

COMMUNITY PRESERVATION ACT (CPA) COMMITTEE
MEETING
Tuesday, December 20, 2011
Minutes

Members present: Chair Tom Johnson, Robert Finlay, Robert Mumford, Peter Wade, Judy Poulin, Lucy Cookson

Members absent: Ed Brookshire, Linda Haspel

Others present: Lillian Lamperti, Susanne Fischer, Ed Harnett, Gloria Schropfer, Ed Daniels, Cynthia Nicholson

Chairman Tom Johnson called the meeting to order at 6 PM. He distributed a matrix from the Community Preservation Organization outlining allowable CPA projects.

Lillian Lamperti and Susanne Fischer presented an application from the Town Clerk's office for preservation of town records. Discussion followed.

Ed Daniels and Cynthia Nicholson of the Eastham Dog Owners Association presented an application for Roach Property Access. Discussion followed.

Gloria Schropfer and Ed Harnett of the Eastham Historical Society presented an application for restoration and preservation of the Swift-Daley House Museum. Discussion followed.

The Chairman distributed the proposed letter from the Committee to be included in the Town Report.

The following applications to also be considered for CPA funding were distributed:

Eastham Open Space Trails Informational Publication

Eastham Conservation Land Analysis Project

Eastham Affordable Housing Trust, Buydown Program

Eastham Affordable Housing Trust, Rental Assistance Program

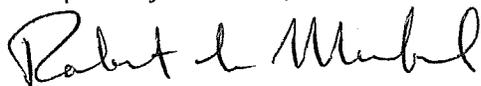
Eastham Water Management Committee, Preservation Plan for Two Eastham Ponds

The next meeting is January 17, 2012 at 6 PM.

The minutes of the November 15, 2011 Public Hearing were approved (Moved Finlay, seconded Poulin, voted 5-0-1).

Motion to adjourn at 7:35 PM (Moved Finlay, seconded Mumford, voted 6-0).

Respectfully submitted,



Robert L Mumford, Clerk

voted 6-0-1
1/17/2012

TOWN OF EASTHAM • COMMUNITY PRESERVATION COMMITTEE
PROJECT APPLICATION and INFORMATION FORM

DATE: 11/30/2011

PROJECT TITLE: ROACH PROPERTY ACCESS PROJECT

PURPOSE (check appropriate category):

Open Space

Affordable Housing

Historic Preservation

Recreation

NAME OF APPLICANT: EASTHAM DOG OWNERS ASSOCIATION

Check one: Town Committee or Department Public Charity/Not-for-profit Private Group/Individual

ADDRESS: P.O. Box 274 EASTHAM, MA 02642

TELEPHONE: 508-965-1002 FEDERAL TAX ID NBR (if not-for-profit): 205532066

EMAIL: ED.DANIELS@EASTHAMDOG.ORG WEBSITE: WWW.EASTHAMDOG.ORG

NAMES OF GOVERNING BOARD, TRUSTEES, DIRECTORS, OR MEMBERS:

EDWARD DANIELS, PRES. / CINDY NICHOLSON, V.P. / LU ST. AUBIN, TREAS. / NOELLE SMITH, SEC.
CINDY BLUM / PER BEUTSEN / KATRINA Boucher / RICHARD BREZNER / WATNY HERRICK / DOUG NEBERS

SUBMITTER or PROJECT DIRECTOR (Name, address, phone number): KARIE MILLER, ELLEN MURRAY, DIRECTORS

EDWARD DANIELS, 10 MAPLE RD, EASTHAM, MA, 02642 508-965-1002

FUNDING AMOUNT REQUESTED FROM CP FUNDS: \$5100.00

Please address the following questions (see Guidelines for Project Submission, over):

1. Project description and specific objectives for the project.
2. How does this project accomplish the goals of the CPA?
3. How is it compatible with the Town's Comprehensive Long Range Plan?
4. How does this project impact Eastham's citizens and address current need(s)?
5. What is the estimated or target number of people this project will benefit/affect?
6. How will you measure the success of this project?
7. Projected Action Plan and Timeline: List the steps needed to complete the project.
8. Provide a full budget including the following information, as applicable:
 - a. Total budget for the project.
 - b. Additional revenue sources including private/ public/ in-kind.
 - c. Annual costs/ expenditures once the project is operational.
 - d. Annual cost to the town once the project is operational.
 - e. Potential revenue from the project on an annual basis.
 - f. What is the basis for your budget? What are the sources of information you used? Include three (3) cost estimates/competitive bids.
 - g. Financial sustainability -- how will the continuation of the project be secured after the grant?
9. Are there any legal ramifications/impediments to this project? What permits/variances will be needed?
10. If this project entails work done on property owned/controlled by another entity, do you have the authorization of the property owner?

Please submit 12 copies of all project materials to the attention of the Chairperson of the Community Preservation Committee, Eastham Town Hall, 2500 State Highway, Eastham, MA. 02642

(see over for additional information)

Updated 10/6/2011

Roach Property Access Project

1. Description and Objectives:

Provide a parking area for access to the recently acquired conservation and recreation area know as the Roach Property. The parking area is to provide space for 8 cars. Currently there is no off-road parking near the area. The roads in the vicinity are quite narrow and unsafe for on-street parking. A parking area will provide citizens and visitors improved access to the trails in this unique natural conservation tract.

The parking area will consist of a surface of native crushed shell bordered in a way to delineate the approved parking space and to prevent materials from spilling out of the parking area. Shells are preferred as they allow permeability of precipitation, have minimal negative environmental impact even allowing buffering of acid rainfall, and are easily and inexpensively maintained.

There will be a waste receptacle and Mutt Mitt dispenser. The receptacle may be a secured trash can or solar power compactor similar to those installed at other Eastham recreation areas. This choice will be made in conjunction with the Public Works Department. The Mutt Mitts will be maintained and stocked through the Eastham Dog Owners' Association. Signage will be at the discretion of the Natural Resources Department but to include space for handicap parking as required.

2. Accomplishing the goals of the CPA:

The addition of a parking area will help to utilize town assets and maximize the utility of land inasmuch as it provides citizens access to a recreation and conservation area for passive activities. This project will jointly benefit the Conservation Commission and Park and Recreational Commission in their initiatives to provide opportunities to the residents of the Town of Eastham.

3. Compatibility with Town's Comprehensive Long Range Plan:

Open space

4. Impact on Eastham citizens:

Safe and convenient access to a public property will be provided to all residents and visitors. There is currently no off-road parking to access the Roach Property and its trails. The trash receptacle and mutt mitts will encourage responsible use of the conservation area by reducing litter.

5. Estimated or target number of people this project will benefit:

The eight car capacity of the parking area is in keeping with other town conservation area access points. One would expect hundreds of people to use the area annually.

6. Success of the project:

Success will be measured by the completion of the parking surface, installation of split rail fence and installation of receptacles and signage.

7. Projected Action Plan and Time Line:

Once there is approval by town committees and town meeting the project itself will proceed thusly:

- a. Delineate appropriate space and location for parking area.
- b. Arrange for and execute the surface preparation and installation of bordering material.
- c. Acquire surfacing material (crushed shell).
- d. Install and secure receptacles.

The Project shall be completed within one year, however a much shorter period is anticipated.

8. Budget:

- a. Total budget for and the amount of the grant application: \$5100.00
 - i. Lot surface preparation, installation and bordering \$5000.00
 - ii. Trash receptacle and security \$ 100.00
 - iii. Mutt mitt and solar trash compactor - to be provided by grants
- b. Support in addition will come in the form of a grant from the Eastham Dog Owners' Association. A grant for installation of solar powered trash compactor will be pursued.
- c. Annual costs once the project is operational are zero.
- d. Annual cost to the town once the project is operational consists of trash removal by the Department of Public Works and a biennial replenishment of crushed shells (\$200).
- e. There is no revenue anticipated from this project.
- f. Cost estimates were provided by Neil Andres, Superintendent, Eastham Public Works / Agway of Orleans.
- g. NA

9. Legal impediments / Permits and Variances:

None anticipated. Advice and consent from Town of Eastham Conservation Committee, Community Preservation Committee, Planning Board, Natural Resources Department, Public Works and Recreation Department will be sought.

10. Authorization from Property Owner:

There are no private properties owned or controlled by another entity other than Town of Eastham involved.

**Community Preservation Program Application - November 2011
Historic Preservation Project**

**Records Preservation
Town of Eastham Town Clerk's Office**

Overview

Just how many public highways have been considered by Town Meeting in Eastham? To find out, some research would have to be conducted - and include the April 3, 1848, Town Meeting that did indeed consider such a project and also voiced major concerns about estimated damages. In 1859, Town Meeting minutes record the vote taken for and against a proposed amendment to the Constitution of the United States. In 1861, the results of the State Election, the Perambulation of Town Lines, the decision to build a schoolhouse and the sorrow recorded regarding the death of James Winslow Smith in the service of his country catch the reader's eye.

History buffs would find perusing such volumes extremely interesting reading. These books also offer valuable nuggets of information that provide answers to countless inquiries from both Town of Eastham personnel and the general public. These same volumes, however, are also in need of restoration and protection from deterioration and the information they contain needs to be made readily available to the general public.

In addition, a climate control unit is being requested for the vault that stores the Town Clerk vital records. Most vaults are surrounded by interior walls; the Town Clerk vault has three outside walls, exposing the room to temperature and humidity fluctuations. Recommendations for this unit follow the guidelines issued by the Massachusetts State Archives Records Management Unit.

It is hoped that the monies needed for these projects can be provided through the Town of Eastham's Community Preservation Program.

Project Description and Objective

In 2006 and 2007 the Town Clerk's office applied for and was granted monies from the Community Preservation Committee to preserve 44 volumes of ancient records and two oil paintings. The objective of the 2011 project is to preserve 30 volumes: the remainder of the ancient records and more current records at risk of deterioration. The project also requests funding for a climate control unit for the vault in which the Town of Eastham's vital records are stored.

The ancient records in need of restoration include Town Records from 1826-1846, Town Meeting Records from 1846-1904 and an Assessor's Book from 1920-1922. The more current records include Selectmen's Minutes from 1925-1972, 1973-1981 and 1982-1985. Records from the 1980s and early 1990s are in need of restoration as printing methods and the paper used at that time have been found to be a major cause for deterioration of these records.

The conservation proposal for these volumes includes de-acidification, mending and reinforcement of paper, re-sewing, rebinding or Mylar encapsulation, as deemed appropriate. The proposal also includes a 35 mm security film of each volume and a CD of five volumes. This proposal would allow preservation of volume pages, access to vital information without further damage to material and also increase accessibility to these records via film and CD.

In addition, the microfilm from twenty-one record books previously preserved, including four volumes of town accounts from 1797-1917, herbage records and school accounts, will be converted to CD for access to the public.

A climate control unit for the vault is essential to maintaining the restored conditions of the town's vital records and the proposal follows the guidelines issued by the Massachusetts State Archives Records Management Unit: For paper and magnetic media, a stable environment with an average temperature of 70F or below and an average relative humidity of 30-50 percent shall be maintained. A temperature below 70 degrees Fahrenheit and a relative humidity of 40-45 percent, with fluctuations limited to no more than +2 degrees Fahrenheit and +3 percent RH, is considered optimal.

As stated earlier, the Town Clerk's vault has three outside walls, exposing the vault to extreme temperature and humidity fluctuations. Much research was conducted to find an appropriate climate-control unit that would satisfactorily meet the Massachusetts State Archives Records Management recommendations for this vault. The unit selected, a Liebert Datamate system, was highly recommended by several sources, including the Northeast Document Conservation Center in Andover, MA.

Community Preservation funds for climate-control units have been previously approved by the Massachusetts towns of Lexington and Falmouth.

How does this Project Accomplish the Goals of the CPA?

This project meets the goals of the Community Preservation Act by preserving fragile, important papers documenting the history of Eastham and its citizens through the 20th century. The volumes contain detailed records of town accounts, town meetings, selectmen's meetings and include books that reflect a bygone way-of-life. Offering a stable environment for these records only helps to ensure their preservation.

Project Impact and Measure of Success

Preserving historical records ensures the information they contain will be available in the future to genealogists, lawyers and government officials as well as the general public. The Town Clerk's office receives numerous requests from all over the world in regard to vital records, town accounts and land grants. Having the information on CD allows researchers direct access to the records they seek. This project also provides a climate-controlled environment for the proper storage of these records. To preserve these records without providing adequate storage would not be financially prudent.

Action Plan and Timeline

Vital Records

The Town Clerk's office obtained a conservation proposal from Brown's River Marotti Company, located in Essex, Vermont. This company was chosen to restore the Town Clerk's records in 2006 and 2007, has an excellent reputation for records preservation and has been recommended by numerous government agencies and municipalities. Several other conservationists were contacted for proposals; Brown's River Marotti was selected for providing the most complete and professional approach to this project.

Brown's River Marotti Company will provide all materials necessary to safely pack and ship town records. All restoration will be completed within a ten-week period from the date of receipt.

Restoration includes dismantling bindings following accepted archival restoration guidelines, manually separating folios into single sheets for books to be Mylar encapsulated, surface dry cleaning of all paper as necessary and prudent by accepted archival methods, repairing and restoring pages, re-sewing/rebinding records and deacidification for each page/folio using the non-aqueous spray method using magnesium oxide.

A treatment report will be maintained for each completed volume and will include: condition of document upon receipt, number of pages and proper pagination, previous repairs, presence of acidic glues, staples, paper clips, etc. and note any other information pertinent to the identification of the volume.

Title stamping - to be reviewed and approved in advance by the Town Clerk - will generally follow the same format/style of the original.

The appearance of the pages will not noticeably change, however, the quality will be improved and all pages will be preserved. Alterations, changes or insertions of any new material in any record will be strictly forbidden.

Film and CD conversions will be done in conjunction with the preservation process.

The vendor will provide evidence of at least 15 (15) years experience in archival conservation of county and municipal records. Experience will include deacidification in addition to binding and paper conservation. A list of similar projects for county or municipal governments will be provided.

Climate Control Vault Unit

In addition to the Massachusetts State Archives Records Management recommendations, the National Information Standards Organization recommends that a record storage vault should maintain a stable temperature of about 65 degrees and a relative humidity of 30-50 percent year round. Currently, the vault contains only a space cooling unit. The Liebert Datamate system offers a heat pump unit for heating, cooling and humidity control, plus a humidifier and reheat option.

The proposal for the Liebert Datamate system with indoor model DME027E with electric reheat, steam canister humidifier with integral condensate pump and exterior model PFH027ACL7, installation, electric and plumbing is from Northstar Heating & Cooling, Orleans. Other companies were contacted regarding the Liebert system; no other proposals were forthcoming.

Project Budget

The budget for the vital records portion of the project is based on the proposal submitted by Brown's River Marotti Company, Essex, Vermont. The company, founded in 1974, focuses on records preservation for counties and municipalities across the country.

The proposal for the Liebert Datamate climate control system is based on the proposal submitted by Northstar Heating & Cooling, Orleans.

The budget includes:

Mylar Preservation	33 volumes	\$27,270.00
Security film	33 volumes	6,575.00
CD	5 volumes	175.00
Scan for film	21 volumes	4,100.00
Climate Control unit		<u>15,634.00</u>
Total		\$53,754.00

No other revenue source is anticipated for the restoration and preservation of these volumes and for the climate control unit. No annual costs are anticipated once this project is completed.

Potential revenue from this project is limited to fees charged for copies of vital records requested and for research requested. Research is charged on an hourly basis. Yearly revenue amounts vary according to request.

These records are the sole property of the Town of Eastham and authorization for the project need not be obtained. No legal ramifications/impediments to this project exist.

The preservation of vital records and the installation of a climate control unit are not included in the town's comprehensive long range plan. However, these preservation projects are of historical importance and need to be completed.



May 18, 2011

Town of Eastham
Lillian Lamperti, Town Clerk
2500 State Highway
Eastham, MA 02642

Dear Lillian:

Following are prices for converting the microfilm from previously preserved volumes to CD and for the preservation of your remaining volumes.

We appreciate the opportunity to offer our services to your community and hope you will call with any questions or comments.

Best regards,

Bill Stewart

Preservation Proposal
 Eastham, MA
 May 18, 2011

	<u>Preservation</u>	<u>35mm security film & scan</u>
— Town Records 1826-1846	\$672.00 Mylar, 1 vol.	\$150.00
Address Book	600.00 Mylar, 1 vol.	100.00
No title-Assessor's Book 1920-1922	600.00 Mylar, 1 vol.	100.00
School Committee 1842-1896	600.00 Mylar, 1 vol.	100.00
Civic Center Book 1944-1949	600.00 Mylar, 1 vol.	100.00
Annual Reports (9) 1885-1923	1080.00 Mylar, 1 vol.	240.00
 (9) encapsulated documents	500.00 Mylar	75.00
Treat, encapsulate and place into bi-fold		
 Town Meeting 1654-1754 (copy)	924.00 sewn	230.00
Land Taking for School 1936	550.00 Mylar, 1 vol.	100.00
Hotel Register 1937-1941	1470.00 Mylar, 1 vol.	350.00
Town Meeting Records 1846-1863	1400.00 Mylar, 1 vol.	375.00
Town Meeting Records 1863-1904	1758.00 sewn	450.00
Return leather covers for above two vols.		
 Town Meeting Records 1963-1968	1,600.00 Mylar, 1 vol.	450.00
Town Meeting Records 1969-1971	2,000.00 Mylar, 2 vols.	450.00
Journal 1895-1910	1156.00 sewn	320.00
Town Meeting & Election 1972-1975	1200.00 Mylar, 1 vol.	350.00
Town Meeting & Election 1976-1979	1200.00 Mylar, 1 vol.	350.00
Town Meeting & Election 1980-1982	1050.00 Mylar, 1 vol.	275.00
Town Meeting & Election 1983-1985	1110.00 Mylar, 1 vol.	300.00
Selectmen's Minutes 1925-1972	2000.00 Mylar, 2 vols.	450.00
Selectmen's Minutes 1973-1981	2,600.00 Mylar, 2 vols.	630.00
Selectmen's Minutes 1982-1985	2,600.00 Mylar, 2 vols.	630.00

Additional CD available for \$35.00 per vol.

Prices do not include shipping.

Many pages in the Town Records have a plastic laminate on one side. This is a non-reversible laminate. However, the paper will be deacidified on the non-laminated side.

Scan only for film

Eastham, MA

May 18, 2011

School Accounts 1906-1932
Herbage Record Vol. 2
Chattel Mortgages 1915-1974
Land Grants 1711-1745
RE Abstracts 1900-1924
Paupers Book 1867-1917
Town Accounts 1797-1848
Town Accounts 1804-1826
Town Accounts 1846-1875
Town Accounts 1903-1917
Treasury Accounts 1861-1894
Accounts Military & Misc. 1847-1889
Licenses, Lease, Permits 1891-1929
Poor Book Etc. 1860-1916
Treasurers Accounts 1910-1931
Abstracts
Taxes Crow Bounty 1918-1931
Jurors 1870-1987
Poll Record 1912-1917
School Committee 1897-1923
Overseers of Poor 1897-1919

Total investment: \$4,100.00



P.O. Box 2607

Orleans, MA 02653

Ph 508-240-0367 Fax 508-255-9832

November 30, 2011

Town of Eastham

Town Clerks office, related vault

Mrs. Lillian Lamperti

At your request we have reviewed the mechanical equipment that is installed in the existing vault directly across from your office. The equipment is by Energy Knight and is a cooling only unit that can provide dehumidification for the space in the cooling mode.

According to the National Information Standards Organization a record storage vault should maintain a stable temperature of about 65 degrees and a relative humidity of 30-50% year round.

The heatpump unit that is to be provided should be a Liebert Datamate system with indoor model DME027E with electric reheat, steam canister humidifier with integral condensate pump and exterior model PFH027ACL7. The anticipated installation cost for the unit including electrical and plumbing work would be about \$15,634.00.

Sincerely,

Bill Olson - Owner

Glenn Collins – Engineer

**TOWN OF EASTHAM • COMMUNITY PRESERVATION COMMITTEE
PROJECT APPLICATION and INFORMATION FORM**

DATE: 11/30/2011

PROJECT TITLE: ROACH PROPERTY ACCESS PROJECT

PURPOSE (check appropriate category):

Open Space

Affordable Housing

Historic Preservation

Recreation

NAME OF APPLICANT: EASTHAM DOG OWNERS ASSOCIATION

Check one: Town Committee or Department Public Charity/Not-for-profit Private Group/Individual

ADDRESS: P.O. Box 274 EASTHAM, MA 02642

TELEPHONE: 508-965-1002 FEDERAL TAX ID NBR (if not-for-profit): 205532066

EMAIL: ED.DANIELS@EASTHAMDOG.ORG WEBSITE: WWW.EASTHAMDOG.ORG

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CINDY BLUM / PER BENTSEN / KATRINA BOWCHER / RICHARD BREZNER / WATNY HERRICK / DOUG MEYERS

SUBMITTER or PROJECT DIRECTOR (Name, address, phone number): KARIE MILLER, ELLEN MURRAY, DIRECTORS

EDWARD DANIELS, 10 MARLY RD, EASTHAM MA, 02642 508-965-1002

FUNDING AMOUNT REQUESTED FROM CP FUNDS: \$5100.00

Please address the following questions (see Guidelines for Project Submission, over):

1. Project description and specific objectives for the project.
2. How does this project accomplish the goals of the CPA?
3. How is it compatible with the Town's Comprehensive Long Range Plan?
4. How does this project impact Eastham's citizens and address current need(s)?
5. What is the estimated or target number of people this project will benefit/affect?
6. How will you measure the success of this project?
7. Projected Action Plan and Timeline: List the steps needed to complete the project.
8. Provide a full budget including the following information, as applicable:
 - a. Total budget for the project.
 - b. Additional revenue sources including private/ public/ in-kind.
 - c. Annual costs/ expenditures once the project is operational.
 - d. Annual cost to the town once the project is operational.
 - e. Potential revenue from the project on an annual basis.
 - f. What is the basis for your budget? What are the sources of information you used? Include three (3) cost estimates/competitive bids.
 - g. Financial sustainability -- how will the continuation of the project be secured after the grant?
9. Are there any legal ramifications/impediments to this project? What permits/variances will be needed?
10. If this project entails work done on property owned/controlled by another entity, do you have the authorization of the property owner?

Please submit **12 copies** of all project materials to the attention of the Chairperson of the Community Preservation Committee, Eastham Town Hall, 2500 State Highway, Eastham, MA. 02642

(see over for additional information)

Updated 10/6/2011

Roach Property Access Project

1. Description and Objectives:

Provide a parking area for access to the recently acquired conservation and recreation area know as the Roach Property. The parking area is to provide space for 8 cars. Currently there is no off-road parking near the area. The roads in the vicinity are quite narrow and unsafe for on-street parking. A parking area will provide citizens and visitors improved access to the trails in this unique natural conservation tract.

The parking area will consist of a surface of native crushed shell bordered in a way to delineate the approved parking space and to prevent materials from spilling out of the parking area. Shells are preferred as they allow permeability of precipitation, have minimal negative environmental impact even allowing buffering of acid rainfall, and are easily and inexpensively maintained.

There will be a waste receptacle and Mutt Mitt dispenser. The receptacle may be a secured trash can or solar power compactor similar to those installed at other Eastham recreation areas. This choice will be made in conjunction with the Public Works Department. The Mutt Mitts will be maintained and stocked through the Eastham Dog Owners' Association. Signage will be at the discretion of the Natural Resources Department but to include space for handicap parking as required.

2. Accomplishing the goals of the CPA:

The addition of a parking area will help to utilize town assets and maximize the utility of land inasmuch as it provides citizens access to a recreation and conservation area for passive activities. This project will jointly benefit the Conservation Commission and Park and Recreational Commission in their initiatives to provide opportunities to the residents of the Town of Eastham.

3. Compatibility with Town's Comprehensive Long Range Plan:

Open space

4. Impact on Eastham citizens:

Safe and convenient access to a public property will be provided to all residents and visitors. There is currently no off-road parking to access the Roach Property and its trails. The trash receptacle and mutt mitts will encourage responsible use of the conservation area by reducing litter.

5. Estimated or target number of people this project will benefit:

The eight car capacity of the parking area is in keeping with other town conservation area access points. One would expect hundreds of people to use the area annually.



EASTHAM HISTORICAL SOCIETY, INC.

1869 SCHOOL HOUSE MUSEUM

1741 SWIFT-DALEY HOUSE

P O Box 8

Eastham, Cape Cod, Mass. 02642



November 30, 2011

Community Preservation Committee
Town of Eastham
2500 State Highway
Eastham, MA 02642

Re: Eastham Historical Society Submittal dated November 30, 2011, for
SWIFT-DALEY HOUSE MUSEUM RESTORATION PROJECT

Dear Committee Members,

The Eastham Historical Society respectfully submits this application to you for CPA support for the restoration and preservation of the 1741 Swift-Daley House Museum.

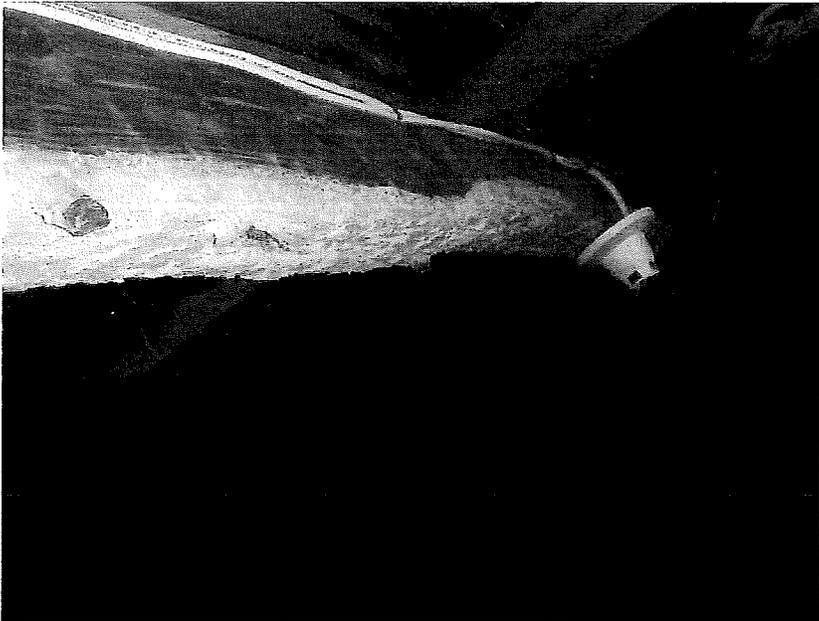
- 1) Powder Post Beetle damage has severely weakened the building's roof rafters. The Society has diligently employed exterminator services to prevent active insects, but the flaking of wood has reduced the original 8X8 beams to approximately 6X6, nearly a 50% load bearing reduction. Restoring the structure requires stripping and opening the roof to install the new beams, restoring the roof sheathing, and re-shingling. The Society will move the furniture and artifacts to the Schoolhouse Museum to avoid damage while this work is in progress.
- 2) Electrical faults have become increasingly frequent despite recent replacement of the electrical panel. The 1939 wiring needs to be replaced to reduce risk of fire and to restore continuous operation of the security system. Access requires trenching within the perimeter of the house foundation, which will allow examination of the floor joists and replacement of suspect plumbing.
- 3) The brick and stone foundation has many areas of distress and will also have to be opened in places to facilitate the trenching effort above. Foundation restoration will follow the electrical and plumbing work, to restore structural stability and help preserve the building.
- 4) Other restoration work is needed on the kitchen entry sill beam and wall areas, restoration or replacement of windows, and restoration of various exterior trim.

Museum operation will have to be suspended during much of this work, making it sensible to accomplish all of these recognized restoration tasks while the building is closed to the public. We have obtained an estimate from one local builder skilled in restoration carpentry and are awaiting estimates from two other firms at this time. Based on the estimate in hand, the total cost of the work described is \$202,000, including a 15% contingency for undiscovered work and probable escalation in construction materials. The Society will move, store, and return the Swift-Daley House contents as required to execute the proposed project. The Society has expended or committed over \$40,000 worth of repairs or improvements to other Museum properties beyond the previous CPA grants, and faces a further \$75,000 worth in needed repairs. These other necessary expenditures combined with a lack of growth in fund raising associated with the poor state of the economy lead to our humble request for funding the full \$202,000 balance of the Swift-Daley House work, which is applicable for CPA funding. This figure is of course open to revision following receipt of outstanding estimates which should be available when we discuss our request with you. We thank you for your attention to our application.

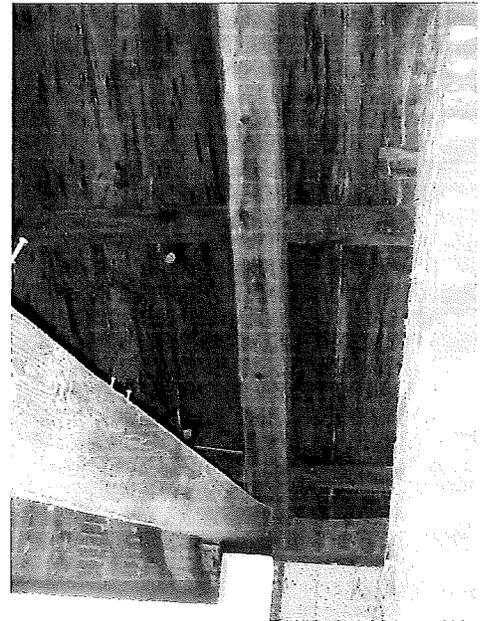
Sincerely,

Gloria Schropfer
Eastham Historical Society
President

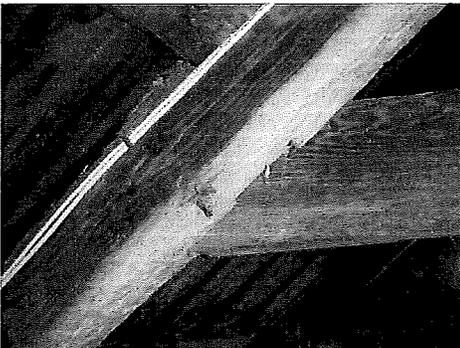
SWIFT-DALEY HOUSE MUSEUM PROJECT - EXAMPLES OF NEED



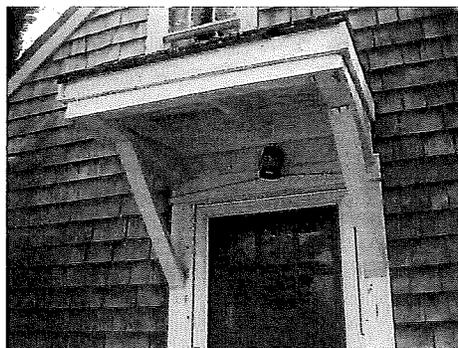
Powder Post Beetle Damage to Rafters



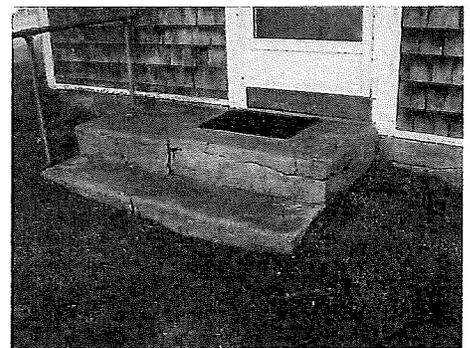
Good Rafter



Rafter/ Collar Tie Joint



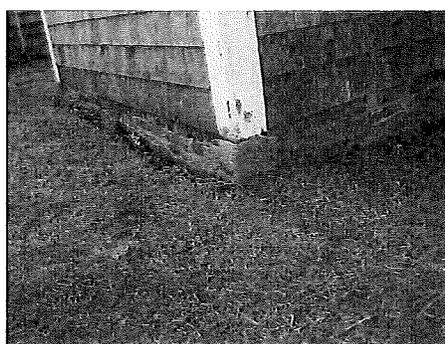
Rear Kitchen Entry Rot



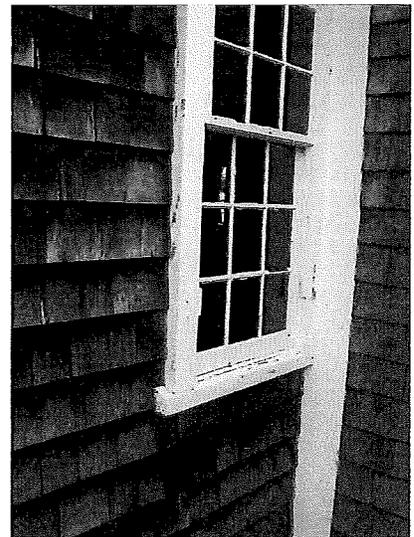
Stoop Cracked & Crumbling



Foundation Distress



Foundation & Corner Board Rot



Typical Inoperative Window

TOWN OF EASTHAM • COMMUNITY PRESERVATION COMMITTEE
PROJECT APPLICATION and INFORMATION FORM

DATE: Nov. 30, 2011

PROJECT TITLE: SWIFT-DALY HOUSE MUSEUM RESTORATION

PURPOSE (check appropriate category):

Open Space

Affordable Housing

Historic Preservation

Recreation

NAME OF APPLICANT: EASTHAM HISTORICAL SOCIETY, INC

Check one: Town Committee or Department Public Charity/Not-for-profit Private Group/Individual

ADDRESS: Box 8, Eastham, MA 02642

TELEPHONE: 508-280-3633 FEDERAL TAX ID NBR (if not-for-profit): 04-611818

EMAIL: easthamhistorical@verizon.net WEBSITE: www.easthamhistorical.org

NAMES OF GOVERNING BOARD, TRUSTEES, DIRECTORS, OR MEMBERS:

GLORIA SCHAROPFER (PRES), MAUREEN ANDUSAR (VP), LUCY COOKSON (TREAS), MARY SELOGE (SEC)

DIRECTORS: ED HARNETT, NANCY HELEK, PHIL RYDER, JUDY POULIN, MARK FERMAN, TOM LENOX,

SUBMITTER or PROJECT DIRECTOR (Name, address, phone number):

GLORIA SCHAROPFER, Box 1924, N. EASTHAM 02651, 508-280-3633

FUNDING AMOUNT REQUESTED FROM CP FUNDS: \$202,000.

Please address the following questions (see Guidelines for Project Submission, over):

1. Project description and specific objectives for the project.
2. How does this project accomplish the goals of the CPA?
3. How is it compatible with the Town's Comprehensive Long Range Plan?
4. How does this project impact Eastham's citizens and address current need(s)?
5. What is the estimated or target number of people this project will benefit/affect?
6. How will you measure the success of this project?
7. Projected Action Plan and Timeline: List the steps needed to complete the project.
8. Provide a full budget including the following information, as applicable:
 - a. Total budget for the project.
 - b. Additional revenue sources including private/ public/ in-kind.
 - c. Annual costs/ expenditures once the project is operational.
 - d. Annual cost to the town once the project is operational.
 - e. Potential revenue from the project on an annual basis.
 - f. What is the basis for your budget? What are the sources of information you used? Include three (3) cost estimates/competitive bids.
 - g. Financial sustainability -- how will the continuation of the project be secured after the grant?
9. Are there any legal ramifications/impediments to this project? What permits/variances will be needed?
10. If this project entails work done on property owned/controlled by another entity, do you have the authorization of the property owner?

Please submit **12 copies** of all project materials to the attention of the Chairperson of the Community Preservation Committee, Eastham Town Hall, 2500 State Highway, Eastham, MA. 02642

(see over for additional information)

Updated 10/6/2011

TOWN OF EASTHAM • COMMUNITY PRESERVATION COMMITTEE
PROJECT APPLICATION and INFORMATION FORM

DATE: Nov. 30, 2011

PROJECT TITLE: SWIFT-DALBY HOUSE MUSEUM RESTORATION

PURPOSE (check appropriate category):

Open Space

Affordable Housing

Historic Preservation

Recreation

NAME OF APPLICANT: EASTHAM HISTORICAL SOCIETY, INC

Check one: Town Committee or Department Public Charity/Not-for-profit Private Group/Individual

ADDRESS: Box 8, Eastham, MA 02642

TELEPHONE: 508-280-3633 FEDERAL TAX ID NBR (if not-for-profit): 04-611818

EMAIL: easthamhistorical@verizon.net WEBSITE: www.easthamhistorical.org

NAMES OF GOVERNING BOARD, TRUSTEES, DIRECTORS, OR MEMBERS:

GLORIA SCHROFFER (PRES), MAUREEN ANDUJAR (VP), LUCY COOKSON (TREAS), MARY SEOLOG (SEC)

DIRECTORS: ED HAZNETT, NANCY HELLER, PHIL RYDER, JUDY POULIN, MARK FERRMAN, TOM LENOX,

SUBMITTER or PROJECT DIRECTOR (Name, address, phone number):

GLORIA SCHROFFER, Box 1924, N. EASTHAM 02651, 508-280-3633

FUNDING AMOUNT REQUESTED FROM CP FUNDS: \$262,000.

Please address the following questions (see Guidelines for Project Submission, over):

1. Project description and specific objectives for the project.
2. How does this project accomplish the goals of the CPA?
3. How is it compatible with the Town's Comprehensive Long Range Plan?
4. How does this project impact Eastham's citizens and address current need(s)?
5. What is the estimated or target number of people this project will benefit/affect?
6. How will you measure the success of this project?
7. Projected Action Plan and Timeline: List the steps needed to complete the project.
8. Provide a full budget including the following information, as applicable:
 - a. Total budget for the project.
 - b. Additional revenue sources including private/ public/ in-kind.
 - c. Annual costs/ expenditures once the project is operational.
 - d. Annual cost to the town once the project is operational.
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Please submit **12 copies** of all project materials to the attention of the Chairperson of the Community Preservation Committee, Eastham Town Hall, 2500 State Highway, Eastham, MA. 02642

(see over for additional information)

Updated 10/6/2011

EHS CPC Application for Swift-Daley House Restoration 11/30/2011

1. Project description and specific objectives for the project

The Eastham Historical Society Swift -Daley House Museum has been maintained by the Society since it was acquired from Verena Daley in 1974. The project proposed includes:

a) Restoration of the Museum's roof rafters, which have been significantly weakened from Powder Post Beetle damage. The rear half of the roof will be stripped as needed and damaged rafters will be sistered or in the worst case, replaced, duplicating the curve of the originals. During the work, the museum artifacts will be removed and temporarily stored in the Schoolhouse Museum. Roof sheathing boards will be reinforced or replaced as necessary, and new pressure treated red cedar shingles will be installed.

b) Electrical faults have become increasingly frequent despite recent replacement of the electrical panel. The deteriorated 1939 wiring will be replaced to reduce risk of fire and help assure uninterrupted operation of the security system. This will require trenching inside the perimeter of the main house footings to gain access. A recent plumbing failure indicates that some pipe replacement will also be required to reduce the threat of water leaks damaging the structure and artifacts.

c) The buildings foundation is brick and rubble stone in distress from crumbling old mortar. In addition, sections will have to be opened to facilitate the trenching effort above. Foundation restoration will follow the electrical and plumbing work, to restore structural integrity and help preserve the building.

d) The rear kitchen entry roof has water damage requiring restoration. The stoop is cracked and crumbling and will be restored with granite block, in keeping with 18th century practice.

e) The cellar entrance area and adjacent kitchen sill beam display rot requiring restoration work.

f) The twenty double hung windows are largely inoperative and are in need of restoration or, in the worst case, replacement.

2. How does this project accomplish the goals of the CPA?

This project directly accomplishes CPA goals, by addressing preservation of a structure which is on the National and State registers of historic places.

3. Compatibility with Town's Comprehensive Long Range Plan

The project meets the Long Range Planning objective of "maintenance of community character" by "protecting and preserving our historic cultural resources...".

4. Impact to Eastham's citizens and addressing current need

The Swift-Daley House Museum makes available a wealth of Eastham's history to all Eastham citizens, currently the only facility in Eastham addressing that need.

5. Estimated number of people this project will benefit/affect

The entire town of Eastham, and also more than 1000 visitors a year, coming from virtually every state in the Union, as well as around the globe.

6. How will you measure the success of this project?

The success of the project will be evident in restoring and preserving a valuable historic structure for its continued operation as a museum.

7. Projected Action Plan and Timeline

Restoration should begin in summer 2012 and completed prior to the Museum's seasonal opening in July 2013.

8. Total Project Budget

a. Total budget for the project-

Estimated cost of the project is \$202,000.00 including a 15% contingency for undiscovered work and construction material cost increases.

b. Additional revenue sources including private/ public/ in-kind-

The Society has maintained and renovated the Swift-Daley House since its acquisition, with over \$45,000 invested in renovations and maintenance by the Society to date. The Town graciously approved a previous CPA grant of \$39,900 which funded restoration of the front sill beam and replacement of the heating plant. The Society will fund the moving, storage, and return of Swift-Daley House artifacts required in this project. The Society has expended or committed over \$40,000 worth of repairs or improvements to other Museum properties beyond previous CPA grants, and faces a further \$75,000 worth in needed repairs. These other necessary expenditures combined with a lack of growth in fund raising associated with the poor state of the economy lead to our humble request for funding the full \$202,000 balance of the Swift-Daley House work, which is applicable for CPA funding. The Society will continue to maintain the building at no cost to the Town, following this extraordinary restoration.

c. Annual costs/expenditures once the project is operational-

No additional cost or expenditure results from the project.

d. Annual cost to the town once project is operational -

None. The Historical Society will continue to operate and maintain the Museum at no cost to the Town.

e. Potential revenue from project on an annual basis-

Restoration and preservation of the building will allow its continued operation as a museum. Revenue from visitor's donations averages between \$600.00 and \$700.00 annually.

f. Basis for budget/ sources of information/ cost estimates

Estimate from a local builder skilled in restoration carpentry. Two other estimates have been sought and are expected prior to discussion of the project with the Committee.

g. Financial Sustainability-

EHS has maintained the Schoolhouse Museum, Swift-Daley Museum, Ranlett Tool Museum, and Dill Beach Camp solely from membership dues and fundraising events, and with no direct support from the Town other than previous CPA grants, since first acquiring property in 1965.

9. Legal ramifications/impediments

. No exceptional zoning or construction issues are necessary or foreseen.

10. Authorization of the property owner

EHS is the owner of the property, and the project was authorized by the EHS Board of Directors.

This project addresses factors applicable to Historic Preservation:

- a) The Swift-Daley House Museum has long term historical significance, constructed in 1741 and an excellent specimen of the early Cape Cod house. Since its acquisition by the Society in 1987, it has been operated as a museum, housing many artifacts of life in early Eastham.
- b) The project preserves, enhances, and rehabilitates a significant historical Eastham building listed on both the National and State Registers of Historic Places, as well as facilitating its continued operation as a museum.
- c) The Swift-Daley House Museum is open to the public at no charge.
- d) The project will significantly improve the protection, preservation, and maintenance of the historic building and in turn, the artifacts it contains. The Museum has provided valuable insight to life in Eastham past, and the project will carry this benefit long term to future generations.
- e) The Museum hosts fourth grade classes each year and periodically hosts historical cooking and spinning demonstrations, providing a wealth of educational opportunity in architecture, construction, furnishings, cooking, and clothing to all visitors.

Project title

EASTHAM CONSERVATION LAND ANALYSIS PROJECT

Purpose

Open Space

Applicant

Open Space Committee (Town Committee)

Governing Board Chair

Frank Dobek

Submitter

Frank Dobek

Funding amount requested from CP Funds

\$ 15000

1 Project description and specific objectives for the project.

The Open Space Committee and Conservation Commission propose an analysis of parcels perceived to be held for conservation purposes and/or under the custody of the Town of Eastham Conservation Commission, and all other protected open space in Eastham (not including land owned by the federal government within the Cape Cod National Seashore). This land analysis process is referred to as the Eastham Conservation Land Analysis Project.

Eastham has a long and active history (50 years) in acquiring land, through gift and purchase, for conservation and open space purposes. Yet, there is still no central, comprehensive, agreed-upon inventory of conservation lands. The incomplete inventory has caused problems including lack of knowledge about custodial authority and the actual legal protections for some conservation properties. The Eastham Open Space Committee and Conservation Commission recognize the need for a focused effort to organize and evaluate existing information as well as consider next steps to ensure the long-term protection of valuable conservation assets.

The Eastham Conservation Land Analysis Project would analyze deeds, legislative history, and other legal information for parcels commonly understood to be municipally or privately owned "conservation lands"(including lands with conservation restrictions), assemble this data and synthesize the results.

The goal of the project is to create a comprehensive, agreed upon inventory of town-owned conservation lands, and other protected open space, as well as to provide recommendations for clarifying conservation protections and custodial responsibilities in order to protect Eastham's land and water resources.

METHOD:

A) Review the following data:

- 1) Acquisition type
- 2) Registry reference
- 3) Plan reference
- 4) Conservation restriction (CR), if any
- 5) Grants
- 6) Town meeting vote date
- 7) Recorded town meeting vote

B) Conduct the following additional research:

- 1) Deed reference to MGL Chapter 40, Section 8C (state enabling legislation for conservation commissions)
- 2) Custodial jurisdiction (which town agency has land management control)
- 3) Deed reference to Article 97 (state constitutional protections for open space)
- 4) Use as defined by deed and/or Town Meeting vote
- 5) Charitable trust (town acknowledgement of conservation land permanence [recorded in the deed])
- 6) Comments/Questions
- 7) Recommendations

C) The Project will not provide the following data, but can provide a consistent format for that information to be collected by others and added to the Analysis over time:

- Site visit notes
- Encroachment
- Recreation Access
- Recreation type
- Prohibited uses
- Trails
- Trail Notes
- Wetlands
- Wetland type
- Signs
- Sign content
- Parking
- Primary habitat

DELIVERABLES:

- 1) Excel spreadsheet analysis in digital format and two(2) paper copies; spreadsheet format will be compatible with GIS standards of Cape Cod Commission for map production
- 2) Narrative summary of results
- 3) One meeting with both the Open Space Committee and the Conservation Commission to discuss the results.

2 How does this project accomplish the goals of CPA?

By documenting town property designations, the Open Space Committee and the Recreation Commission will be better able to implement many of the criteria indicated in the CPA listing. It will also allow for future planning and resource allocation.

3 How is it compatible with the Town's Comprehensive Long Range Plan?

It is compatible with LRP because it will identify needed protection for ground water, habitat and recreation.

4 How does this project impact Eastham's citizens and address current need(s)?

This project will document the designation for existing properties to help with future planning.

5 What is the estimated or target number of people this project will benefit/affect?

All residents and visitors should benefit from this organized documentation.

6 How will you measure the success of the project?

The deliverable document will be a database for the town to utilize.

7 Project Action Plan and Timeline

Approximately four months.

8 Provide a full budget including:

a Total Budget \$15000

b Additional revenue sources

Funding may be possibly available through Conservation organizations.

c Annual cost/expenditures once the project is operational.

None

d Annual cost to the town once the project is operational.

None

e Potential revenue from the project.

None

f What is the basis for your budget?

Requested bidders

Alan McClennon

Horsley and Whitten

Map Works

The Compact of Cape Cod Conservation Trusts

Baxter NYE Engineering & Surveying

g Financial sustainability---how will the continuation of the project be secured after the grant?

Not Applicable

9 Are there any legal ramifications/impediments to this project?

Not Applicable

10 If the project entails work done on property owned by another entity, do you have the authorization of the property owner?

Not Applicable

Project title

EASTHAM OPEN SPACE TRAILS INFORMATIONAL PUBLICATION

Purpose

Open Space

Applicant

Open Space Committee (Town Committee)

Governing Board Chair

Frank Dobek

Submitter

Frank Dobek

Funding amount requested from CP Funds

\$ 4000

1 Project description and specific objectives for the project.

Eastham has several open space parcels with extensive trails. These trails provide a great venue for passive recreation. It has been a goal of the Open Space Committee to create an informational booklet regarding these trails. This booklet would be available through Natural Resources, the Recreation Department, Town Hall and the Chamber of Commerce Information Booth.

Our goal is to create and publish a booklet showing all of Eastham's Open Space Trails with location and parking information. Included will be a brief description of each habitat and its importance in Eastham. This should increase the awareness of the trails and inform residents and visitors about these habits.

2 How does this project accomplish the goals of CPA?

This booklet will be educational and encourage use of our open space trails for passive recreation.

3 How is it compatible with the Town's Comprehensive Long Range Plan?

It is compatible with the LRP since it is educational and will encourage passive recreation.

4 How does this project impact Eastham's citizens and address current need(s)?

This booklet will improve the awareness and understanding of the habit and location of our various open space trails.

5 What is the estimated or target number of people this project will benefit/affect?

All residents and visitors should benefit from this organized documentation.

TOWN OF EASTHAM • COMMUNITY PRESERVATION COMMITTEE

PROJECT APPLICATION and INFORMATION FORM

PROJECT TITLE: Eastham Affordable Housing Trust, Rental Assistance Program DATE: Dec. 1, 2011

PURPOSE (*check appropriate category*):

B u y d o w n

Open Space

Affordable Housing

Historic Preservation

Recreation

NAME OF APPLICANT: Eastham Affordable Housing Trust

Check one: Town Committee or Department Public Charity/Not-for-profit Private Group/Individual

ADDRESS: Eastham Affordable Housing Trust, 2500 State Highway, Eastham, MA 02642

TELEPHONE: Leedara Zola 508-430-4499x3 FEDERAL TAX ID NBR (*if not-for-profit*):

EMAIL: lzola@baileyboyd.com WEBSITE: www.eastham-ma.gov

NAMES OF GOVERNING BOARD, TRUSTEES, DIRECTORS, OR MEMBERS:

Mr. William Burt, Mr. John Knight, Mr. James McMakin, Ms. Eileen Morgan, Rev. Matthew Wissell

SUBMITTER or PROJECT DIRECTOR (Name, address, phone number): Mr. William Burt, Chairman

Eastham Affordable Housing Trust and Leedara Zola, Bailey Boyd Associates, Consultant to the Trust

FUNDING AMOUNT REQUESTED FROM CP FUNDS: \$120,000

Please address the following questions (*see Guidelines for Project Submission, over*):

1. Project description and specific objectives for the project.
2. How does this project accomplish the goals of the CPA?
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4. How does this project impact Eastham's citizens and address current need(s)?
5. What is the estimated or target number of people this project will benefit/affect?
6. How will you measure the success of this project?
7. Projected Action Plan and Timeline: List the steps needed to complete the project.
8. Provide a full budget including the following information, as applicable:
 - a. Total budget for the project.
 - b. Additional revenue sources including private/ public/ in-kind.
 - c. Annual costs/ expenditures once the project is operational.
 - d. Annual cost to the town once the project is operational.
 - e. Potential revenue from the project on an annual basis.
 - f. What is the basis for your budget? What are the sources of information you used? Include three (3) cost estimates/competitive bids.
 - g. Financial sustainability -- how will the continuation of the project be secured after the grant?
9. Are there any legal ramifications/impediments to this project? What permits/variances will be needed?
10. If this project entails work done on property owned/controlled by another entity, do you have the authorization of the property owner?

Please submit **12 copies** of all project materials to the attention of the Chairperson of the Community Preservation Committee, Eastham Town Hall, 2500 State Highway, Eastham, MA. 02642

(*see over for additional information*)

Updated 10/6/11

ORGANIZATIONS INVOLVED

EASTHAM AFFORDABLE HOUSING TRUST:

The Eastham Affordable Housing Trust (a municipal entity) was established in May 2008, pursuant to a Town Meeting Vote as provided for by the Municipal Affordable Housing Trust Fund bill, Chapter 491 of the Acts of 2004 (MGL c. 44 Sec 55C). The purpose of the Trust, by statute, is to provide for the creation and preservation of affordable housing in municipalities for the benefit of low and moderate income households. MGL c. 44 Sec 55C Trusts may have the ability, among other powers, to accept/receive real property, personal property and money; to purchase and retain real or personal property; to sell, lease exchange, transfer or convey personal, mixed or real property; to execute acknowledge and deliver deeds, assignments, etc.; to employ advisors and agents; and to manager or improve real property. For Eastham specifically, the Trust looks to take advantage of the flexibility inherent in a Housing Trust by creating and funding housing opportunities that need action more quickly than a yearly Community Preservation grant cycle may allow. Examples of such projects could include taking advantage of traditional real estate market opportunities, purchasing real property in a short sale or foreclosure, as well as exercising a municipality right of first refusal on a already deed restricted property.

The Eastham Affordable Housing Trust is comprised of the five members: Mr. William Burt, Mr. John Knight, Mr. James McMakin, Ms. Eileen Morgan, Rev. Matthew Wissell.

**MODERATE INCOME HOMEOWNERSHIP BUYDOWN
CREATION OF NEW LOW-TO-MODERATE INCOME UNIT
PROJECT DESCRIPTION**

With the downturn in the economy there has been a softening on the demand for moderate income homeownership units. A previous Eastham private developer 40B Comprehensive Permit affordable housing development, Brackett Landing, had included 5 units to be targeted to families/households earning up to 120% of median income. This resulted in sales prices of approximately \$265,000. This grant application seeks funds to “buy-down” the price of one of these moderate income units so that it becomes a low income unit, to be then affirmatively marketing and sold affordably at a price of approximately \$150,000 to a qualified low income household. The unit would then be counted on Eastham’s Department of Housing and Community Development (DHCD) Subsidized Housing Inventory (SHI).

Background on Brackett Landing: the project was originally permitted in May of 2005. The original permit was granted to construct 20 detached single family dwellings and 20 units in duplexes, for a total of 40 homes; ten of which would be affordable to low income buyers, and five of which would be affordable to moderate income buyers. In February of 2008 the Comprehensive Permit was amended to allow for eight additional residential units (replacing a commercial component) of which two would be affordable and six market rate (this phase had no moderate units).

In November of 2007 the Comprehensive Permit was also amended, specifically pertaining to a moderate unit. As a finding of fact, the Zoning Board of Appeals determined that “changes in market conditions since the time these moderate units were proposed have made these restricted sale units less desirable”. The decision allowed for a moderate unit that had been advertised for over nine months diligently at \$265,000 to be “released” from restriction and sold as a market rate unit for \$329,000. It was also found that the additional \$64,000 in sales proceeds would not result in the developer exceeding the allowable profit permitted under law as a limited dividend entity developing a 40B Comprehensive Permit project.

Instead of possibly allowing for the transition of a moderate rate unit into a market rate unit (and additional profit to the Developer) the Eastham Affordable Housing Trust is looking to have a grant fund at the ready to “buy-down” the moderate price and allow for the sale of the moderate unit to a low income buyer at a deed restricted low income price. This would mean buying down the price from an estimated \$265,000 (2007 moderate income price) to approximately \$150,000 (a price affordable to low income buyers and an amount for which buyers could likely secure a mortgage); a cost of \$115,000.

This buy-down would be predicated on a series of events as outlined below:

1. Developer diligently markets the unit as a Moderate Income Unit
2. Developer finds no eligible/qualified Moderate Income Buyer
3. Developer petitions Eastham Zoning Board of Appeals for an amendment to the Comprehensive Permit to allow a Moderate Income Unit to be sold as an Affordable Unit; Zoning Board decides in favor of amendment

Upon favorable decision of Zoning Board (and expiration of appeal period), the Eastham Affordable Housing Trust would commence marketing of unit as an Affordable Unit. Cost of marketing would be the responsibility of the Trust. Developer would retain title, and would ensure the unit was maintained appropriately and available for viewing. When the Trust locates an eligible/qualified buyer, buyer would work directly with Developer through Offer, Purchase and Sale, to Closing. Buy-Down funds would be release at closing, with the recording of a Department of Housing and Community Development (DHCD) Deed Rider ensuring the home to be affordable in perpetuity to low-to-moderate income households. The Deed Rider would list a "purchase price paid by owner" reflecting the buyer's price (moderate price less buy-down funds).

***NOTE:** if the marketing for a moderate income buyer is successful, unit would be sold to the moderate income buyer. CPC funds would not be used and would remain with CPC. These funds would only be used to "save" the unit from becoming a market rate unit.*

ACCOMPLISHES GOALS OF THE CPA:

The Eastham Affordable Housing Trust goals and CPA goals are congruent. The Trust looks to create and preserve affordable housing in Eastham for the benefit of low and moderate income households. This meets the Community Preservation Act "core community concerns [of] creation and support of affordable housing."

COMPATIBLE WITH TOWN PLANNING:

The Eastham Affordable Housing Trust goals and projects are compatible with the Town's Housing Production Plan. The Housing Production Plan calls for the creation of deed restricted low-to-moderate income homeownership units. The Local Comprehensive Plan specifically calls for encouraging the construction of affordable housing by limited dividend corporations (40B developers) under its "implementation" section of the housing chapter.

IMPACT ON EASTHAM CITIZENS/ADDRESSING CURRENT NEEDS:

The Eastham Affordable Housing Trust's Moderate Income Homeownership Buy-Down will impact Eastham citizens as a whole because a town with ample affordable housing is a strong and vibrant community. The Moderate Income Buy-Down Program will

directly and quickly impact one low income household by providing an opportunity to purchase a new construction, high quality home at an affordable price.

NUMBER OF BENEFICIARIES:

As noted, the Moderate Income Buy-Down Program will assist one household/family by providing an affordable homeownership opportunity.

MEASUREMENTS OF SUCCESS:

Success for the Moderate Income Buy-Down Program will be the sale of the home affordably to an eligible/qualified low income household and the recording of a Department of Housing and Community Development Deed Rider.

ACTION PLAN/TIMELINE:

The timeline for this program is somewhat dependent on the construction schedule and marketing of the unit. Assuming both construction and marketing commence in the first quarter of 2012, and assuming that no moderate buyer is found, a reasonable expectation would be a Zoning Board application in the 2nd or 3rd quarter of 2012, and marketing/sale of the affordable unit 3rd or 4th quarter.

BUDGET:

Eastham Affordable Housing Trust Moderate Income Buy-Down Program	
Buy-Down Funds	\$115,000
Cost for Marketing	\$5,000
Total Request	\$120,000

LEGAL IMPEDIMENTS:

None known

WORK ON PROPERTY OWNED/CONTROLLED BY ANOTHER:

Not applicable

TOWN OF EASTHAM • COMMUNITY PRESERVATION COMMITTEE

PROJECT APPLICATION and INFORMATION FORM

PROJECT TITLE: Eastham Affordable Housing Trust, Rental Assistance Program DATE: Dec. 1, 2011

PURPOSE (*check appropriate category*):

Open Space

Affordable Housing

Historic Preservation

Recreation

NAME OF APPLICANT: Eastham Affordable Housing Trust

Check one: Town Committee or Department Public Charity/Not-for-profit Private Group/Individual

ADDRESS: Eastham Affordable Housing Trust, 2500 State Highway, Eastham, MA 02642

TELEPHONE: Leedara Zola 508-430-4499x3 FEDERAL TAX ID NBR (*if not-for-profit*):

EMAIL: lzola@baileyboyd.com WEBSITE: www.eastham-ma.gov

NAMES OF GOVERNING BOARD, TRUSTEES, DIRECTORS, OR MEMBERS:

Mr. William Burt, Mr. John Knight, Mr. James McMakin, Ms. Eileen Morgan, Rev. Matthew Wissell

SUBMITTER or PROJECT DIRECTOR (Name, address, phone number): Mr. William Burt, Chairman

Eastham Affordable Housing Trust and Leedara Zola, Bailey Boyd Associates, Consultant to the Trust

FUNDING AMOUNT REQUESTED FROM CP FUNDS: \$175,000

Please address the following questions (*see Guidelines for Project Submission, over*):

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(*see over for additional information*)

Updated 10/6/11

ORGANIZATIONS INVOLVED

EASTHAM AFFORDABLE HOUSING TRUST:

The Eastham Affordable Housing Trust (a municipal entity) was established in May 2008, pursuant to a Town Meeting Vote as provided for by the Municipal Affordable Housing Trust Fund bill, Chapter 491 of the Acts of 2004 (MGL c. 44 Sec 55C). The purpose of the Trust, by statute, is to provide for the creation and preservation of affordable housing in municipalities for the benefit of low and moderate income households. MGL c. 44 Sec 55C Trusts may have the ability, among other powers, to accept/receive real property, personal property and money; to purchase and retain real or personal property; to sell, lease exchange, transfer or convey personal, mixed or real property; to execute acknowledge and deliver deeds, assignments, etc.; to employ advisors and agents; and to manager or improve real property. For Eastham specifically, the Trust looks to take advantage of the flexibility inherent in a Housing Trust by creating and funding housing opportunities that need action more quickly than a yearly Community Preservation grant cycle may allow. Examples of such projects could include taking advantage of traditional real estate market opportunities, purchasing real property in a short sale or foreclosure, as well as exercising a municipality right of first refusal on a already deed restricted property.

The Eastham Affordable Housing Trust is comprised of the five members: Mr. William Burt, Mr. John Knight, Mr. James McMakin, Ms. Eileen Morgan, Rev. Matthew Wissell.

The Eastham Affordable Housing Trust may reach out to various Implementation Partners to assist in running the program described in this application, such as Community Development Partnership and the Homeless Prevention Council.

RENTAL ASSISTANCE PROGRAM - PROJECT DESCRIPTION

The Rental Assistance Program works to create additional affordable Eastham rental opportunities by "buying down" an unaffordable market rate rental to make the monthly rent affordable. The Program requires tenants income qualify (level to be 60% of median income) and requires the landlords provide year-round leases with a rental rate that, when lowered by the rental subsidy, is affordable to households earning at or below 60% of median income. The payments go directly to the landlord each month. Tenants must remain tenants-in-good-standing and must participate in a case management program that provides education and assistance on household budgeting.

This would be a pilot program, although based on a successful Harwich Program. The funds would create 10 affordable rentals each year for a span of three years. Three years is needed to ensure that assisted families have ample time to create a solid budget plan, to take advantage of their affordable housing opportunity and to prepare themselves for the next steps. Although some families may move more quickly through the program, to offer assistance commitments for less than the three years is seen as more of a temporary fix, and not a program to help families reach self-sufficiency.

ACCOMPLISHES GOALS OF THE CPA:

The Eastham Affordable Housing Trust goals and CPA goals are congruent. The Trust looks to create and preserve affordable housing in Eastham for the benefit of low and moderate income households. This meets the Community Preservation Act "core community concerns [of] creation and support of affordable housing." Specifically, the Rental Assistance Program involves re-use of existing buildings (see Community Preservation legislation, Section 5(b)(2)), as the program takes already built, market rate rentals and turns them into affordable opportunities.

COMPATIBLE WITH TOWN PLANNING:

The Eastham Affordable Housing Trust's goals and projects are compatible with the Town's Housing Production Plan. The Housing Production Plan calls for creation of rental units and lists affordable rentals as a priority housing need.

IMPACT ON EASTHAM CITIZENS/ADDRESSING CURRENT NEEDS:

The Eastham Affordable Housing Trust's Rental Assistance Program will impact Eastham citizens as a whole because a town with ample affordable housing is a strong and vibrant community. The Rental Assistance Program will directly and quickly impact ten households/families by providing safe, stable and secure affordable housing.

NUMBER OF BENEFICIARIES:

As noted, the Rental Assistance Program will assist ten households/families by providing affordable rental housing.

MEASUREMENTS OF SUCCESS:

Success for the Rental Assistance Program will be ten households/families qualified based on income, matched with a subsidy that creates an affordable rent, renting an Eastham unit that meets set housing quality standards, and taking part in ongoing case management. Future success would be when these families receiving assistance use the help and springboard themselves into better situations (better budgetary management, better financial situation, etc).

Of note, as there is no deed restriction involved in this program. It is temporary assistance. But there is ample precedence for rental assistance being funded by CPC funds, and it is also widely seen as the fastest way to get assistance directly to households/families that are in need.

ACTION PLAN/TIMELINE:

Program: The goal of the Eastham Rental Buy-Down Program is to increase the availability of affordable rental opportunities in the Town of Eastham by providing a monthly subsidy to the landlord. This subsidy transforms a market rate, unaffordable rent into an affordable rent.

Example: A single parent and school-aged child is a household/family of two. The family has a gross annual income of approximately \$35,000, which places them under the 2011 60% median income qualification level of \$39,420. Note: \$35,000 represents a full year, 40 hr per week job paying about \$16.83 per hour. This family, based on affordability formulas, can afford rent (lease payments and utilities together) of \$875. A recent viewing of Craig's List (on-line rental "classified" style listings) shows one two 2 bedroom at \$1,000/month not including utilities, two 2 bedroom units at \$1,200 including utilities, and one 2 bedroom at \$1,200 that doesn't mention utilities (so not sure whether included or not). Assume then that this family can find a market rate acceptable rental at \$1,200. This means they would need a subsidy of \$325.

Maximum affordable rental rates are listed below. These are rates calibrated to be affordable to households earning 60% of area median income. Note that these rates include utility payments. As it is common for a tenant to pay their own utilities, in order

for a rental to be affordable the rental rate *combined with* a utility allowance must be at or below the levels in this table. Utility costs vary by type of unit and by type of utilities. The Cape Cod Commission publishes Utility Allowances for the HOME program (see <http://www.capecodcommission.org/housing/UTILITY08.pdf>). As an example, utility allowances for a 2 bedroom single family home range from \$180 to \$256 per month.

2011 - 60% Affordable Rents, Eastham

	studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom
Monthly Rent, Maximum	\$863	\$924	\$1,106	\$1,281	\$1,430

Assumes 1.5 persons per bedroom, 30% of gross income of a household earning 60% of area median income; rents not to exceed HUD Fair Market Rent limit.

Subsidy: It is estimated that a subsidy of up to \$300-\$350 per unit may be needed ensure that rents are affordable. Subsidy rate will be determined on a case by case basis, examining need, unit rental rate and tenant income level. As a guideline, subsidies should not be more than 40% of the monthly rental rate. Additionally, the program may look to extend funds for first month's, last month's and/or security deposits in emergency situations.

Tenant Selection: The Eastham Affordable Housing Trust or Implementation Partner will conduct Affirmative Marketing and Outreach. It is expected that the program will garner considerable interest as there is great need. Tenants must fully income qualify (incomes at or below the 60% of median income level - see below). Based on initial applications, a lottery will be conducted. After the initial lottery date, prospective tenants will be placed on the list as their qualification is complete.

2011 - 60% Income Limits, by Household Size, Eastham

	1 person	2-person	3-person	4-person	5-person	6-person
Maximum Income for Eligibility	\$34,500	\$39,420	\$44,240	\$49,260	\$53,220	\$57,180

Source: U.S. Department of Housing and Urban Development

There will be a Local Preference pool in the Affirmative Fair Marketing Plan to the maximum allowed by law. Local will be defined as current Eastham residents, municipal employees and employees of local Eastham business, and households with children enrolled in the Eastham school system.

Landlord Selection: In discussions with other communities running similar programs, it is typical that tenants and landlords come to the program together seeking assistance. However, a landlord or tenant could come separately. In this case it is important to note that the program makes no guarantees regarding tenants, does not perform any reference or credit checks on the tenants, and does not search for available units.

Unit: Landlords and Tenants must provide copies of a 12 month lease. The rate for the unit, as reduced by the subsidy, must be affordable. A home visit will be conducted to provide baseline assurances that the unit is habitable and the rental rate is within an acceptable range. This is not a full inspection, and the program makes no guarantees about the quality of the unit. Both tenant and landlord will be required to sign non-collusion statements. The subsidy will not be available for units that are already deed restricted or already receiving another affordability subsidy (for example, Eastham Housing Authority units).

Payments: Payment will be made on a monthly basis directly to the landlord. Subsidy payments are predicated on tenants being tenants in good standing and participating in the case management program.

Timeline: The following list outlines a general action plan/timeline, assuming positive action by CPC and Annual Town Meeting. Some pre-work may be started based on a positive recommendation by the Community Preservation Committee, but in advance of Annual Town Meeting no funds would be expended, and no outreach would be done to households/families (so no expectation setting). However, internal preparatory work could be accomplished, such as establishing the implementation team, in order to hit the ground running assuming a positive Town Meeting vote.

- March/April: Trust seeks Implementation Partner(s) as necessary/appropriate in order to be ready once funding is available. Proper procurement practices will be followed
- May/June: Trust and/or Implementation Partner performs outreach, income qualification and lottery
- July - on: Confirm landlords, rental units, establish households and subsidy match
- July - on: Start subsidizing rents
- Aug/September – on: Case Management/Education
- Ongoing: Monitoring, yearly income certification

Ongoing Monitoring: The Eastham Affordable Housing Trust or its Implementation Partner will be responsible for ongoing monitoring of participants in the Rental Assistance Program. As subsidy checks are provided on a monthly basis and are only provided when tenants are in good standing, there are built in incentives for the tenant-landlord relationship to remain smooth. Yearly income certification will be performed. Subsidy level will be set based on income certification.

BUDGET:

Eastham Affordable Housing Trust - Rental Assistance Program Budget				
10 Units / 3 years				
	Max Subsidy Per Unit/Per Month	Max Subsidy Per Unit/Per Year	Multiplied by 12 units and three program years	TOTAL PROGRAM (12 Units; 3 years)
Monthly Assistance/Subsidy	\$350	\$4,200	x 10 households; x 3 years	\$126,000
Emergency Assistance				\$20,000
Program Admin		\$600	x 10 households; x 3 years	\$18,000
Case Management		\$600	X 10 households	\$6,000
Emergency Mgt, Admin , Misc				5,000
Total Uses				\$175,000

(\$58,333 per year)

Note that budget may be amended if it becomes evident that changes necessitate amendments. Examples of changes could be the determination that less of a subsidy is needed per home, so more households could be helped; more emergency cases are presented so funds might need to be reallocated; some households come into the program but do not need the assistance for the full 3 years, so again, more households could be helped, etc.

LEGAL IMPEDIMENTS:

Not applicable

WORK ON PROPERTY OWNED/CONTROLLED BY ANOTHER:

Not applicable

Community Preservation Committee

Project Application Date: December 1, 2011

Project title: Preservation Plan for two Eastham Ponds

Purpose: Open Space, Historic Preservation and Recreation

Name of applicant: Eastham Water Management Committee (WMC, a town committee),
Program Manager: Jane Crowley, Eastham Health Agent

Address: 2500 State Highway, Eastham Town Hall

Telephone: Charles Harris, Chairman Water Management Committee 508 255 8615; Sandy Bayne, WMC Pond Study Coordinator 508 255 5200.

E-mail: sandybayne@comcast.net jcrowley@eastham-ma.gov

Web-site: www.eastham-ma.gov

Project submitter: Sandy Bayne, 315 Herring Brook Rd., 02642, 508 255 5200

Pond contract administrator: Jane Crowley, Health Agent, Town of Eastham; 508 240 5900
jcrowley@eastham-ma.gov

Funding amount requested from CP funds: \$200,000.00

(Public meeting on Dec. 3, Town Hall, 10 a.m.) Estimates below under "budget" based on actual recent experience in one other Cape town and on consultants per acre estimate.

1. Project description and specific objectives for the project: This grant would be used to protect the natural environment in two of Eastham's most eutrophied "great" ponds. (Great pond is a formal Mass. term describing ponds of 10 acres or more; they are by definition public.) Over many years, as documented by several scientific studies and as reported by the public, many of Eastham's ponds have eutrophied, or deteriorated to the extent that both the natural systems and the public use are negatively impacted. The objective is to restore two ponds which have been given highest priority and likelihood of successful outcome so that permanent damage is not done to their natural systems. We hope to restore them to a state which provides habitat for our native plants and animals and additionally, may be preserved for traditional uses by the citizens of and visitors to Eastham. Great, Herring and

Minister/Schoolhouse ponds are the three ponds most in need of restoration. In Great and Herring Ponds, the recommended method is application of alum; in Minister/Schoolhouse, the recommended method is artificial circulation.

2. How does this project accomplish the goals of the CPA? This preservation plan meets the goals of (1) Open Space, (2) Recreation, and (3) Historic Preservation.

Open Space: Restoration of the ponds' natural habitat will allow the fish, shellfish, insects and plants which are consistent with non eutrophic ponds to live there. These ponds are indeed threatened resources. Preservation of water quality should allow those much loved activities to resume.

Recreation: There is considerable public support for this work. Currently in the most impacted ponds, many citizens have reported that they can no longer swim, kayak, canoe or fish because of the extensive algal growth in July, August and September. The algae smell bad and foul fishing lines, paddles, and swimmers' arms and feet. This is true at both public access areas and at private frontages. Two homeowners associations have been formed to explore ways to combat the problems; a third may be formed soon.

Too, there is the potential for fish kill where algae first block out light and then, as the algae die, cause oxygen depletion in lower depths as the pond organisms work to break down the dead algae. This would negatively impact fishermen in a direct way and other users in an indirect way.

Historic Preservation: The Eastham Historical Commission sponsored a public meeting in Oct. 2010 at which citizens were asked to rank the town features, both natural and cultural, they wished most to preserve. The freshwater ponds were enthusiastically identified by the citizens in the top five items worthy of preservation. The 50 or so participants recognized the ponds have long term historical significance and are a significant historical Eastham feature. Certainly they have multi generational benefits and provide an educational component. Those chosen for preservation are available to the public.

3. How is it compatible with the town's Comprehensive Long Range Plan?

Restoration is a direct response to **Section V. Natural Resources_ Water Resources**, which states: "Eastham's ponds have been annually monitored since 2002 by a group of volunteers (pond stewards) who collect samples at regular intervals for the measurement of nutrient loading and eutrophication indices. Preliminary evaluation of the accumulated

data reveals all of the nine tested ponds to be impacted to varying degrees. This ongoing program is anticipated to provide guidance for preventive and remedial measures that will improve the conditions of the ponds.”

Too, restoration is in keeping with the goal stated in **Section VIII. Wildlife and Plant Habitat:** To prevent loss or degradation of critical wildlife species and to maintain existing populations and species diversity.”

4. How does this project impact Eastham’s citizens and address current needs? These ponds are used by citizens and visitors, old and young, sportsmen, birders, swimmers, boaters and quiet observers. Homeowners, citizens at large, and renters have been complaining that they have lost the ability to do these things. The planned restorations will return the ponds to a condition where all pond lovers will be able to resume those uses they have enjoyed in the past.

5. Target number of people this project will benefit? Over the period of a summer thousands of people come to swim and boat in the ponds, particularly in Great, Herring and Minister/Schoolhouse ponds with easy access. In the off season, fishermen come every day, some from off Cape; canoe-ers and kayakers ply the waters from April to Nov. Our ponds are enjoyed by residents and nonresidents. Our ponds are enjoyed by all age groups, both young and old. The pond project will provide a multigenerational benefit.

Two studies in Maine and Minnesota (results attached) were designed to understand the economic value of healthy ponds. The results show that home values are higher around clearer lakes, and that areas with clean water recreational facilities draw more tourist dollars. So indirectly, hundreds of homeowners and business owners will benefit.

6. How will you measure the success of the project? From a scientific standpoint, sampling will continue as recommended by the consultant and as will be required by the permit granters. This sampling will reveal whether phosphorus levels (phosphorus is the nutrient which is in excess in the ponds) have decreased and whether water clarity and oxygen content have improved. Anecdotally, citizens have demonstrated considerable interest in the health of these ponds, and they will let us know!

7. Projected Action Plan and timeline: We anticipate that the Board of Selectmen will choose two specific ponds for restorative action of the three given highest priority, and the request for funds will be placed on the warrant for May 2012 town meeting. The

consultant has been charged with the acquisition of local (Conservation Commission) and state (DEP) permits before that time.

8. Budget:

A.

1. Estimate for alum treatment in Great Pond based on other Cape Cod towns:
\$120,000.00

2. Estimate for alum treatment in Herring Pond based on other Cape Cod towns:
\$80,000.00

3. Estimate for artificial circulation in Minister/Schoolhouse based on
consultant's estimate: \$60,000.00

Note: Two of the three ponds listed above to be selected for restoration

B. other revenue sources: none known at this time.

C. operation costs after implementation: None for alum; possible repairs for circulation
equipment \$800 per year.

D. annual costs: continuation of annual pond sampling done by volunteers: sample
analysis costs the town about \$ 1500 per year, and equipment about \$ 1000. Per year.

E. potential revenue: to town: increased number of sticker sales. To businesses:
increased sales. (see attached Maine and Minnesota studies.)

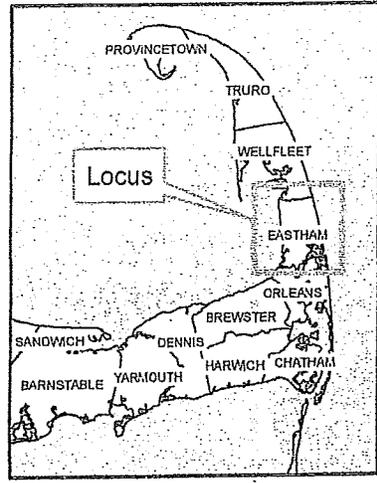
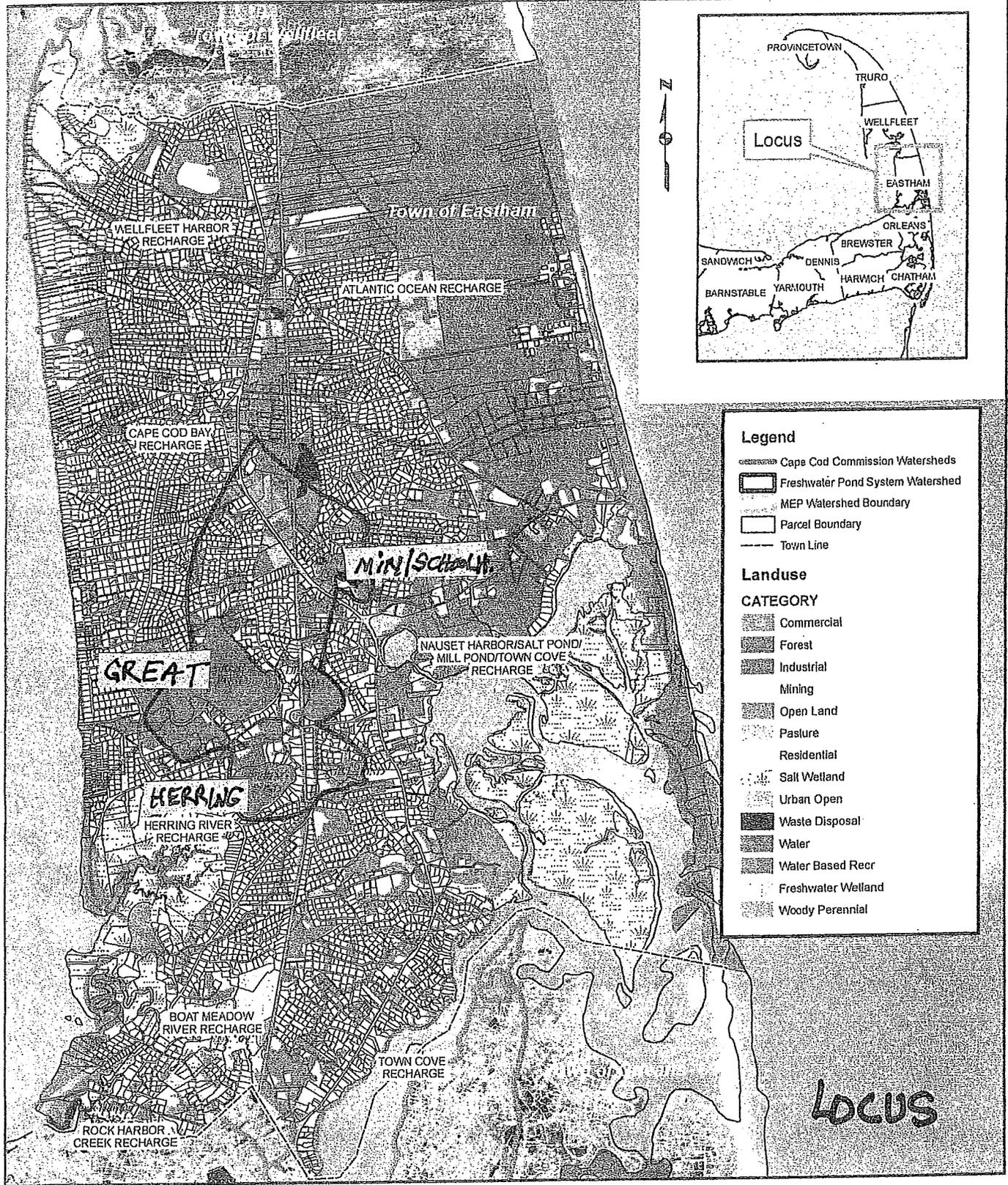
F. basis for budget:

artificial circulation, consultant's 2011 estimate; alum, Barnstable's Mystic Lake done
2009.

g. sustainability: see "operation costs after implementation" for Minister/Schoolhouse.

9. Permits required: no variances, but permits needed from Conservation Commission
and DEP.

10. Owners of property: Herring Pond, Great Pond and Minister/Schoolhouse Pond are
great ponds, so ownership of underlying land and waters is state (public).



Legend

- Cape Cod Commission Watersheds
- Freshwater Pond System Watershed
- MEP Watershed Boundary
- Parcel Boundary
- Town Line

Landuse

CATEGORY

- Commercial
- Forest
- Industrial
- Mining
- Open Land
- Pasture
- Residential
- Salt Wetland
- Urban Open
- Waste Disposal
- Water
- Water Based Recr
- Freshwater Wetland
- Woody Perennial

Data Source: MassGIS Landuse



STEARNS & WHEELER
Environmental Engineers & Scientists

HYANNIS, MASSACHUSETTS

1515 Yarmouth Road
Box 83 161 0290
Tel: 603-392-5234
Web: www.stearns.com

TOWN OF EASTHAM, MASSACHUSETTS

LANDUSE FOR EASTHAM

FIGURE 4-8

File Location: G:\Jobs\60000161204 Eastham\Figures\Final Report 3_3_2009\61204F4-8.mxd

Job No.: 61204

Date: 3/09

Supplemental to
Question 5,

1996 study

Maine DEP Lake Assessment Program

More on Dollars and Sense: The Economic Impact of Lake Use and Water Quality

The value of lakes is often taken for granted by those who enjoy them, and many people assume that the value of "clean water" is obvious. However, in a time when the bottom line is increasingly invoked to evaluate everything from state government programs to local decisions on ordinances, we need tools to better define the value of our natural resources. These tools must credibly illustrate the value of water quality to local officials and property owners, who make the bulk of land-use decisions which affect water quality by changing lake watersheds.

Until recently, there has been relatively little information to reliably estimate the economic effect of lakes in economies, either local or statewide. Such estimates can range from models relating environmental variables such as water clarity to economic signals in the marketplace ("hedonic" studies) to studies using choice surveys which examine individuals' willingness to pay for an environmental amenity such as clean water ("contingent valuation"). Studies can also use primary data (derived directly from consumers) or secondary data (available from tax records, resource use and expenditure data etc.) to estimate economic impact of lake use and water quality effects on that use. The University of Maine has pioneered the development of these studies. This paper will summarize the the results of several recently completed studies.

Estimating the value of lakes in local economies:

Understanding that there are substantial local economic effects of lake use can put the value of resources into perspective. One study of the value of lakes in local economies in Minnesota (Todd, 1989) estimated contributions of as much as \$506-830 per lake acre (1985 dollars) to the local economy from fishing, lodging and other recreation-related activities, although a link between preserving water quality and assuring local economies was not examined.

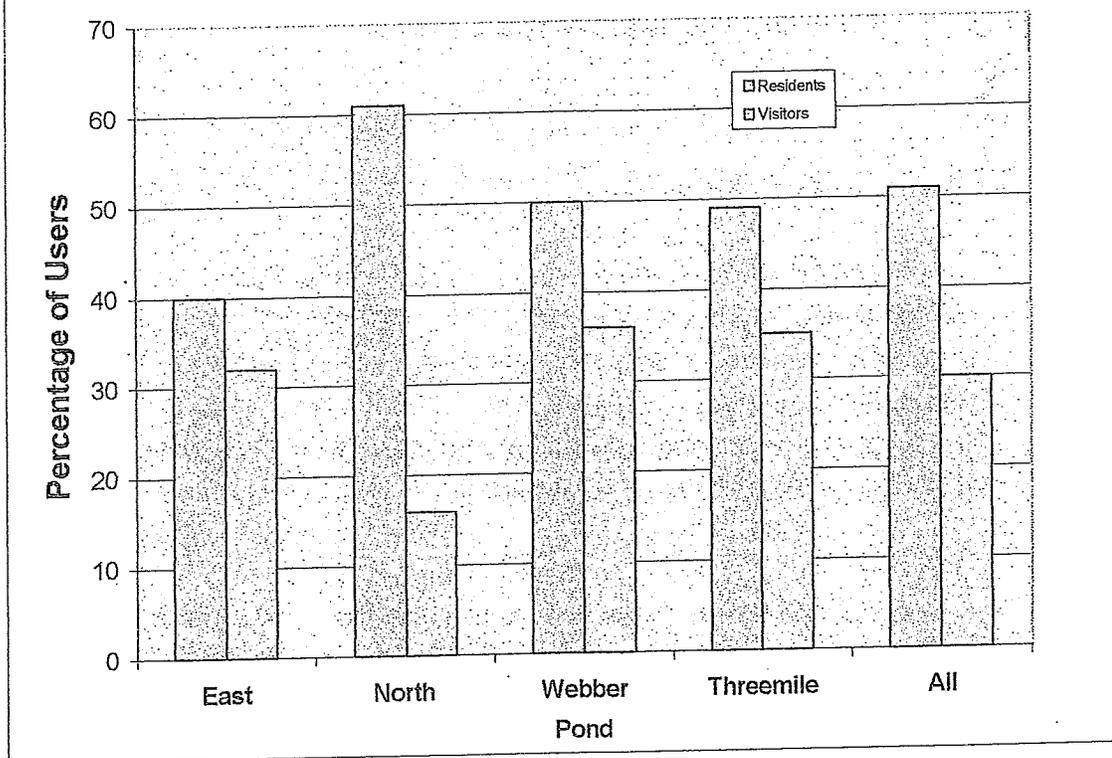
In order to provide a vehicle for economic activity estimates in Maine, Braley et al. (1996) developed a survey instrument which was field tested at four lakes in central Maine. This

instrument was designed to estimate the recreational use of lakes, lake user's perceptions of water clarity, and the expenditures on local communities associated with recreational uses of lakes. The survey tool developed in this study could be easily adapted to other areas of the country as a way to develop local perspective on the economic value of lakes.

During the summer of 1995, 96 lake users were surveyed at public launch ramps and 151 lakefront resident surveys were administered door-to-door. This represented a random sample of approximately 25% of shorefront cottages with a response rate of almost 100%. Swimming and fishing were the predominant activities for all lake users, but residents listed swimming as the primary use by 2 to 1 while visitors tended to use lakes mainly for fishing. However, public access is becoming a problem in central Maine, and the boat launch ramps at two of the lakes were used heavily for swimming by local residents who had no other means of lake access.

Choice of pond is a relevant factor in determining economic effects of lake use in local economies. An average of 70% of the visitors listed water quality as a very important to them and more than 30% said they considered it when selecting the pond to visit. Almost half said they had also considered other ponds in the area for their use. For residents, the reasons for choosing the location to buy included water clarity (98%), quality of swimming (87%) and scenic beauty (82%). Over 51% of residents had specifically considered water clarity prior to buying their property. This illustrates the importance of water quality to the long term investment in a property.

Respondents Considering Water Quality in Choice of Pond



Visitors and residents were asked if they would be more or less likely to choose the pond if water clarity was increased or reduced significantly (i.e. by one half). Respondents indicated that changes in water clarity would substantially affect their choice, with 60-70% indicating they would have been less likely to choose the pond if water clarity was degraded. We note that average summer clarity these four ponds was 2.4-3.9 meters which is below the state average of 4.9 meters.

Overall economic activity related to pond use was segregated between visitors and residents. Visitors spent an average of \$107/day, 54% of which was spent in the towns that border the ponds. Among owners, total annual expenses related to the lake (e.g. not including property taxes or items which are part of normal maintenance of a dwelling) averaged \$1076, mostly property improvements for recreation, boating expenses, and for dock and road maintenance. More than 75% of these expenditures were made in the bordering towns. While data from this pilot study were not sufficient to accurately estimate total use or expenditures, simple extrapolation of the expenditures by property owners and renters alone places annual economic activity due to these lakes at somewhere between \$87-290/lake acre (or twice that using multiplier effects) and a total expenditure

for the four lakes between one and two million dollars. Considering the large number of developed properties on hundreds of Maine lakes (most of which are of higher water quality than those in this trial), the total for spending on recreational properties statewide is substantial. This means that a large amount of local economic activity and employment results simply as a result of having a desirable lake in the locality.

Value of lakes in Maine's statewide economy

Boyle et al. (1997) used economic activity data and models to estimate at how lakes are used and how this translates into economic activity. The money people spend to use lakes (so called "direct expenditures") for things like gasoline, fishing tackle, and food gives rise to money being re-spent within communities. This re-spending creates additional sales, income and jobs ("indirect" expenditures such as services to supply and maintain lake-related businesses, wages in these businesses being used in the community to make other purchases etc.). Economists can also estimate the difference between what people are willing to pay to use lakes and what they actually spend ("net economic value"). This is a combination of people's satisfaction with their lake experience and the total value they place on the use. The high net economic value associated with uses of Maine's lakes draw nonresident users to Maine and is a measure of the enjoyment and pride Maine people take in their lakes. If water quality in Maine's lakes declined, the enjoyment of Maine residents and visitors, and the economic activity it creates, would be reduced. Improving water quality would have the opposite effects. Net economic values are economic barometers that tell us what is happening to the quality of Maine's lakes.

MINNESOTA STUDY: LAKE SHORE PROPERTY VALUES & WATER QUALITY 2003

SUPPLEMENTAL to QUESTION 5.⁴⁰

... as important enough reason to protect water quality. This study tested a hypothesis that lake water quality affects lakeshore property prices of Minnesota lakes, and that it would be a positive relationship---like was found in the State of Maine.

Discussion of Findings

Thirty-seven lakes of various sizes, water clarity, and geographical location in the eight county Mississippi Headwaters Board jurisdiction were studied. Lakes were assigned to one of six lake groups that represented realistic market areas having a main economic and social community center, mainly the county seats.

From these lakes, 1205 residential lakeshore property sales that occurred in 1996 through 2001 were used. Property sales information was collected from county assessor records and water clarity data were obtained from the Minnesota Pollution Control Agency. A site quality variable was also included that ranked properties based on site characteristics from pristine and natural to manipulated and developed. The site quality information was provided to this study by the Geography Department at Bemidji State University, which had ranked the properties following on-site analyses.

Hedonic models were constructed and performed; one that followed the model Boyle et al used in their study of Maine lakes and one developed for this study, the MN model.

The major finding of the analysis was that lake water clarity---the water quality variable used---proved a significant explanatory variable of lakeshore property prices in all lake

groups and in both models. The relationship between water clarity and property prices is positive, that is, all else being equal, property prices paid are higher on lakes having higher water clarity. In other words, buyers of lakeshore properties prefer and will pay more for properties on lakes with better water quality. Therefore, sustaining and/or improving lake water quality will protect and/or improve lakeshore property values. On the other hand, if water quality is degraded, lower property values will result, which in turn will increase demand and development pressures on remaining lakes with the better water quality and ultimately lowering their water quality as well.

Another finding from the MN model was that site quality was a significant explanatory variable in four of the six lake groups. In the Aitkin Lake Group, site quality was shown to have a positive relationship with property prices, whereas in the Brainerd, Walker and Bemidji Lake Groups, the relationship was negative. An inference that can be made---for the three lake groups having a negative site quality to property price relationship---is that buyers of lakeshore properties prefer and pay more for the more developed and urbanized properties. This tendency seems to reveal that buyers prefer a condition that has and can contribute to degrading lake water quality---a contradiction of their preference for locating on lakes with higher water quality. The value of educating lakeshore property buyers and owners to understand this contradiction---changing their thinking and ultimately their behavior---is clearly evidenced here if water quality is to be protected. Ideally, as was seen in the Aitkin Lake Group, preference for site quality conditions that are more ecologically healthy is the wisest mindset to promote and establish in consumers of Minnesota's lakeshore properties.

The major finding of this research shows that water clarity---the environmental quality variable used---significantly affects prices paid for lakeshore properties located on Minnesota Lakes within the Mississippi Headwaters Board jurisdiction, and that the relationship is positive. This finding supports the hypothesis explored in this study and the similar results found in the Michael et al and Boyle et al studies of Maine Lakes.

The implicit prices of water clarity estimated in this study were based on a sample of lakeshore property transactions that took place on only 37 lakes--a mere fraction of Minnesota's lakes. However, the hedonic equations may be used to estimate changes in lakeshore property prices for other lakes---having similar characteristics as the 37 lakes studied---located within the study area's six lake groups. In order to do the calculations it would be necessary to have mean values for the variables on these other lakes to be plugged into the equations. For lakes located outside the area of study, new hedonic equations will have to be made.

For lakes located in the Mississippi Headwaters Region, the relationship between lakeshore property values and lake water quality is demonstrated by this research. Collectively, changes in lake water clarity will result in millions of dollars in property values---lost or gained---in this lake region of Minnesota. Clearly, for economic reasons alone---not to mention the ecological health and social benefits at stake---it is important to protect the water quality of all Minnesota's lakes. The relationship between lake water

quality and lakeshore property values is likely for other lakes outside the area of study, but additional research could be done to verify, as well as to further support this study's findings.



EASTHAM HISTORICAL SOCIETY, INC.
1869 SCHOOL HOUSE MUSEUM
1741 SWIFT-DALEY HOUSE

P.O. Box 8
Eastham, Cape Cod, Mass. 02642



November 30, 2011

Community Preservation Committee
Town of Eastham
2500 State Highway
Eastham, MA 02642

Re: Eastham Historical Society Submittal dated November 30, 2011, for
SWIFT-DALEY HOUSE MUSEUM RESTORATION PROJECT

Dear Committee Members,

The Eastham Historical Society respectfully submits this application to you for CPA support for the restoration and preservation of the 1741 Swift-Daley House Museum.

- 1) Powder Post Beetle damage has severely weakened the building's roof rafters. The Society has diligently employed exterminator services to prevent active insects, but the flaking of wood has reduced the original 8X8 beams to approximately 6X6, nearly a 50% load bearing reduction. Restoring the structure requires stripping and opening the roof to install the new beams, restoring the roof sheathing, and re-shingling. The Society will move the furniture and artifacts to the Schoolhouse Museum to avoid damage while this work is in progress.
 - 2) Electrical faults have become increasingly frequent despite recent replacement of the electrical panel. The 1939 wiring needs to be replaced to reduce risk of fire and to restore continuous operation of the security system. Access requires trenching within the perimeter of the house foundation, which will allow examination of the floor joists and replacement of suspect plumbing.
 - 3) The brick and stone foundation has many areas of distress and will also have to be opened in places to facilitate the trenching effort above. Foundation restoration will follow the electrical and plumbing work, to restore structural stability and help preserve the building.
 - 4) Other restoration work is needed on the kitchen entry sill beam and wall areas, restoration or replacement of windows, and restoration of various exterior trim.
- Museum operation will have to be suspended during much of this work, making it sensible to accomplish all of these recognized restoration tasks while the building is closed to the public. We have obtained an estimate from one local builder skilled in restoration carpentry and are awaiting estimates from two other firms at this time. Based on the estimate in hand, the total cost of the work described is \$202,000, including a 15% contingency for undiscovered work and probable escalation in construction materials. The Society will move, store, and return the Swift-Daley House contents as required to execute the proposed project. The Society has expended or committed over \$40,000 worth of repairs or improvements to other Museum properties beyond the previous CPA grants, and faces a further \$75,000 worth in needed repairs. These other necessary expenditures combined with a lack of growth in fund raising associated with the poor state of the economy lead to our humble request for funding the full \$202,000 balance of the Swift-Daley House work, which is applicable for CPA funding. This figure is of course open to revision following receipt of outstanding estimates which should be available when we discuss our request with you.
- We thank you for your attention to our application.

Sincerely,

Gloria Schropfer
Eastham Historical Society
President

EHS CPC Application for Swift-Daley House Restoration 11/30/2011

1. Project description and specific objectives for the project

The Eastham Historical Society Swift -Daley House Museum has been maintained by the Society since it was acquired from Verena Daley in 1974. The project proposed includes:

a) Restoration of the Museum's roof rafters, which have been significantly weakened from Powder Post Beetle damage. The rear half of the roof will be stripped as needed and damaged rafters will be sistered or in the worst case, replaced, duplicating the curve of the originals. During the work, the museum artifacts will be removed and temporarily stored in the Schoolhouse Museum. Roof sheathing boards will be reinforced or replaced as necessary, and new pressure treated red cedar shingles will be installed.

b) Electrical faults have become increasingly frequent despite recent replacement of the electrical panel. The deteriorated 1939 wiring will be replaced to reduce risk of fire and help assure uninterrupted operation of the security system. This will require trenching inside the perimeter of the main house footings to gain access. A recent plumbing failure indicates that some pipe replacement will also be required to reduce the threat of water leaks damaging the structure and artifacts.

c) The buildings foundation is brick and rubble stone in distress from crumbling old mortar. In addition, sections will have to be opened to facilitate the trenching effort above. Foundation restoration will follow the electrical and plumbing work, to restore structural integrity and help preserve the building.

d) The rear kitchen entry roof has water damage requiring restoration. The stoop is cracked and crumbling and will be restored with granite block, in keeping with 18th century practice.

e) The cellar entrance area and adjacent kitchen sill beam display rot requiring restoration work.

f) The twenty double hung windows are largely inoperative and are in need of restoration or, in the worst case, replacement.

2. How does this project accomplish the goals of the CPA?

This project directly accomplishes CPA goals, by addressing preservation of a structure which is on the National and State registers of historic places.

3. Compatibility with Town's Comprehensive Long Range Plan

The project meets the Long Range Planning objective of "maintenance of community character" by "protecting and preserving our historic cultural resources...".

4. Impact to Eastham's citizens and addressing current need

The Swift-Daley House Museum makes available a wealth of Eastham's history to all Eastham citizens, currently the only facility in Eastham addressing that need.

5. Estimated number of people this project will benefit/affect

The entire town of Eastham, and also more than 1000 visitors a year, coming from virtually every state in the Union, as well as around the globe.

6. How will you measure the success of this project?

The success of the project will be evident in restoring and preserving a valuable historic structure for its continued operation as a museum.

7. Projected Action Plan and Timeline

Restoration should begin in summer 2012 and completed prior to the Museum's seasonal opening in July 2013.

8. Total Project Budget

a. Total budget for the project-

Estimated cost of the project is \$202,000.00 including a 15% contingency for undiscovered work and construction material cost increases.

b. Additional revenue sources including private/ public/ in-kind-

The Society has maintained and renovated the Swift-Daley House since its acquisition, with over \$45,000 invested in renovations and maintenance by the Society to date. The Town graciously approved a previous CPA grant of \$39,900 which funded restoration of the front sill beam and replacement of the heating plant. The Society will fund the moving, storage, and return of Swift-Daley House artifacts required in this project. The Society has expended or committed over \$40,000 worth of repairs or improvements to other Museum properties beyond previous CPA grants, and faces a further \$75,000 worth in needed repairs. These other necessary expenditures combined with a lack of growth in fund raising associated with the poor state of the economy lead to our humble request for funding the full \$202,000 balance of the Swift-Daley House work, which is applicable for CPA funding. The Society will continue to maintain the building at no cost to the Town, following this extraordinary restoration.

c. Annual costs/expenditures once the project is operational-

No additional cost or expenditure results from the project.

d. Annual cost to the town once project is operational -

None. The Historical Society will continue to operate and maintain the Museum at no cost to the Town.

e. Potential revenue from project on an annual basis-

Restoration and preservation of the building will allow its continued operation as a museum. Revenue from visitor's donations averages between \$600.00 and \$700.00 annually.

f. Basis for budget/ sources of information/ cost estimates

Estimate from a local builder skilled in restoration carpentry. Two other estimates have been sought and are expected prior to discussion of the project with the Committee.

g. Financial Sustainability-

EHS has maintained the Schoolhouse Museum, Swift-Daley Museum, Ranlett Tool Museum, and Dill Beach Camp solely from membership dues and fundraising events, and with no direct support from the Town other than previous CPA grants, since first acquiring property in 1965.

9. Legal ramifications/impediments

. No exceptional zoning or construction issues are necessary or foreseen.

10. Authorization of the property owner

EHS is the owner of the property, and the project was authorized by the EHS Board of Directors.

This project addresses factors applicable to Historic Preservation:

- a) The Swift-Daley House Museum has long term historical significance, constructed in 1741 and an excellent specimen of the early Cape Cod house. Since its acquisition by the Society in 1987, it has been operated as a museum, housing many artifacts of life in early Eastham.
- b) The project preserves, enhances, and rehabilitates a significant historical Eastham building listed on both the National and State Registers of Historic Places, as well as facilitating its continued operation as a museum.
- c) The Swift-Daley House Museum is open to the public at no charge.
- d) The project will significantly improve the protection, preservation, and maintenance of the historic building and in turn, the artifacts it contains. The Museum has provided valuable insight to life in Eastham past, and the project will carry this benefit long term to future generations.
- e) The Museum hosts fourth grade classes each year and periodically hosts historical cooking and spinning demonstrations, providing a wealth of educational opportunity in architecture, construction, furnishings, cooking, and clothing to all visitors.