

## **ATM 5-2-2022 Approved CPA Articles**

### **Article 20:**

#### **Article A: Community Preservation General Budget**

To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2023 Community Preservation budget and to appropriate, pursuant to G.L. c.44B, §6, from the Community Preservation Fund a sum of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2023; and further, pursuant to G.L. c.44B, §6, to reserve for future appropriation from Community Preservation Fund annual revenues in the following amounts as recommended by the Community Preservation Committee: a sum of money for open space, including land for recreational use; a sum of money for historic resources; and a sum of money for community housing; as well as sum of money to be placed in the 2023 Budgeted Reserve for general Community Preservation Act projects or purposes recommended by the Community Preservation Committee, as follows:

#### **Reservations:**

\$120,000 (>10% of the estimated FY revenues) for open space, including land for recreational use; and  
\$120,000 (>10% of the estimated FY revenues) for historic resources; and  
\$120,000 (>10% of the estimated FY revenues) for community housing.

#### **Appropriations:**

\$21,000 (less than 5% of the estimated FY revenues) to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for the Fiscal Year;  
or take any other action in relation thereto.

#### **Article B: Community Preservation Community Housing Category, "Affordable Housing Trust Grant"**

To see if the Town will vote, pursuant to G.L. c. 44B, to appropriate the amount of \$132,000 from the Community Preservation Fund Community Housing Reserve Account and \$463,000 from the Undesignated Account, for a total of \$595,000, as a Grant to the Georgetown Affordable Housing Trust for the purposes of Affordable Housing initiatives consistent with the Trust's Articles of Incorporation and the most recently accepted Town of Georgetown Affordable Housing Production Plan, and to authorize the Board of Selectmen to enter into a Grant Agreement with the Georgetown Affordable Housing Trust setting the terms for such grant, including a requirement that the owners of any dwellings subsequently receiving any of these appropriated monies from the Trust grant to the Town an Affordable Housing Restriction in said dwellings, and further, to authorize the Board of Selectmen to accept such restrictions; or take any other action in relation thereto.

#### **Article C: Community Preservation Historic Resources Category, "Historic Schoolhouse"**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from the Community Preservation Fund Historic Reserve Account, the amount of \$14,425 to be expended under the direction of the Georgetown Historical Commission for preservation purposes, inclusive of but not limited to, the interior and exterior restoration of the only remaining historic schoolhouse in Georgetown; any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect; or take any other action related thereto.

**Article D: Community Preservation Historic Resources Category, “Camp Denison Lodge Restoration”.**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from the Community Preservation Fund Historic Reserve Account \$41,738 for the purpose of providing funding, inclusive of but not limited to, the costs related to the restoration of the Great Hall and lighting in the parking area at Camp Denison on Nelson Street; any funds from this appropriation remaining unspent after a period of three years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect; or take any other action in relation thereto.

**Article E: Community Preservation Historic Resources Category, “Historic Perley Building Rehabilitation- HVAC”**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from the Community Preservation Fund Historic Reserve Account, the amount of \$55,000 for the rehabilitation of the Historic Perley Building, inclusive of but not limited to, providing for the purchase and installation of energy efficient and ductless mini-split HVAC units; and to authorize the Board of Selectmen, the School Committee, the Parks and Recreation Commission, and the Georgetown Historical Commission to enter into to all agreements and execute any and all instruments for any grants to defer the costs associated with this initiative; and further, any funds from this appropriation remaining unspent after a period of three years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect; or take any other action in relation thereto.

**Article F: Community Preservation Historic Resources Category, “Perley School Window Restoration”**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from the Community Preservation Fund Historic Reserves Account the amount of \$27,111.66 and from the Community Preservation Fund Undesignated account the amount of \$41,858.34, for a total appropriation of \$68,970.00, for the preservation and rehabilitation of the Historic Perley Building, inclusive of but not limited to, the repair of the historic windows and replacement of the deteriorated storm windows that protect them, including all incidental and related costs; all preservation activities will be accomplished in a manner consistent with the guidelines and requirements of United States Secretary of the Interior's Standards for the Treatment of Historic Properties (Department of Interior regulations Standards for Rehabilitation codified in 36 CFR 67); and to authorize the Board of Selectmen, Georgetown School Committee, and the Georgetown Historical Commission to enter into all agreements and execute any and all instruments for any grants to defer the costs associated with this preservation and rehabilitation initiative; any funds from this appropriation remaining unspent after a period of three years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect; or take any other action in relation thereto.

**Article G: Community Preservation Historic Resources Category, “Historic Native Species Plantings”**

To see if the Town will vote, pursuant to M.G.L. c.44B, to appropriate from the Community Preservation Fund Undesignated account the amount of \$8,500 for the restoration of native plantings at several locations in Town, including but not limited to, the Municipal Parking Lot, Chestnut Street, the Union Cemetery, and Historical Society land (East Main Street, next to the Brocklebank Museum, wetland adjacent parcel); and further, to authorize the Board of Selectmen, the Conservation Commission, and the Historical Commission to enter into all agreements and execute any and all instruments for any grants to

defer the costs associated with this initiative; any funds from this appropriation remaining unspent after a period of three years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect; or take any other action in relation thereto;

## **II: Community Preservation Open Space / Recreational Land Category “ Equal Access to American Legion Park”**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from the Community Preservation Fund Open Space Reserve \$47,943 to fund the engineering, permitting and implementation of improvements as recommended by the Georgetown Park and Recreation Commission, including all costs incidental and related thereto, for the rehabilitation and preservation of the American Legion Park to improve the accessibility and inclusivity of American Legion Park, inclusive of but not limited to, improved site access ; additional structures and features to the playground, beach and dock; ADA Compliant Picnic Tables and other improvements to comply with the Americans with Disabilities Act and other federal, state or local building, access, and safety codes; and further to authorize the Board of Selectmen and Park and Recreation Commission to enter into any and all agreements and execute any and all instruments for any grants to defer the costs associated with the rehabilitation of this initiative; any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect; or take any other action in relation thereto.

## **Article I: Community Preservation Open Space/Recreational Land Category, “Parker River/Lufkins Brook Water Protection”**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from the Community Preservation Fund Open Space Reserve \$140,000 to fund the engineering, design and permitting costs for stormwater controls and improvements to meet or exceed current US EPA and MassDEP standards to prevent untreated runoff, including but not limited to, animal feces, petroleum products and sand, into Lufkins Brook at Andover Street and West Street, including all incidental and related cost to protect Lufkins Brook Conservation Area and the brook’s flow into the Parker River and to protect existing and future well fields, aquifers, recharge areas and the Parker River watershed; and further, to authorize the Board of Selectmen and the Highway Surveyor to enter into all agreements and execute any and all instruments for any grants to defer the associated costs of this or any related implementation costs; any funds from this appropriation remaining unspent after a period of three years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect; or take any other action in relation thereto.

## **Article 21: Community Preservation Community Housing Category, “Affordable Housing Trust Grant”**

To see if the Town will vote, pursuant to G.L. c. 44B, to appropriate the amount of \$750,000 from the Community Preservation Fund Community Housing Reserve Account, as a grant to the Georgetown Affordable Housing Trust for the purposes of Affordable Housing initiatives consistent with the Trust’s Articles of Incorporation and the most recently accepted Town of Georgetown Affordable Housing Production Plan; and to authorize the Board of Selectmen to enter into a Grant Agreement with the Georgetown Affordable Housing Trust setting the terms for such grant, including a requirement that the

owners of any dwellings subsequently receiving any of these appropriated monies from the Trust grant to the Town an Affordable Housing Restriction in said dwellings; and further, to authorize the Board of Selectmen to accept such restrictions; any funds from this appropriation remaining unspent after a period of three years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect; or take any other action in relation thereto.