

TOWN OF DUNSTABLE COMMUNITY PRESERVATION COMMITTEE

PROJECT SUBMISSION FORM

Submitter: Alan Chaney  
Robert Kennedy Submission Date: 05-04-2012  
 Group or Committee Affiliation (if any): Conservation Comm.; DRLT  
 Submitter's address and phone number: Purpose (please select all that apply):

240 Westford St.  
Dunstable  
978-649-7268

- Open Space
- Community Housing
- Historic
- Recreation

Submitter's email address alanchaney43@yahoo.com

Project Name: the Best Triangle

Project Description: Purchase by the Town of the 12 (twelve) acre  
field (lots 5 and 4) would become dedicated open space. Lot 2  
would be designated for affordable housing. the remaining land  
(lots 3 and 1) would be for "any and all CPA purposes."

landbank {

| Fiscal Year | Total Project Cost | CPC Funds Requested                  | Other Funding Sources (amount and source)                   |
|-------------|--------------------|--------------------------------------|---|
| 2011        |                    |                                      |   |
| 2012        | <u>\$699,000</u>   | <u>\$634,000</u>                     | <u>DRLT - \$50,000 25,000</u><br><u>Con. Comm. - 15,000</u> |
| 2013        |                    |                                      |   |
| 2014        |                    |                                      |   |
| 2015        |                    |                                      |   |
| Total       | <u>\$699,000</u>   | <u>\$634,000</u><br><u>\$659,000</u> |   |

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)?

Please see attachment.



For Community Preservation Committee Use:

Form Received on: Apr. 30, 2012 Project Presented to CPC on May 10, 2012 - follow-up 5/7/12

Reviewed by: Anne Pillelakis Determination: To use CPA funds  
Chair CPC

for the purchase by the Town of the  
12 acre "Best Triangle" parcel. Lots 5 and 4  
to be designated for open space. Remaining lots  
1, 2, 3 to be held available for any and all CPA  
purposes. Funding as follows: \$28,000 from Open

Space, \$351,000 from Unreserved, \$220,000 BANS against CPA future funds.

## TOWN OF DUNSTABLE COMMUNITY PRESERVATION COMMITTEE

### General Criteria

The Dunstable Community Preservation Committee will give preference to proposals which address as many of the following general criteria as possible:

- ✓ Are eligible for Community Preservation Act (CPA) funding according to the requirements described in the ~~CPA~~ CPA legislation;
- ✓ Are consistent with the Master Plan, Open Space and Recreation Plan, Historic Committee Report, Affordable Housing Plan and/or other planning documents that have received wide scrutiny and input and have been adopted by the town; "Gateway to the Town"
- ✓ Preserve the essential character of the town as described in the Master Plan and Open Space Plan;
- ✓ Save resources that would otherwise be threatened and/or serve a currently under-served population; Agricultural fields; affordable housing
- ✓ 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; and Parcel is on town water,
- ✓ Receive endorsement by other municipal boards or departments. Board of Selectmen, Conservation Comm., Agricultural Comm., Planning Board (subject to available financing)

Open space proposals which 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 Dunstable; or
  - preserve habitat for threatened or endangered species of plants or animals.
- ✓ Preserve Dunstable's rural and agricultural 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.

"Gateway to the town"; reuse agricultural field

**Historical** proposals which 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 town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- Project is within a Dunstable Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Dunstable Historic Reconnaissance Report;
- Project demonstrates a public benefit; or
- Project demonstrates the ability to provide permanent protection for maintaining the historic resource.

**Community Housing** proposals which address as many of the following criteria as possible will receive preference:

- ✓ Contribute to the goal of 10% affordability;
- 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; *would be under Town Control.*
- ✓ 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; or
- ✓ Give priority to local residents, Town employees, and employees of local businesses.

**Recreation** proposals which 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 Dunstable residents of all ages;
- Jointly benefit Conservation Commission and Park & Recreation Commission initiatives by promoting passive recreation, such as hiking, horseback riding, and cross-country skiing, on town owned property;
- Maximize the utility of land already owned by Dunstable or
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.