

**TOWN OF EASTHAM • COMMUNITY PRESERVATION COMMITTEE
PROJECT GUIDELINES**

GENERAL CRITERIA

The Eastham Community Preservation Committee requires that all proposed projects be eligible for CPA funding according to the requirements described in the CPA legislation.

Projects will be evaluated according to the following criteria:

- Consistent with the Master Plan, Open Space and Recreation Plan and other planning documents that have received wide scrutiny and input and have been adopted by the town.
- Preserve the essential character of the town as described in the Master Plan.
- Save resources that would otherwise be threatened, and/or serve a currently under-served population.
- Either serve more than one CPA purpose (especially in linking open space, recreation and community housing) or demonstrate why serving multiple needs is not feasible.
- Demonstrate practicality and feasibility, and demonstrate that they can be implemented expeditiously and within budget.
- Produce an advantageous cost/benefit value.
- Leverage additional public and/or private funds.
- Preserve or utilize currently owned town assets.
- Receive endorsement by other municipal boards or departments.

CATEGORY SPECIFIC CRITERIA

Open Space Proposals that address as many of the following specific criteria as possible will receive preference:

- Permanently protect important wildlife habitat, including areas that
 - Are of local significance for biodiversity;
 - Contain a variety of habitats, with a diversity of geologic features and types of vegetation;
 - Contain a habitat type that is in danger of vanishing from Eastham; or
 - Preserve habitat for threatened or endangered species.

- Preserve Eastham's rural, agricultural, seafaring or wooded character.
- Provide opportunities for passive recreation and environmental education.
- Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats.
- Provide connections with existing trails or potential trail linkages.
- Preserve scenic views.
- Border a scenic road.
- Protect drinking water quantity and quality.
- Provide flood control/storage.
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones.
- Preserve a primary or secondary priority parcel in the Open Space Plan.
- Enhance protection of a wellhead or ACEC area.
- Preserve parcels at risk for development.
- Seeks to purchase easements or development rights to properties meeting the above criteria.
- Parcels of land that, when preserved, are deemed to have a positive net fiscal impact on town finances.

Historical Preservation Proposals that address as many of the following criteria as possible will receive preference:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened.
- Protect, preserve, enhance, restore and/or rehabilitate properties, features or resources of historical significance.
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site.
- Project is in imminent danger of demolition.

- Project is within a Eastham Historical District, on a State or National Historical Register, or on the Eastham Historical Commission's Historical Properties Survey.
- Project demonstrates a public or educational benefit.
- Project demonstrates the ability to provide permanent protection for maintaining a historic resource.
- Projects must be determined to be not just historic (i.e. old) but to be historically significant. You may request a written determination of historical significance through the Eastham Historical Commission.

Community Housing Proposals that address as many of the following criteria as possible will receive preference:

- Contribute to the goal of 10% afford ability.
- Promote a socioeconomic environment that encourages a diversity of income, ethnicity, religion and age.
- Provide housing that is harmonious in design and scale with the surrounding community.
- Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units.
- Ensure long-term affordability.
- Promote use of existing buildings or construction on previously developed or
Town-owned sites.
- Convert market rate to affordable units.
- Give priority to local residents or town employees.
- Create rental housing units.

Recreation Proposals that address as many of the following criteria as possible will receive preference:

- Support multiple recreation uses.
- Serve a significant number of residents.

- Expand the range of recreational opportunities available to Eastham residents of all ages.
- Jointly benefit Conservation Commission and Park and Recreation Commission initiatives by promoting passive recreation, such as hiking, biking, and cross-country skiing, on town owned property.
- Maximize the utility of land already owned by Eastham (e.g. school property).
- Promote the creative uses of public corridors or pathways to create safe and healthful non-motorized transportation opportunities.

GENERAL NOTES

For applicants with multiple project requests, please prioritize projects.

The Community Preservation Act specifically excludes funding for maintenance. The Act does allow for the remodeling, reconstruction and the making of extraordinary repairs to historic resources for the purpose of making such historic resources functional for their intended use, including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes.

The Community Preservation Act specifically excludes funding the acquisition of land for the construction of a stadium, gymnasium, or similar structures, or funding said construction on land already owned by the Town.

If a project is selected for funding, a representative must be provided to be the focal person supporting the project. A presentation will be required for a public hearing and that representative will be expected to speak for the project at Town Meeting.

The Community Preservation Committee would welcome working with developers to provide creative alternatives to conventional chapter 40B proposals.

There are legal limitations on the use of CPA funds. Additional information on the Community Preservation Act and the role of the Community Preservation Committee can be found at www.communitypreservation.org.

Community Preservation Committee
Town of Eastham

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