



**Community Preservation Committee Meeting
Agenda & Meeting Packet**

June 7, 2022

7:00 PM

Meeting will be held at the **Municipal Building**
2nd Floor, Council Chambers
355 East Central Street

A NOTE TO RESIDENTS: All citizens are now welcome to attend public board and committee meetings in person. Additionally, in an effort to maximize citizen engagement opportunities, citizens will be able to continue to participate remotely via phone OR Zoom. The meetings will also be [live-streamed by Franklin TV](#) and shown on Comcast Channel 11 and Verizon Channel 29.

- **Link to access meeting:** June 7, 2022 CPC Meeting [HERE](#) -- Then click "Open Zoom"
 - Or copy and paste this URL into your browser: <https://us02web.zoom.us/j/88271105515>
 - **Call-In Phone Number:** Call 1-929-205-6099 and enter Meeting ID # **882 7110 5515** - Then press #
-

Agenda:

1. Approval of Minutes
 - a. April 5, 2022
2. [Community Preservation Master Plan v. 2](#)
 - a. Resolution 22-36: FY23 CPA Reservations (Budget)
 - b. Resolution 22-37: FY23 CPC Appropriation of Capital Funds (Project Recommendations)
 - c. Resolution 33-38: CPC Appropriation of Funds - Debt Service Maple Hill Land

April 9, 2022, is the application deadline for projects.

Ms. Limitations of South Church

Mr. Hellen: possible use of

COMMUNITY PRESERVATION COMMITTEE

April 5, 2022

MINUTES

Members Present: Christopher Feeley, David McNeill, Lisa Oxford, Michael Giardino, Rick Power, Wayne Simarrian, Phyllis Messere-Malcom, Jeffrey Livingstone, Monique Doyle

Town staff also in attendance: Town Administrator Jamie Hellen, Head of the Recreation Department Ryan Jette

Chairman Christopher Feeley called the meeting to order at 7:00 PM

Approval of Minutes

The January 4, 2022, and the January 18, 2022, minutes were approved

Continuing CPC Business

Mr. Hellen: Presented a "Sketch Draft" of the Community Preservation Master Plan (2022-04-05 CPA PLAN Sketch Draft Version #1) and its four sections. The Sketch Draft is a living document and can be revised. The Sketch Draft provides an introduction and history to Franklin's CPC and the information of the purchase of the Maple Hill property. Currently, the DPW is assessing the Maple Hill purchase and the adjacent Metacomet land in preparation for public access and use. Various charts in the Sketch Draft provide anticipated revenue from town taxes and state funding. Charts also show how monies are divided among the three required CPA reserves: Open Space, Affordable Housing, and Historic Preservation. In addition, the Budgeted Trust reserve shows the remainder of funds in the CPC budget. Any funds not spent are sent to the reserve fund and remain in the CPC budget for upcoming projects. The state has not yet designated its yearly payout.

Approximately \$12,000 in administrative costs have been paid out: Playground Inspections of New England to estimate the cost to design the Nason Street Tot Lot and the town is waiting for a November assessment from the state; assessment of the Schmitt Farm; a field survey for land for affordable housing.

Going forward, approximately \$200,000 in Historical Preservation can be used for the Brick School. Affordable Housing can use 10% in FY22 and FY23 for Franklin Ridge.

Mr. Feeley: The CPC is required to allocate monies every year in the three required categories.

Mr. Hellen: Any monies not spent are carried over to the next fiscal year.

Mr. Hellen: Anticipated projects include preservation of town records, the cupola on the Museum, and the Nason Street playground.

Mr. Feeley: Is the 15-20 year estimate of the life span of the Nason Street playground accurate?

Mr. Hellen: Yes, to Mr. Feeley.

Mr. Hellen: Part 4 of the Sketch Draft is "fluid" in that it reflects public comments and priorities. Areas that are addressed are Fletcher Field (state funding may be allocated) and King Street Park with additional pickle ball courts. April 9, 2022, is the deadline for applications for projects.

In addition, the South Church is being offered to the public for purchase with limitations on restoration and use. The drawback to the property is its limited parking.

April 9, 2022, is the application deadline for projects.

Ms. Limitations of South Church

Mr. Hellen: possible use of

Mr. Livingstone: Questioned if a poll was taken asking Franklin residents why voters voted against the CPA. He speculated that some might be angry about the tax increase, but many would be positive because of the Maple Hill purchase

Mr. Hellen: Feedback about the CPA vote and tax increase might be expressed in a Citizen Satisfaction Survey; ICMA would generate a scientific random sample and then a town wide survey with a CPC question. Since such a survey would not be done for a few years, townspeople would be able to assess the CPC and its projects.

Maple Hill purchase may have soothed some the residents who objected to the tax increase

Mr. Livingstone: Referencing page 17 of the Sketch Draft asked who makes standards for signage.

Mr. Hellen: Signage questions will be answered at the later meeting and speculated on various agencies that might have input for signage. Vicki Earls from the Franklin Library informed Mr. Hellen that Dean Junior College is a federally recognized historic district as is the Town Common.

Mr. McNeill: Referenced page 12 of the Sketch Draft asked for clarification of the principle and interest payments for the Maple Hill purpose.

Mr. Hellen: The estimate for interest, projected at 3 1/2% for FY23, is \$137,000 which can change in FY24 if the interest rates change. The payout for FY24 is estimated to be \$212,000 which includes interest and principle. The bond to cover the Maple Hill purchase was bundled with other bonds taken out by the town.

Mr. Livingstone: Questioned the town's AA+ bond rating.

Mr. Hellen: The town is working to get a AAA bond rating which if it happens, will make borrowing easier this summer.

Mr. McNeill: Will the Maple Hill funding come out of just the Open Space fund, the Budget Reserve, or both?

Mr. Feeley: The CPC will use the 10% Open Space requirement and the Budget Reserve.

Mr. Rick Ciccone (audience): Asked about the bond rating and other towns that have AAA rating.

Mr. Hellen: Explained why other towns earned the higher bond rating.

Mr. Hellen: A comprehensive report about the Red Brick School is being compiled.

Mr. Simarrian: Expressed interest in the Red Brick School project.

Mr. Hellen: Phase 1 of the Red Brick School will address the exterior and Phase 2 will address the interior. Further information may be found in the Sketch Draft.

Mr. Power: Questioned the formula for CPA taxes.

Mr. Feeley: The surcharge, not tax, is recalculated every year based on the value of the house.

Mr. Hellen: The surcharge is based on the current year's evaluation minus \$100,000. If a home is valued for tax purposes at \$300,000, the CPA 2% surcharge would cover only \$200,000. That 2% surcharge is billed every quarter.

A motion to adjourn was made at 7:43 and the committee voted unanimously to approve.

Respectfully submitted,

Monique Doyle

Clerk, Franklin, MA, CPC

Town of Franklin



Photo: Courtesy of Franklin Police. Maple Hill Open Space.

Community Preservation Master Plan

version 2

June 7, 2022

1. Introduction & History of Community Preservation Act

History of the CPA

The Community Preservation Act (CPA) is a smart growth tool that was adopted into state law by Governor Paul Cellucci in 2000. It helps communities preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities for the community. CPA also helps strengthen the state and local economies by expanding housing opportunities and construction jobs for the Commonwealth's workforce, and by supporting the tourism industry through the preservation of the Commonwealth's historic and natural resources. For more information on the history of Community Preservation Act (CPA) statewide, please visit the Community Preservation Coalition's website at:

- <https://www.communitypreservation.org/about>
- <https://www.communitypreservation.org/history>

The Town of Franklin is a dues paying member of the Community Preservation Coalition:

- <https://www.communitypreservation.org/>

For information on how to calculate your CPA surcharge please click [HERE](#) or follow the link below:

- https://www.franklinma.gov/sites/g/files/vyhlf6896/f/uploads/cpa_calculation.png

CPA Election

The Town of Franklin approved the Community Preservation Act at the ballot in November 2020. The results were as follows:

- 11,969 (58.2%) - Yes.
- 7,649 (37.2%) - No.
- 934 (4.5%) - Blank.
- **Total 20,552 ballots cast.**

Town Bylaw

The Town Bylaw was approved on December 16, 2020. The new Town Bylaw is as follows:

Chapter 16 Community Preservation Committee

- Section 16-1: Establishment and Authority
 - There is hereby established a Community Preservation Committee (hereinafter: “CPC”) consisting of nine (9) appointed members, as provided in G.L. Chapter 44B, Section 5. The CPC shall have the legal authority and shall perform the duties and functions specified in G.L. Chapter 44B.

- Section 16-2: Composition
 - One member of Conservation Commission
 - One member of Historical Commission
 - One member of Planning Board
 - One member of Recreation Advisory Board
 - One member of the Housing Authority
 - Four (4) Citizens at Large

- Section 16-3: Appointment and Term
 - The representative members of the five Town bodies identified in Section 16-2 shall each be nominated by the respective Town body of which he/she is a member to the Town Administrator for the Town Administrator’s appointment and Town Council’s ratification for a one (1) year term; the four citizens at large shall each be appointed by the Town Administrator and ratified by the Town Council for a two (2) year term, provided that two shall initially be appointed for a two year term and two for a one year term, so that the citizen at large terms will be staggered. All terms shall commence on July 1 and terminate on June 30. Each representative member must remain a member of the respective Town body of which he/she is a member during his/her term as a CPC member.

- Section 16-4 CPC: Officers
 - The CPC shall have a Chair, Vice Chair, and Clerk, to be voted by the CPC membership at its first meeting following annual appointments. The Chair shall preside at meetings and shall be responsible for calling all meetings and for timely preparation and posting of meeting agendas and otherwise complying with the notice requirements of the Open Meeting Law, G.L. Chapter 30A, Sections 18 through 25. The Vice Chair shall preside at meetings in the absence or recusal of the Chair. The Clerk shall be responsible for accurate and timely preparation of meeting minutes.

Public process for membership

The Community Preservation Committee has five members who are representatives of town boards and committees. These five seats are the minimum allowed under the law. Those members are from the Conservation Commission, Historical Commission, Housing Authority, Planning Board and Recreation Advisory Board. A member must be an active member of that respective committee and must seek appointment on an annual basis. For the inaugural

committee, each committee gave the Town Administrator and Town Council the members of their selection.

The Community Preservation Committee also has four at-large resident placements. In order to solicit fair and equitable interest in becoming a member of the inaugural Community Preservation Committee, the Town put out a request for applications to all residents on our [Town Blog](#) (Town Website) and all relevant social media platforms, in conjunction with mentioning that there were vacancies available on the board for public participation at Town Council meetings.

Once the application period closed, the Town Administrator and staff read through all of the applications, interviewed all candidates and brought four qualified candidates to the Town Council for final approval and appointment to the CPC.

- [Town Website Blog Post for CPC at-large Candidate Applications](#)
- [Online Application Form](#)

Community Preservation Committee begins

- [Community Preservation Committee Agendas](#)
- [Community Preservation Committee Minutes](#)

The Community Preservation Committee (CPC) held its first meeting on March 2, 2021. The Committee's first business was to organize its leadership team and set a schedule of meetings for 2021.

On March 30, 2021 the CPC hosted a new member training program directed by Stuart Saginor, the executive director of the Community Preservation Coalition.

In following meetings in April and May of 2021, the CPC discussed the FY22 budget, open space, and Recreation presentations.

The Community Preservation Committee discussed and approved the purchase of a large parcel of Chapter 61A, open space, off of Maple Street at their June 17, 2021 meeting.

On September 21, 2021 the CPC discussed affordable housing, the housing production plan and the 2020 Town Master Plan. September 29th and October 1, 2021 the CPC hosted a tour of the Red Brick School House and the Franklin Historical Museum. About a dozen residents attended the tours of the two buildings.

On January 4th and January 18th of 2022 the CPC held public hearings to allow community members to present their ideas on how to use CPA funds in the CPA plan.

Maple Hill: An Open Space Success Story And The Power Of CPA

Fun fact: The Town of Franklin’s purchase of the 70-acre Maple Hill open space property was the second fastest purchase of open space after a community passed CPA in the twenty year history of the Community Preservation Act. Only the Town of Dunstable has an expenditure faster than Franklin’s. This was feasible because of a critical CPA tool that was used. A provision in the Community Preservation Act allows communities to borrow against future spending on CPA. If this provision was not in the law, the Town may not have been able to purchase this property. See more details below.

Notable Meeting Dates: Purchase of Maple Hill

- June 09, 2021: [Town Council Meeting: Public Hearing Maple Hill](#)
- June 16, 2021: [Finance Committee Meeting: Unanimous support & move to CPC](#)
- June 17, 2021: [CPC Meeting: Unanimous support & Move to Town Council](#)
- July 21, 2021: [Town Council Meeting: Maple Hill Appropriation & Exercising Right of First Refusal](#)
- November 17, 2021: [Town Council Meeting: Unanimous vote to approve the purchase of Maple Hill land](#)



2. Fiscal 2022 Budget and Financial Summary

The Town passed an FY22 budget for Community Preservation despite being the first year of surcharge collections. This was done in the event any administrative expenses arose.

A breakdown of the approved FY22 CPA budget:

| | |
|---|-------------|
| Administrative expenses reserve fund (5%) | \$66,470 |
| Open Space reserve fund (10%) | \$132,940 |
| Affordable Housing reserve fund (10%) | \$132,940 |
| Historic Preservation reserve fund(10%) | \$132,940 |
| Budgeted reserve fund (65%) | \$864,112 |
| Total | \$1,329,402 |

Through the date of this report, none of these reserves have been spent with the exception of charges made to the administrative account. The four expenditures from the Administrative account include:

1. \$4,350: Dues to the Community Preservation Coalition.
2. \$3,500: John Neas appraisal services; he provided an appraisal of the Schmidt's Farm property on Prospect Street.
3. \$2,312: Paid to United Consultants, INC to do wetland delineation and field survey location on two Town-owned parcels on Washington Street.

The purpose of these consultants was to investigate the potential for affordable housing on two sites (parcel ID 349-010-000-000 and parcel 349-009-000-000 on the town line on Washington Street) to investigate partnering with the Franklin Housing Authority or other affordable housing groups seeking land in Franklin. Unfortunately, the analysis confirmed it to have more wetlands and poor soils. The site will not be able to be used for housing. The Town is moving forward with a second analysis on a second site, which we believe has greater potential (parcel ID 349-010-000-000 off Washington Street).

4. \$2,500: Paid to Playground Inspections New England to cost out the design of the Nason Street Tot Lot redevelopment. An accurate quote will be provided at a later date through these funds. See below for FY23 recommendations.

In total, the Town will spend \$12,662 in FY22 through the date of this plan. Administrative expenses can still be used through June 30th. Excess will be automatically deposited into the Budgeted reserve fund.

It is anticipated the following will be in reserve accounts, respectively at the beginning of July 1, 2022:

| | |
|---|-----------|
| Administrative expenses reserve fund (5%) | \$0 |
| Open Space reserve fund (10%) | \$132,940 |
| Affordable Housing reserve fund (10%) | \$132,940 |
| Historic Preservation reserve fund (10%) | \$132,940 |
| Undesignated CPA Fund Balance | \$917,920 |

It is important to note that any unspent monies in the three required reserve accounts automatically stay in their reserve accounts and do NOT get deposited into the Undesignated CPA Fund Balance. Unspent administration expenses or budgeted reserves all get saved into that Budgeted reserve fund. If any donations are made by a private individual, they also would be deposited into the Budgeted reserve fund.

The Town did not meet any of its required thresholds for FY22, thus those monies are being recommended to be expended for some of the projects outlined in the FY23 budget recommendations below to meet those requirements.

By statute, FY22 does not include a state match. Recent announcements of state matching funds are seen [here at the Department of Revenue](#). The Town will see a match in FY23 (November 2022) based on FY22 real estate collections.

3. FY23 Proposed Budget & Project Recommendations

Every year, the Community Preservation Committee (CPC) is required to prepare an annual CPA budget, which is voted on by the Community Preservation Committee who recommends a budget to the Town Council for authorization. For most communities, this happens in the spring along the same timetable as the general municipal budget process.

The first step in the process is to determine the total amount of CPA revenue the community can expect to receive during the next fiscal year. This total revenue figure should include an estimate of the CPA local surcharge revenue plus the estimated matching money to be received in November from the CPA Trust Fund. Once the total revenue has been determined, the annual budget breaks it down into the various CPA accounts.

CPA Account Breakdown

Category Reserve Accounts: Funds in a category reserve account are “restricted” funds, and they can only be used for that specific category. Once funds are transferred to a category reserve, they cannot be transferred out and spent for a different purpose. We are required to spend or reserve 10% of total revenue in each of the following categories: (1) Housing (2) Open Space (including Recreation) and (3) Historic Preservation.

Other Accounts:

- **CPC Administrative Account:** Each year the CPC has the option of requesting that the local legislative body (Town Council) appropriate up to 5% of annual CPA revenues for the CPC’s administrative needs during the fiscal year. However, unlike a reserve fund, this account is only available for one fiscal year, and will be closed out automatically at the end of the fiscal year. Unused funds from this account will be transferred to the CPA Fund Balance account.
- **Budgeted Reserve and/or CPA Project Appropriations for any Category:** After the CPC has determined the amount of revenue that will be used for projects, administrative expenses, and the 10% category reserves, there may be additional CPA revenue that you don't have an immediate need for. An optional "budgeted reserve" account can be included in the CPA budget to temporarily put this money in case you need it for additional projects that arise during the year. Eventually all unused money from the administrative account or budgeted reserve items go into the “Undesignated CPA Fund Balance” which rolls over from year to year.

The Town is proposing to have accounts set aside for both options as outlined below.

FY23 Revenue Projections (surcharge + state match)

| | |
|---|----------------------------|
| Administrative expenses reserve option (up to 5%) | \$94,350 |
| Open Space reserve requirement (10%) | \$188,700 |
| Affordable Housing reserve requirement (10%) | \$188,700 |
| Historic Preservation reserve requirement (10%) | \$188,700 |
| Budgeted reserve fund (up to 65%) | \$1,226,550 |
| TOTAL (\$1,397,778 (local) + \$465,291 (state match FY22)) | \$1,887,000 (total) |

The state estimated a 35% match in November 2022 and is based on FY22 local revenue.

FY23 CPA Reserves & Undesignated CPA Fund Balance

Excess or unused funds from the Administrative expenses account have been moved to the Undesignated CPA Fund Balance. These are the anticipated reserve fund balances:

| | |
|---|-----------|
| Administrative expenses reserve fund (5%) | 0 |
| Open Space reserve fund (10%) | \$132,940 |
| Affordable Housing reserve fund (10%) | \$132,940 |
| Historic Preservation reserve fund (10%) | \$132,940 |
| Undesignated CPA Fund Balance | \$917,920 |

FY23 Total Budget available

This chart combines the anticipated revenues for FY23 and the reserves from FY22.

| | |
|---|-------------|
| Administrative expenses reserve fund (5%) | \$94,350 |
| Open Space reserve fund (10%) | \$321,640 |
| Affordable Housing reserve fund (10%) | \$321,640 |
| Historic Preservation reserve fund (10%) | \$321,640 |
| Budgeted reserve fund (65%) & Undesignated CPA Fund Balance | \$2,144,470 |

Maple Hill Borrowing Schedule

For FY23 through FY43, the CPA Open Space requirement will be fulfilled due to the purchase of the Maple Hill open space property. This is smart policy as now the Budgeted Reserve Fund revenues have more flexibility in use. The Town borrowed the funds for Maple Hill in May 2022 and received a 3.38% interest rate, which was slightly less than the original model. The following chart is the payment schedule.

\$2,965,000 Land

May 26, 2022

Debt Service Schedule

| Date | Principal | Interest | Total P+I | Fiscal Total |
|--------------|-----------------------|-----------------------|-----------------------|--------------|
| 05/26/2022 | - | - | - | - |
| 11/15/2022 | - | 58,829.60 | 58,829.60 | - |
| 05/15/2023 | 150,000.00 | 62,658.75 | 212,658.75 | - |
| 06/30/2023 | - | - | - | 271,488.35 |
| 11/15/2023 | - | 58,908.75 | 58,908.75 | - |
| 05/15/2024 | 150,000.00 | 58,908.75 | 208,908.75 | - |
| 06/30/2024 | - | - | - | 267,817.50 |
| 11/15/2024 | - | 55,158.75 | 55,158.75 | - |
| 05/15/2025 | 150,000.00 | 55,158.75 | 205,158.75 | - |
| 06/30/2025 | - | - | - | 260,317.50 |
| 11/15/2025 | - | 51,408.75 | 51,408.75 | - |
| 05/15/2026 | 150,000.00 | 51,408.75 | 201,408.75 | - |
| 06/30/2026 | - | - | - | 252,817.50 |
| 11/15/2026 | - | 47,658.75 | 47,658.75 | - |
| 05/15/2027 | 150,000.00 | 47,658.75 | 197,658.75 | - |
| 06/30/2027 | - | - | - | 245,317.50 |
| 11/15/2027 | - | 43,908.75 | 43,908.75 | - |
| 05/15/2028 | 150,000.00 | 43,908.75 | 193,908.75 | - |
| 06/30/2028 | - | - | - | 237,817.50 |
| 11/15/2028 | - | 40,158.75 | 40,158.75 | - |
| 05/15/2029 | 150,000.00 | 40,158.75 | 190,158.75 | - |
| 06/30/2029 | - | - | - | 230,317.50 |
| 11/15/2029 | - | 36,408.75 | 36,408.75 | - |
| 05/15/2030 | 150,000.00 | 36,408.75 | 186,408.75 | - |
| 06/30/2030 | - | - | - | 222,817.50 |
| 11/15/2030 | - | 32,658.75 | 32,658.75 | - |
| 05/15/2031 | 150,000.00 | 32,658.75 | 182,658.75 | - |
| 06/30/2031 | - | - | - | 215,317.50 |
| 11/15/2031 | - | 30,221.25 | 30,221.25 | - |
| 05/15/2032 | 150,000.00 | 30,221.25 | 180,221.25 | - |
| 06/30/2032 | - | - | - | 210,442.50 |
| 11/15/2032 | - | 27,671.25 | 27,671.25 | - |
| 05/15/2033 | 150,000.00 | 27,671.25 | 177,671.25 | - |
| 06/30/2033 | - | - | - | 205,342.50 |
| 11/15/2033 | - | 25,083.75 | 25,083.75 | - |
| 05/15/2034 | 150,000.00 | 25,083.75 | 175,083.75 | - |
| 06/30/2034 | - | - | - | 200,167.50 |
| 11/15/2034 | - | 22,421.25 | 22,421.25 | - |
| 05/15/2035 | 150,000.00 | 22,421.25 | 172,421.25 | - |
| 06/30/2035 | - | - | - | 194,842.50 |
| 11/15/2035 | - | 19,683.75 | 19,683.75 | - |
| 05/15/2036 | 145,000.00 | 19,683.75 | 164,683.75 | - |
| 06/30/2036 | - | - | - | 184,367.50 |
| 11/15/2036 | - | 16,965.00 | 16,965.00 | - |
| 05/15/2037 | 145,000.00 | 16,965.00 | 161,965.00 | - |
| 06/30/2037 | - | - | - | 178,930.00 |
| 11/15/2037 | - | 14,210.00 | 14,210.00 | - |
| 05/15/2038 | 145,000.00 | 14,210.00 | 159,210.00 | - |
| 06/30/2038 | - | - | - | 173,420.00 |
| 11/15/2038 | - | 11,418.75 | 11,418.75 | - |
| 05/15/2039 | 145,000.00 | 11,418.75 | 156,418.75 | - |
| 06/30/2039 | - | - | - | 167,837.50 |
| 11/15/2039 | - | 8,591.25 | 8,591.25 | - |
| 05/15/2040 | 145,000.00 | 8,591.25 | 153,591.25 | - |
| 06/30/2040 | - | - | - | 162,182.50 |
| 11/15/2040 | - | 5,763.75 | 5,763.75 | - |
| 05/15/2041 | 145,000.00 | 5,763.75 | 150,763.75 | - |
| 06/30/2041 | - | - | - | 156,527.50 |
| 11/15/2041 | - | 2,900.00 | 2,900.00 | - |
| 05/15/2042 | 145,000.00 | 2,900.00 | 147,900.00 | - |
| 06/30/2042 | - | - | - | 150,800.00 |
| Total | \$2,965,000.00 | \$1,223,888.35 | \$4,188,888.35 | - |

Fiscal Year 2023 Project Recommendations

A. Open Space:

Maple Hill Open Space Purchase

Payment #1 (Interest only) for the Maple Hill open space borrowing: est. \$271,488.35

Location: 70 Acres of land off Maple Street

[Memo: Maple Hill ROFR](#) [Presentation: Open Space](#) [Franklin Open Space Plan](#)

The total cost of the land is \$4,590,000 and the land will be used as an open space recreation area for the community to enjoy. The Town borrowed \$3,040,152 for the Maple Hill Land, the bond premium that the Town received further reduced the borrowing amount to \$2,965,000. This money will be borrowed against CPA future revenues. The Town also committed \$1,559,900 from the 2017 sale of the Pond Street Sewer Beds towards the purchase of this land.

On June 17, 2021 the CPC voted unanimously to purchase the Maple Hill land and committed to using \$210,000 of CPA money every year for twenty years to pay off the purchase and interest costs associated with the purchase of this land. [Please note the borrowing schedule above has a decreasing factor of annual payment built in to allow for more open space capacity in the future.] The Town Council unanimously voted on the Maple Hill appropriation and voted in a resolution to exercise its right of first refusal to purchase the Maple Hill land at their July 21, 2021 meeting. The last resolution to formalize the purchase of the Maple Hill land was on the November 17, 2021 Town Council meeting, it was passed unanimously.

The long term goal for the land is to provide paths and parking lots to the area.



B. Historic Preservation (3 projects at \$285,000)

At these costs, all three of these projects would suffice the 10% historic preservation requirement for FY22 and FY23.

Town Clerk Vault Records Preservation \$15,000

For the preservation of town records in the Vault. King Information systems is an excellent company and expects future project proposals from other town records.

- i. Attached are two letters
 1. [Letter From Town Clerk: Vital Records Organization](#)
 2. [Quote & Scope of Services: Vault Preservation](#)



Current Vault Pre-Organization



Organization After Improvements

Historical Museum Cupola - \$70,000

Location: 80 West Central Street

Estimated Cost: \$70,000 to restore the Historic Museum Cupola

Another project presented to the CPC was the restoration of the cupola that resides on the top of the Historical Museum. The cupola will be lifted off the building, restored, painted and reattached!



Red Brick School House - Exterior Preservation - \$200,000

Location: 2 Lincoln Street, Franklin, MA

\$200,000 for the Red Brick Schoolhouse Project

The Red Brick School house is a town owned building on the National Registry of Historic Places and has proven to be one of the most famous sites for the Town. This project would involve lead paint remediation on the exterior of the building. The project also involves brick restoration and preservation, in addition to some structural and cosmetic improvements to the exterior of the building (doors, flagpole, windows) and surrounding landscaping.

Signage, landscaping and general improvements are also included. Staff expect additional requests in a second phase in future years.



C. Affordable Housing

Franklin Ridge Affordable Housing Project Location: Panther Way

Estimated Cost: \$320,000, which would reflect the required 10% contribution the Town is required to spend for FY22 and FY23.

These monies will assist inputting the sewer line and site work prepared. The state is looking for additional local money to be spent in order to offer stronger support for state funding. The project has a long way to go, but we are chipping away at it. Other recent appropriations available:

- \$280,000 in federal ARPA funding secured through legislators;
- \$200,000 Housing Choice grant for our Housing Choice state certification;
- \$500,000 from the Municipal Affordable Housing Trust still awaits formal disbursement;
- The staff have continued to work with federal and state officials on this project, as the costs of the project are likely to increase.

D. Budgeted Reserve:

The total recommendation from the budgeted reserve is \$300,000

Nason Street Tot Lot

Location: 24 Nason Street, Franklin

Recreation - Nason Street Tot Lot - ADA accessible: \$300,000

The current playground, originally constructed in 2003, is antiquated and in need of modern day improvements. This playground will be designed and built using the best fit equipment to meet the social, cognitive, sensory, and physical needs of children ages 2-5 year old. This new and improved playground will include parallel play and custom play equipment to represent the Town of Franklin. The current pricing estimate for this project is \$300,000, this pricing includes all of the modifications needed to have the lot comply with all ADA (Americans with Disabilities Act) regulations.



Summary resolutions will be prepared for formal required votes of authorization.

4. Five-Year Projection of Projects

Projected revenues from CPA

The Treasurer-Collector is currently working on some financial models of projected revenue for the next five years (similar to the Town's Capital Plan). It's best to wait for formal numbers from the state match. We hope to have this section filled in in May/June 2022.

Future projects FY23 and beyond

The following are a list of future projects based on known town priorities, as well as the recent public input. There is now order or priority and will continue to expand or be reduced based on other funding sources for grants.

1. Open Space projects:

- a. Elm Street open space for a parcel of land adjacent to the Town owned forest on the banks of the Charles River.
- b. Maple Hill Master Plan Consultant. The authorization would be to hire a consultant through the engineering department to master plan the parcel with the adjacent landowners for a trail network in partnership with Metacomet Land Trust.
- c. The Franklin Greenway connectivity project planning and implementation. Think the Boston Freedom Trail meets the Emerald Necklace. Staff have been evaluating a larger master plan of bike lanes, trails, open spaces, sidewalks and other pedestrian friendly areas to downtown and other recreation sites in town.
- d. SNETT Trail extension from Grove Street to Union Street. This will be a low priority for now because our legislative delegation received a legislative appropriation for \$700,000 toward these projects.
- e. Fund the Town Open Space and Recreation Plan in 2023.
- f. Other open space land purchases as they become available.

2. Affordable housing projects

- a. Washington Street site analysis to determine if a site is available for potential affordable housing partnerships. See section 2 above of current expenditures.
- b. Franklin Ridge senior housing project.

3. Recreation

- a. Fletcher Field playground replacement is a big priority, but the staff have also requested a legislative appropriation in the FY23 state budget. So this will likely not be needed, which means...
- b. Design and Redevelop King Street Memorial Park and Pickleball Court expansion. The full scope of this project still needs to be discussed and I am hoping over the rest of this year, the staff can develop a game plan and take steps forward.

4. Historic Preservation

- a. Old South Church. The Town has issued an expression of interest proposal that is due on April 29th. If we receive any proposals, the Town Council ECD will evaluate the ideas on the table and make a recommendation.
- b. Historic District Signage. Franklin has two Nationally Registered historic districts on the federal register, Dean Junior College Historic District and the Franklin Town Common Historic District. Working with our library staff, a presentation will be made later this year and will lead to some recommendations to enhance the historic presence of those districts.
- c. Red Brick Schoolhouse Phase II. Possible restoration of the inside and/or structure.

5. Public Hearing #1, January 4, 2022

The following is a list of the comments made during the first required public hearing of the Community Preservation program in Franklin:

- A. Michael Rein offered his support for additional pickleball courts in Franklin, specifically at King Street Memorial Park if possible. Additionally, he suggested adding courts and times to be under the lights to accommodate demand. Mr. Rein provided eloquent testimony about the growth of the sport.
- B. Bill Kelso offered his support to Mr. Rein's comments.
- C. Alan Earls offered his support to consider funding portions of the work required to construct access points to the Charles River Meadowlands, citing a report completed several years ago on the feasibility of the project.
- D. Roberta Trahan offered her suggestion to invest in the SNETT trail. She commented the Franklin side is not well maintained and she usually walks on the Bellingham side due to the large tracts of mud, puddles and less than ideal grading of the surface.

6. Public Hearing #2, January 18, 2022

The following is a list of the comments made during the first required public hearing of the Community Preservation program in Franklin:

- A. Amanda Groh attended with several other friends to show support for additional Pickleball Courts. She and her friends echoed Mr. Rein's comments and had incredible pickleball T-shirts!
- B. Shannon Nisbett, Franklin Veteran's Officer, offered support for Veterans Memorial restoration and included a flier to the committee on the memorials in town. [The Town has appropriated funds for the doughboy from a separate funding source. DPW has installed a line item in their budget for annual maintenance.]
- C. Rose Determan offered her feedback as a Master's Degree student at Boston University. She emailed the members a copy of her capstone as part of her program on the metrics associated with protecting open space for different purposes, such as water, forest, habitat.

- D. Peter Ballantine offered feedback with another friend against the Charles River Meadowlands project as proposed by Mr. Earls at the previous meeting. He and his friend live on Pond Street and would be affected by residents' trails behind his house. He felt most folks on his stretch of Pond Street are opposed to any project behind their homes.
- E. Max Moringello offered his feedback to support affordable housing and believes that the Town should subsidize affordable housing projects.
- F. Susan Speers wished the Committee good luck. She encouraged the committee to spread the money across the four main uses the best they could.

Online Application

[CPA Online ViewPoint Application](#)

The public was alerted that an online application was posted and that any citizen could use the form to offer suggestions and comments. The form was opened two months to get initial feedback for the Plan. The portal closed for this initial round on February 28, 2022. After the initial plan is adopted, the form will remain open permanently in the future. There were no comments offered through the online application.

###



TOWN OF FRANKLIN

RESOLUTION 22 - 36

APPROPRIATION:

From FY 2023 Estimated Revenues for administrative expenses \$ 94,350

RESERVE ACCOUNTS:

From FY23 Estimated Revenues for Historic Preservation Reserve \$ 188,700
 From FY23 Estimated Revenues for Community Housing Reserve \$ 188,700
 From FY23 Estimated Revenues for Open Space & Recreation Reserve \$ 188,700
 From FY23 Estimated Revenues for Budgeted Reserve \$ 1,226,550

TOTAL REQUESTED: \$1,887,000

PURPOSE:

To see if the Town will vote to appropriate or reserve from the Community Preservation Fund annual revenues in the amounts recommended by the Franklin Community Preservation Committee for required reserve accounts and administrative expenses and other expenses in fiscal year 2023, with each item to be considered a separate appropriation.

MOTION:

Be It Moved and Voted by the Town Council that the sum of One Million Eight Hundred Eighty Seven Thousand (\$1,887,000) Dollars be appropriated or reserved as indicated above from the Community Preservation Fund annual revenues in the amounts recommended by the Franklin Community Preservation Committee in fiscal year 2023.

This Resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

Community Preservation Committee Action

Meeting Date: **06-07-2022** Vote: Recommended Amount: **\$1,887,000**

DATED: _____, 2022

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**



TOWN OF FRANKLIN

RESOLUTION NO.: 22 - 37

APPROPRIATION: FY23 Community Preservation Appropriation of Funds-Capital

TOTAL REQUESTED: \$905,000

PURPOSE:

To appropriate from Community Preservation available funds the following amounts, as recommended by the Community Preservation Committee, for community preservation projects in fiscal year 2023, with each item to be considered a separate appropriation:

| <u>Source</u> | <u>Purpose</u> | <u>Amount</u> |
|-------------------------------|--|----------------|
| Historic Preservation Reserve | Town Clerk Vault Records Preservation | 15,000 |
| Historic Preservation Reserve | Historical Museum Cupola | 70,000 |
| Historic Preservation Reserve | Red Brick School House - Exterior Preservation | 200,000 |
| Community Housing Reserve | Franklin Ridge Affordable Housing Project | 320,000 |
| Budgeted Reserve | Nason Street Tot Lot | 300,000 |
| | | 905,000 |

Community Preservation Committee Recommendation

Meeting Date: 06-07-2022

Vote:

Recommended Amount: \$905,000

MOTION

Be It Moved and Voted by the Town Council that the sum of Nine Hundred Five Thousand Dollars (\$905,000) be appropriated from the Community Preservation Reserves in the amounts and for the projects indicated above in fiscal year 2023, with each item to be considered a separate appropriation.

This Resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2022

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**



TOWN OF FRANKLIN

RESOLUTION NO.: 22 - 38

APPROPRIATION: **FY23 Community Preservation Appropriation of Funds-
Debt Service Maple Hill Land**

TOTAL REQUESTED: \$271,489

PURPOSE:

To appropriate from the Community Preservation Open Space Reserve Fund the sum of \$271,489 to pay the annual Maple Hill Land Bond debt service.

Community Preservation Committee Recommendation

Meeting Date: 06-07-2022

Vote:

Recommended Amount: \$271,489

MOTION

Be It Moved and Voted by the Town Council that the sum of Two Hundred Seventy-One Thousand Four Hundred Eighty-Nine Dollars (\$271,489) be appropriated from the Community Preservation Open Space Reserve Fund to pay the annual Maple Hill Land Bond debt service.

This Resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2022

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

A True Record Attest:

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**