



Community Preservation Act Policy

PURPOSE

The Community Preservation Act was adopted by Hubbardston's voters November 7, 2006 which established a local fund based on a 1 ½ % tax surcharge on property valuations over \$100,000. The Community Preservation Act (or "CPA") was adopted in Massachusetts in 2000 enabled under [Massachusetts General Laws Chapter 44B](#) that established a State Trust Fund from which annual allocations are made to towns that have accepted the Act and that provide a partially or fully matching local appropriation. The purpose of the CPA was to enable a locally supported fund supplemented with a partial match from the state that could be utilized for projects that involve historic preservation, open space, outdoor recreation, and [affordable housing](#). Visit here for more information on [project eligibility from the Department of Revenue](#).

POLICY & PROCEDURE

In order to administer the fund, the Town created a local Community Preservation Committee (or "CPC") consisting of nine members, established pursuant to and with the authority granted under Section 5, as now or hereafter amended of Chapter 44B of the Massachusetts General Laws, and in accordance with General Bylaws Chapter XIV. Its membership shall include one member of the conservation commission as designated by the commission, one member of the historical commission as designated by the commission, one member of the planning board as designated by the board, and one member of the Hubbardston Housing Authority as designated by the authority, one member of the Board of Park Commissioners as designated by the commissioners, one member of the Open Space Committee as designated by the committee, and three at-large members as designated by the Board of Selectmen.

Before reviewing project applications, the CPC shall update its Community Preservation Plan outlining Town goals and priorities. As part of this plan, the CPC shall hold a public input session in the fall (and/or field a town survey) and advertise the results. After this information is gathered, the CPC shall adopt a one to 5 year plan.

The CPC solicits project eligibility applications which are reviewed by the CPC for consideration. Once the eligibility has been determined for the applicants, the applicants will be notified on how to proceed with preparing a complete application for funding. All approved projects are subject to appropriation at Annual Town Meeting.

For more information on the Community Preservation Act, visit the Community Preservation Coalition [website](#).

EFFECTIVE DATE

This policy was adopted: October 2018