

**Approved at:**

**ANNUAL & SPECIAL TOWN MEETING**  
**MONDAY MAY 7, 2018**

**Article 18: Community Preservation Committee**

**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 2019 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 2019; and further, pursuant to G.L. c.44B, §6, to reserve for future appropriation from Community Preservation Fund estimated annual revenues 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 2019 Budgeted Reserve for general Community Preservation Act projects or purposes recommended by the Community Preservation Committee, as follows:

**Reservations:**

\$65,000 (>10% of the estimated FY revenues) for open space, including land for recreational use; and  
\$65,000 (>10% of the estimated FY revenues) for historic resources; and  
\$65,000 (>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;  
\$65,000.00 (Sixty Five Thousand Dollars) from the Open Space / Recreational Land Reserve and  
\$185,000.00 (One Hundred Eighty Five Thousand Dollars) from the Undesignated Account for a total of \$250,000.00 (Two Hundred and Fifty Thousand Dollars) for the Debt Service, principal and interest payments and any and all costs associated with the borrowings approved at the 2013 Annual Town Meeting (Articles 27(H) ATM 5-6-13 and 27(I) ATM 5-6-13); or take any other action in relation thereto.

**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 \$95,000.00 (Ninety Five Thousand Dollars) from 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, in consultation with the Community Preservation Committee, 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.

**C: Community Preservation Historic Resources Category, “Peabody Library Preservation”**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund Community Historic Reserve Account, the amount of \$51,500.00 (Fifty One Thousand Five Hundred Dollars) to fund the restoration and preservation of the historic Peabody Library, specifically for roof repairs and including any incidental or related costs; funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article shall 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.

**D: Community Preservation Historic Resources Category, “Historic Hill Schoolhouse”**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate \$13,500.00 (Thirteen Thousand Five Hundred Dollars) from Community Preservation Fund Historic Reserve Account, and \$9,500.00 (Nine Thousand Five Hundred Dollars) from the Undesignated account, for a total of \$23,000.00 (Twenty Three Thousand Dollars), to be expended under the direction of the Georgetown Historical Commission for the interior and exterior restoration, inclusive of, but not limited to, the replacement of the roof of the historic Hill Schoolhouse, including any incidental or related costs; 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.

**E: Community Preservation Historic Resources Category, “Historic Brocklebank Museum Preservation”**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund Undesignated Account the amount of \$5,000.00 (Five Thousand dollars) for the interior and exterior preservation, restoration and rehabilitation, inclusive of but not limited to, exterior repairs and painting and upgrading the alarm system of the historic Samuel Brocklebank Museum located at 108 East Main Street, including any incidental or related costs; and to authorize the Board of Selectmen, in consultation with the Community Preservation Committee, to enter into a Grant Agreement with the Georgetown Historical Society setting forth the terms for such grant, and further, 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.

**F: Community Preservation Historic Resources Category, “Historic Town Hall Preservation”**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund Undesignated Account, the amount of \$9,500.00 (Nine Thousand Five Hundred dollars) to be expended to preserve, restore and rehabilitate, the Town Hall in Georgetown,

including any incidental or related costs; and further, 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.

**G: Community Preservation Historic Resources Category, “Camp Denison Lodge Roof”**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund Undesignated Account \$25,680.00 (Twenty Five Thousand Six Hundred and Eighty dollars) for the purpose of funding the costs related to the repair/replacement of the lodge roof at Camp Denison, including any incidental or related costs, 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.

**H: Community Preservation Open Space Category, “Conservation Land Purchase”**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from the Community Preservation Undesignated Account \$35,133.87 (Thirty Five Thousand One Hundred Thirty Three Dollars and Eighty Seven Cents) to fund the legal costs and the acquisition by purchase, gift or eminent domain for open space purposes of approximately 7.5 acres of land near Rosemarie Lane, known as the Muise Parcel, and further described as Assessors’ Map 11, Lot 11, to be perpetually maintained as Passive Recreational Open Space in accordance with Article 97 of the Massachusetts Constitution and G.L. c.40, §8C, said parcel to be under the care, custody, management and control of the Georgetown Conservation Commission, and to authorize the Board of Selectmen to acquire said property; and further, that the Board of Selectmen and the Conservation Commission be authorized to enter into all agreements and execute any and all instruments for any grants to defer the costs associated with the purchase and protection of the parcel(s), including authorization for the Board of Selectmen to convey a perpetual conservation restriction in accordance with G.L. Chapter 184, as required by Section 12(a) of Chapter 44B as amended; or take any other action in relation thereto.

**I: Community Preservation Open Space / Recreational Land Category, “West Street Fields Replacement Study”**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from the Undesignated Account the amount of \$25,000.00 (Twenty Five Thousand dollars) for the hiring of a consultant to study, identify, and then prepare projections for the three most cost effective solutions to replacing the existing West Street Recreational Fields in the event that they are allowed to return to a natural state; said study shall include consideration of, but shall not be limited to, the most recent Recreational Trails’ Linkage Analysis Study conducted by the Open Space Committee and the most recent Buildout Analysis projections prepared by the Planning Board, such projections must include a current field usage analysis report and a future needs analysis, however such sections might be characterized; such funds to be expended by the Board of Selectmen, in consultation with the Recreational Fields Committee; and further, 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.

**J: Community Preservation Open Space / Recreational Land Category**  
**“American Legion Park Retaining Wall”**

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from the Community Preservation Fund Undesignated Account the amount of \$23,000.00 (Twenty Three Thousand dollars) to fund the engineering, permitting and implementation of improvements as recommended by the Georgetown Park and Recreation Commission, including all costs incidental and related to the rehabilitation and preservation of the American Legion Park. This funding will be inclusive of but not limited to, any and all costs associated with the installation of a retaining wall to prevent the erosion and soil undermining of the Tennis Court area and any improvements necessary 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 Parks 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 the Park. 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.

**K: Community Preservation Open Space / Recreational Land Use Category,**  
**“East Main Street Active Recreational Land Access and Development”**

To see if the Town will vote, pursuant to M.G.L. c.44B, to appropriate \$60,000.00 (Sixty Thousand Dollars) from the Community Preservation Fund Undesignated Account to fund the ongoing engineering, legal, permitting, and development costs, including all costs incidental and related thereto, for the creation of an Active Recreational Facility at the location of the Recreational land off of Main Street, purchased by Art 20(E) of the Annual Town Meeting of May 4, 2009; and further, to authorize the Board of Selectmen and Parks and Recreation Commission, in consultation with the Community Preservation Committee, to enter into all agreements and execute any and all instruments for any grants to defer the costs associated with the development of this Facility. 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.