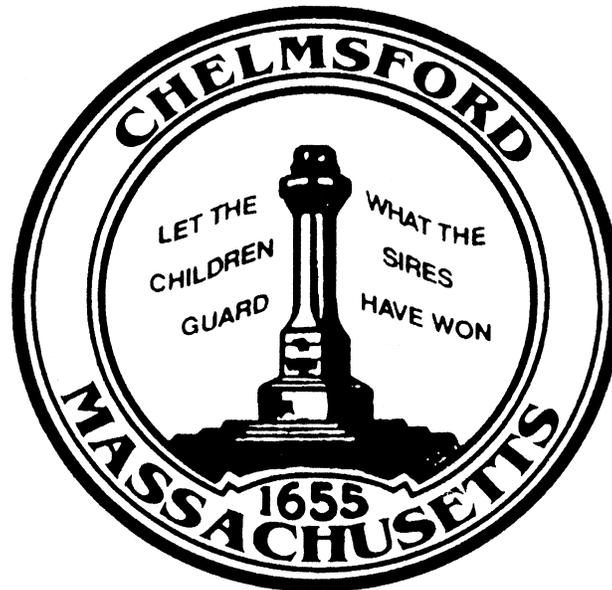


TOWN OF CHELMSFORD
COMMUNITY PRESERVATION COMMITTEE

COMMUNITY PRESERVATION
FISCAL YEAR 2012 PLAN



Revision 2012.2 May 10, 2011

THE COMMUNITY PRESERVATION ACT IN CHELMSFORD

The Community Preservation Act (CPA) provides a source of funding for Open Space Preservation, Historic Preservation and Affordable Housing. Funding is created through a surcharge on the property tax. In the April 2001 election Chelmsford voters passed a ballot question that allowed for a ½% surcharge on a homeowners property tax bill after the first \$100,000 is exempted. In the April 2007 election Chelmsford voters passed a ballot question that increased the surcharge to 1 and 1/2%, along with an exemption from the surcharge for low-income families and moderate-income seniors. In fiscal year 2011, which runs from July 1, 2010 to June 30, 2011, a property with an assessed value of \$359,300 will pay slightly over \$50 in surcharge per year.

This surcharge plus previous year State match (approx 27% for FY2011) will result in approximately \$1,012,000 raised in CPA funds in FY2010. The State provides matching funds created by a filing fee surcharge at the Registry of Deeds created specifically for the CPA. The 2012 match is expected to be 25% of the FY2011 funds.

The money, kept in a separate CPA account by the Town, must be spent on Open Space Preservation, Historic Preservation, and Affordable Housing. Each category must receive a minimum of 10% of CPA funds annually. The remaining 70% may be used for any one of the three categories, or split up amongst them as the Town sees fit. Up to 5% of the yearly CPA funds may be used for administrative purposes, such as land appraisals, legal work, feasibility studies.

Open Space funds can be used for a number of purposes, including outright acquisition of land for open space and passive recreation, improvement and preservation of open space and for purchasing an interest in privately owned land to keep it undeveloped, such as agriculture preservation restrictions, conservation restrictions, easements, and purchases of development rights.

Historic Preservation funds can be used for the purchase and/or preservation of historic structures that are registered with the State, or have been determined to be historically significant by the Chelmsford Historic Commission.

Affordable Housing funds are used for creating additional units of affordable housing across the whole range of affordability through a variety of manners, from new construction to buying down existing housing units to make them affordable.

The CPA is administered by the Community Preservation Committee (CPC), a nine-member committee. The CPC typically holds public hearings prior to Town Meeting to receive comment on the proposed warrant articles and the Fiscal CPC plan. The CPC then finalizes the plan for use of the funds and annually presents its plan to Town Meeting for approval. Town Meeting then votes on the proposed recommendations.

The CPC consists of the following membership:

- Robert Morse, Chairman – Citizen Appointee
- Linda Prescott, Co-Chairman – Historic Commission Appointee
- Evan Belansky – Director of Community Development
- James Lane – Board of Selectmen Appointee
- Mary St. Hilaire – Housing Authority Appointee

Robert Joyce – Planning Board Appointee
Beth Logan – Conservation Commission Appointee
Rebecca Markey – Citizen Appointee
James Pearson – Director - Department of Public Works (Parks and Recreation)

Vivian Merrill is the Secretary and Clerk appointed by the CPC.

Process

The process shall be in accordance with the CPC Funding Application Process document.

The CPC may solicit projects in the following manners:

1. Rolling basis
2. Request for proposals

Town Boards and Departments, civic organizations, and residents may submit projects. However, projects proposed on Town owned property shall be required to have received the appropriate input and authorization from Town officials & departments prior to the submission of an application for funding.

Projects using historic preservation funds and open space & recreation funds shall also present and receive input from the Historic Commission and Conservation Commission's respectively, prior to the submission of an application for funding.

In addition, the CPC may be the catalyst for certain projects that meet the goals of this plan. The CPC will give favorable consideration to those proposals that best meet our guidelines and are consistent with Chelmsford's goals in the areas of open space, recreation, historic resources and/or community housing.

The CPC does not have the power to appropriate funds for particular projects, only to make recommendations to Town Meeting. Under the law, the power to appropriate CPA funds is reserved solely for Town Meeting but Town Meeting may act *only* upon the recommendations of the CPC. For these reasons, the CPC wants to provide a strong and consistent rationale for its recommendations.

Within our Town, the CPC is unique in having a Town-wide and long-term perspective. It has as its goal funding projects that will have a significant long-term impact. Therefore, it may choose to recommend to Town Meeting that some or all of CPA funds be "banked" or reserved for a future use. In all its actions, it seeks to implement an efficient and effective process through which organizations and citizens may gain access to the CPA funds for projects that will enhance our Town.

GOALS AND PROJECTS

OPEN SPACE

OPEN SPACE HISTORY

Land use in Chelmsford has changed dramatically over the centuries. The town, settled in 1655, has evolved from a small outpost of civilization to a large and distinctly suburban community of about 34,000 people. Along the way, as with many towns in eastern Massachusetts, Chelmsford developed a large number of farms to support the region's population with meat and produce. In many parts of town there is the evidence of Chelmsford's agrarian past, such as the ancient stone walls that can often be found in woodlands, walls that were once the borders of farmland and used as fencing for cattle and sheep.

Pressures on open space have continually increased over the years. The ancient forest gave way to farmland uses early in Chelmsford history. With the waning of agriculture reforestation has occurred to some degree. The Town's population, along with commercial and industrial uses, grew steadily over the centuries, primarily in the several town centers. Another distinct phase occurred when residential growth exploded through the 1950's and 60's with the population tripling to over 30,000 by 1970. Since 1970 the town's population growth has grown quite slowly, a total of about 10% over nearly 40 years. Over the last decade, commercial office buildings have been built on much of the remaining commercially zoned land due to a growth in the region's technology economy and a movement to low-cost land use. As sewer lines were installed throughout the town, a process started in the 1980's, the last remaining tracts of open space, previously less suitable for building, are being developed for residential use.

The 1996 Master Plan estimated that about 10% of the land area of the town, 1572 acres remained to be developed. In 2008 in a Build Out Update prepared by the Northern Middlesex Council of Governments (NMCOG) for the 2010 Master Plan Committee, NMCOG suggests that 681 acres remain to be developed. The picture is clear, however, that any attempts to preserve open space in Chelmsford must be accomplished in the near future, as the time is drawing near where the pressures to develop remaining open space will become insurmountable.

OPEN SPACE GOALS

The CPC is tasked with the job of specifying and prioritizing Chelmsford's needs for open space. The following are potential goals to be achieved in the use of the Open Space funding:

Goal 1: Preserve open spaces that have value as water, wetland and wildlife resources.

Open space often serves to protect the Town drinking water supply by safekeeping important wetland and adjacent upland areas. These areas supply and filter the water that seeps into the underground aquifers that store the water we drink.

Open space provides a refuge for our wildlife population. Wildlife population and diversity improves the quality of life for our citizens. Wildlife habitats are under ever-increasing stress as the amount of open space declines.

The purchase of forestry land protected under G. L. Chapter 61 (Forest), as it becomes available (approximately 100 acres currently under c. 61), would be an important step in implementing this goal.

Goal 2: Pursue the acquisition of parcels that will enhance linkages to existing open space.

Chelmsford has many existing open space resources, many of which are in the form of Town owned conservation and forestland, and parcels owned by the Chelmsford Land Conservation Trust.

The purchases of parcels (or development restrictions), which are contiguous to open space areas, increase the usefulness of open space for citizen use and should hold a high priority in acquisition strategy.

Goal 3: Preserve agricultural lands protected under Chapter 61A (Agriculture) which represents Chelmsford farming heritage and which add to the food supply for humans and livestock.

Chelmsford is fortunate to have a small group of landowners who have kept a substantial amount of land under varying degrees of agricultural use. These farms provide our Town and the surrounding region with a limited variety of produce during the harvest season. These lands are under particular stress as ownership changes and land prices escalate.

Agricultural protection through Agricultural Restrictions and acquisition can serve to protect the remaining agricultural lands. The Town should invest in a program to purchase developmental rights of agricultural land with cooperating landowners. There are nearly 244 acres under Chapter 61A. Chapter 61A provides a tax benefit for lands kept in agricultural usage. The Town also receives a first right to purchase lands enrolled in Chapter 61A.

Goal 4: Meet current and future Town recreational needs for recreation areas.

Based upon the changing demographics of Chelmsford recreational needs may require additional open land. Recreational needs vary from playing fields for individual and team activities, for people of all ages to hiking, mountain biking, swimming, bird watching and other adult activities.

Land for recreational land areas needs to possess a flat topography. There can be parcels of land of this character Chapter 61B (Recreation).

Goal 5: Improve access and trail linkages to conservation and recreation land.

Chelmsford's existing conservation lands both privately and publicly owned, need improved and maintained trails and trail accesses. Usage and enjoyment of these conservation lands would increase with better parking and other capital improvements.

Future Projects

- The CPC has identified a number of open space properties that meet one or more of the open space goals. The CPC has contacted the landowners of these properties, who

have been made aware of the CPC interest in their land. The CPC has developed a list of selection criteria to facilitate the ordering process. Criteria such as potential uses, linkage to existing protected open space, scenic value, protection of wildlife species, and contribution to water quality protection all plays a role in this process.

As of the publication of this plan, the CPC is actively working on land purchases that meet many of the open space goals.

- Pond Street Beach – Improvements to the recently purchased Pond Street property have been discussed. Beach and bike path parking, playground, landscaping are likely candidates for future projects.

- **Ongoing Projects**

- Sunny Meadow Farm – A warrant article for \$80,000 for adding parking and an access for the use of Sunny Meadow Farm Community garden, the Handicap Accessible garden and the Bruce Freeman bike path was approved at April 2010 Town Meeting. A new access is will be constructed to the Sunny Meadow Farm as the current access is through private property. A paved 900' access path from the parking lot to the highly popular bike path will be constructed. This project will be completed by Fall of 2012.

Completed Projects

- Lime Quarry Reservation - FY03- \$10,000 was appropriated to improve the Lime Quarry parking area. Parking lot was regraded and reduced in size with an entrance eliminated, a granite-curbed berm added in front and fencing added.
- Red Wing Farm Reservation -FY04- \$25,000 was appropriated to build a parking lot for the users of the Red Wing Farm Conservation Area, acquired in 2002. The parking lot is constructed; a granite entrance sign has been installed. Substantial brush clearing, trail improvements and an apple orchard planted all through the efforts of the Chelmsford Open Space Stewardship and Jones Farm. A butterfly garden was installed through the diligent efforts of the Chelmsford Garden Club, as well as daffodil plantings on the Maple Road entrance.
- Chelmsford Cranberry Bog Reservation –FY07- \$60,000 was appropriated to rebuild the dam, which forms the Chelmsford portion of the Cranberry Bog and collapsed in 2006. A larger off street parking area was installed at the Elm Street entrance to the Reservation, along with entrance, landscaping and signage improvements.
- Lewis Farm Purchase-October 2007 - \$1,500,000 was appropriated for the purchase of 22.52 acres of farmland located between Robin Hill Road and Acton Road, known as the “Sunny Meadow Farm”. The land was purchased from George Dole and Linda Dole in the Spring of 2008. There are two sets of greenhouses on the property. The town due to safety concerns demolished a horse barn on the property. The farm has two tenants who lease a portion of the property for greenhouse and field usage. A section of the farm has been utilized for a highly popular Community Gardens, constructed in the spring of 2009. A Handicapped Accessible Community Garden was constructed during November of 2009 through an Eagle Scout project funded by the CPC. A tree nursery was added to the property through an Eagle Scout project in 2010. The trees will be used as a supplemental source of Street tree plantings for the town.
- Pond Street Beach – April 2009 - \$230,000 was approved to purchase the 1.8 acre Pond Street property which includes a beach, playground area and unpaved parking. The purchase allows the town to have a recreational resource on both large bodies of

water in Chelmsford (Varney Park beach on Freeman Lake being the other) as well as providing parking for the abutting Freeman Bike Path, which opened in the Summer of 2009.

- Open Space Capital Improvement Fund-October 2007
\$25,000 was allocated for Capital Improvement Projects for publicly accessible open space. To date several Boy Scout Eagle Projects and Chelmsford Open Space Stewardship (COSS) projects have been funded with amounts ranging from \$100 to \$3000. The funding supplied by the CPC for these smaller projects is often matched by other funding sources.
 - Wheelchair Accessible Community Garden – Patrick Storey – Troop 70
 - Lewis Farm Community Garden Shed – Christian Booth – Troop 77
 - Crooked Spring Frog Pond Bridge – Taylor Peterson – Troop 77
 - Conservation Commission – Kiosks – COSS (ongoing project)
 - Crooked Spring Culvert/Holding Basin and Bridge – Jesse Tang – Troop 70
 - Town Tree Nursery – Bill Warren – Troop 74
 - “Tom Sawyer Day” Painting and Installation of fence posts - COSS

AFFORDABLE HOUSING

Affordable Housing Resources

At present, approximately 7.4% of Chelmsford’s housing units are classified as affordable on the Massachusetts Department of Housing and Community Development’s subsidized housing inventory (for the purposes of Chapter 40B).

Name	# of Units	Type of Unit	Size	Other
Lamplighter Green	24	Homeownership – Family	3 and 4 BR	
Courtyard Condominiums*	42	Homeownership – Family	2 and 3 BR	
Deca Drive	2	Homeownership – Family	3 and 4 BR	
Orchard Woods*	6	Homeownership – Family	2 and 3 BR	
Village at Glen Isle	8	Homeownership –Family	2 BR	
The Residences at Stedman	3	Homeownership -Family	2 BR	
Woodland Square	8	Homeownership – Family	2 BR	
Princeton Ridge	3	Homeownership – Family	2 BR	
Robin Hill Meadows	4	Homeownership – Family	4 BR	
Windemere at Chelmsford	14	Homeownership – Age Restricted	2 BR	
The Meadows at Brick Kiln	36	Rental units – Mixed	1 and 2 BR	80% AMI
Princeton Commons	22	Rental units – Mixed	1 and 2 BR	60% AMI
Kensington at Chelmsford	29	Rental units – Mixed	1 and 2 BR	60% AMI
Brianna Lynn Estates	16	Rental units – Age Restricted	1 BR	60% AMI
North Village*	51	Rental units – Age Restricted	1 BR	Subsidized
Chelmsford Arms	64	State Public Housing – elderly	1 BR	Subsidized
McFarlin Manor	50	State Public Housing – elderly	1 BR	Subsidized
Delaney Terrace	51	State Public Housing –elderly	1 BR	Subsidized
Pickwick Estates	5	State Public Housing – elderly	2 BR	Subsidized
Mill Road	4	State Public Housing – family	3 BR	Subsidized
Highland School	4	Stae Public Housing – family	3BR	Subsidized
Sheila Ave	3	State Public Housing – family	3 BR	Subsidized
Groton Road	8	State Public Housing – disabled	1 BR	Subsidized
Harding and Putnam*	8	State Public Housing – disabled	1 BR	Subsidized
CHOICE Center*	37	Rental Units – Age Restricted	1 and 2 BR	50-60% AMI

* CPC Funds have been used at these developments

The units listed as Homeownership have been sold. The Town of Chelmsford and the Chelmsford Housing Authority (CHA) are responsible for identifying buyers for the re-sales of these units. Typically, the buyer must market the unit through the CHA for 90 days. If a buyer is not identified during this time frame, the unit is sold for the market value. The difference between the affordable sales price and the market price is returned to the State or the CHA depending upon the development. There are a number of impediments that make the re-sale of these units quite difficult. Some have very high sales prices that an eligible buyer could not afford, some have high condo fees that make the unit unaffordable and others have not been maintained inside making it difficult to market. Pricing for these units are based upon a calculation that is first based upon either 70% or 80% of median income. The calculation takes into account the current interest rates, condo fees, PMI, hazard insurance and taxes. As these numbers vary from project to project, it is clear that a development that was priced using 80% of median income will be higher than one that was priced at 70% of median income. For all developments, an eligible buyer is one that has a family income below 80% of median income.

The current income limits are as follows:

Median Income for Chelmsford - 2009

	1 person	2 people	3 people	4 people	5 people	6 people
80%	\$44,800	\$51,200	\$57,600	\$64,000	\$69,100	\$74,250
50%	\$30,950	\$35,350	\$39,800	\$44,200	\$47,750	\$51,250

Rental

The units listed as Rental have all been occupied. The CHA is responsible for maintaining the waiting list for almost all of these rental redevelopments. The Meadows at Brick Kiln is the only development that maintains their own waiting list. The affordable rental rates vary based upon the target income. Units set at 80% of median income are higher than those set as 50% of median income. Many of the older rental developments have rents set at the 80% income threshold. Units qualify under the States Subsidized Housing Inventory as long as they are at 80% or below. The CHA has subsidized almost all of the private rental developments with Project based Section 8 Vouchers to make them truly affordable to a wider range of families and singles. As you will see from the chart below, rents set at 80% of median income are close to market rates.

The range of pricing is below:

Median Income	1 Bedroom	2 Bedroom	3 Bedroom
80%	\$1200	\$1440	\$1663
60%	\$994	\$1194	\$1379
50%	\$828	\$995	\$1149
30%	\$496	\$596	\$688

Public Housing

The Chelmsford Housing Authority has a number of State Aided Public Housing Developments in Chelmsford. These units are set aside for individuals and family that earn less than 80% of median income. However, the residents only pay between 27% to 32% of their income towards the rent. The average rent is \$354 a month. Even though it is listed as “subsidized” housing, the CHA generates adequate income from these developments to not require an annual subsidy from the State for the day to day management of these developments.

The income limits for State Aided Public Housing is:

	1 person	2 people	3 people	4 people	5 people	6 people
80%	\$44,800	\$51,200	\$57,600	\$64,000	\$69,100	\$74,250

Understanding our Inventory and the Gaps that Exist

The Town of Chelmsford is below the 10% threshold required by the State of Massachusetts. Because of this, our community will continue to see a number of applications for 40B developments. Under the current state guidelines, local control is limited to reasonable negotiations that are acceptable to the agencies that fund these projects. It is important that the goals for the use of Community Preservation Funds reflect the housing needs of the community. These needs have been identified in the Towns Affordable Housing Master Plan and will be revisited during the upcoming Master Plan Review. Currently, there are over 1,100 families and singles that are on the Chelmsford Housing Authority’s waiting list for housing and another 133 seniors on the State Aided Public Housing Waiting List. The average wait for families and singles is over seven to ten years. The average wait for seniors is between one and five years. There is a shortage of affordable rental opportunities in the community.

At present, our goals are outlined below.

Affordable Housing Goals

Goal 1: Meet local housing needs along the full range of low and moderate incomes, while promoting diversity and the stability of individuals and families living in Chelmsford.

Chelmsford residents have long indicated their support for diversity in economic status, age, religion, race and ethnicity. The preservation and production of affordable housing is a proven method for promoting diversity, allowing individuals and families with more limited means to afford to live in Town. The Town will utilize Community Preservation funds to create new rental units that offer current and future residents a wide range of housing options include mixed use housing, senior housing, supportive housing alternatives, single occupant housing and work force housing. Priority will be given to rental units that are created at 50% of median income.

Goal 2: Ensure that new affordable housing is harmonious with the existing community.

Developments will incorporate characteristics designed to blend into the surrounding community. An effort will be made to redevelop existing structures and scatter developments throughout the community.

Goal 3: Meet the 10% State standard for affordable housing.

In order to ensure that future affordable housing development is consistent with the needs and character of the town, Chelmsford must meet the State's 10% affordable housing standard. Until that milestone is achieved, the town will be considered deficient in this area. The CPC will strive to continue to make progress in meeting this goal while protecting neighborhood and community character.

Goal 4: Leverage other public and private resources to the greatest extent possible.

The Town of Chelmsford in conjunction with the Chelmsford Housing Authority will be creative in leveraging public and private resources to make affordable housing development possible through private and public projects. Creativity will be demonstrated by combining Community Preservation funds with the various private, state, and federal resources that are available on a non-entitlement "competitive" basis. This will include financing through the Federal Home Loan Bank, State HOME, Housing Stabilization Fund, Housing Stabilization Fund, Housing Innovations Fund, the Affordable Housing Trust Fund, and Federal Low Income Housing Tax credits.

The Community Preservation Committee should leverage resources within the Administrative budget to conduct feasibility studies on parcels that the Master Plan has identified as potential locations for affordable housing. In addition, it should continue to work with the Chelmsford Housing Authority and its affiliated non-profit to develop affordable housing.

Independent of the CPC, the Town has recently prepared an Affordable Housing Plan. This Plan lays out a number of ways in which the Town can attempt to increase its stock of affordable housing while maintaining local control over development.

Long Term projects

1. Limited Accessory Apartment Affordability Program
2. Housing Rehabilitation Program (HRP)
 - a. Support the establishment of a HRP
 - b. Provide financial assistance, in the form of grants / loans to serve as seed / matching funds for a Housing Rehabilitation program. In February 2010, the Town intends to apply to the State for a \$900,000 grant to establish a HRP.

The HRP will be eligible to owner occupied low and moderate income households for purposes of addressing health and safety hazards, code violations, and to provide adaptive changes for elderly and people with disabilities. Eligible activities include the following:

- Removal of lead paint hazards and asbestos;
- Code violations of the Massachusetts Sanitary, Building Electrical and Plumbing codes;
- Serious building maintenance deficiencies, deteriorated roofs, structural deficiencies

- Underground oil tank removal, replacement of obsolete or inefficient heating systems;
- Building weatherization and energy efficiency improvements such as window / door replacement, insulation, or storm windows;
- Adaptive changes for the elderly and people with physical disabilities

Two forms of financial assistance will be available; a grant up to \$15,000 and a loan up to \$30,000. The grant will be forgiven at the rate of 20% each year, and the total grant shall be forgiven at the end of five years unless the home is sold or title transferred at which time the remaining balance of the grant must be paid. The loan will be a 0% interest Deferred Payment Loan (DPL) and will become due and payable upon transfer of ownership of the house or change in occupancy at any time during the term of the loan. The loan term will be for a period of 15 years with an annual declining balance according to a pay back schedule.

Eligible Properties are:

- Low – moderate income households
- Owner occupied
- Single & Town family structures
- located in designated target areas
- up to 20% of housing rehab funds may be allocated to properties located outside of designated target areas

Priority for eligible properties will be given as follows:

1. Emergency cases such as Households with children under 7 and the presence of lead paint
2. low income households (30%-50% median income)
3. properties with the most serious code and/or health and safety violations
4. elderly owner-occupants or to households with handicapped members based on urgency of the need such as the home needing to be accessible to a handicapped person ready to be discharged from hospital or nursing home

Public – private projects

Ongoing Projects

- 9 Manahan Street Veterans Housing: April 2010 Town Meeting approved \$400,000 for the construction of up to 8 units of Affordable Housing targeted for Veterans. This project will provide badly needed housing for Veterans. The ground floor will be accessible for disabled Veterans. The total cost of the project is estimated to be \$1,100,000.
- Highland Street Affordable Housing. April 2010 Town Meeting approved \$75,000 for the construction of five units of Affordable Housing. The total project cost is projected to be \$1,500,00. The CPC contribution made it possible for this project to move forward to receive State and Federal grants, which comprised the majority of funding for the project.
- The CHOICE Center, 19 Sheila Ave, a 37 units senior housing development has secured over \$9 million in funds from CPC, Federal Home Loan Bank, Housing Tax Credits, Housing Innovations Funds, HOME, Affordable Housing Trust Fund, the

Charles Farnsworth Trust, Housing Stabilization Funds and CHA funds to construct this new development. Construction will begin in late 2009 with occupancy estimated to be in late 2010/early 2011. This is a rental development with a mix of 60% and 50% AMI rental units. Section 8 subsidies will be provided to 19 of the 37 units. Less than 5.5% of the funding came from Community Preservation Funds. \$500,000 from CPC helped raise \$9 million of other sources of funding.

Completed Projects

- North Village, 20 Sheila Ave, a 51 unit senior housing development is fully occupied and home to over 50 seniors. An award of \$27,700 of Community Preservation Funds paid for the N. Chelmsford Water Demand Fee.
- Affordable Unit Buydown – FY03-05-07: A total of \$160,000 has been appropriated to buy down market rate units to an affordable level. The CPC buydowns funds have been helped the CHA secure over \$200,000 in State funds. These funds have been used to preserve units that would have otherwise been lost from our inventory due to a number of factors such as old deed riders that were ineffective, foreclosures and rehabilitation.

To date, Town Meeting has approved a total amount of \$1,162,000 for Community Housing. The CHA has been able to leverage those funds and secure \$17,200,000 in funding from other State, Federal and Private sources.

HISTORIC PRESERVATION

Historic Preservation Resources

Chelmsford is fortunate to have within its borders a wealth of historic assets. The historic buildings in Chelmsford help give the town its character. In addition to Town-owned properties such as the Center Town Hall, North Town Hall, Middlesex Canal Toll House, Forefathers Cemetery, and other structures and historic sites, there are also numerous private homes and structures that pre-date the Revolutionary War. North Chelmsford has the largest collection of mill related buildings in the Commonwealth. The original throughfares of the town, such as Boston Road, North Road, Concord Road, Billerica Road, and the various town centers hold a wealth of historic structures, commons, cemeteries, millponds and more.

Historic Preservation Goals

Goal 1: Preservation, acquisition and enhancement of sites of archeological, cultural and historic significance.

Goal 2: Provide technical assistance to private homeowners of historic properties to encourage their preservation.

Goal 3: Provide education and community outreach regarding the historic and cultural resources within the town.

Long Term Projects

- Stabilization and rehabilitation of the barn at 110 Billerica Road. This barn and house has been an important part of our history. The house and barn were built to service the Middlesex Turnpike. In more recent history, the farm was called and

served as the “Poor House”. All three houses at the Corner of Golden Cove road and Billerica Road are eligible for the National Register of Historic Places.

- Preparation of a Historic & Cultural Resources Preservation Plan
- Commercial facade Improvement program
- Residential facade Improvement program
- Funding for continued inventory of historic structures
- The restoration of the box tombs in Forefather’s Cemetery.
- Restoration work on the 1802 Schoolhouse in Chelmsford Center

Ongoing Projects

- North Town Hall: April Town Meeting approved \$2,850,000 for the restoration of North Town Hall. The Town Hall is the cornerstone of the largest collection of mill related buildings in the Commonwealth. The Permanent Building Committee is overseeing the complete restoration/rehabilitation project for the building. The top floor sporting a forty foot stage will be restored to a public meeting area/theater use and the ground floor rehabilitated for Community use with potential rental opportunities. A catering kitchen will be installed for the use of functions within the building. The exterior of the building will have the vinyl siding removed and the original wood siding restored. The large side windows will be restored rather than replaced, with interior energy efficient storm windows added. The installation of an elevator will allow Handicap access to all floors, and a wheelchair lift will provide handicap access to the stage.
- Center Town Hall: April Town Meeting approved \$2,560,000 for the restoration of Center Town Hall. Center Town Hall, the second of Chelmsfords Historic Town Halls, will have significant renovation and restoration work under the auspices of the Permanent Building Committee. Leasable Artistic space on the first floor, and enhancements to the stage area on the second floor are planned. A catering kitchen will be installed for the use of functions within the building. Handicapped accessible bathrooms will be provided on the ground and first floor. An architecturally appropriate addition on the rear of the building (replacing an existing addition) will provide a new central handicapped accessible entrance and will house an elevator allowing Handicap access to all floors.
- Garrison House/Fiske Barn Restoration- October 2009 - The Garrison House Association received the approval for \$50,000.00 to help with the preservation of the Garrison House. The house is in need of sill and joist replacements along with other structural repairs. The Fiske Barn will be sided with vertical sheathing.

- Varney Park Fieldhouse – The Varney Park Fieldhouse is a WPA era structure located in Varney Park by Freeman Lake in North Chelmsford. Built in 1935, the granite and brick “Bungalow Style” Fieldhouse is badly in need of restoration. Town Meeting has appropriated \$20,000 of CPC funds for the creation of a plan for the restoration of the bathhouse and field.

Completed Projects

- Middlesex Canal Survey: FY03: - \$10,000 was used for conducting a survey of the Chelmsford Portion of the Historic Middlesex Canal. The survey has been used to aid the inclusion of the Canal into the Federal Registry of Historic Places and to further the addition of easements allowing for Canal access and preservation.
- North Town Hall Stabilization: FY03 -\$28,247 was expended for roofing and window repair to prevent further deterioration of North Town Hall.
- Garrison House Association – “Hill Jock House”-FY06-: The Garrison House Association received \$50,000 to restore the Hill Jock House, built in 1756 and moved to the Garrison House property in April 2004. The Garrison House Association has spent over \$150,000 of their own funding to date to move, build a foundation and stabilize the “Hill Jock” and are using the additional funding to further the restoration. The Garrison House Association is completing the finish work on the interior of the house. The house has electricity, running water, climate controls and to the delight of all, a working bathroom.
- Chelmsford Cemetery Commission – FY06-Forefather Burial Ground: The Cemetery Commission received \$5,375 to restore approximately 43 headstones at the well known Forefather Burial Ground, located in Chelmsford Center.
Heart Pond, Riverside, and West Chelmsford Cemeteries –FY07- these three cemeteries have received \$25,000 in CPC funds for rehabilitation of historic elements, including resetting and stabilizing gravestones and curbs.
- Chelmsford Historical Society - Barrett-Byam House –FY08-\$50,000 for; Reroofing the entire Homestead, climate control for the museum, repair due to water damage of a structural wall, purchase of an archival scanning and storage system.

ADMINISTRATION

The Town has completed a new 2010 Master Plan. The Community Preservation Committee made a significant commitment to this effort with a \$20,000 contribution, from administrative funds, specifically, \$10,000 for open space & recreation and another \$10,000 for housing. The CPC views the final approved Master Plan as a roadmap and framework for identifying and prioritizing future projects, sponsored by the CPC, other town boards, or private groups.

Additionally, the CPC intends to continue its commitment to the Master Plan by strategically utilizing administrative funds to maximize the existing \$40,000 available for implementation. Specifically, the CPC will seek to utilize administrative funds for purposes such as property surveys and site feasibility studies where open space, recreation, affordable housing and or historic preservation efforts are being considered. A Study of Town Historic resources is planned using \$20,000 of Administrative funds.

Properties in which administrative funds may be utilized in FY2011 include:

- Oak Hill – town owned 66 acres
- U Mass Lowell West campus

Table 1: Allocated Funds to date

Project Details	FY '02	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY '09	FY'10	FY'11	Total Allocated
Affordable Housing											
Courtyard Condo Affordable Buy-down		\$20,000		\$40,000		\$100,000					\$160,000
Sheila Avenue - Demand Fee					\$27,700						\$27,700
Harding Street - 45 Units						\$150,000	\$350,000				\$500,000
Manahan Street										\$400,000	\$400,000
Highland Avenue										\$75,000	\$75,000
										Total:	\$1,162,700
Open Space Detail											
Red Wing Farm Acquisition	\$4,466										\$4,466
Lime Quarry Parking Lot		\$25,000									\$25,000
Red Wing Farm Parking Lot			\$25,000								\$25,000
Cranberry Bog - Dam and Parking						\$60,000					\$60,000
Lewis Farm Acquisition							\$1,500,000				\$1,500,000
Open Space Capital Improvement							\$25,000				\$25,000
Pond Street Acquisition								\$230,000			\$230,000
Sunny Meadow Farm Parking										\$80,000	\$80,000
										Total:	\$1,949,466
Historic Preservation											
Cemetery Commission			\$7,487		\$5,375	\$25,000					\$37,862
Middlesex Canal Survey			\$10,000								\$10,000
North Town Hall			\$28,247							\$2,850,000	\$2,878,247
Garrison House/Hill Jock House					\$50,000				\$50,000		\$100,000
Varney Park Study						\$20,000					\$20,000
Barrett/Byam House								\$50,000			\$50,000
Center Town Hall										\$2,585,000	\$2,585,000
										Total:	\$5,681,109
Total Allocated:											\$8,793,275.20

Open Space	22.17%
Affordable Housing	13.22%
Historic Preservation	64.61%

Revenue Projection for FY 2012 Required Reservations	
FY 2012 CPA Tax Surcharge (max est – no adj for exemptions)	\$819,138
FY 2012 State Matching Funds due in October 2011 (est 25% of FY2011)	\$199,789
Total (Est)	\$1,018,927

FY 2010 Reservations and Appropriations	
Article 21 - Reservations	
Open Space - Required reservation for future use	\$102,000
Community Housing - Required reservation for future use	\$102,000
Historic - Required reservation for future use	\$102,000
Administrative – Appropriation (Appraisals, Surveys, Plans)	\$50,000
Budgeted Reserve - Reservation for future use	\$95,000
Article 22 – Historic Restoration	
Town Clock and support systems renovation (Located in First Parish Steeple)	\$96,424
Article 23 – Historic Restoration	
First Parish Steeple, parapets, clock tower, and adjacent roof	\$66,810
Article 24 –Open Space and Recreation	
Hart Pond Association - Heart Pond invasive plant species removal	\$25,000

Payments on \$750,000 Bond for Lewis Farm (Not on warrant)	
\$102,000 from Open Space and \$57,750 from Reserved for Expenditures	\$173,250
2013 – Year five (final year)	\$154,875

Payments on \$2,800,000 Bond for Town Halls (Not on warrant)	
\$102,000 from Historic Preservation and \$284,400 from Reserved for Expenditures	\$386,400
2013; \$380,800, 2014;\$375,200, 2015;\$366,800, 2016; \$355,600, 2017; \$344,400, 2018; \$333,200, 2019; \$319,200, 2020; \$305,200,2021; \$291,200	

Projected Account Balances for FY 2012 (Assuming approval of TM articles)	
Open Space	\$0
Community Housing	\$102,000
Historic Preservation	\$0
Reserved for Expenditures (Not committed to a specific account)	\$1,196,934