



COMMUNITY PRESERVATION COMMITTEE

Application for Community Preservation Funding
(Application Cover Page)

DATE: 2/28/19

APPLICANT NAME: David Therrien Chairman
ADDRESS: Grafton Historical Commission
30 Providence Rd
Grafton, MA 01519

PHONE: (508) 887-0165 EMAIL: Dave.Therrien@verizon.net

SITE INFORMATION

PROJECT NAME: Update of Grafton's 1991 Inventory of
FULL ADDRESS: Historical and Cultural Resources

ASSESSOR'S MAP N/A LOT# _____

PROPERTY OWNER'S NAME: N/A

Deed recorded in the Worcester District Registry of Deeds in Book: N/A Page: _____

CPA CATEGORY (check all that apply)

Open Space _____ Historic Preservation Recreation _____ Community Housing _____

Total Project Cost \$30,000 CPA Funding Request \$30,000

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

Commission proposes to hire a preservation consultant to update the Town's 1991 Survey of Historic and Cultural Resources.

Project Budget:

| Fiscal Year | Total Project Cost | CPA Funds Requested | Other Funding Sources |
|--------------|--------------------|---------------------|-----------------------------------|
| 2019 | \$30,000 - | \$30,000 - | \$15,000 - Reimbursement |
| 2020 | | | Mass. Historical Commission Grant |
| 2021 | | | |
| 2022 | | | |
| 2023 | | | |
| Total | \$30,000 - | \$30,000 - | \$15,000 - |

For Community Preservation Committee Use:

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

COMMUNITY PRESERVATION COMMITTEE

Guidelines for Project Submission

1. Project requests must be submitted via email to: duncanj@graffton-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.

Please note that there are legal limitations on the use of CPA funds. Additional information on the CPA and the Community Preservation Committee can be found at www.communitypreservation.org. If you are in doubt about your project's eligibility you are encouraged to submit an application so that the Committee can determine eligibility.

Please submit the project proposal and accompanying documentation to:

Community Preservation Committee

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TOWN OF GRAFTON

GRAFTON HISTORICAL COMMISSION

30 Providence Road
Grafton, MA 01519

FY 2019 Application for Survey and Planning Funds—Narrative Statement

Update of Grafton's 1991 Inventory of Historic, Architectural, Landscape and Archaeological Resources

Grafton's current Inventory of Historic Resources was completed in 1991. Since that time, the population has grown from 15,000 to almost 19,000 residents. Due to this growth, many of Grafton's historic resources have been lost to demolition, fire, and new housing and industrial developments. The Grafton Historical Commission has unanimously agreed that updating the current community-wide inventory is its number one priority for 2019 and 2020.

Since the loss of the historic Fisherville Mill located in a spectacular fire in 1999, the Historical Commission has been painfully aware of the losses—both large and small—of Grafton's historical and cultural resources, and has partnered with several organizations to identify, protect and preserve them. The Commission assisted in the documentation of other historical resources, including receiving National Register listing of the Ethan Allen Home and Workshop in North Grafton. In addition, the former Grafton State Hospital and Grafton Common have been included on the National Register. The Commission also worked with the Blackstone Valley Heritage Corridor Commission to identify Grafton's priority landscapes as part of the Massachusetts Heritage Landscape Inventory Program. Most recently, the Commission advocated for and received designation of several new Scenic Roads, and provided new signage identifying each of them.

With the financial assistance of the Massachusetts Historical Commission, the Grafton Community Preservation Committee, the Trust for Public Lands, and the Grafton Land Trust, the original site of the Nipmuc settlement—Hassanamesit Woods—was rescued from development. UMASS Boston faculty and students have conducted multiple archaeological studies at the site, and the non-archaeologically sensitive property has been preserved for educational and passive recreational purposes. The recovered artifacts are now located at the Massachusetts State Archives and are available to the public for further research. The Commission has also supported efforts to preserve Grafton's historic Town House on the Common and the Nipmuc's Cisco Homestead on Brigham Hill Road. Grafton's oldest bridge, the Stone Arch Bridge in North Grafton, is currently being preserved, and is representative of historic preservation projects undertaken in all three of Grafton's historic villages. The Historical Commission is also providing input for the redevelopment of several buildings at the former Grafton State Hospital and Massachusetts DOT plans to reconstruct Main Street (Route 122A) and the streetscape in South Grafton.

Access to internet resources and research technologies have changed and improved dramatically in the past 30 years, and these advances will provide Grafton with an enhanced and superior record of its cultural assets. First and foremost, the survey sheets will be used by the Historical Commission to answer homeowners' questions about their homes. The 1991 Survey has been an invaluable resource for the community, and the updated Survey will increase the value of this resource. This new data will be a new resource for local residents by inclusion in MACRIS. In addition, the information will be added as a new layer of Grafton's GIS data, and will be included on the statewide GIS as well. Data gathered in the survey will also be incorporated into the natural, cultural and historical resources section of the next revision of Grafton's Comprehensive Plan.

Over the past three decades, many changes have occurred to Grafton's historic landscapes and significant archaeological resources have been threatened, and an updated survey is critical to document these changes. Once completed, the updated survey will be a resource that will document and preserve Grafton's cultural history for residents of Grafton, the Commonwealth, and beyond. With MHC's assistance, this critical project can be undertaken before additional resources are lost.

- Expand the range of recreational opportunities available to Grafton residents of all ages;
- Jointly benefit Conservation Commission and Park and Recreation Commission initiatives by promoting a variety of recreational activities;
- Maximize the utility of land already owned by Grafton (e.g. school property), or
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

Revised: 10/23/2018

**Town of Grafton
Community Preservation Committee
Project Submission**

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):

- 1.) Does the project have other sources of funding? Pending; grant application submitted to Mass. Historical Commission 2/1/19
If so, indicate percentage: 50%
- 2.) Does the project require urgent attention? Yes
- 3.) Does the project serve a currently underserved population? N/A
- 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? Yes
- 6.) Does the project fit within the current or already proposed zoning regulations? N/A
- 7.) Does the project have a means of support for maintenance and upkeep? N/A
- 8.) Does the project involve currently owned municipal assets? Yes
- 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? No
- 13.) Does the project have community support? Yes

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- 14.) Does the project have sufficient supporting documentation? *Yes*
- 15.) Does the project have support from another Board or Committee? *Yes; Board of Selectmen*
- 16.) Does the project provide a positive impact to the community? *Yes*
- 17.) Does the project have the support of the majority of immediate abutters? *N/A*
- 18.) Does the project reclaim abandoned or previously developed lands? *N/A*
- 19.) Does the project require special permitting? *N/A*

Open Space Criteria for Parcel Selection

Answer each line as it applies to the parcel of land under consideration (Yes/ No):

- 1.) Is it within a delineated wellhead protection area?
If so, is it Zone I or Zone II?
- 2.) Would it enhance protection of a wellhead area?
- 3.) Is it within Grafton's water protection overlay system?
- 4.) Is wetland protection a consideration?
- 5.) Is vernal pool protection a consideration?
- 6.) Is stream and bank protection an issue?
- 7.) Is this an Area of Critical Environmental Concern?
- 8.) Is this project within the Natural Heritage Endangered Zone?
- 9.) Would this proposal contribute to a Greenway?
- 10.) Would this proposal contribute to forested land?
- 11.) Would this proposal enhance protection of any FEMA designated floodway?
- 12.) Will this purchase protect other parcels?
- 13.) Does this parcel abut protected land?
- 14.) Does this parcel support a significant wildlife habitat?
- 15.) Is this parcel at risk for development?
- 16.) Is this parcel listed for sale?
- 17.) Did this parcel have a past proposal for development?
- 18.) Are grants available? If so has application been made?
- 19.) Is there a historic significance to this parcel?
- 20.) Are there any old foundations located in this parcel?

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- 21.) Are stone walls located within this parcel?
- 22.) Does this parcel house any old roads, trails, cart paths, or scenic vistas?
- 23.) Are there any active or passive recreation possibilities associated with this parcel?
- 24.) Is this parcel suitable for a community garden or farm?
- 25.) Is this parcel suitable for nature observation and educational programs?

Historic Preservation Selection Criteria

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

Note: These answers apply to numerous buildings in Grafton.

- 1.) Is the building on the National Register of Historic Places? *Yes*
- 2.) Is the property eligible for listing on the National Register of Historic Places? *Yes*
- 3.) Is the property on the State Historic Register? *Yes*
- 4.) Is the property eligible for listing on the State Historic Register? *Yes*
- 5.) Has the property been included in the local Survey of Historic Properties? *Yes*
- 6.) Is the property in danger of being demolished? *Yes*
- 7.) Are there potential archeological artifacts at the site? *Yes*
- 8.) Has the property been noted in published histories of the town or county? *Yes*
- 9.) Is there a realistic chance of restoring the property? *N/A*
- 10.) Are there other potential uses for the property, which could benefit the town? *N/A*
- 11.) Could the building be converted for affordable housing use while still retaining its' historic quality? *N/A*
- 12.) Is the property part of an historic area or district in the town? *Yes*
- 13.) Is the owner also interested in preserving the historic integrity of the property? *N/A*
- 14.) Is there an opportunity for other matching funding to preserve the property? *N/A*

Explain:

- 15.) Are there any particularly important historic aspects about the property? *Yes*
Properties surveyed will be small areas of Grafton and date to its first settlement.
- 16.) Was a known architect of the era involved in the design of the structure? *Yes*
Buildings are designed from architects, as well as vehicular structures.
- 17.) Did the property ever play a documented role in the history of the town? *Yes*
Properties include churches, homes of mill owners, mill housing, National Register listed properties and Municipally-owned properties.

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