



# Hull Community Preservation Forum

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HULL COMMUNITY  
PRESERVATION COMMITTEE

JUNE 27, 2022

# Tonight's Agenda:

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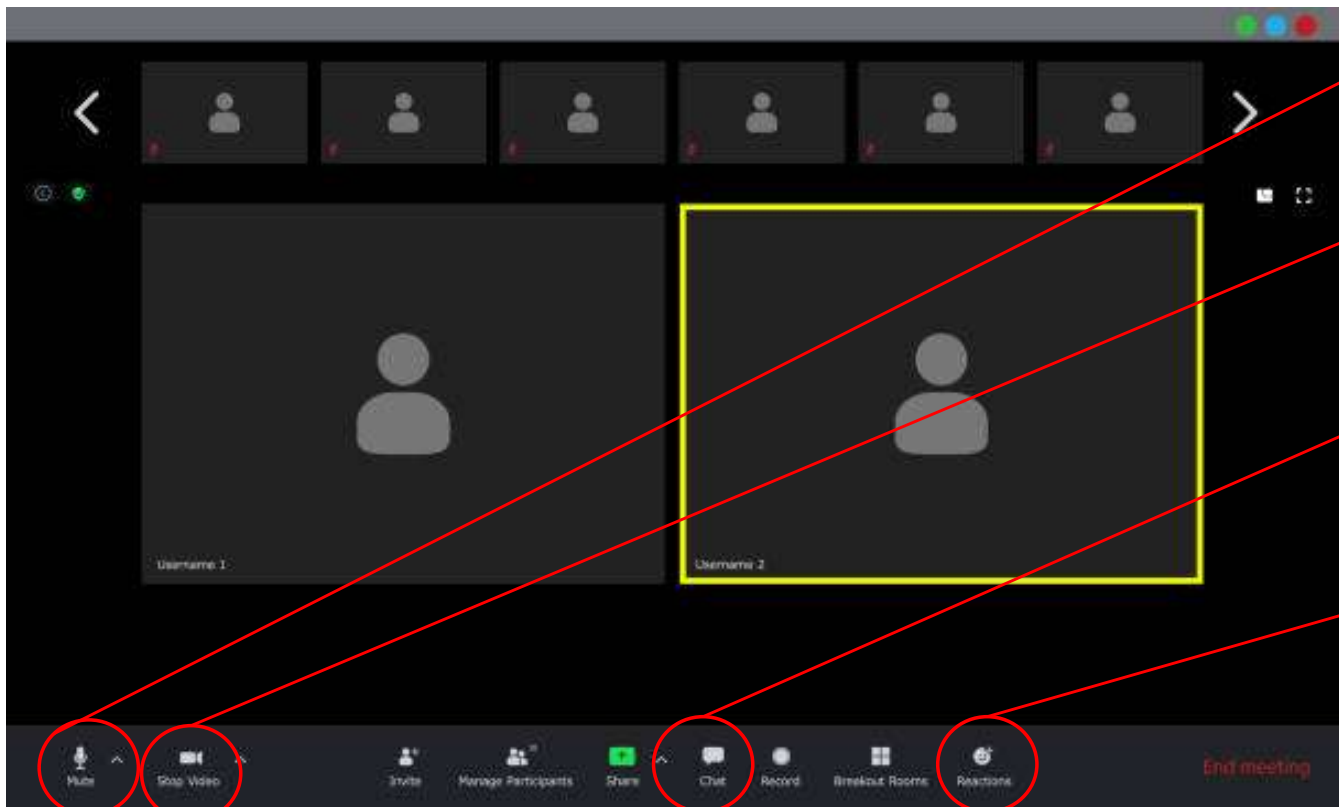
- Housekeeping/Zoom Features
- What is the Community Preservation Act (CPA)
- Introduction of your Community Preservation Committee
- Review of CPA Grants
- CPA Categories and Successful Projects
  - ❖ Community Housing Review
  - ❖ Open Space and Recreation Review
  - ❖ Historic Preservation Review
- Your Suggestions and Ideas
- Considerations
- Next Steps

# Ways to Participate and Provide Public Comment Tonight:

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1. Meeting will be held via remote participation; we will keep phone lines muted while presenting to minimize background noise
2. If you'd like to ask a question, please raise your hand (on video) or use the "raise hand" feature on Zoom in "reactions"
3. You can also ask a question/make a comment using the "chat" feature on Zoom
4. When you are recognized, please state your name and address for the record

# Zoom | Key Features



- Mute and unmute your line

- Turn your computer's camera on/off

- Open "Chat" to ask a question or make a comment

- Use "Reactions" to raise hand

NOTE: If you are joining on your cell phone, press \*3 to mute and unmute your line.

# What is the CPA?

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The Community Preservation Act (CPA) is a state statute that was signed into law in September 2000. It creates local funds for open space protection, historic preservation, affordable housing and outdoor recreation uses. Towns must "adopt" the CPA to create their own fund. A town's CPA fund is a combination of local property tax surcharge revenue and matching money from a state fund. Both are collected annually. Uses of the fund are restricted.

# Who is the Community Preservation Committee?

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- Established in 2017 (Required by state law to administer the CPA adoption for Hull)
- 7 citizen volunteers – 5 are from specific Town boards, as required by state law, and 2 at-large are appointed by Board of Selectmen. CPA funds assist CPC with the hire of a CPC Administrator
  - ❖ Tammy Best, Chair– appointed by Conservation Commission
  - ❖ Carol Costello, CPC Administrator
  - ❖ Rachel Gilroy – at-large, appointed by Board of Selectmen
  - ❖ Greg Grey – appointed by Parks & Recreation Commission
  - ❖ Jim Ianiri – at-large, appointed by Board of Selectmen
  - ❖ Dennis Riley – appointed by Historic Commission
  - ❖ Nathan Peyton – appointed by the Planning Board
  - ❖ Jim Richman, Vice Chair – appointed by Housing Authority

# Hull's CPA Adoption:

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- **Passed in 2016**, first at Annual Town Meeting (ATM) and then final approval at general election in November 2016
- Community Preservation **Committee established in 2017** with 7 members - 5 from existing boards and 2 at-large appointed by BOS
- Fund **started collecting in 2018 with a 1.5% surcharge** on property tax bills and an anticipated fall 2018 state match

# Hull's CPA Revenue:

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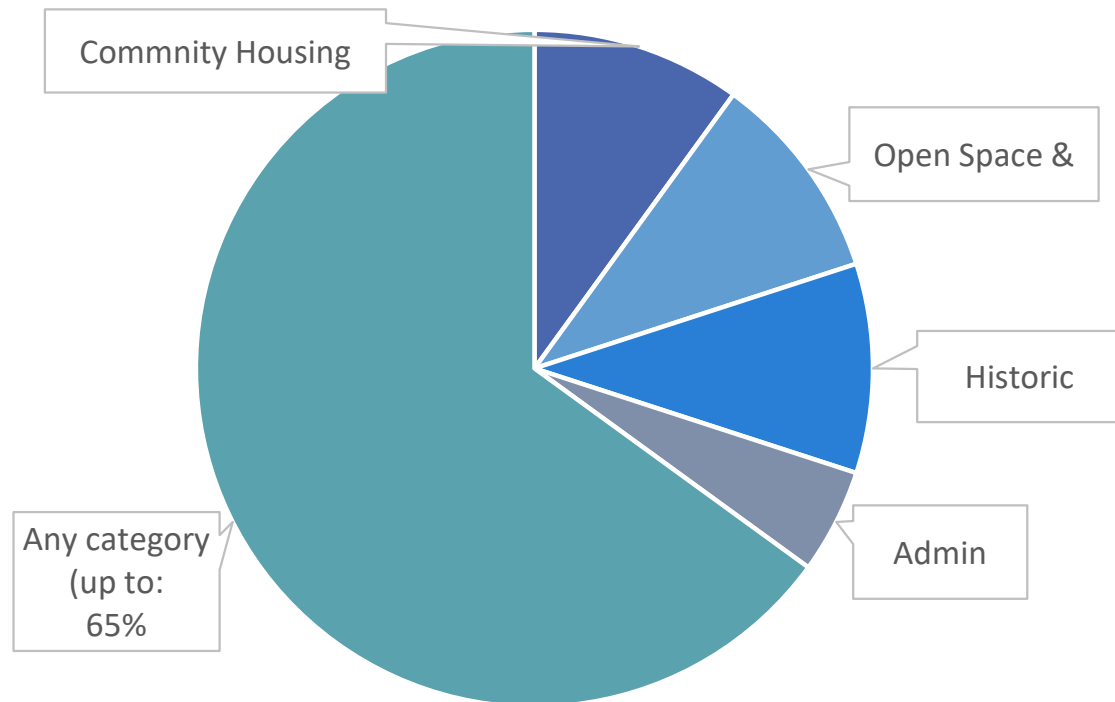
YEAR	TOWN REVENUE	STATE MATCHED
FY2018	\$ 401,744.90	\$ -
FY2019	\$ 428,951.03	\$ 78,230.00
FY2020	\$ 447,329.65	\$ 102,378.00
FY2021	<u>\$ 469,098.26</u>	<u>\$ 127,050.00</u>
	\$ 1,747,123.84	\$ 307,658.00

Awaiting final  
2022 \$ from  
town



# Where Does the Money Go?

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- Annual funds are made up of annual local surcharge revenue + annual state match
- 10% Required to be placed in each category
- Up to 5% can be used for administrative expenses
- Allocations are approved each year at Annual Town Meeting

## How CPA Funds Can Be Used:

	Open Space	Historic	Recreation	Housing
<b>Acquire</b>	Yes	Yes	Yes	Yes
<b>Create</b>	Yes	-	Yes	Yes
<b>Preserve</b>	Yes	Yes	Yes	Yes
<b>Support</b>	-	-	-	Yes
<b>Rehabilitate and/or Restore</b>	Yes – if acquired or created w/CPA \$\$	Yes	Yes	Yes – if acquired or created w/CPA \$\$

Source: Department of Revenue (DOR)

## Examples of Projects not Eligible for CPA Funds

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- Upgrades/maintenance to town roads
- Acquisition/management of utilities
- Equipment for town/school sports teams

# CPA Grants Awarded at ATM 2022

**Slide 12**

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**TB0**

Updated for ATM 2022; moved 2020 and 2021 to appendix

Tammy Best, 2022-05-25T15:39:46.599



# ATM 2022 Approved Funding

6A	Estimated revenues for Historic Resources Reserve	\$ 68,000
	Estimated revenues for Community Housing Reserve	\$ 68,000
	Estimated revenues for Open Space Reserves	\$ 68,000
	Estimated revenues for Committee Administrative Expenses	\$ 32,000
6B-a	North Nantasket beach signage	\$ 4,000
b	Straits Pond walking path survey plan	\$ 30,000
c	Village playground design and engineering plans	\$ 57,000
d	Gunrock playground additional funds to complete design/construction	\$ 62,607
e	Jones Park sign and engineering plans	\$ 73,750
f	Hull Lifesaving Museum HVAC and flooring	\$ 78,000
g	Historic preservation and rehab plan for the Village Fire Station	\$ 165,000
h	Additional funds set aside for Community Housing	\$ 32,000
	<b>TOTAL</b>	<b>\$ 738,357</b>

# Successful Hull Projects

# Fort Revere Storyboards (ATM 2021)

Storyboards provide visitors with the history of Ft. Revere park and the surrounding areas

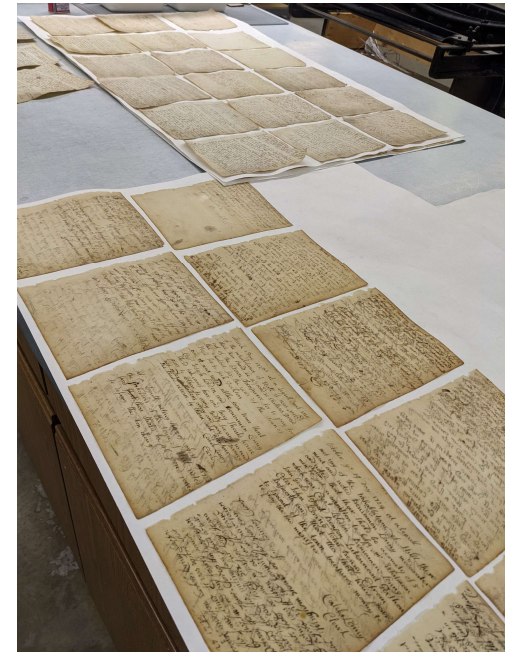
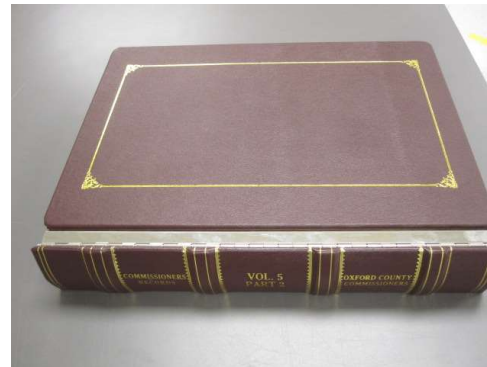
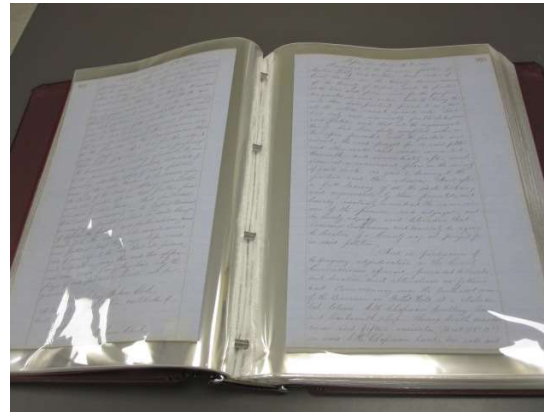




# Restoration of Historic Town Records (ATM 2020)

This project consisted of a two-step process:

- An initial comprehensive assessment and indexing of all Town of Hull official historic materials
- Restoration and preservation of the most endangered materials as identified by the assessment



# Kenberma Playground (ATM 2019)

- Updates and upgrades to the Kenberma playground include new:
  - pickleball courts
  - basketball court
  - play structures
  - adult exercise equipment
  - ADA parking



# Paragon Carousel (ATM 2019)

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- Spring 2020: Stucco removal and replacement began
  - Contractor suggested further stabilizing the building which increased the budget; which delayed the next step of painting
  - Someone volunteered to donate \$5,000 for painting
  - Friends of the Carousel are hoping to have paint donated
- Ongoing: the windows that needed to be glazed have been glazed and glass replaced
- ~Sep 2020: latest round of funding to be used for resurfacing the carousel floor



# Generator for Senior Center (ATM 2019)

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# Overview of the CPA Categories

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# Historic Preservation Mission:

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- To Acquire, Organize, Preserve and Maintain material assets of interest that pertain to the history of Hull, to make these assets accessible to the public and promote historical awareness within the community

# Example of Historic Properties:

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- Town-owned:
  - Town Hall
  - Water Tower and most of Fort Revere Fortifications
  - First Town Hall in Hull Village
  - Central Fire Station
  - Lifesaving Museum and Pemberton Boathouse (both managed/maintained by the museum)
  - Hull Public Library
- Private:
  - Paragon Carousel

# Community Housing, Hull & CPA

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- CPA money for “community housing” use is flexible
  - It can be used for acquisition, creation, preservation and/or support of “community housing”
- According to the state law, housing developed with CPA funds may be offered to those persons and families whose annual income is less than 100% of the areawide median income
  - This year, a family of four in Hull with a household income <\$119,000 would be eligible to live in housing developments or for initiatives supported by the CPA



# Example Community Housing Uses for Hull

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- Creation of an affordable housing trust to buy and sell affordable housing
  - Scituate is a local example of a town that has done this
- Certain capital improvements to Housing Authority properties
- Support for qualifying senior properties, including accessibility improvements
- Rental assistance and mortgage subsidies
- Planning and inventory studies

## Recreation & Conservation Mission Statement:

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- To Acquire, Create and Preserve open space, Rehabilitate and/or restore existing parks for recreational use for the citizens of Hull and;
- To Acquire, Create and Preserve open space, aquifers, watershed land, wetlands, fresh and salt-water marshes. Protect beaches dunes and coastal lands. All for the protection of scenic vistas, wildlife or natural preserve and for the recreational use of the citizens of Hull.

# Example Project Types that Could be Sponsored by Parks & Recreation Commission:

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- Playgrounds
  - We are actively going from South to North to replace /update all playground structures w. the exception of Kenberma
  - Green Hill being completely done over
  - Kenberma tennis & basketball courts being removed and replace with new basketball court and four Pickleball Courts
- Athletic fields
- Hiking & biking trails
- Parks
- Community gardens

## Example Project Types that Could be Sponsored by the Conservation Commission:

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- Create signage, and maps for public access areas in Hull, and the improvement of walking paths in and amongst these areas
- Purchase and install signage about access, ecology, local wildlife, preservation, navigation, and tides in the Weir River ACEC and Hull Bay

# What Are Your Ideas for CPA Projects & Initiatives in Hull?

## How CPA Funds Can Be Used:

	Open Space	Historic	Recreation	Housing
<b>Acquire</b>	Yes	Yes	Yes	Yes
<b>Create</b>	Yes	-	Yes	Yes
<b>Preserve</b>	Yes	Yes	Yes	Yes
<b>Support</b>	-	-	-	Yes
<b>Rehabilitate and/or Restore</b>	Yes – if acquired or created w/CPA \$\$	Yes	Yes	Yes – if acquired or created w/CPA \$\$

Source: Department of Revenue (DOR)

# What are Your Suggestions/Ideas?

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- *To be captured during forum*
- *To be captured during forum*

# Project Considerations:

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- **Meet with established town boards/committees** to generate interest and endorsement for project ideas (eg, Parks & Recreation, Beach Committee, etc.)
- Projects proposed for work on **town-owned properties will require the town approval *and* endorsement of the Board of Selectmen**
- **Mandatory 2-Step Process:** CPC Pre-Application Form Must be Received Prior to Submitting a Final Application
  - **Preapplications** are due **September 29, 2022**
  - **Final applications** are due **October 31, 2022**
- Project proponents will be assigned a liaison from CPC to assist in navigating the application process
- Final projects will be presented to the Advisory Board in early 2023
  - **Projects will receive final approval at ATM 2023**



## Next Steps:

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- ATM2023 pre/final applications are available on Town's website under the CPC site: <https://www.town.hull.ma.us>
- If you have questions about a potential project, please send an email to CPC at [CPCadmin@town.hull.ma.us](mailto:CPCadmin@town.hull.ma.us)
- CPC typically holds public meetings the first Monday of the month beginning at 6:30 PM – feel free to join us!
  - To see the calendar for our latest meeting schedule, please visit <https://www.town.hull.ma.us/calendar/month>

# Questions & Resources

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For more information on the CPA:

- [www.communitypreservation.org](http://www.communitypreservation.org)
  - ❖ answers every question you may have about the CPA in Massachusetts

Questions ?

Thank You for  
Attending!

# APPENDIX

# What if money is left over?

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- CPC may recommend additional funds to be placed aside for any one category: Historic Preservation, Community Housing, Open Space/Recreation or remain in the General Fund for future projects (*place aside in a reserve to be used later for larger projects*)



# ATM 2019 Approved Funding

Category	Project	Grant Amount
Adm	Administrative Fund	\$ 20,000
CH	McTigue Manor Emergency Generator	\$ 14,000
CH	Additional Funds for CH Reserve	\$ 45,425
HIS	Fort Revere Water Tower	\$100,000
HIS	Paragon Carousel	\$ 65,000
HIS	Lifesaving Museum	\$ 70,000
OS/REC	Easingwood Property	\$ 13,900
OS/REC	Kenberma Playground	\$120,000
	<b>Total Amount of CPA Grants:</b>	<b>\$448,325</b>



# ATM 2020 Approved Funding

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9A	Estimated revenues for Historic Resources Reserve	\$ 48,964
	Estimated revenues for Community Housing Reserve	\$ 48,964
	Estimated revenues for Open Space Reserves	\$ 48,964
	Estimated revenues for Committee Administrative Expenses	\$ 20,000
9B -a	Additional Funds to CH Reserve	\$ 73,964
b	Rehabilitation of Historic Town Records	\$ 50,000
c	Friends of Paragon Carousel repairs to doors	\$ 48,000
d	Historic preservation and rehab plan for the Village Fire Station	\$ 25,000
e	Set aside funds for Historic Reserve	\$ 25,000
f	Gunrock Playground design and rehab	\$ <u>221,000</u>
		<b>\$ 462,964</b>





# ATM 2021 Approved Funding

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9A	Estimated revenues for Historic Resources Reserve	\$ 50,000
	Estimated revenues for Community Housing Reserve	\$ 50,000
	Estimated revenues for Open Space Reserves	\$ 50,000
	Estimated revenues for Committee Administrative Expenses	\$ 25,000
9B-a	Friends of Paragon Carousel to repair, repaint and re-install the wood railings	\$ 15,000
9B-b	Hampton Circle Playground	\$ 131,000
9B-c	Beach Mobi Mats	\$ 10,100
9B-d	Repairs Hull Council on Aging Ann Scully Senior Center	\$ 31,000
9B-e	Wayfinding Signage	\$ 10,000
9B-f	Fort Revere Storyboards/Signage	\$ 10,000
9B-g	Town Hall Entrance Rehabilitation	\$ 45,000
		<b>\$ 427,100</b>