

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 for the Fiscal Year 2021 Community Preservation budget and to appropriate, pursuant to G.L. Ch. 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 2021; and further, pursuant to G.L. Ch. 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 the acquisition, creation and preservation of open space; a sum of money for acquisition, preservation, restoration and rehabilitation of historic resources; and a sum of money for the creation, preservation and support of community housing; as well as sum of money to be placed in the 2021 Budgeted Reserve for general Community Preservation Act projects or purposes recommended by the Community Preservation Committee, as follows:

Reservations:

\$90,000 (>10% of the estimated FY revenues) for the acquisition, creation and preservation of open space; and

\$90,000 (>10% of the estimated FY revenues) for acquisition, preservation, restoration and rehabilitation of historic resources; and

\$90,000 (>10% of the estimated FY revenues) for the creation, preservation and support of 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 \$86,000.00 (Eighty Six Thousand Dollars) 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 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.

Article C: Community Preservation Historic Resources Category, “Peabody Library History Room Enclosures”

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 \$25,700.00 (Twenty Five Thousand dollars) to enhance the safety and preservation of the local history collection by replacing the current open shelving in the History Room with wall-length cases having glass doors which can be secured. Closed shelving will serve the triple purpose of a) keeping stored materials free of dust and other contaminants; b) controlling access to the irreplaceable historic materials when the room is in use; and c) providing a more dust free environment to the patrons using the room. This Article will also authorize the Board of Selectmen and the Peabody Library Trustees, 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 this initiative; Any funds from this appropriation remaining unspent after a period of 3 (Three) years from the date of the approval of this article will be returned to the Community Preservation Fund Historic Reserve 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 D: Community Preservation Historic Resources Category, “Historic Perley Building ADA Doors”

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund Historic Reserve Account, the amount of \$16,000.00 (Sixteen Thousand Dollars) to provide ADA access to the bathrooms and emergency exits in the historic Perley building with the purchase and installation of two automatic low-energy door openers and four Rim Panic Exit Devices at the Georgetown Senior Community Center; and to authorize the Board of Selectmen, in consultation with the Community Preservation Committee 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 3 (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, “Camp Denison Fire Suppression”.

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund Historic Reserve Account \$22,000.00 (Twenty Two Thousand dollars) for the purpose of providing funding for the costs related to the installation of a fire suppression system for the kitchen at the Camp Denison lodge. 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 Preservation”

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund Historic Reserves Account the amount of \$26,300.00 (Twenty Six Thousand Three Hundred dollars) and from the Community Preservation Fund Undesignated account the amount of \$32,625.00 (Thirty Two Thousand Six Hundred Twenty Five dollars) for a total appropriation of \$58,925.00 (Fifty Eight Thousand Nine Hundred Twenty Five dollars) for Preservation activities to the Historic Perley Building, inclusive of but not limited to, exterior repairs and painting of the soffits, moldings, louvers, handrails, doors and provide funding for the associated materials and equipment rentals necessary to accomplish these Preservation activities to the historic property. 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). Also that the Board of Selectmen, Georgetown School Committee, and the Georgetown Historical Commission, in consultation with the Community Preservation Committee, be authorized to enter into all

agreements and execute any and all instruments for any grants to defer the costs associated with this preservation 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 G: Community Preservation Open Space/Recreational Land Category “Open Space Pond Preservation – testing and treatment”.

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund Community Preservation Open Space/Recreational Land Category reserve the amount of \$25,640.00 (Twenty Five Thousand Six Hundred Forty dollars) to preserve Pentucket Pond, and Rock Pond and their associated hydrological connections by appropriating the funding for the management of cyanobacteria and other invasive species, inclusive of, but not limited to comprehensive testing of the water bodies by the Conservation Commission, Board of Health, and the Highway Surveyor in to preserve and protect the ponds from injury or harm caused by invasive species of harmful aquatic biota; and to restore, rehabilitate and preserve said ponds, and any hydrological conveyance associated with the ponds. Also that the Board of Selectmen, Conservation Commission, Highway Surveyor, in consultation with the Community Preservation Committee, be authorized to enter into all agreements and execute any and all instruments for this preservation 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 H: Community Preservation Open Space/Recreational Land Category, “Universal Access Trails Feasibility Survey”.

To see if the Town will vote, pursuant to M.G.L. c.44B, to appropriate from the Community Preservation Fund Community Preservation Open Space/Recreational Land Category Reserve the amount of \$30,000.00 (Thirty Thousand Dollars) to fund a study for the identification of the optimum location for, and design of, a Universal Access Trail to be created on existing Conservation and Active Recreational Town Lands, including the costs incidental and related to the engineering, legal, permitting, and development costs of the ultimate location; Elements of the Survey shall be inclusive of, but not be limited to, consultant preparation of an analysis of the potential physical, environmental, and property

ownership constraints, as well as the opportunities and advantages affecting different sites for the development of trails. This study will be developed in relation to the existing 2019 Open Space Linkage Analysis report (OSLA) and Trail grading, materials, and amenities shall be designed to accommodate universal access, including wheelchair access and use by those who are visually impaired; Said Trail will be developed for the broader goal of establishing a community open space network and an economic development plan to attract visitors to the area by highlighting Georgetown's natural splendor as well as to enhance the quality of life for Georgetown residents and visitors; and further, to authorize the Board of Selectmen and Parks and Recreation Commission, and Conservation 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 this study. Any funds from this appropriation remaining unspent after a period of 3 (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 I: Community Preservation Open Space/Recreational Land Category, "Arboreal Initiative"

- To see if the Town will vote, pursuant to M.G.L. c.44B, to appropriate the amount of \$10,000.00 (Ten Thousand Dollars) from the Community Preservation Open Space/Recreational Land Reserve Account to provide for the creation of a funding source for the Conservation Commission, and the Town's Tree Warden for an Arboreal Initiative that shall include, but not be limited to, the performance of tree assessments; the cropping, trimming, and or removal, as determined by necessity; and replacement of removed trees on any municipal lands owned by Georgetown in an effort to preserve the green space and aesthetic values of our public properties. The species and size of the replacement trees shall be determined by the location and appropriate growth and development potential of the replacement trees at any assessed and identified location. And further, to authorize the Board of Selectmen, Conservation Commission, and the Tree Warden, 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 this initiative. Any funds from this appropriation remaining unspent after a period of 3 (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.