



**THE COMMUNITY
PRESERVATION ACT**
IN DUNSTABLE

THE COMMUNITY PRESERVATION ACT

Encourages communities to establish a dedicated fund for:

Open Space

Historic Preservation

Affordable Housing

Recreation



THE CPA IN DUNSTABLE

The CPA was signed into law in Massachusetts in 2000. Dunstable residents adopted the law in 2006. The law allows monies to be raised locally through a surcharge of not more than 3% of the tax levy on real property. This surcharge began in Dunstable in 2007.

The law, as accepted in Dunstable, allows an exemption for low income tax payers. The statute also created a Trust Fund administered through the Department of Revenue, primarily funded through a surcharge placed on all Real Estate transactions at the states Registry of Deeds.



WHAT DOES THIS MEAN FOR THE TAXPAYER?

Average Assessed Home Value	\$409,000
Municipal Tax Rate* (per \$1000)	\$12.12
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Amount Subject to Surcharge	\$4,957
CPA Surcharge Rate (as proposed)	3%
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Amount paid toward CPA Fund	\$149

Based on this scenario, \$149 would be paid into the Community Preservation Trust Fund annually

CPA MATCHING FUNDS

This Fund provides distribution of state matching funds annually to each of the towns and cities that have adopted CPA. This distribution is based on a formula which takes into account the percentage of the surcharge that the town has chosen. Dunstable chose a 3% surcharge and has received the following matching funds beginning in Fiscal Year 2008.

FY 2008.	\$170,894.	100%
FY 2009.	\$181,527.	100%
FY 2010.	\$154,462.	80.2%
FY 2011.	\$122,127	61.82%
FY 2012.	\$124,013.	60.1%
FY 2013.	\$124,144.	62.13%
FY 2014.	\$209,004.	100%
FY 2015.	\$157,662.	74.6%

DUNSTABLE CPA PROJECTS – FERRARI FARM

In 2007 the Ferrari Farm project was conceived. This particular property consisted of 159 acres, which included the Sarah Read Roby house and barn.

The project was headed by The Dunstable Rural Land Trust and the Trust for Public Lands, who gathered and distributed information and assembled a coalition to bring about this important acquisition.

The TPL arranged purchase of the house and barn with ten acres, which were sold to a private resident with historic preservation restrictions in place.

The remaining 149 acres were purchased with funds from the Land and Water Conservation Fund, Dunstable Conservation Commission Timber Fund, DRLT, and \$1,500,000 from the CPA. The purchase was considered significant as it completed a 425 acre expanse of protected contiguous open space, while preserving the historic house and surrounding landscape.



DUNSTABLE CPA PROJECTS – BLANCHARD HILL & THE STONE ARCH BRIDGE

In 2008 the Blanchard Hill Clearing and Stone Arch Bridge Road projects were brought to CPC for consideration by the Conservation Commission requesting a total amount of \$15,000. Both parts of the project met most, if not all, of the criteria specified in the CPA Application.

They involved clearing on both sites to make them more accessible to the public for passive recreation such as hiking, bird watching , and , at the Arch Bridge, access for canoes or kayaks.



DUNSTABLE CPA PROJECTS – WATER TROUGH

In 2008 work was done to repair and restore the old Watering Trough. The historic granite watering trough located in the town center of between Main and Pleasant Street was presented to the town in 1887 by Jonas H. French.

Mr. French proposed donating the monument to have a "low trough for oxen and a higher one for horses" under the condition that the town would ensure that it would be supplied with water to the site in the Center. When it was installed in 1888 it included drinking troughs for oxen and horses and also for man and dog.

In 2005 the trough was struck by an automobile, pushing the upper portion of the monument off it's base. Anne L. Davis, representing the Historical Commission, submitted a request for \$3,675 for repair and restoration of the Watering Trough.

DUNSTABLE CPA PROJECTS – NATIONAL HISTORIC DISTRICT

In 2009 the National Historic Districts Project was completed. Susan Tully, representing the Historical Commission, submitted a request for \$4,500 to finalize the National Registry of Historic Places project East District and Center District.

This vital work helped to continue the ongoing efforts of town residents to preserve and value the historical appearance and worth of the town for current and future generations.



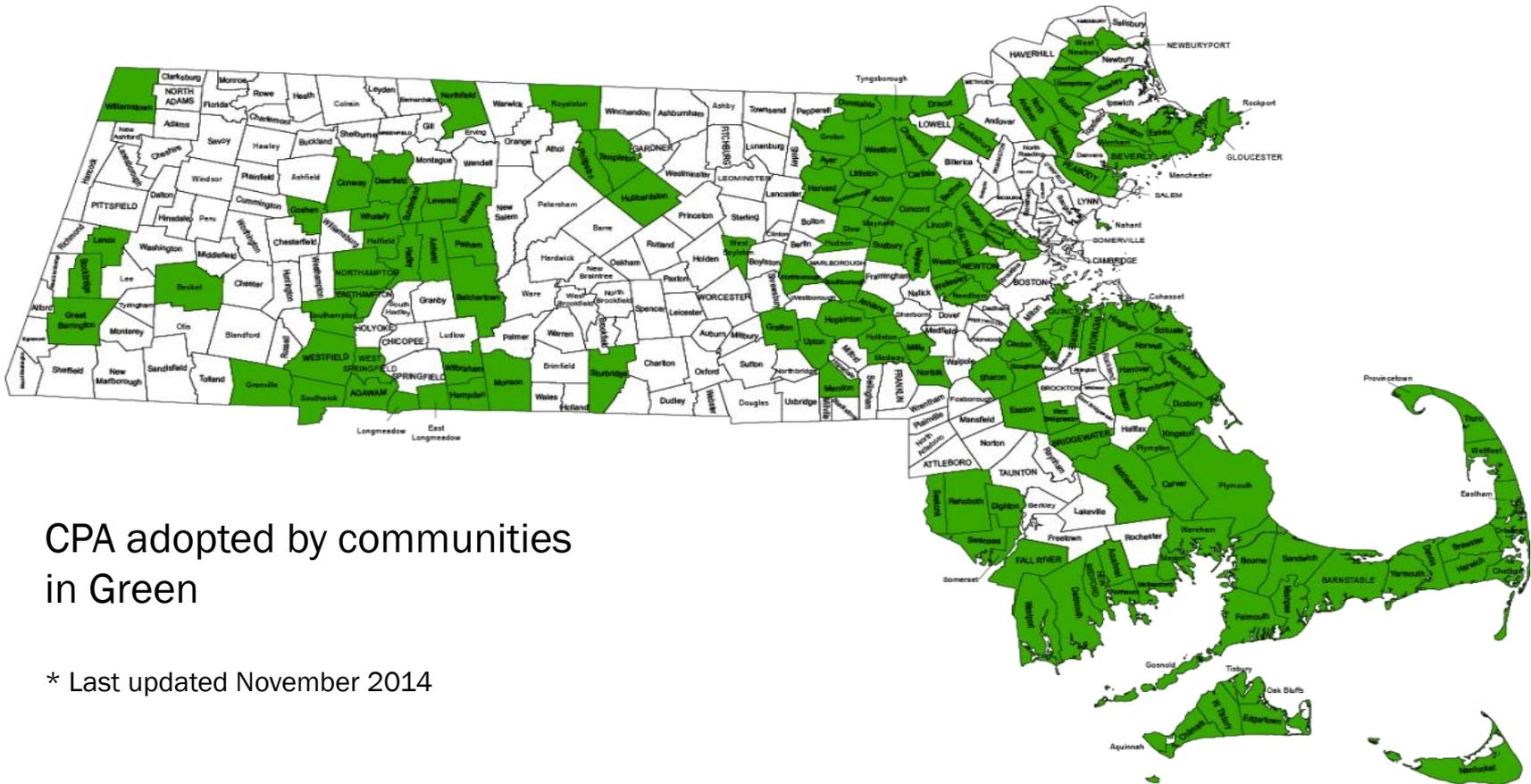
DUNSTABLE CPA PROJECTS – TOWN HALL SLATE ROOF REPAIR

In 2009 the Town Hall Slate Roof Repair was initiated when Danice Palumbo, representing the Board of Selectmen, submitted a request for \$18,000 for removal and replacement portions of the slate roof where ice dams had caused leaks in the Town Hall.

This work helped to preserve the historic Dunstable Town Hall and ensure its historical character and appearance be maintained. This effort also ensured that it would continue to function as an epicenter of community life and local government in the town.



ADOPTION OF THE CPA IN THE COMMONWEALTH



CPA adopted by communities
in Green

* Last updated November 2014

FOR MORE INFORMATION

Go to www.dunstable-ma.gov

OR

www.communitypreservation.org