture or culture of the Town of Sandwich.

The Town of Sandwich has adopted the following goal with respect to historic preservation:

- To protect and preserve the unique early American historic character of Sandwich through the acquisition, restoration and enhancement of our historic resources, not only for the cultural benefit of the residents of Sandwich, but also to encourage and increase heritage tourism that is so crucial to our economy. (Sandwich Historical Commission)

COMMUNITY HOUSING

CPA funds may be used for the creation, preservation and support of community housing. "Community housing" consists of low or moderate income housing for individuals and families, including low or moderate income senior housing. "Low income housing" consists of housing for persons or families with income below 80% of the median area wide income. "Moderate income housing" consists of housing for persons or families with incomes below 100% of the median area wide income.

The Town of Sandwich has adopted the following goals and objectives with respect to community housing (Town of Sandwich Community Affordable Housing Plan, April 2004):

- To provide adequate and affordable housing in Sandwich
- To maximize local interest and investment in community housing
- To provide a wide range of housing alternatives to meet diverse housing needs
- To preserve the existing community housing stock
- To leverage other public and private resources in the preservation and production of community housing to the greatest extent possible
- To insure that new housing creation is harmonious with the existing community
- To promote diversity and the stability of individuals and families living in Sandwich
- To encourage the integration of smart growth principals in the development of community housing

RECREATION

CPA funds may be used for the acquisition, creation and preservation of land for recreational use. “Recreational use” includes but is 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.

The Town of Sandwich has adopted the following goals with respect to recreation (Open Space and Recreation Plan):

- To identify opportunities for development of new recreation areas/facilities and retain lands of recreational value.
- To maintain and improve quality of recreational services while keeping costs within a limited municipal budget.
- To develop recreation facilities and programs that will help build local capacity for creating a recreation and sports industry that can be a significant economic contributor for Sandwich.