

**Town of Randolph**  
**Report to 2006 Town Meeting**

*Randolph Community Preservation Committee*

*March 29, 2006*

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## I. Overview of CPA

The Community Preservation Act, M.G.L. c. 44B, allows Massachusetts cities and towns to raise monies through a surcharge of up to 3% of the real estate tax levy on real property. These funds are to be used for three core purposes: to acquire, create and preserve open space; acquire, rehabilitate, restore and preserve historic resources; create, preserve and support community housing; and acquire and preserve land for recreational use. The Act also provides significant State matching funds. As of December 29, 2005 the State's Community Preservation Trust Fund contained a balance of \$94,677,044.

Several other towns have already appropriated their CPA monies for projects similar to the ones the CPC committee is proposing. Specifically: Braintree built a playground at Hollis Elementary School; Harvard built basketball courts; Hingham installed a fire suppression system to protect Old Derby; Norwell funded a survey of historic homes built before 1925; Hingham funded a streetscape plan for Hingham square; and Braintree to renovate their town hall;

A minimum of 10% of the annual revenues of the fund must be appropriated for each of the three core community concerns. The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use.

Property taxes traditionally fund the day-to-day operating needs of safety, health, schools, roads, maintenance - and more. But until the CPA, there was no steady funding source for preserving and improving a community's infrastructure. The Community Preservation Act can give a community the funds needed to control its future.

## II. Summary of CPA at Randolph

Randolph's fiscal year 2006 CPA revenue of approximately \$400,000 will be matched in October 2006 at 100%. During this town meeting, we are also appropriating the CPA funds for fiscal year 2007. Fiscal year 2007 CPA revenue will again be approximately \$400,000, and that amount is expected to be matched by the state in the subsequent October. In summary, between fiscal years 2006 and 2007, Randolph will have collected \$800,000 and will be matched an equal amount, for a total of \$1.6M CPA funds.

Consistent with the terms of the CPA, and with the Community Preservation Committee bylaw adopted at the November 2004 Town Meeting, the Randolph Community Preservation Committee was appointed in July 2005 to administer the CPA.

Randolph Community Preservation Committee  
(as of March 29, 2006)

Conservation Commission appointee.....Brian Howard, Chairman  
At-large community member.....Juan Carlos Serna, Vice Chair  
Board of Selectmen appointee..... William Alexopoulos  
Housing Authority appointee..... James Buiel  
Business community appointee .....Gerald Good  
Chamber of Commerce appointee.....Joan Ryder  
Planning Board appointee.....Richard Sass  
Historical Commission appointee.....Mary West  
Open Space and Recreation Committee appointee.....Lauryn Zipse

III. Activities of Community Preservation Committee and Town Meeting

The Community Preservation Committee (hereafter CPC) has met twelve times since the summer of 2005 to discuss Randolph's CPA plan, accept proposals, study the proposals, seek additional information, deliberate, and make the recommendations included in this document. Meetings also included several site visits and attending other committee meetings such as Master Plan Committee and The Open Space and Recreation Committee to further study the goals and intent of current and future projects. Furthermore, for several of the projects, the CPC committee solicited additional information, such as outside reports and evaluations of the proposed projects. Being the first time Randolph has appropriated CPA funds, the CPC wished to ensure that a deliberate and conservative recommendation was made to Town Meeting.

The CPA statute and the DOR Guidance dictate that Town Meeting may only appropriate funds for a project pursuant to a recommendation of the CPC. Town Meeting may approve, reject or reduce the appropriation for the project recommended by the CPC. The statute and DOR Guidance make clear that Town Meeting cannot approve an appropriation for a project on its own initiative. Consequently, the Statute and Guidance dictate that Town Meeting cannot alter the scope of a project recommended by the CPC, as doing so would result in approval of a project that is different from that recommended by the Committee.

IV. Applications Received and Approved by the Committee

Table 1. Applications Approved

<b>Applicant Name</b>	<b>Project Type</b>	<b>Project Cost</b>	<b>Designation</b>
Historical Commission	Historic Homes Documentation	16,000	Historic Preservation
Master Plan Implementation Comm.	CSBD Streetscape & Utility Plan	18,000	Historic Preservation
Human Relations Committee	Basketball Courts – JFK School	26,400	Open Space / Recreation
Amvets (Randolph poor house)	Fire Suppression	60,000	Historic Preservation
Randolph Housing	Affordable Assisted Living Study	72,000	Housing
Devine School/PTO	Playground (Devine)	75,000	Open Space & Recreation
Randolph Women's Club	Jonathan Belcher House Preservation	30,000	Historic Preservation
Stetson Hall Trustees	Revise plans for Stetson	60,000	Historic Preservation

Table 2 CPA Expenditure by category

<b>Community Housing</b>	
Affordable Senior Housing Study	\$72,000
<b>Open Space Recreation</b>	
Devine School Playground	\$75,000
JFK School Basketball Courts	\$26,400
<b>Historic</b>	
Homes Registry	\$16,000
Amvets Poor House	\$60,000
CSBD Streetscape	\$18,000
Belcher House	\$30,000
Stetson Hall Plans	\$60,000

A. Historic Home Documentation

To research and record the approximately 200 buildings in Randolph thought to be at least 100 years old or greater for which Mass. Cultural Resource inventory Survey (MACRIS) forms have not been completed, in order to generate a list of century properties for use in demolition reviews as required by the town's demolition bylaw, and for such properties receiving federal or state funds that require reviews.

**Committee's Comments:**

**Whereas the expenditure of these funds will allow the historical commission and the building inspector to better enforce the demolition delay bylaw town meeting has adopted; whereas the committee thought it important to document our history the committee voted to support this request. It should be noted that each property's documentation is rather intricate and time consuming. It is expected that all the funds will be expended. In the event that all funds are not expended for said purpose the surplus will be returned to the CPA fund.**

B. Crawford Square Business District Streetscape Plan

The Randolph Master Plan Implementation Committee (MPIC) requests \$18,000 from CPA funds be granted to obtain a master streetscape concept plan for Historic Crawford Square Business District (CSBD). The Town would contract with an engineering firm who would:

- Provide a Master Streetscape that will help maintain the historic character of Crawford Square
- Suggest placement and installation of new streetlamps
- Prescribe a set of improvements to the CSBD streetscape including:
  - pedestrian crossings: signals, raised/painted crosswalks, center islands
  - traffic calming devices: center islands, bump-outs
  - landscaping: trees, planter boxes, planting beds
  - streetscape: façade improvements, signage, sidewalk seating, trash receptacles
- Investigate the feasibility of expanding Crawford Square Memorial Park into a larger town green
- Provide artistic renderings of all such changes
- Attend committee meetings and public hearings as required to solicit input and present recommendations.
- Develop timelines for the town to be able to apply for larger Grants such as the Public Works Economic Development Grant (PWED).
- Provide budgetary cost estimates for construction of proposed public sector improvements.

**Committee's Comments:**

**Whereas the request is to fund a master streetscape plan that will enable the town to competitively apply for economic development grants such as the Public Works Economic Development Grant, and whereas said plan will facilitate the placement of the underground utilities, whereas the committee believed it was crucial to preserve the historic character of our community; the committee voted to support this request.**

**C. Basketball Courts at the JFK School**

Install three basketball courts at the John Fitzgerald Kennedy Elementary School. Project provides necessary cleanup of over grown trees around fence area. Repair asphalt as needed, seal coat entire asphalt surface. Furnish and stall 6 complete basketball poles with backboards and rims. Provide fencing to divide courts, provide 16' of permanent benches in each area. Each court will have proper court lining/stripping. Provide trash barrels and court rule signs.

**Committee's Comments:**

**Whereas the request will provide needed additional recreational facilities to be enjoyed by the community at large and by the school; whereas this will convert an overgrown abandoned tennis court into a new outdoor recreational use; whereas the committee was impressed by the list of supporters including the police chief, district attorney's office, and the PTO the committee voted to support the request.**

**D. Fire Suppression System at the Amvets Building (Poor house)**

To preserve the historic structure of one of the town's remaining poor houses to allow it to remain an active, self-reliant community resource that serves the needs of non-profit organizations, as well as our veteran, youth, and senior populations.

**Committee's Comments:**

**Whereas the funds will help to preserve one of Randolph's most historic properties; whereas the requested funds represent 1/3 of the total monies needed for this historic building to comply with state mandated laws; whereas Post 51 has secured the remaining funds; whereas a historical deed restriction will be placed on the exterior features of the building; whereas by accepting these monies, paperwork will be generated to document a long standing verbal agreement that if the Post fails to utilize the building the town will take possession of the building; whereas the Amvets original use was to assist the town's poor and it continues its service to the town by housing and sponsoring many non-profits the committee voted to support the proposal.**

E. Affordable Assisted Living Study

To seek a firm and/or team to recommend options for the delivery of supportive services to elderly and disabled person, including the potential development of affordable assisted living community in the Town of Randolph.

**Committee's Comments:**

**Whereas the need for affordable assisted living is well understood; whereas Randolph has a shortage of housing to transition our residents who wish to stay in town yet are not able to maintain a home by themselves; whereas the plan will study the feasibility of a *self financed* affordable assisted living facility; the committee approved this proposal. The committee understands that if the project is found to be feasible, and the cost of the feasibility study may be incorporated into the overall costs of the project that will be financed by state and federal grants and private loans, the CPA committee will be reimbursed said cost. In addition, if during the feasibility study, the project is canceled, any remaining money will be returned to Randolph's CPA fund.**

F. Playground at the Early Childhood Education Center (Devine School)

To purchase and install fenced-in playground for the students of the Devine Early Education Center, and for the children of Randolph to use. The play structure will be ADA approved, and will be age appropriate for toddler-aged children through elementary school-aged children.

**Committee's Comments:**

**Whereas the Devine School is currently without a playground for the school; whereas such a playground is an accreditation criterion for the school; whereas part of the cost to build the playground is deferred as in-kind donations; whereas the playground will provided needed recreational facilities to the North part of town; whereas the town is currently without a playground for the toddler through kindergarten population the committee supported the request.**

G. Belcher House Renovations (Randolph's Women's Club)

To update and restore the Jonathan Belcher House in accordance with the regulations of the National Historic Register; to help bring the building into current building and fire codes, and help meet ADA requirements. In addition the project will address the maintenance and self supporting of the outstanding house that is on the National Historic Register.

**Committee's Comments:**

**Whereas the CPC committee was tremendously impressed by the ladies library's continued devotion to maintaining the Belcher house; whereas monies spent will be for expenses related to major renovations and unexpected structural repairs;**

**whereas securing said monies will allow the association to expand the rental income opportunities of the home; whereas the house houses historical artifacts; whereas the house is used as a meeting place for historical society meetings the CPC committee voted to support the project. The CPC committee requests that a historical and use preservation deed be negotiated with the town in exchange for the monies.**

H. Stetson Hall Revised Plans (Stetson Hall Trustees)

This will allow for the updating of plans to complete the renovation on Stetson Hall. Plan will be updated to reflect current building codes and so that a final request for proposals can be secured to complete the renovations.

#### **Committee's Comments**

**Whereas the committee is committed to the timely completion of the renovations of this public building; whereas before monies are to be released, a building committee will be appointed by the moderator; whereas securing these plans will allow the Town to apply for funding, from the CPA and other sources in future years, to complete the project; the committee voted to approved this project.**

V. Randolph CPC Financial Overview F'06 and F'07

Table 3 CPA Income

FY 2006 Randolph Revenues	\$ 400,000
State match in Oct. 2006	\$ 400,000
FY 2007 Randolph Revenues	\$ 400,000
State match Oct. 2007	\$ 400,000
Total	\$1,600,000

Table 4 CPA Expenditures

CPC Administrative Expenses	-\$ 10,000
Projects A -- H total monies	-\$ 357,400
Total	-\$ 367,400

VI. Forward looking statement

The CPC committee appreciates the extremely hard work this year's applicants devoted to their applications, answering CPC committee members' questions, and the support the committee has received from every department in town. Specifically the Building Department, the Collector /Treasure office, Assessor's Office, Human Relations Committee, Rich and Cheryl Sass, Town Clerks' Office, MPIC, Open Space and Rec., Town counsel and School Department have been instrumental in helping the committee review and evaluate projects.

The CPC committee encourages any interested party to contact the CPC committee to inquire as to whether or not a particular project is eligible for CPA funding. Specifically, the CPC committee is especially interested in projects that:

- A. Protect vital parcels of open space via the purchase of a preservation restriction, a transfer of development rights, or a combination of the two.
- B. Support senior housing and or make it easier for the town's seniors to remain active and independent in town.
- C. Projects that leverage CPA monies to obtain additional private donations and state and federal grants.
- D. CPC committee is committed to funding the restoration of Stetson Hall. The committee will continue its research and work with the Trustees in the hopes of having a comprehensive recommendation for the next Town Meeting.

**Mr. GOLDSTEIN:** *I move to take Article 15 out of order in the agenda and to consider it as the next order of business this evening.*

*(The motion was duly seconded, short discussion, and the motion was carried.)*

**ARTICLE 15**

To see if the Town will hear and act upon the report of the Community Preservation Committee for Fiscal Year 2006 community preservation expenditures and, pursuant to the provisions of General Laws Chapter 44B, to appropriate funds for the undertaking of community preservation projects, and to authorized the Board of Selectmen to acquire by purchase, gift of eminent domain, or alternatively to convey, sell or dispose of such real property interests as may required by law to implement any such expenditure of community preservation funds, or to take any other action relative thereto.

**Table 2a Community Preservation FY 06**

	Received	2006 ATM Appropriations	Balance after appropriation
<b>001 CPA General Fund Account</b>			
FY06 local receipts	400,000		
FY06 state match	400,000		
To Community Housing Account 002		80,000	
To Open Space/Rec. Account 003		80,000	
To Historic Preservation Account 004		80,000	
To Administrative Account 005		5,000	
To CPA reserves 006		555,000	
Balance after ATM 2006 appropriations			0
<b>002 Community Housing Account</b>			
To community housing account 002 from CPA General Fund 001	80,000		
From Community Housing account 002 to Randolph Housing Authority for affordable senior housing study		72,000	
Balance after ATM 2006 appropriations			8,000
<b>003 Open Space and Recreation Account</b>			
To Open Space and Recreation account 003 from CPA General Fund 001	80,000		
To Devine School PTO for Devine school playground		75,000	
Balance after ATM 2006 appropriations			5,000
<b>004 Historic</b>			

<b>Preservation Account</b>		
To Historic Preservation account 004 from CPA General Fund 001	80,000	
To Amvets for Fire suppression system at the Amvets house		60,000
To Stetson Hall Trustee for updating of plans to meet current codes, provided however a seven member building committee is to be appointed by the Moderator to oversee and approve the expenditure of these funds		20,000
Balance after ATM 2006 appropriations		0
<b>005 Administrative Account</b>		
To CPA administrative account 005 from CPA General Fund 001	5,000	
To CPA committee for expenses		5,000
Balance after ATM 2006 appropriations		0

<b>006 CPA Reserve Account</b>	555,000	40,000	515,000
From CPA General Fund 001			
To Stetson Hall Trustee for updating of plans to meet current codes, provided however that a seven member building committee is to be appointed by the Moderator to oversee and approve the expenditure of these funds			
Balance after ATM 2006 appropriations			

*Mr. GOLDSTEIN: I move that the report of the Community Preservation Committee for Fiscal year 2006 be heard and accepted and that the amounts listed in the column entitled ATM 2006 annual appropriations for the current fiscal year 2006, as listed in Chart 2A, appearing on the screen, of the upcoming fiscal year, be appropriated; and to meet the appropriations the amounts be transferred from and among the various CPA Funds as indicated in Chart 2A for fiscal year 2006. Further that the Board of Selectmen be authorized to acquire by purchase, gift, or eminent domain, or alternatively to convey, sell, or dispose of such real property and trusts as may be required by law to implement any such expenditure of Community Preservation Funds as follows: Again reference being made to Table 2A as appears on the screen.*

*(The motion was duly seconded, short discussion, and the motion was carried unanimously.)*

**ARTICLE 14**

To see if the Town will hear and act upon the report of the Community Preservation Committee for Fiscal Year 2007 community preservation expenditures and, pursuant to the provisions of General Laws Chapter 44B, to appropriate funds for the undertaking of community preservation projects, and to authorized the Board of Selectmen to acquire by purchase, gift of eminent domain, or alternatively to convey, sell or dispose of such real property interests as may required by law to implement any such expenditure of community preservation funds, or to take any other action relative thereto.

**Table 2b Community Preservation FY 07**

	Received	2007 ATM Appropriations	Balance after appropriation
<b>001 CPA General Fund Account</b>			
FY07 local receipts	400,000		
FY07 state match	400,000		
To Community Housing Account 002		80,000	
To Open Space/Rec. Account 003		80,000	
To Historic Preservation Account 004		80,000	
To Administrative Account 005		5,000	
To CPA reserves		555,000	
Balance after ATM 2006 appropriations			0
<b>002 Community Housing Account</b>			
FY06 Balance	8,000		
To community housing account 002 from CPA General Fund 001	80,000		
Balance after ATM 2006 appropriations			88,000
<b>003 Open Space and Recreation Account</b>			
FY06 Balance	5,000		
To Open Space and Recreation account 003 from CPA General Fund 001	80,000		
To Human Relations Committee for Basketball Courts at JFK school		26,400	
Balance after ATM 2006 appropriations			58,600
<b>004 Historic Preservation Account</b>			
FY06 Balance	0		
To Historic Preservation account 004 from CPA General Fund 001	80,000		
To MPIC for streetscape plan and applications of historic Crawford Square		18,000	
To Randolph Historical Commission for historic home registry		16,000	
To Randolph's Women's Club for restoration of Belcher House		30,000	
Balance after ATM 2006 appropriations			16,000
<b>005 Administrative Account</b>			
FY06 Balance	0		
To CPA administrative account 005 from CPA General Fund 001	5,000		
To CPA committee for expenses		5,000	
Balance after ATM 2006 appropriations			0
<b>006 CPA Reserve Account</b>			
FY06 Balance	515,000		515,000
FY07 from CPA General Fund 001	555,000		555,000
Balance after ATM 2006 appropriations			1,070,000

*Mr. GOLDSTEIN: I move that the report of the Community Preservation Committee for Fiscal year 2007 be heard and accepted and that the amounts listed in the column entitled ATM 2007 for the upcoming fiscal year 2007, as listed in Chart 2B, be appropriated; and to meet the appropriations the amounts be transferred from and among the various CPA Funds as indicated in Chart 2B for fiscal year 2007. Further that the Board of Selectmen be authorized to acquire by purchase, gift, or eminent domain, or alternatively to convey, sell, or dispose of such real property and trusts as may be required by law to implement any such expenditure of Community Preservation Funds.*

*(The motion was duly seconded, short discussion, and the motion was carried unanimously.)*

#### **ARTICLE 16**

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute, the sum of Ten Thousand Dollars (\$10,000.00) for the purpose of painting the east façade of Stetson Hall as the first year of a five year painting program. Said sum to be expended by the Trustees of the Stetson School Fund.

*Mr. GOLDSTEIN: I move that the article not be adopted.*

*(The motion was duly seconded, short discussion, and the motion was carried.)*

#### **ARTICLE 17**

To see if the Town will raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute the sum of \$52,500 to conduct the interim year revaluation for fiscal year 2007, and to conduct the fiscal year 2008 triennial revaluation of the Town. Said sum to be expended by the Board of Assessors.

*Mr. GOLDSTEIN: I move the article not be adopted.*

*(The motion was duly seconded, short discussion, and the motion was carried.)*

#### **ARTICLE 18**