



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519

COMMUNITY PRESERVATION COMMITTEE
Application for Community Preservation Funding
 (Application Cover Page)

DATE: 12 July 2019

APPLICANT NAME: Grafton Land Trust

ADDRESS: P.O. Box 114, Grafton, MA 01519

PHONE: (508) 887-0065

EMAIL: info@graftonland.org

SITE INFORMATION

PROJECT NAME: Baseline Documentation Reports for Town of Grafton Properties

FULL ADDRESS: (1) Webber: Old Saw Mill Road; (2) Mazza Farms: 247R Upton St/ Nantucket Place;

(3) Great Meadows Gateway: 122 Merriam Road; (4) Silver Lake Cons Area addition
 (Robinson purchase): 2 Stow Rd

ASSESSOR'S MAP-Lot# (1) 20- 22 (2) 94-100 (3) 59-24.a (4) 86-9.0, A, B, C

PROPERTY OWNER'S NAME: Town of Grafton

Deed recorded in the Worcester District Registry of Deeds in Book: various Page: various

CPA CATEGORY (check all that apply)

Open Space Historic Preservation _____ Recreation _____ Community Housing _____

Total Project Cost ~~\$10,000~~ \$8,000 CPA Funding Request ~~\$10,000~~ \$4,000 *

Project Summary (a detailed description will be required with your supporting information)

Baseline documentation reports (BDRs) are an essential component of management and enforcement of conservation restrictions (CRs). The purpose of the BDR is to provide a baseline from which future changes to the property, whether natural or human-caused, can be measured. The BDR is a critical instrument for ensuring that the terms of the Restriction are honored in perpetuity. It is the primary reference used during subsequent monitoring visits and provides important evidence to defend the CR in the event of a violation. If a BDR is not done at the time the CR is acquired, a Current Conditions Report (CCR) should be prepared. Both of these reports have standard formats that cover all relevant issues. See for more information about BDRs.

There are 5 properties that are owned by the Town of Grafton and that have a CR held by Grafton Land Trust. Currently only 1 of these properties, Pell Farm, has a BDR. This request for funding is to have BDRs (or CCRs, as applicable) prepared for the other 4 properties: Webber, Mazza Farms, Great Meadows Gateway, and the Silver Lake Conservation Area addition (Robinson Ch 61B withdrawal purchase). Great Meadows Gateway and the Silver Lake Conservation Area addition were purchased with CPA funds; therefore, we are requesting CPA funds for the BDRs for those properties. Webber and Mazza Farms were not purchased with CPA funds; therefore, we are requesting Town of Grafton funds for the CCRs for those properties.

Revised: 10/23/2018

* Per email from Karen Eisenhauer



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519

Three quotes have been received from prospective providers with per-parcel prices ranging from \$1100 to \$2000 each. Analysis of the proposals and qualifications is in underway.

Funding these reports is consistent with Massachusetts General Law, Chapter 44b, Section 12a (emphasis added): "A real property interest that is acquired with monies from the Community Preservation Fund shall be bound by a permanent restriction, recorded as a separate instrument, that meets the requirements of sections 31 to 33, inclusive, of chapter 184 limiting the use of the interest to the purpose for which it was acquired. The permanent restriction shall run with the land and shall be enforceable by the city or town or the commonwealth. The permanent restriction may also run to the benefit of a nonprofit organization, charitable corporation or foundation selected by the city or town with the right to enforce the restriction. The legislative body may appropriate monies from the Community Preservation Fund to pay a nonprofit organization created pursuant to chapter 180 to hold, monitor and enforce the deed restriction on the property."

Project Budget:

Fiscal Year	Total Project Cost	CPA Funds Requested	Other Funding Sources
2019 2020	\$8000	\$4000	\$4000 (Town but not CPA funds)
Total	\$8000	\$4000	\$4000

For Community Preservation Committee Use:

Received: _____ Reviewed: _____ Approved Town Meeting: _____ Sunset Date: _____

Should be.

COMMUNITY PRESERVATION COMMITTEE

Guidelines for Project Submission

1. Project requests must be submitted via email to: duncanj@grafton-ma.gov or in writing (10 copies) to the Community Preservation Committee.
2. Requests must include a statement of need and be documented with appropriate support information. The use of maps, visual aids and other supplemental information is encouraged.
3. Obtain quotes for project costs whenever possible. If not available, estimates may be used provided the basis of the estimate is fully explained.
4. Requests must be received at least three months prior to the spring or fall semi-annual Town Meeting. Complex projects may need more advance time.
5. If the request is part of a multi- year project, include the total project cost and allocations.
6. For applicants that have multiple project requests, please prioritize projects.
7. Applicants must be present at a CPC meeting to answer questions. The CPC meets the second Tuesday of each month.

Funding Rating General Criteria

The project must meet all the legal criteria of the Community Preservation Act. The project must be well documented and provide sufficient information to be feasible. The following criteria will be considered as the project is evaluated. However, meeting all of the criteria does not guarantee CPC support for the project. In addition to filling out the Funding Rating General Criteria, there are individual category rating criteria.

Answer each line as it applies (Yes/ No):

- No 1.) Does the project have other sources of funding?
 If so, indicate percentage:
- Yes 2.) Does the project require urgent attention?
- No 3.) Does the project serve a currently underserved population?
- No 4.) Does the project preserve a threatened resource?
- Yes 5.) Is the project consistent with existing Grafton Planning Documents such as the Master Plan or Open Space Plan?
- N/A 6.) Does the project fit within the current or already proposed zoning regulations?
- Yes 7.) Does the project have a means of support for maintenance and upkeep?
- Yes 8.) Does the project involve currently owned municipal assets?
- No 9.) Does the project have two other sources of funding?
- No 10.) Does the project have more than two other sources of funding?
- No 11.) Does the project involve two core concerns of the CPA?
- No 12.) Does the project involve all three-core concerns of the CPA?
- Yes 13.) Does the project have community support?
- Yes 14.) Does the project have sufficient supporting documentation?
- Yes 15.) Does the project have support from another Board or Committee?
- Yes 16.) Does the project provide a positive impact to the community?
- N/A 17.) Does the project have the support of the majority of immediate abutters?
- No 18.) Does the project reclaim abandoned or previously developed lands?
- No 19.) Does the project require special permitting?

