

# COMMUNITY PRESERVATION PLAN FISCAL YEARS 2013-2015



11/14/2012

Prepared By: The Community Preservation Committee

with the assistance of our consultant

JM GOLDSOHN Community Preservation & Planning

Final Edits May 15, 2013

# Adoption

## COMMUNITY PRESERVATION COMMITTEE ADOPTION

This Plan was updated and adopted by the Community Preservation Committee as of May 15, 2013.

## COMMUNITY PRESERVATION COMMITTEE MEMBERS

| <b>Member:</b>                    | <b>Appointed By:</b>    |
|-----------------------------------|-------------------------|
| John Morton, Chair                | Conservation Commission |
| John Linehan                      | Open Space Committee    |
| Joseph Scardino                   | Planning Board          |
| Janice Esdale Lindwall, Secretary | Board of Selectmen      |
| Dwight MacKerron, Vice Chair      | Historical Commission   |
| Denise Lochiatto                  | Board of Selectmen      |
| Laurice Rubel                     | Recreation Department   |
| Greg Bartlett                     | Housing Authority       |
| Michael Barrett, Treasurer        | Board of Selectmen      |

## Acknowledgements

The Community Preservation Committee (CPC) is sincerely grateful to the great variety of Stoughton citizens whose input and ideas helped develop the principles, goals, and project possibilities laid out in this Plan. The CPC greatly appreciated the high level of participation at the community workshop held in November 2011; it is due to the extent of citizen participation and engagement that the CPC was able to identify the community priorities for use of CPA funds that are incorporated in this Plan.

In addition, the CPC is grateful to the numerous present and former Town officials who provided technical support and resources in the creation of this Plan. In particular, the CPC would like to thank the following:

- Board of Selectmen and former members, John Stagnone, Chair, John Anderson, Vice-Chair, Stephen Anastos, John Anzivino, and Cynthia Walsh
- Stoughton Engineering Department, including Benjamin Fehan, Town Engineer, Eman Sayegh, GIS Coordinator, James Conlon, Environmental Affairs Officer, and Noreen O'Toole, Town Planner
- William Rowe, Town Accountant
- Stoughton Housing Authority, particularly Arthur Slate, Housing Authority Commissioner and former CPC member, and Greg Bartlett, Executive Director
- The individual former and current CPC members who generously contributed their expertise, insight, and knowledge toward the creation of the Plan.

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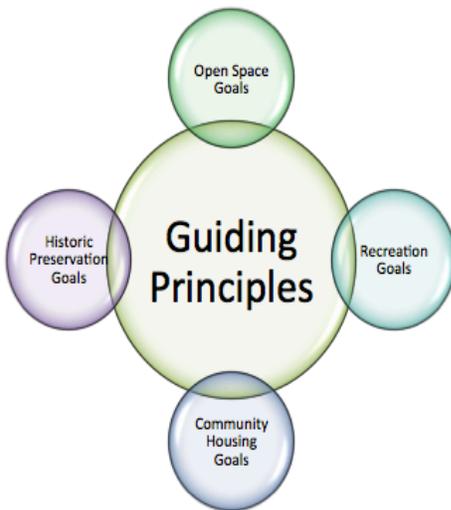
# Executive Summary

## INTRODUCTION

The Town of Stoughton Community Preservation Committee (CPC) developed this Community Preservation Plan (CP Plan) to guide the allocation of Community Preservation Act funds for fiscal years (FY) 2013-2015. The CPC encourages Town Meeting members, Town boards and commissions, and future applicants seeking CPA funds to use this document to guide requests for the use of CPA funds and decisions on allocation of funds.

## SUMMARY OF PRINCIPLES AND GOALS

The principles and goals identified through this CP Plan are intended to focus Stoughton's Community Preservation Act (CPA) expenditures to achieve community priorities as determined by the CPC through a participatory public planning process. The CPC intends for this Plan to be a "living" document and will periodically review the principles and goals to reconfirm or amend based on new experiences, changing circumstances, and citizen feedback. In the CPC's review of applications for CPA funding, it intends to use these principles and goals to guide its deliberations and selection of projects to recommend to Town Meeting for Funding. The principles and goals are briefly summarized below and described in more detail in the chapters to follow.



### *Guiding Principles*

1. FUND LARGE-SCALE MULTI-PURPOSE PROJECTS
2. PRIORITIZE OPEN SPACE PROTECTION
3. STRETCH CPA FUNDS THROUGH LEVERAGING AND CAREFUL COST/BENEFITS CONSIDERATIONS
4. ADVANCE PRESERVATION OF COMMUNITY CHARACTER AND IMPROVE QUALITY OF LIFE FOR RESIDENTS

### *Community Housing Goals*

1. FOCUS ON HOUSING PROJECTS AS ONE COMPONENT OF MULTI-PURPOSE PROJECTS
2. REUSE OF HISTORIC DOWNTOWN BUILDINGS TO CREATE MIXED AFFORDABLE AND MARKET RATE HOUSING UNITS
3. CREATE AFFORDABLE UNITS IN EXISTING BUILDINGS AND NEIGHBORHOODS
4. ASSIST LOW-INCOME ELDERLY HOMEOWNERS
5. PRESERVE EXPIRING AFFORDABLE UNITS

## ***Historic Preservation Goals***

1. RAISE COMMUNITY AWARENESS of HISTORIC RESOURCES THROUGHOUT TOWN
2. PRIORITIZE PRESERVATION of TOWN-OWNED HISTORIC RESOURCES
3. REVITALIZE DOWNTOWN THROUGH HISTORIC PRESERVATION and MULTI-PURPOSE PROJECTS
4. STABILIZE and INTERPRET ARCHEOLOGICAL RESOURCES and DOVETAIL with RECREATIONAL OPPORTUNITIES

## **Open Space Goals**

1. PRESERVE OPEN SPACE PROPERTY IDENTIFIED as PRIORITIES in THE OPEN SPACE PLAN
2. PRESERVE WATER BODIES and WATER RESOURCES
3. CREATE DOWNTOWN OPEN SPACE

## **Recreation Goals**

1. EXPAND RECREATIONAL OPPORTUNITIES on OPEN SPACE ACQUIRED with CPA FUNDS
2. CREATE BICYCLE TRAILS and PATHS
3. DOVETAIL RECREATION OPPORTUNITIES with MULTI-PURPOSE PROJECTS

# Chapter 1: Overview

This section provides an overview of Stoughton’s community preservation program and is intended to guide the use of CPA funds by building a general framework to determine the Town’s specific funding priorities. This section includes a profile of Stoughton’s CPA activities to date, revenue projections, and the CPC’s guiding principles for overall CPA expenditures.

## BACKGROUND

The CPA, enabled through Massachusetts General Laws Chapter 44B, was adopted by Stoughton voters in April 2008. The Town generates CPA funds through a local property tax surcharge of 1.5% and a variable statewide Community Preservation Trust Fund (state CP Trust Fund) distribution of 5% to 100% of local receipts. The Town of Stoughton adopted the CPA surcharge with the following two exemptions:

- Property owned and occupied by a person who would qualify for low income housing or low or moderate income senior housing
- The first \$100,000 of taxable value of residential real estate

Since adoption, Stoughton has raised approximately \$1.8M CPA funds including the two distributions from the state CP Trust Fund that have totaled approximately \$310,000.<sup>1</sup> When the FY2010 average annual household contribution of \$34 is added to the state distribution, interest earned, and commercial property surcharge, the CPA fund generates an average of over \$84 annually per household, a return of 148% per household investment, as illustrated below. (See Appendix A for more detailed information supporting this calculation of average household contribution and see page 9 for project recommended for funding at the annual Town Meeting.)



## GENERAL CPA ELIGIBILITY

The CPA provides funding for four general project types: community housing, historic preservation, open space, and recreation. While the statute provides a generous amount of flexibility for CPA communities to determine the portion of CPA funds allocated to each of the four categories, the statute requires that a minimum of 10% of total revenue be spent or reserved for projects in each of the three primary CPA categories: community housing, historic preservation, and open space. There is no minimum-spending requirement for projects in the recreation category.

The Town may also issue general obligation bond or notes in anticipation of CPA revenues - in other words, the Town can borrow funds to pay for a CPA eligible project and appropriate CPA funds to repay the debt.

<sup>1</sup> *Town of Stoughton CPA Fund Balance Sheet as of June 30, 2011*, printed 11/28/11.

CPA eligibility for projects in each category is discussed in detail in the chapters to follow. See below for a CPA-eligibility chart created by the Community Preservation Coalition, a non-profit organization that helps municipalities understand, adopt, and implement the CPA.

## COMPOSITION & ROLE OF THE CPC

| Chart 1<br>COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)   |  |  |   |   |
|---|--|--|---|---|
|   | OPEN SPACE   | HISTORIC RESOURCES   | RECREATIONAL LAND   | COMMUNITY HOUSING   |
| <b>DEFINITIONS</b><br>(G.L. c. 44B, § 2)  | Land to protect existing and future wet fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use | Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town | Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure. | Housing for low and moderate income individuals and families, including low or moderate income seniors<br><br>Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income |
| <b>ACQUISITION</b><br>Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B  | Yes  | Yes  | Yes   | Yes   |
| <b>CREATION</b><br>To bring into being or cause to exist. <i>Seidenman v. City of Newton</i> , 452 Mass. 472 (2008)   | Yes  | No   | Yes   | Yes   |
| <b>PRESERVATION</b><br>Protect personal or real property from injury, harm or destruction   | Yes  | Yes  | Yes   | Yes   |
| <b>SUPPORT</b><br>Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable | No   | No   | No  | Yes, includes funding for community's affordable housing trust  |
| <b>REHABILITATION AND RESTORATION</b><br>Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties                            | Yes if acquired or created with CP funds   | Yes  | Yes   | Yes if acquired or created with CP funds  |

The statute requires all CPA communities to establish a Community Preservation Committee (CPC) of not less than five nor more than nine members. In Stoughton, the CPC consists of nine members. By statute, the CPC must include a representative from each of the following five town entities: Conservation Commission, Historical Commission, Housing Authority, Planning Board, and Board of Park Commissioners (Stoughton's Board of Selectmen). In addition to this minimum (as prescribed in the Town Code, Part I, Chapter 10), the Town includes a member of the Open Space Committee and three residents, who are appointed by the Board of Selectmen.

The statutory role of the CPC is to study the Town's community preservation needs, possibilities, and resources and make recommendations to the legislative body for funding projects with CPA funds. In addition, the CPC is required, by Stoughton's local Town Code, to hold an annual public hearing on or before November 30. The CPC meets in open public meetings on a monthly basis throughout the year.

## PLANNING PROCESS

The Town engaged planning consultant JM Goldson in November 2010 to assist the CPC in creating a Community Preservation Plan (CP Plan) and an application process and forms. The CPC met with the consultant on November 10, 2010 for the project kickoff and to review the project scope and schedule. Representatives of the CPC also guided the consultant on a windshield tour of Town.

The CPC studied existing plans to identify Stoughton's community preservation resources and created resource profiles summarizing the resources in each of the following categories: community housing, historic preservation, open space and recreation resources.

The plans and materials reviewed to create the summary profiles include the following:

**TOWN OF STOUGHTON**

# Community Workshop

*Help us decide how best to use CPA Funds for Stoughton*

| What  | Food!                              | Where                                      | Time   | When                    |
|---|------------------------------------|--|--|-------------------------|
| An interactive workshop for citizens with small discussion groups | Catered dinner available at 6:30pm | Great Hall, 3rd floor, Stoughton Town Hall | 6:30pm<br>Dinner & Registration<br><br>7:00<br>Public Hearing & Workshop | Monday<br>Nov. 28, 2011 |

Catered by Mike Sammarco & the Sons of Italy volunteers!

**What it's All About**

For additional information, please contact the CPC Chair: John Martin 508-244-7511, [jmartin@stoughton.net](mailto:jmartin@stoughton.net)

**CPC Members:**  
John Martin  
Joseph Scardino  
Arthur Sibley  
John Linehan  
Laurie Hubel  
Denise Loichatto  
Janice Estabro-Lindvall  
David Benfield  
Dwight MacKerron

The Stoughton Community Preservation Committee (CPC) is preparing a Plan on priorities for allocating Stoughton's Community Preservation Act (CPA) funds. It is estimated that the town receipts from CPA funds will reach over \$3 million in its first five years - more than \$550,000 will come from matching funds from the state's Community Preservation Trust Fund.

New maps showing Stoughton's existing open spaces, recreation facilities, affordable housing, and historic properties will be displayed at the workshop. The CPC's consultant will explain CPA project eligibility and the CPC will hold the annual public hearing then break out into small discussion groups.

**MAXIMUM PARTICIPATION:**  
The first 70 people to register will be able to participate in the workshop. All are welcome to attend the public hearing and to observe the workshop.

Reservations will be accepted by e-mail or telephone to our consultant: Jennifer Golden at 817-390-8971 or [jen@stoughton.com](mailto:jen@stoughton.com) by Monday, November 21, 5pm. If space remains on the night of the workshop, you may register at the door on a first-come-first-serve basis until we have reached 70 participants.

- 2009 Affordable Housing Plan
- Ch. 40B Subsidized Housing Inventory
- 2004 Community Development Plan
- 2009 Postcard Historic Series: Stoughton
- 2007 Open Space and Recreation Plan
- Central Business District Study
- 1979 MHC Reconnaissance Survey Town Report
- Three 2010 white papers by CPC member Dwight MacKerron: History of West Street, the Dry Pond Area; Bird Street Calendar Commentary
- The White Factory Massachusetts Cultural Resource Information System (MACRIS)

See List of Sources for full source citations.

In addition, the Stoughton GIS Coordinator created maps of the community preservation resource areas identifying community housing, open space and recreation lands, as well as town-wide and downtown historic resources. These maps are included in this plan; large-format versions can be acquired from the Town Engineering Department or downloaded from the CPC webpage: [www.stoughton.org/CPA](http://www.stoughton.org/CPA).

The CPC sponsored a well-attended professionally facilitated community workshop on November 28, 2011. At the workshop, over 50 citizens participated in digital group polling and interactive discussion groups to identify possible CPA-funded projects. A full summary and transcription of the workshop is included in Appendix A.

The overall principles and goals laid out in this Plan were derived from the November 2011 workshop discussions with Stoughton residents, in addition to further CPC prioritization and review in the weeks following the workshop. The CPC posted the draft CP Plan on its website and distributed copies for citizen review and comment in February 2012. Additionally, the CPC held a public hearing on October 24, 2012.



Discussion Groups at the Community Workshop



Presentations of Group Discussions at the Community Workshop



Discussion Groups at the Community Workshop

## APPLICATION & FUNDING PROCESS

If you have a project idea in mind for CPA funding, please present your idea to the CPC as early as possible.

As depicted in the flowchart on this page, the process for project review and approval begins annually in the fall for consideration by spring Town Meeting for the following fiscal year funds. The CPC encourages submission of a brief project description as early in the fall as possible, prior to September 15, to allow the applicant to obtain feedback from the CPC on project ideas - both in terms of project eligibility and compliance with this CP Plan.

A complete application, including demonstrated written support from appropriate town boards/commissions and a draft warrant article, must be submitted to the CPC by November 1st for a project to be considered for Spring Annual Town Meeting. The CPC application is available on the Town's website: [www.stoughton.org/CPA](http://www.stoughton.org/CPA).

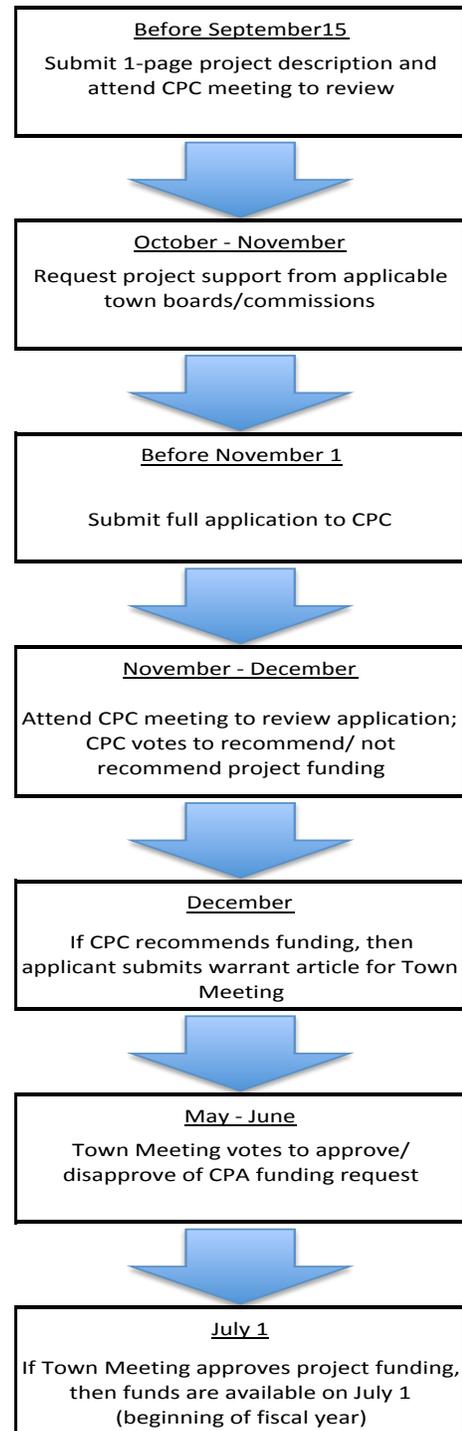
The CPC reviews and deliberates on each application in an open public meeting in December. Through majority vote, the CPC determines which projects to recommend to Town Meeting for funding.

The Annual Town Meeting is generally held in May or June.

CPA funds approved by Town Meeting are available on July 1, the beginning of the fiscal year.

Note: The process described above may be waived for emergency applications of an urgent, unforeseen, and time constrained nature, which may be submitted to the CPC at any time for consideration. All CPA funding requests, if recommended by the CPC, are subject to approval by Town Meeting.

## Project Timeline



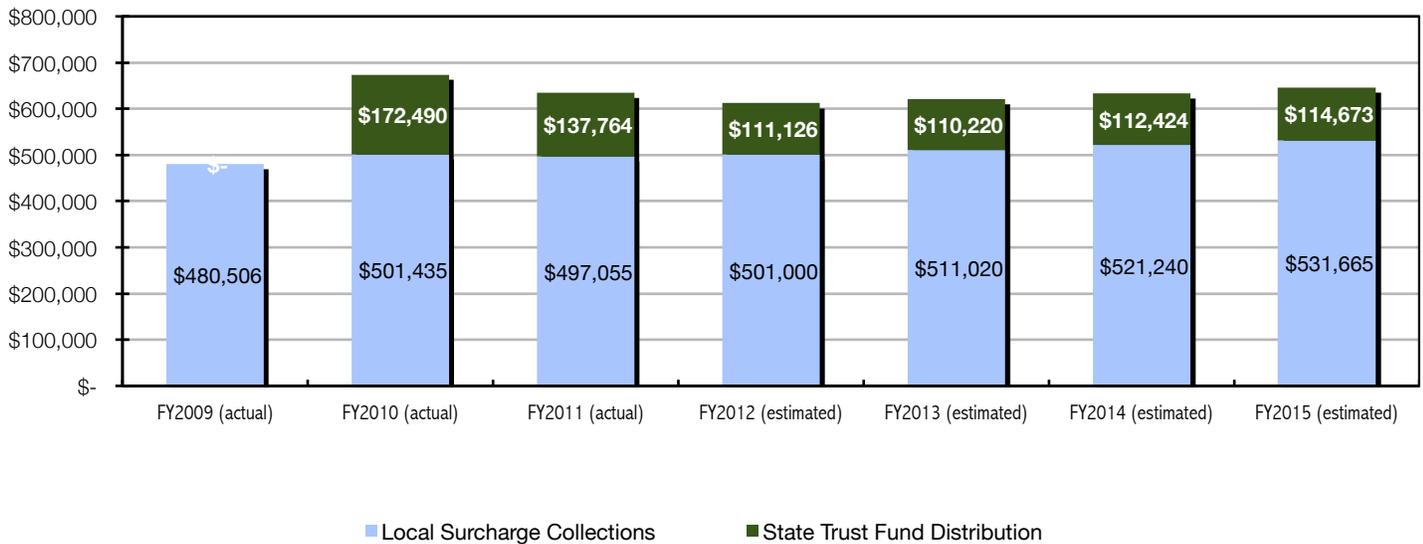
## ACTUAL AND ESTIMATED CPA REVENUE

| ACTUAL AND ESTIMATED CPA REVENUE (FY2009-FY2015) |                             |                               |  |                   |                  |                     |
|--|-----------------------------|-------------------------------|--|-------------------|------------------|---------------------|
| Fiscal Year                                      | Local Surcharge Collections | State Trust Fund Distribution | State Distribution as % of Local Share | Investment Income | Other            | Total Revenue       |
| <b>FY2009 (actual)</b>                           | \$ 480,506                  | \$ -                          | 0.00%                                  | \$ 1,689          | \$ 717           | \$ 482,912          |
| <b>FY2010 (actual)</b>                           | \$ 501,435                  | \$ 172,490                    | 34.40%                                 | \$ 3,863          | \$ 4,192         | \$ 681,980          |
| <b>FY2011 (actual)</b>                           | \$ 497,055                  | \$ 137,764                    | 27.72%                                 | \$ 3,781          | \$ 9,073         | \$ 647,673          |
| <b>FY2012 (estimated)</b>                        | \$ 501,000                  | \$ 111,126                    | 22.18%                                 | \$ 3,500          | \$ 0             | \$ 615,626          |
| <b>FY2013 (estimated)</b>                        | \$ 511,020                  | \$ 110,220                    | 21.57%                                 | \$ 3,106          | \$ 0             | \$ 624,346          |
| <b>FY2014 (estimated)</b>                        | \$ 521,240                  | \$ 112,424                    | 21.57%                                 | \$ 3,168          | \$ 0             | \$ 636,833          |
| <b>FY2015 (estimated)</b>                        | \$ 531,665                  | \$ 114,673                    | 21.57%                                 | \$ 3,232          | \$ 0             | \$ 649,570          |
| <b>Total</b>                                     | <b>\$ 3,543,921</b>         | <b>\$ 758,697</b>             | 21.41%                                 | <b>\$ 22,339</b>  | <b>\$ 13,982</b> | <b>\$ 4,338,940</b> |

Sources: Town Accountant "Community Preservation Fund Actual and Estimated 2009-2012" with additional estimated by JM Goldson based on 2% estimated annual increase in local surcharge collections; State distributions declining to 22% and leveling off; investment income at approximately 0.5% of revenue; updated FY11 and FY12 per 11/28/11 "Profit and Loss Budget Overview" and Bureau of Accounts "Schedule A-4" Fiscal Year 2012

As depicted in the table/chart above, the Town generated approx. \$1.8M CPA funds between FY09-FY11, the three years with actual revenue. The estimated revenue for FY12-15 is approximately \$2.5M

### Actual and Estimated CPA Revenue (FY2009-FY2015)

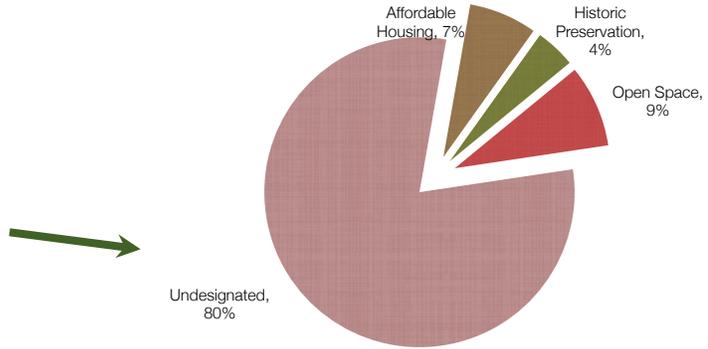


and is dependent on actual local collections and the level of the state CP Trust Fund distribution. These projections show the CP Trust Fund distributions leveling off at 22%. Note: The State CP Trust funds for any fiscal year are received by the Town in the then next succeeding fiscal year.

## AVAILABILITY OF CPA FUNDS

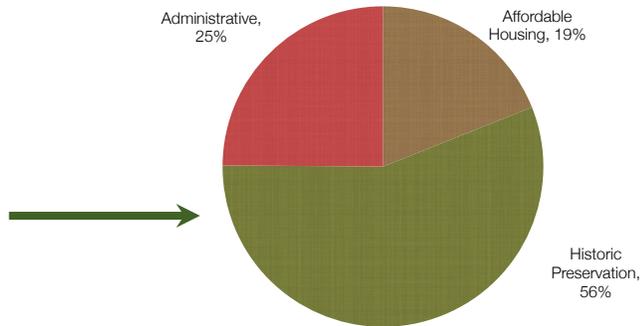
As of June 30, 2011, the Stoughton CPA Fund had a total appropriated balance of \$1,680,764, with 80% of the funds undesignated, 9% designated for open space, 7% for affordable housing, and 4% for historic preservation (see table and chart below).

| <b>Total Unappropriated CPA Funds (as of June 30, 2011)</b> |                     |
|---|---------------------|
| <b>CPA Reserve Category</b>                                 | <b>Amount (\$)</b>  |
| Affordable Housing  | \$ 119,240          |
| Historic Preservation                                       | \$ 70,240           |
| Open Space  | \$ 144,240          |
| Undesignated  | \$ 1,347,044        |
| <b>Total</b>  | <b>\$ 1,680,764</b> |



As shown in the chart and table below, the total appropriated funds are \$131,800 with 67% of the appropriation for historic preservation purposes and 22% for affordable housing (note: included in this amount is \$25,000 of appropriations to the Housing Authority which the Department of Revenue (DOR) has opined is not eligible for CPA funding. If the DOR opinion is confirmed, these funds will be rescinded and returned to the CPA Affordable Housing Reserve). The table on the following page describes each project funded as of January 2012 with CPA funds: Note: The Town acquired the 97-acre Glen Echo property with CPA funds. It is expected that the Town will issue a 20-year bond to be paid from CPA funds. These payments will be charged against the Open Space reserve accounts within the CPA funds. The estimated total cost is in the range of \$1.2M.

| <b>Total Appropriated CPA Funds (As of June 30, 2011)</b> |                    |
|---|--------------------|
|   | <b>Amount (\$)</b> |
| Affordable Housing  | \$ 25,000          |
| Historic Preservation                                     | \$ 74,000          |
| Administrative  | \$ 32,800          |
| <b>Total</b>  | <b>\$ 131,800</b>  |



**CPA-FUNDED AND RECOMMENDED PROJECTS (AS OF FEBRUARY 2012)**

| <b>Project Name</b>         | <b>Description</b>   | <b>CPA Cost</b>  | <b>Total Project Cost</b> | <b>CPA Category</b>   | <b>Status</b>                        |
|-----------------------------|--|------------------|---------------------------|-----------------------|--------------------------------------|
| Glen Echo Acquisition*      | Acquire 97.16 acres encompassing 8 parcels of land commonly known as the Glen Echo property located near Page Street, York Street, Deady Ave, and Glen Echo Boulevard. Six acres have been set aside for active recreation use.  | \$1,200,000      |                           | Open Space            | Acquired                             |
| Glen Echo Concept Plan      | Commission a study for the use, development, and sequencing of both active and passive recreational uses on the Glen Echo property.  | \$20,000         |                           | Recreation            | CPC Recommended to 2012 Town Meeting |
| Commercial Street Home      | South Shore Habitat for Humanity project to construct a single family house in Commercial Street for a low income household  | \$20,000         |                           | Affordable Housing    | CPC Recommended to 2012 Town Meeting |
| Lucius Clapp Rehabilitation | Repair/replace/reset the rear stairs of the Lucius Clapp Building including removal of railings, replacement of brick and resetting of granite on wall and painting wall.  | \$9,000          |                           | Historic Preservation | Appropriated                         |
| Town Hall Study             | Develop design and construction costs to repair and paint the exterior of Town Hall and to install a new roof.   | \$65,000         |                           | Historic Preservation | Appropriated                         |
| Administrative              | Contract with community preservation consultant in addition to miscellaneous CPC expenses.   | \$12,157         |                           | Administrative        | Appropriated                         |
| <b>Total</b>                |  | <b>\$126,157</b> |                           |                       |                                      |
|                             | * <b>Note 1:</b> Glen Echo acquisition costs will be bonded over term to be determined by the Town Treasurer - First annual debt service payment will be due in FY13 and total closing costs have not been finalized as of the date of this report. Therefore, the calculation for total project appropriations does not currently include any cost for Glen Echo. |                  |                           |                       |                                      |
|                             | <b>Note 2:</b> Funding for Rose Forte Housing Automatic Door and the Post-Disaster Emergency Shelter were determined to be ineligible for CPA funding based on an opinion from the Department of Revenue and will be rescinded and returned to the CPA's Community Housing reserve. Therefore, this table does not reflect these allocations.                      |                  |                           |                       |                                      |

# Chapter 2: Guiding Principles

The CPC developed the following guiding principles by giving careful consideration to the feedback gleaned at the November 2011 community workshop, as well as to identified community preservation needs, and broader community goals. These principles are designed to guide the CPC's deliberation of project requests for CPA funds in all four CPA funding categories and will be used to establish funding preferences. However, these principles are not binding and the CPC will ultimately base its recommendations on individual project merits, using these principles as a guide.

## PRINCIPLE 1

### FUND LARGE-SCALE MULTI-PURPOSE PROJECTS THAT SUPPORT OVERALL COMMUNITY GOALS

Prioritize funding for large-scale projects with broad community benefits that advance multiple community preservation goals within multiple CPA spending categories. Reserve a modest amount of funding used for small-scale, single-purpose projects with more limited community benefits and impacts.

The CPC strongly supports the community's goals for smart growth to create new vitality downtown with rehabilitation and new development in Stoughton's walkable core while also preserving open space, historic resources, and scenic views throughout Town. Therefore, the CPC supports projects that directly further these community goals and wishes to make a noticeable impact by funding large-scale multi-purpose projects that combine CPA goals of community housing, historic preservation, open space, and/or recreation with broader community goals, especially including downtown revitalization and economic development. The CPC also recognizes that the CPA funding is limited and can only be one of multiple sources for funding large-scale, multi-purpose projects.

Toward this aim, the CPC encourages projects that creatively combine CPA goals. For example:

- Create affordable housing by reusing and restoring historic buildings within downtown, such as mill buildings, to provide affordable housing, preserve historic resources, and breathe new economic vitality into downtown
- Open space conservation projects that incorporate historic preservation, such as for archeological resources, and passive recreation opportunities
- Historic preservation projects that incorporate recreation activities, such as community gardens or nature trails, and open space conservation, such as preserving historic agricultural landscapes

The CPC will prioritize large-scale multi-purpose projects, such as these examples illustrate, however it is also committed to provide funding for smaller, -single purpose projects. The level of funding allocated for large-scale projects and small-scale projects will vary from year to year per CPC consideration of many variables including local revenue generation, level of state trust fund, debt service obligations, and project proposals submitted.

## PRINCIPLE 2

### PRIORITIZE OPEN SPACE PROTECTION

As demonstrated by the FY12 allocation of funds to acquire the Glen Echo property and the efforts to update the Town's Open Space Plan, protection of key private open space properties will continue to be a priority for the CPC. Through the leadership of the Open Space Committee and the Conservation Commission, the Town plans to create an updated Open Space Plan in FY12-FY13, which will confirm priority properties for protection. Although, open space protection is a priority, the CPC wishes to ensure funding for large-scale, multi-purpose projects, as described above, and will, therefore carefully consider the CPA budget, including current debt service obligations for open space protection.

## PRINCIPLE 3

### STRETCH CPA FUNDS THROUGH LEVERAGING AND CAREFUL COST/BENEFITS CONSIDERATIONS

The CPA creates a significant but limited source of funding for community preservation projects. Therefore, to accomplish the CPC's goals, it is critical that CPA-funded projects minimize the level of CPA appropriations by leveraging multiple sources of funding and targeting CPA funds to projects with relatively low costs and high benefits.

In order to maximize the effectiveness of the CPA revenue to achieve Stoughton's community preservation goals to the greatest extent possible, the funds will need to be significantly leveraged with other funding sources. CPA funds should be viewed as a source for partial project funding that is paired with other public or private funds.

In addition, CPA funds should be used for maximum benefit with minimum project costs by seeking bargain sales, discounted or donated professional services, labor, and materials, and other cost-saving measures. Through leveraging paired with cost-saving measures, CPA funds can be stretched to achieve greater community benefits.

## PRINCIPLE 4

### ADVANCE PRESERVATION OF COMMUNITY CHARACTER AND IMPROVE QUALITY OF LIFE FOR RESIDENTS

CPA funded projects, whether for community housing, historic preservation, open space, or recreation, should all advance the preservation of Stoughton's unique community character as well as enhance the quality of resources and amenities available to residents.

A town's community character is the result of many unique elements that have evolved over time and that fit together to create a distinct sense of place. As communities all over New England and beyond are succumbing to ubiquitous strip malls, big box stores, and cookie-cutter subdivisions, the Community Preservation Act provides CPA communities funds to counter the loss of character-defining resources. A town's character is largely driven by its community preservation resources: historic buildings, natural areas, scenic vistas, parks, and a diversity of people. The primary role of Stoughton's CPA funds is to preserve and protect our unique community character and, in doing so, to enhance the quality of life for residents. The CPC will give more weight to projects that demonstrate preservation of community character and improvement to quality of life for residents

# Chapter 3: Community Housing

## COMMUNITY HOUSING GOALS & POSSIBILITIES

The CPC developed the following community housing goals and possibilities through careful consideration of Stoughton’s housing needs, citizen input from the community workshop, and overall town goals, particularly as identified through the Town’s Affordable Housing Plan. The goals, as described below, are intended to guide potential applicants for CPA funding and will be used to give direction to CPC funding recommendations.

### GOAL 1. FOCUS ON HOUSING PROJECTS AS ONE COMPONENT OF MULTI-PURPOSE PROJECTS

In support of one of the CPC’s guiding overall principles, described in Chapter 1, the CPC will give preference to proposed affordable housing projects that demonstrate CPA and multiple community benefits. For example, affordable housing projects that combine historic preservation, economic development, and/or smart growth goals would receive preference over single-purpose affordable housing projects. As an example, CPA funds could be used to support the affordable housing component to reuse historic mill or factory building, as discussed in Goal 2 below, or an affordable housing development in downtown with an inclusion of a pocket park or site for a farmer’s market.



Mystic and Stoughton Rubber Company building  
2 Canton Street, some built as early as 1877  
(View from Summer Street)

### GOAL 2. REUSE OF HISTORIC DOWNTOWN BUILDINGS TO CREATE MIXED AFFORDABLE AND MARKET-RATE HOUSING UNITS

Housing is a critical component to downtown revitalization and smart growth as is historic preservation. Revitalization of downtown is a key community goal that CPA funds can help further with multi-purpose projects that create affordable housing through reuse and restoration of historic downtown resources, particularly historic mill buildings. Public/private partnerships will be critical to further encourage this type of multi-purpose project, where CPA funds are likely to be just one component of a variety of funding sources. Stoughton has multiple mill and factory buildings in close proximity to the railroad station and the downtown central business district. Many of these buildings are historic and could be re-purposed for affordable housing, perhaps as part of a mixed-use and mixed-income project that incorporates historic preservation.

### GOAL 3. CREATE AFFORDABLE UNITS IN EXISTING BUILDINGS AND NEIGHBORHOODS

|  |
|--|
| <p><b>Infill Development</b><br/>The construction of a building on a vacant parcel located in a predominantly built up area.</p> |
|--|

As a stated preference in the CPA statute, the CPC will give preference to affordable housing projects that reuse existing buildings or create new homes on infill lots. It will be critical to demonstrate substantial leveraging of CPA funds through other funding sources. The CPC encourages conversion of existing abandoned, foreclosed,

or distressed properties to create new affordable housing units with permanent deed restrictions. In addition, the CPC encourages use of surplus town properties, including any appropriate tax title properties, to create opportunities for infill development

#### GOAL 4. ASSIST LOW-INCOME ELDERLY HOMEOWNERS

The CPC encourages exploration of establishing assistance with rehabilitation needs of low-income elderly homeowners while recognizing that in order to use CPA funds it would require a permanent deed restriction that ensures units are affordable in perpetuity. The feasibility and demand of such a program would need to be demonstrated.

#### GOAL 5. PRESERVE EXPIRING AFFORDABLE UNITS

The CPC would support assisting with the preservation of expiring affordable units to prevent a decrease of units on the Subsidized Housing Inventory and maintain Stoughton's achievement of the state's 10% mandate. However, the CPC recognizes that due to the large amount of units with expiring restrictions (over 230 units); CPA funds could be only a relatively small part of a larger funding scheme for unit preservation.

In evaluating this type of proposal, the CPC will consider project costs and benefits and would favor projects with minimal CPA costs and maximum preservation of units. An example of this type of project in another CPA community is Tammy Brook in Weymouth where a \$150,000 of CPA funds were appropriated as a loan to Beacon Communities LLC to help fund a multimillion dollar project to preserve 65 units of affordable housing.

### **MINIMUM COMMUNITY HOUSING SPENDING REQUIREMENTS**

As previously detailed in Chapter 1, the CPA statute (MGL c.44B) mandates a minimum-spending requirement for community housing of 10% of the annual revenue. The revenue must either be spent or set aside for future spending. Therefore, the estimated minimum amount of spending/reserve for community housing in Stoughton is approximately \$450,000 for actual and estimated revenue for FY09-FY15. As of January 2012, \$25,000 has been appropriated for affordable housing projects, however this funding will be returned to the affordable housing reserve due to issues with eligibility. Note, that the CPC is recommending an appropriation of \$20,000 to a Habitat for Humanity project at the Spring Town Meeting. As of January 2012, the current affordable housing reserve amount is \$119,240.

### **CPA COMMUNITY HOUSING ELIGIBILITY**

Chapter 44B of the Massachusetts General Laws (CPA Act) defines "community housing" as "low and moderate income housing for individuals and families, including low or moderate income senior housing." Low income housing is affordable to households with annual incomes of less than 80% of the area wide median income (AMI) and moderate income housing is affordable to households earning between 80% and 100% AMI. Furthermore, the CPA defines "senior housing" as housing for persons 60 years old or over, whom also meets the qualifications for low or moderate income. The CPA Act allows expenditures for the acquisition, creation, preservation, and support of community housing and for the rehabilitation of community housing that is acquired or created through CPA. The amendments to the CPA Enabling Statute included defining the term "support" as programs that provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing

## STOUGHTON'S COMMUNITY HOUSING NEEDS

Even with the downturn in the housing market there is a gap between the price of homes for sale in Stoughton and what a low-income family can afford. As stated in the profile on the next page, the affordability gap (the relationship between income and home values) for Stoughton is one of the smallest in the region, but for low-income households there is a gap in Stoughton of approximately \$92,000. Accordingly, there is a need to provide homeownership opportunities for this income category, possibly through the creation of smaller-scale, more affordable homeownership units.

According to the 2000 US Census, 25% of the Town's occupied housing units are rental and 41% of those households are housing cost-burdened (specifically, tenants paying more than 30% of their income for housing costs). Over 60% (295 households) of elderly renters are housing cost-burdened. In addition, the Town is at risk of losing 222 affordable units currently on its affordable housing inventory (note: the status of the restrictions set to expire in 2010 and 2011 is not known)



Wentworth Manor: 102 affordable rental units with affordability expiration in 2010



Memorial Village: 40 affordable rental units with a perpetual restriction



Quail Run: 132 affordable rental units with a perpetual restriction



**POPULATION**

- Town population is 27,149 with 10,254 households, growing only 2% between 1980-2000 (while region grew 7%); Metro Future projections indicate 15% growth in Stoughton population expected 2000-2020.
- 71% of all Stoughton's households are families. However family households are projected to decrease as percent of total households (AHP)
- 20-34 age group experienced a sharp decline in population while middle years (ages 35-54) population experienced growth from 1990 to 2000.
- Number of empty nesters and seniors increased during the past decade with Metro Future projections indicating that the 55 and older age group may double by 2030. (2009 Affordable Housing Plan (AHP))

**HOUSEHOLD INCOME & COST OF HOUSING**

- \$57,838 was Stoughton's median household income in 2000; a 37% increase from 1990 (2000 Census).
- An estimated 43% of households have low incomes – incomes at or below 80% of AMI (AHP).
- \$350,000 was the median cost of single family house in 2005. Stoughton saw a 60% increase in median cost of single-family homes from 1995 to 2005 followed by a decline to \$253,000 in 2011 (Warren Group).
- Cost of rental housing increased by 139% from 1980-2000 (AHP).

**HOUSING TENURE & CHARACTERISTICS**

- 75% of occupied housing units are owner-occupied; 25% are rental; percent of rental units is substantially lower than region as a whole (43%).
- 63% of all housing units are single-family detached homes; 23% are multifamily homes; 6% are two-families; and 8% are single-family attached homes.
- 26% of the town's housing units were built before 1950; 60% were built before the 1970s when lead paint laws were enacted.
- Elderly households constitute more than 14% of renters.
- Extremely low vacancy rates recorded in 2000 at only 2.2% for rental and 0.5% owner-occupied (compared to national standards of 5% rental and 3% owner-occupied) (AHP).

**AFFORDABILITY**

- 13.8% (1,489 units) of Stoughton's total housing stock is counted as affordable on the State's Subsidized Housing Inventory (SHI) (DHCD, June 30, 2011), which exceeds the

State's minimum goal that 10% of total year-round households be affordable in each municipality.

- Moderate income: A household earning 80%-100% of the Area Median Income (AMI); e.g., 4-person household earning between \$64,400-\$91,800.
- A moderate-income four-person household could roughly afford a home that costs less than \$295,000 (DHCD Calculator). Fifty of 118 (42%) 3+ bed units in Stoughton were sold for less than \$295,000 between Jan.-Sept. 2010 (Zillow).
- Low income: A household earning at or below 80% AMI; e.g., 4-person household earning at or below \$64,400.
- A low-income four-person household could roughly afford a home that costs less than \$207,000 (DHCD Calculator). Eleven (11) of 118 (9%) 3+ bed units were sold for less than \$210,000 between Jan.-Sept. 2010 (Zillow).
- The affordability gap (the relationship between income and home values) for Stoughton is one of the smallest in the region, but has grown substantially since 1980 (AHP). The gap in Stoughton for low-income households is approximately \$92,000, while there is virtually no gap for moderate-income households.
- Rental analysis: 41% of Stoughton's renter households were housing cost burdened (paying more than 30% of income for rent + utilities) (2000 Census).
- 60% of all elderly renters (295 households) were housing cost burdened (2000 Census).

**AFFORDABLE HOUSING STOCK**

- 53% of the affordable units listed on the SHI were created through chapter 40B (AHP).
- 11.7%, on the SHI are ownership units.
- 278 units of the affordable housing inventory are public housing, mostly for the elderly (226 for elderly and people with disabilities, 45 for families and 8 for special needs (Community Development Plan).
- 233 of these units in privately owned developments may have affordability periods that expire if not renewed (AHP).

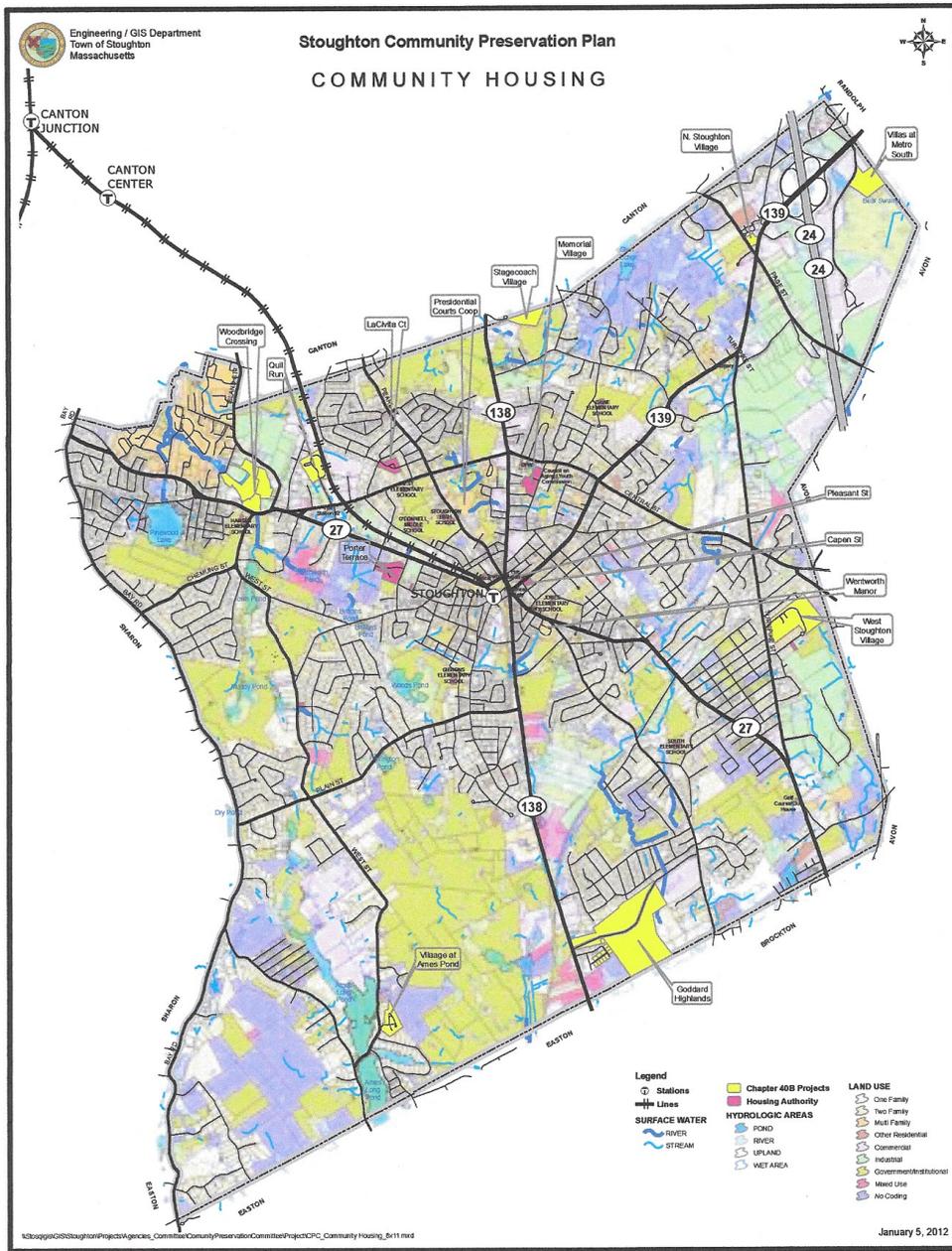
**These facts suggest:**

With the significant projected growth in empty nesters and seniors, the demand for smaller scale, lower maintenance housing and housing with services will grow.

With less than 12% of all affordable units being ownership units and an affordability gap of about \$92,000, there is a need for affordable homeownership opportunities, particularly for low-income households.

Preserving existing affordable rental units with expiring use restrictions and creating new affordable rental opportunities

# COMMUNITY HOUSING MAP



# Chapter 4: Historic Preservation

## HISTORIC PRESERVATION GOALS & POSSIBILITIES

The CPC developed the following goals and possibilities for historic preservation expenditures through careful consideration of Stoughton's historic preservation needs, citizen input from the community workshop, and overall community goals. The goals, as described below, are intended to guide potential applicants for CPA funding and will be used to give direction to CPC funding recommendations.



Barn at Capen-Reynolds Farm - one of only a few remaining 19th century

### GOAL 1. RAISE COMMUNITY AWARENESS OF HISTORIC RESOURCES THROUGHOUT TOWN

The CPC encourages increasing community awareness and appreciation of the multitude of historic resources in Stoughton including private homes, municipal buildings, commercial buildings, cemeteries and burial grounds, landscapes and scenic views, and documents. For example, CPA funds could be used as a match for a Survey and Planning Grant from Massachusetts Historical Commission to expand the town's historic resources survey. In addition, CPA funds could be used to nominate historic resources to the National Register of Historic Places and to implement a historic plaque program for public and private historic resources.

### GOAL 2. PRIORITIZE PRESERVATION OF TOWN-OWNED HISTORIC RESOURCES

The Town of Stoughton is responsible for the stewardship of significant town-owned historic resources including the Town Hall, Lucius Clapp Memorial Building, Capen-Reynolds house and farm, Libby Farm, Waterworks building, and historic town documents. These resources have substantial preservation needs that exceed the town's capacity to fund with capital funds, however it is critical for the vitality of the community that these town-owned resources are preserved to ensure continued function of municipal services and to remain a source of community pride. Therefore, the CPC will give preference to assist with funding preservation projects for town-owned resources, particularly for projects that leverage CPA funds with other funding sources. Historic resources that are not town-owned, for example private or state-owned resources, will not receive high priority for CPA funds.



Stoughton Town Hall, 10 Pearl Street, built 1881

**GOAL 3. REVITALIZE DOWNTOWN THROUGH HISTORIC PRESERVATION AND MULTI-PURPOSE PROJECTS**

To reinforce the overall guiding principles described in Chapter 1, the CPC encourages projects that support downtown revitalization. Historic preservation can be an effective tool within larger efforts for economic development and revitalization. The CPC envisions CPA funding as one component of multiple sources to assist larger-scale multi-purpose projects to enhance downtown revitalization efforts, possibly including the reuse of historic mill buildings for commercial, office, and/or housing purposes. It will be important to integrate Town revitalization efforts and use of CPA funds with the South Coast Rail project to support both community and regional goals and to capitalize on any other public and private funding sources that may be available as a result of the South Coast Rail project.



Stoughton Railroad Station, Wyman Street, built 1888, listed on the National Register of Historic Places

**GOAL 4. STABILIZE AND INTERPRET ARCHEOLOGICAL RESOURCES AND DOVETAIL WITH RECREATIONAL OPPORTUNITIES**

Stoughton has a host of archeological resources throughout Town including a variety of early 19th century industrial remains, a quarry, stone walls, and resources within existing conservation areas, such as the Bird Street Conservation Area. The CPC would encourage stabilization of Town-owned archeological resources and interpretive signs and trails that incorporate opportunities for passive recreation on conservation lands in addition to increased education and awareness of the significance of these resources. Projects that involve the recreation component would require multiple funding sources particularly for creation of the trails on existing recreation lands that were not purchased with CPA funds, as the recreational component of these projects would not be CPA-eligible (note: preservation of historic resources is CPA eligible).

**MINIMUM HISTORIC PRESERVATION SPENDING REQUIREMENTS**

As previously detailed in Chapter 1, the minimum statutory spending requirement for historic preservation is 10% of annual revenue. The revenue must either be spent or set aside for future spending. Therefore, the estimated minimum amount of spending/reserve for historic preservation is approximately \$450,000 for actual and estimated revenue for FY09-FY15. As of January 2012, \$74,000 has been appropriated for historic preservation projects and the current reserve amount available for new historic preservation projects is \$70,240.

**CPA HISTORIC PRESERVATION ELIGIBILITY**

The CPA Act, as amended Summer 2012, defines historic resources as “a building, structure, vessel, real property, document, or artifact that is listed on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture of a city or town.” CPA funds can be used for the “acquisition, preservation, rehabilitation, and restoration of historic resources.” In addition, CPA funds may be appropriated to pay a nonprofit organization to hold, monitor, and enforce a deed restriction as described in Section 12 of the CPA Act (amended Summer 2012). Furthermore, within the definition of “rehabilitation” CPA is allowed to fund improvements to make historic resources functional for their intended use, including improvements to comply with the Americans with Disabilities Act and other building or access codes. All rehabilitation work with respect to historic resources is required to comply with the Standards for Rehabilitation stated in the US Secretary of the Interior’s Standards for the Treatment of Historic Properties (codified in 36 C.F.R. Part 68).



Stoughton Water Works, Central Street, built in 1892



State Theater, 807 Washington Street, built 1927



Capen-Reynolds Farm, built in 1839

## STOUGHTON'S HISTORIC PRESERVATION NEEDS

Stoughton's historic resources are known to include both prehistoric and industrial archeological sites; historic landscapes; historic houses of the 18th, 19th, and 20th centuries; 19th century municipal and institutional buildings; historic documents and artifacts, and a wealth of industrial buildings and complexes. Most of the available information on these resources, though, was collected over twenty years ago and could benefit from additional research. One of Stoughton's primary historic preservation needs at this time is for an updated and expanded Historic Resource Survey to provide an in-depth analysis of their surviving historic resources.

An updated Historic Resource Survey will also serve as a guide for the community in identifying additional properties which might be eligible for the National Register of Historic Places or areas which might benefit from the creation of a local historic district. Community Preservation Funds can assist a community in completing all of these tasks.

Stoughton's CPA funds can also be used to preserve and restore the community's significant historic, archeological, and architectural resources for the future. Other potential funding uses may include purchasing historic preservation restrictions on Stoughton's most significant buildings, funding rehabilitation plans or studies, and completing archeological surveys.



Pierce House, built in 1824 in the Federal style  
55 Highland Street



Lucius Clapp Memorial Library, built in 1903 in the Classical style, 6 Park Street, listed on the National Register of Historic Places



The Benjamin Gay House on West Street, built in 1764



**GENERAL HISTORICAL INFORMATION**

- Stoughton currently has 109 historic resources documented at the MA Historical Commission (MACRIS).
- Stoughton's historic resources go beyond buildings to include landscapes, maps, archives, and artifacts (e.g., Historical Society's recently purchased 1928 Stoughton Engine #2).

**NATIONAL REGISTER RESOURCES**

- The Lucius Clapp Memorial Library, a ca 1903 Classical Revival building, is one of Stoughton's finest architectural buildings and the current home to the Stoughton Historical and Musical societies.
- Stoughton's ca 1888 Railroad Station is the last surviving 19th century station in Stoughton and an excellent example of Romanesque Revival Architecture designed by Boston architect Charles Brigham.

**RESIDENTIAL RESOURCES**

- 26% of Stoughton's existing housing stock was built prior to 1950 and is eligible for consideration as an historic resource.
- Stoughton's historic housing stock includes primarily late 18th and early 19th century examples of which Cape, Federal, Italianate, and Greek Revival are the most prominent styles.
- Stoughton's earliest surviving residences include the ca 1740 Consider Atherton house at 35 Pratt's Ct., the ca 1744 Glover House, and the ca 1746 Major Swan house (MACRIS).
- Examples of early adaptive reuse projects survive such as the ca 1871 Smith School (converted to residences ca 1940).
- Stoughton has recognized modern architecture including Packard Manse, a ca 1920 Contemporary home.

**MUNICIPAL AND INSTITUTIONAL BUILDINGS**

- The municipal buildings are primarily late 19th century Romanesque Revival including the ca 1881 Town Hall.
- The ca 1892 Richardson Romanesque Water Works building is listed as an American Water Landmark.
- The ca 1903 Kimball School and ca 1939 Post Office are both examples of early 20th century institutional architecture.
- The ca 1865 Methodist Church is the Town's oldest surviving church and one of only two (ca 1898 Trinity Episcopal Church) surviving wooden churches.

- Stoughton's ca 1892 Old Fellows Hall is one of the last Queen Anne style buildings extant in Stoughton Center.
- The ca 1958 former Our Lady of the Rosary Church and complex, now the Jubilee Church, is considered to be both "modern and unique."

**INDUSTRIAL AND COMMERCIAL RESOURCES**

- At least four 19th century mill complexes survive including: Mystic Rubber Company (1877), Meade Rubber Company (1916), Belcher Company (1893), and Stoughton Rubber Company (Corcoran's Boot Factory).
- Other mill buildings include the Three-K Shoe Factory, the Three-K Raincoat Factory, and the Fullers Earth building.
- Stoughton Center contains many late 19th/early 20th century buildings identified for restoration and reuse.

**ARCHEOLOGICAL SITES AND RESOURCES**

- Stoughton's 19th century industrial resources include retaining walls of the former pond on Mill Street, railway lines, and surviving mill building foundations.
- The Trout Brook Meadow is a prehistoric (Native American) site and location of possible artifacts.
- Stoughton's early settlers reshaped the land by creating new dams and ponds, which are still in evidence.
- The remains of Gilbert's Quarry, which provided granite for many buildings and monuments, and Messer's Quarry, which produced gravestones, are still in evidence.

**HISTORIC LANDSCAPE RESOURCES**

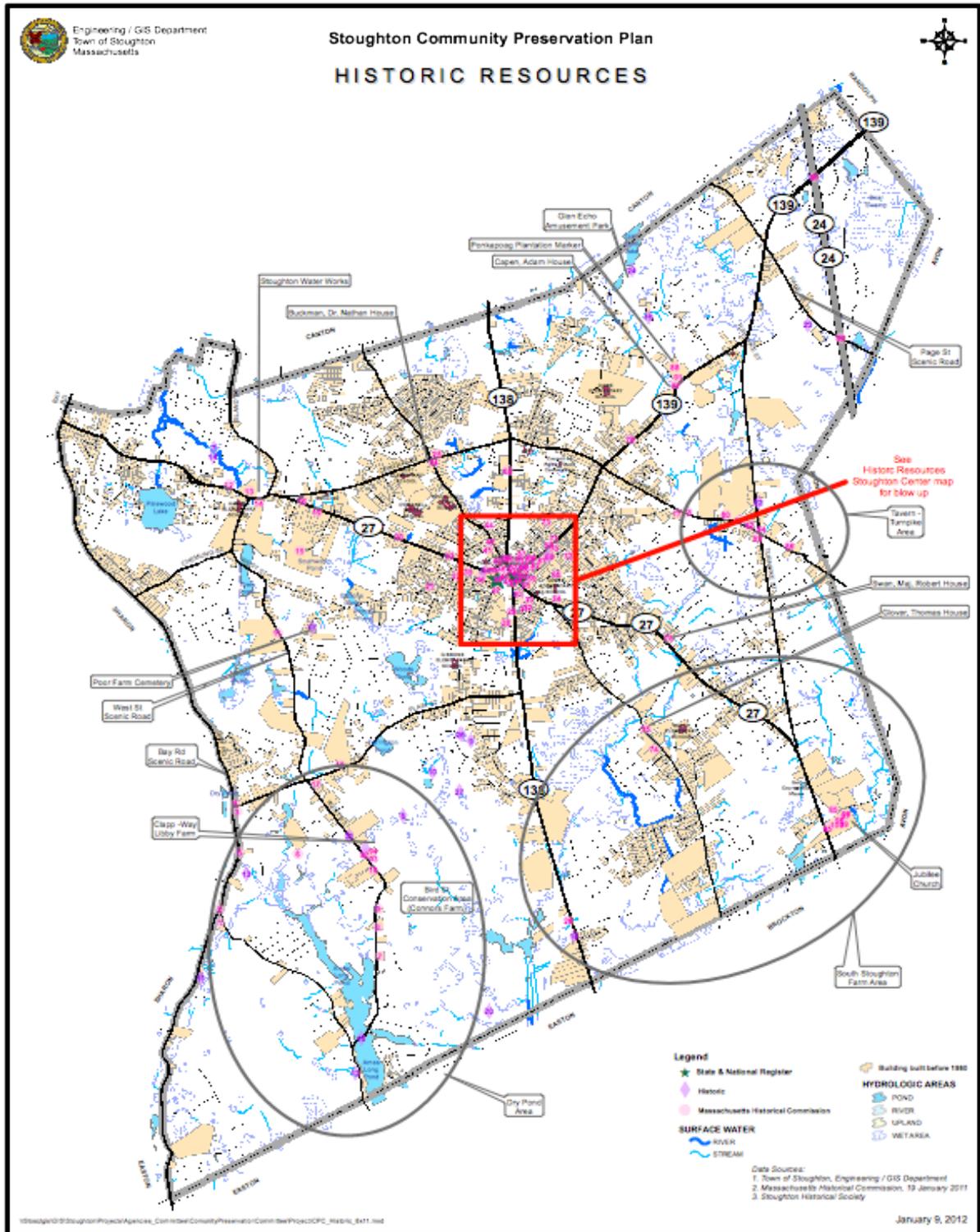
- Many stone walls align to former land divisions and uses.
- Glen Echo Park, established in 1895, was a popular recreational area and early tourist destination.
- Town-owned, ca 1839 Capen-Reynolds Farm and ca 1897 Clapp-Way-Libby Farm are historic agricultural lands.
- Stoughton has three State designated Scenic Roads - Bay Road, Page Street, and West Street.
- The Pearl Street, Methodist Meeting House, South Street, Maplewood, Dry Pond, Marshall-Bird, Evergreen, and Holy-Sepulcher cemeteries contain hundreds of historic markers and the graves of at least 70 veterans of the Revolutionary, 1812, and Civil wars.

**These facts suggest:**

The shift from a quiet farming community to a bustling industrial one is evidenced by the surviving homes of the 1700s, numerous 19th and early-20th century industrial and commercial structures, and grand Italianate, Greek Revival, and Queen Anne homes.

Stoughton has diverse historic resources including landscapes, residences spanning 18th-20th centuries, 19th century municipal and institutional buildings, a wealth of industrial buildings and sites, as well as archives and artifacts.

# HISTORIC RESOURCES MAP

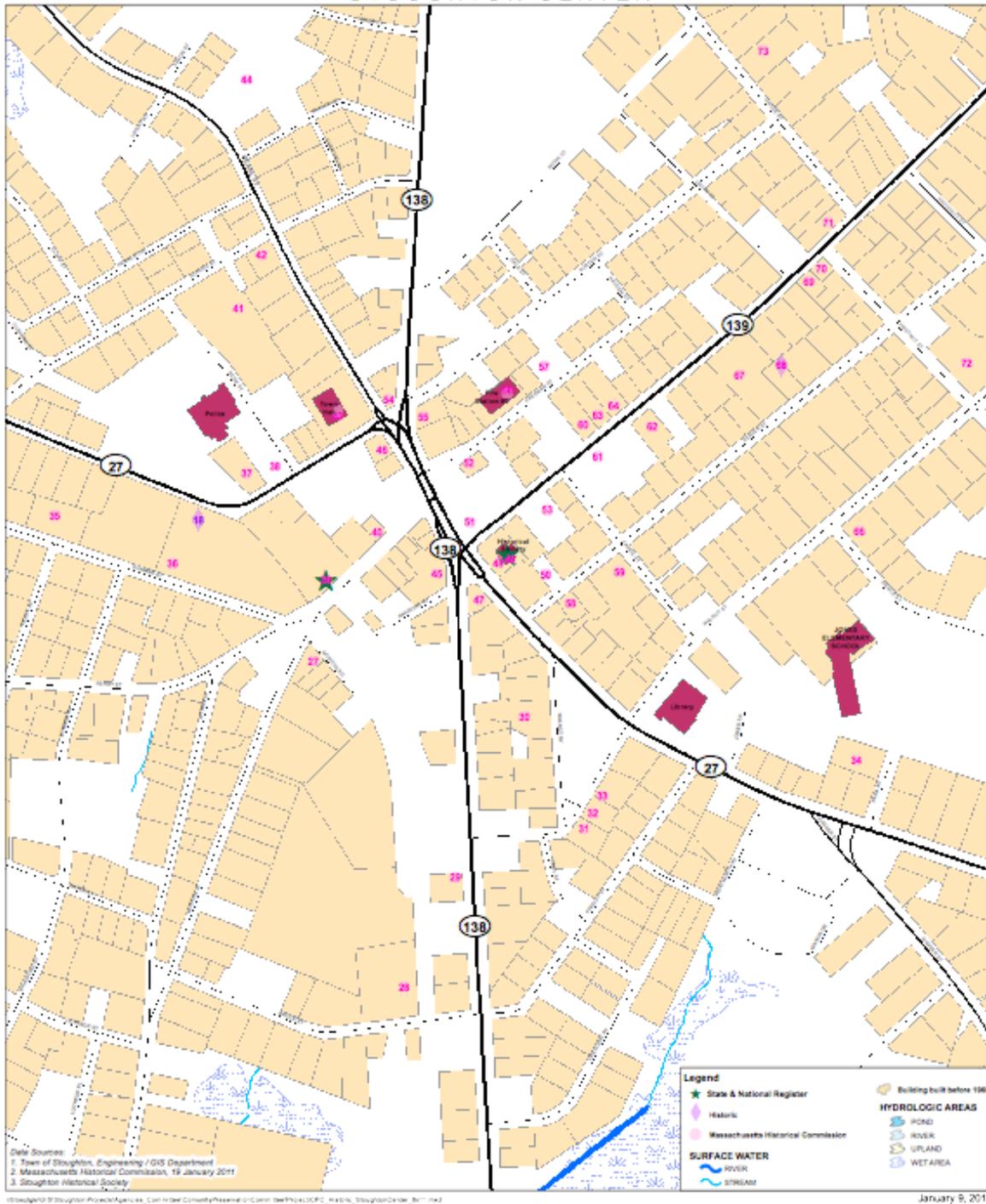




### Stoughton Community Preservation Plan



## HISTORIC RESOURCES STOUGHTON CENTER



# Chapter 5: Open Space

## OPEN SPACE GOALS & POSSIBILITIES

The CPC developed the following goals and possibilities for open space expenditures through careful consideration of Stoughton’s open space needs, citizen input from the community workshop, and overall community goals. The CPC’s goals are intended to support the community’s goals established in the Open Space and Recreation Plan. The goals, as described below, are intended to guide potential applicants for CPA funding and will be used to give direction to CPC funding recommendations.

### GOAL 1. PRESERVE OPEN SPACE PROPERTY IDENTIFIED AS PRIORITIES IN THE OPEN SPACE PLAN

The CPC encourages preservation of open space properties that are identified as priorities in the Town’s Open Space and Recreation Plan, either through acquisition of property or conservation restriction. As such, it will be a priority to maintain an up-to-date Open Space Plan that is approved by the state, allowing the Town to be eligible to apply to a variety of state funding sources. As identified in the current Open Space Plan it is important to expand existing conservation areas in addition to the protection of other significant open space properties. It is important to establish corridors among existing protected open space parcels for recreation and wildlife habitat protection.



Bird Street Conservation Area trail head on West Street

For example, the Benson Road /Goddard property, which consists of 177.5 acres of open, wet meadow and some wooded uplands is identified by the community as a high priority property that would protect a scarce area of open wetlands and provide access to adjoining conservation areas by acquiring the wooded upland area. In addition, the Lipsky /Combined Jewish Philanthropy property on Canton Street and the multiple MacNamara properties that are contiguous to the Bird Street Conservation Area are all high priorities for protection.

### GOAL 2. PRESERVE WATER BODIES AND WATER RESOURCES

Stoughton has a variety of water bodies that are polluted with sedimentation which can cause significant environmental impacts including decrease in fishery resources, increases in erosion, nutrient balance and circulation changes, and loss of submerged vegetation. The CPC encourages projects that address sedimentation issues to protect and preserve the quality of water resources and preserve recreation opportunities such as fishing and boating. In addition, the CPC recognizes the value of acquiring open space for the purposes of protecting drinking water supplies.



Town Pond on the north side of West Street

For example, CPA funds might be used to fund dredging efforts at key ponds including Ames, Dennison, Farrington, Harris, and Muddy ponds. For sake of clarity, CPA eligible projects would include engaging a contractor with specialization in dredging for purposes of water resource preservation, but would not include purchasing equipment or ongoing maintenance.

### GOAL 3. CREATE DOWNTOWN OPEN SPACE

The CPC will consider projects that create pockets of additional green-space in Stoughton Center to provide natural relief within a dense area of town and as a beautification measure. The green space, which can be incorporated into a larger reuse or redevelopment project, can include landscaping, benches, and other elements for passive enjoyment within downtown Stoughton Center.



Stoughton Center as seen at the intersection of Route 138 and Route 27

## **MINIMUM OPEN SPACE SPENDING REQUIREMENTS**

As previously detailed in Chapter 1, the minimum statutory spending requirement for open space is 10% of annual revenue. The revenue must either be spent or set aside for future spending. Therefore, the estimated minimum amount of spending/ reserve for open space is approximately \$450,000 for actual and estimated revenue for FY09-FY15. As of January 2012, no funding has been appropriated for open space projects (however, the Town has approved bonding CPA funds for \$1,200,000 acquisition of the Glen Echo property and will appropriate CPA funds for annual debt service payments for a term to be determined by the Treasurer. As of January 2012, the current open space reserve amount available for new open space projects is \$144,240.

## **CPA OPEN SPACE ELIGIBILITY**

The CPA defines the term “open space” as including, but not limited to, land deemed necessary to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, lake and pond frontage, beaches, and lands to protect scenic vistas. The CPA statute allows the use of CPA funds for the acquisition, creation, and preservation of open space and allows for the rehabilitation and restoration only for open space that was acquired or created with CPA funds. Per MGL c.44B s.5 (f), CPA funds may not be used to acquire real property, or property interest, for a price exceeding the value of the property.

In accordance with the CPA statute (MGL c.44B s.12 (a) and (b)), an acquisition of real property is required to be owned by the municipality and to be bound by a permanent restriction. Therefore, any open space acquisitions by the Town using CPA funds will require execution of a permanent restriction that runs to the benefit of a nonprofit organization, charitable corporation, or foundation and that is in accordance with the requirements of MGL c.184. In addition CPA funds may be appropriated to pay a nonprofit organization to hold, monitor, and enforce the deed restriction on the property.



Libby Farm, West Street



Glen Echo Lake



McNamara Farm, West Street (corner of King)

## STOUGHTON'S OPEN SPACE NEEDS

Stoughton possesses significant areas of unprotected open space, some of which if acquired, could address the fragmentation of current holdings. In addition, many unprotected parcels are located in areas that are critical for the protection of Stoughton's public water supply and groundwater recharge. Other areas that are currently unprotected are important for wildlife habitat protection as well as creating wildlife corridors and community access.

Improving inadequate access is also a critical need in conservation lands. Challenges with access in these areas include physical barriers such as locked gates, inadequate parking, or lack of Americans with Disabilities Act (ADA) compliance. However, CPA funds cannot be used to fund rehabilitation improvement projects on open space properties not originally acquired with CPA funds, so it is important for the Town to address these community needs using non-CPA funding



# OPEN SPACE & NATURAL RESOURCES

## PROTECTED OPEN SPACE

- Approximately 14% of the total land area of Stoughton is permanently protected open space.
- Over 1200 acres of town-owned properties managed by the Conservation Commission in fourteen separate properties.
- Town of Stoughton watershed lands in three general areas totaling 398 acres. These areas include Ames Pond, Pinewood Lake, and Muddy Pond.
- The Stoughton Conservation Memorial Lands (Bird Street Conservation Area) is the largest contiguous parcel of conservation lands owned by the Town. With a high potential for a variety of uses, the Memorial Lands contain wooded lands, open fields, wetlands, and a 14-acre pond.
- The Reynolds Estate is a 48.4-acre conservation area that has undergone recent renovations for use as a community farm and currently contains the community gardens.
- Conservation restricted lands totaling 270.5 acres that can continue their present use but preclude future development. These include the Ames Rifle & Gun Club and the Stoughton Rod & Gun Club.
- The Town has approved use of CPA funds to acquire Glen Echo property for permanent protection as conservation and recreation land in December 2011.

## TEMPORARILY PROTECTED OPEN SPACE

- One parcel is protected through its classification as MGL Chapter 61 forest land (11.60 acres)
- Thirteen (13) parcels are protected as MGL Chapter 61A agricultural lands (99.1 acres).

## UNPROTECTED OPEN SPACE

- Unprotected parcels consist of more than 1300 parcels totaling over 2200 acres in six categories including:
  - Ten cemeteries (56.51 acres)
  - Fifteen school and town recreation properties (214 acres)
  - Nearly 1300 parcels of privately-owned undeveloped lands (1835 acres)
  - Cedar Hill Golf Course (Town-owned, but no conservation restriction)

- Most significant private unprotected tracts include the Memorial Lands, Britton's Pond, Ames Long Pond East, Benson Road/Goddard Property, Canton Street, and Cedar Swamp.

## WATER RESOURCES

- Stoughton includes parts of two regional watersheds: the Neponset River Watershed and the Taunton River Watershed.
- Steep Hill Brook and its tributaries, Redwing Brook, and most of the town's small pond and wetland systems all drain into the Neponset River and its watershed. This watershed includes Woods Pond, Pinewood Lake, and Glen Echo Pond .
- The southern part of Stoughton is part of the Taunton River Watershed and includes Ames Long Pond and CW Welch Pond.
- Stoughton contains numerous vernal pools and seasonal wetlands.
- Water recreation in Stoughton includes canoeing, swimming, ice skating, and fishing.
- Stoughton contains over 1300 acres of designated wetlands that are primarily wooded swamp or shrub swamp with scattered meadow-emergent marsh communities and numerous vernal pools.

## HABITAT & BIODIVERSITY RESOURCES

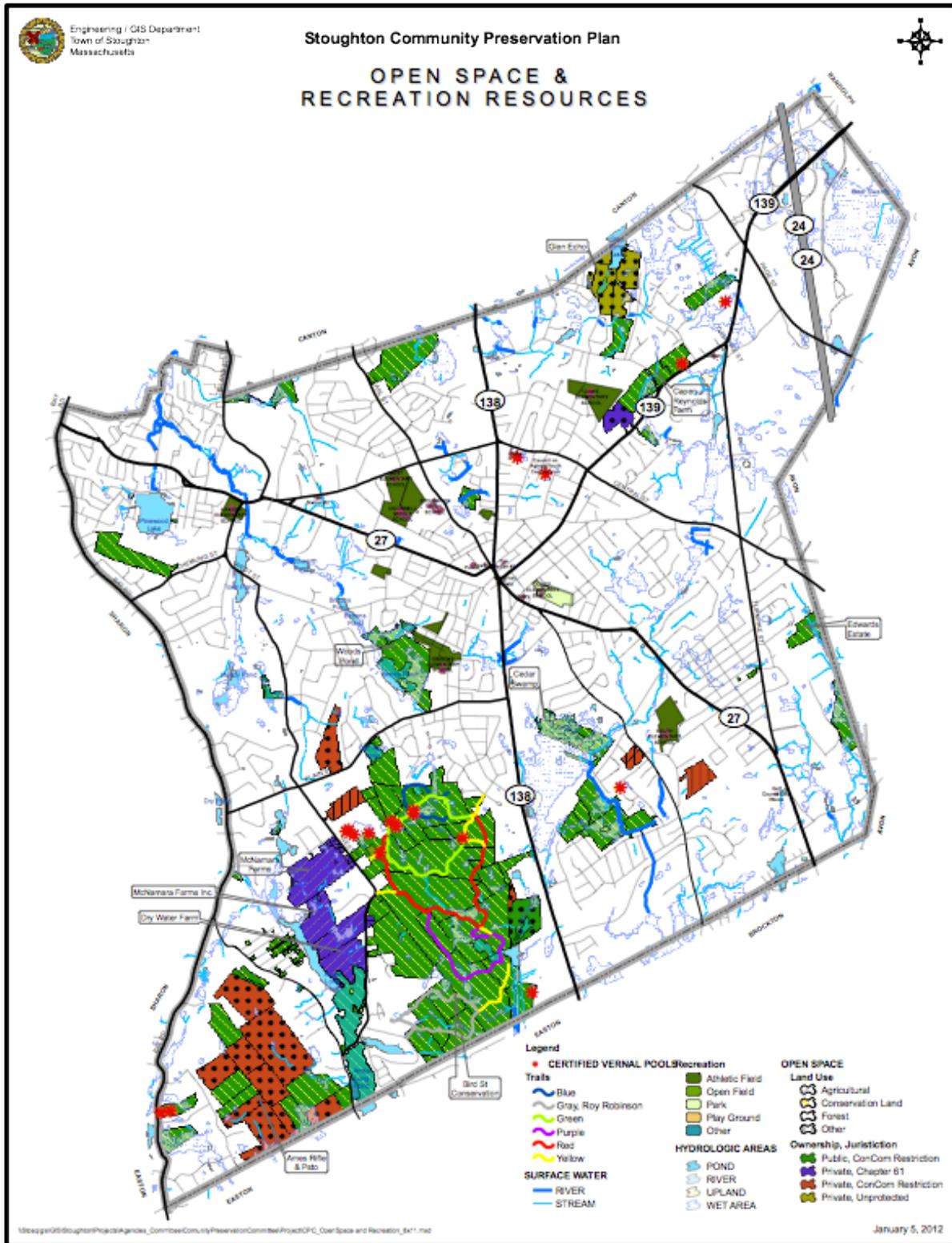
- Stoughton possesses over 4100 acres of forest lands consisting of upland, wetlands, and riverine areas located mostly in southwest Stoughton. Other major vegetative communities in town include grasslands and peat bogs.
- Numerous wild species can be found in the hay fields, wet meadows, shrub swamps, and open waters of Stoughton.
- Key species sightings include River Otters, Fishers, and Spotted Turtles while local habitats for rare and endangered species include Spotted Turtles, Blandings Turtles, Wood Turtles, and several rare salamanders.
- There are many declining species of nesting birds.

### These facts suggest:

Existing open space preserves in Stoughton are fragmented in some cases which compromises protection of habitat and our water resources; creating protected corridors is critical to wildlife habitat.

Large parcels of lands valuable for passive recreation and wildlife habitat protection remain unprotected.

# OPEN SPACE & RECREATION RESOURCE MAP



# Chapter 6: Recreation

## RECREATION GOALS & POSSIBILITIES

The CPC developed the following goals and possibilities for recreation expenditures through careful consideration of Stoughton's existing recreation resources and needs, citizen input from the community workshop, and overall community goals. The CPC's goals are intended to support the community's goals established in the Open Space and Recreation Plan. The goals, as described below, are intended to guide potential applicants for CPA funding and will be used to give direction to CPC funding recommendations.

### GOAL 1. EXPAND RECREATIONAL OPPORTUNITIES

#### AT EXISTING CONSERVATION LANDS

In accordance with the CPA statute, as amended Summer 2012, CPA funds can be used for the rehabilitation and restoration of land for recreational use. The Town's existing conservation lands, which have been used for passive recreation including hiking, cross country skiing, and the like, are now eligible for CPA funds to improve recreation opportunities for public use and enjoyment of the properties.

Rehabilitation projects should enhance citizen access and enjoyment of all Town-owned open space especially the recently acquired Glen Echo property and can include creation of trails, informational as well as educational signs and kiosks, vehicle, bicycle, and pedestrian access and other outdoor recreation amenities.



Glen Echo Property



### GOAL 2. CREATE BICYCLE TRAILS AND PATHS

The CPC would encourage use of CPA funds to assist with the creation of bicycle trails and paths. The CPA funds could assist with the implementation of projects identified by the Town's Bicycle and Pedestrian Task Force, which is working with the Old Colony Planning Council (OCPC) on a regional Pedestrian and Bicycle Plan. As part of the OCPC efforts, grants will be available for bicycle racks in town which can be placed in strategic locations to enhance planned bicycle paths and to encourage bicycle use for popular commercial, institutional, and recreation destinations within town.

**GOAL 3. DOVETAIL RECREATION OPPORTUNITIES  
WITH MULTI-PURPOSE PROJECTS**

Recreation opportunities can be enhanced as part of multi-purpose projects. Recreation projects could include development of hiking trails on conservation land, pocket parks as part of affordable housing development or historic preservation projects, or establishing or expanding community gardens on open space or historic properties. For example, the CPC could consider establishing a community/victory garden at the Capen Reynolds Farm in addition to historic preservation efforts on the property, similar to the project the Monson CPA funded at the Keep Homestead.



**MINIMUM RECREATION SPENDING REQUIREMENTS**

The CPA statute sets no minimum spending requirements for recreation. Recreation projects can be funded through the undesignated funds, which are available for projects in any of the four CPA categories. As of January 2012, the total balance of available undesignated funds, which is available for projects in any of the four CPA categories, is approximately \$1.36M.

**CPA RECREATION ELIGIBILITY**

The CPA defines recreational use as “active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground, or athletic field.” The definition goes on to prohibit “. . . horse or dog racing or the use of land for a stadium, gymnasium, or similar structure.”

Per the Summer 2012 amendments, the CPA statute allows use of CPA funds for the acquisition, creation, preservation, rehabilitation, and restoration of land for recreational use. Maintenance costs are not eligible for CPA funds. In addition, acquisition of artificial turf for athletic fields is expressly prohibited in Section 5(b)(2).

## STOUGHTON'S RECREATION NEEDS

The Town of Stoughton has a number of opportunities available for both passive and active recreation with conservation lands offering hiking, hunting, camping, and horseback riding. In addition, over 200 acres of Town-owned and privately-owned land in 15 sites are available for active recreation such as playgrounds and athletic fields. Even though Stoughton has a wide range of diverse recreation resources for its citizens, some needs remain. Many parks and recreation facilities lack access to all citizens. Making more Stoughton recreation facilities available for citizens with disabilities or who are very young or elderly is an important goal in the 2007 Open Space & Recreation Plan (OSRP).

Public water-based recreation in Stoughton is limited to two ponds offering swimming, fishing, boating, and some winter sports. The creation of additional aquatic recreation facilities is identified as a need in the OSRP; however this need may be addressed with a new swimming pool at the High School. Another general need that has already been outlined in the Town's OSRP is to expand the number and type of recreation facilities overall so that the strong demand for recreation activities can be met.



Lessa Memorial Playground at Libby Farm West Street



West School athletic field



Ames Long Pond swimming area



**PASSIVE RECREATION**

- The 48.4-acre Reynolds Estate offers bird watching, hiking, community gardens, and some areas of historical interest.
- The Stoughton Conservation Memorial Lands otherwise known as the Bird Street Conservation Area (675 acres) offer hiking, horseback riding, fishing, trail biking, hunting, camping, and cross-country skiing.
- Hiking is available at the Chemung Hill area, Ames Pond area, the D. Forbes Estate, and the Almon Fredericks Estate.
- There are opportunities for swimming at the Town Beach at Ames Pond. Fishing is permitted at Ames Pond Farrington Pond, Harris' Pond, and the Memorial Lands.
- Other activities include canoeing/kayaking, ice skating (Meades Meadow and Ames Pond), ice boating, mountain biking, and community gardening (Reynold's Estate).
- Privately-owned Stoughton Fish and Game Club offers hunting and fishing opportunities.

**ACTIVE RECREATION**

Stoughton has over 200 acres of Town-owned and privately-owned lands dedicated to active recreation in 15 sites (described below and summarized in the table further below):

- The Bradley Lessa Memorial Playground on the Libby Conservation area
- The Children's Adventure Playspace Project or CAPP on Pierce Street and the adjacent eight (8) acre Halloran Park

that has a paved walking track, basketball courts, horseshoe pits, and a barbecue and picnic area

- On 23 acres, the West School Athletic Complex has four (4) softball fields, two (2) baseball diamonds, playground area, two (2) soccer/football fields, one (1) multi-purpose field, and a gravel walking path
- On the High School's twenty (20) acres, there are two (2) football/soccer fields, three (3) tennis courts, and one and one-half (1.5) basketball courts
- Other school facilities include three playground areas, four (4) baseball or softball fields, one (1) football/soccer field, four (4) multi-purpose fields, and seven (7) basketball courts

Town Land Licensed for Active Recreation:

- The STOYAC or Stoughton Youth Athletic Club leases seven (7) acres that includes a football field and a set of playground equipment.
- Marks Field has one (1) baseball diamond on its five (5) acres and it is available for lease to a non-profit active recreational use.
- The Stoughton Youth Soccer League leases the West Street Soccer Complex on West Street, where there are three (3) fields located on 24 acres.
- Stoughton Youth Baseball leases six (6) fields on their 32 acre little league complex site on Elm Street.

| public recreation facilities | track | basketball | picnic | baseball/softball | foot ball | soccer | multi-purpose | tennis | play-ground |
|------------------------------|-------|------------|--------|-------------------|-----------|--------|---------------|--------|-------------|
| Bradley Lessa Mem.           |       |            | ✓      |                   |           |        |               |        | ✓           |
| CAPP/Halloran Park           | ✓     | ✓          | ✓      |                   |           |        |               |        | ✓           |
| STOYAC Com. Field            |       |            |        |                   | ✓         |        |               |        |             |
| Marks Field                  |       |            |        | ✓                 |           |        |               |        |             |
| Youth Soccer League          |       |            |        |                   |           | ✓✓✓    |               |        |             |
| West School Complex          |       |            |        | ✓✓✓✓✓✓            | ✓✓        | ✓✓     | ✓             |        | ✓           |
| High School                  |       | ✓✓         |        |                   | ✓✓        | ✓✓     |               | ✓✓✓    |             |
| Other schools                |       | ✓✓✓✓✓✓✓    |        | ✓✓✓✓              | ✓         | ✓      | ✓✓✓✓          |        | ✓           |

**These facts suggest:**

- Water-based outdoor recreation is limited to one pond offering swimming and a variety of fishing locations.
- While Stoughton possesses a wide variety of recreation resources, residents have indicated a desire for more facilities and a greater variety of facilities.
- Residents have also indicated need for greater accessibility for all residents.

# List of Sources

- Stoughton Affordable Housing Policy Committee, *Town of Stoughton Affordable Housing Plan*, December 2009.
- U.S. Census 2000.
- MA Department of Housing and Community Development, *Ch 40B Subsidized Housing Inventory*, 12/8/2010.
- Metropolitan Area Planning Council, *Town of Stoughton Community Development Plan*, June 2004.
- Lambert, David Allen, *Postcard Historic Series: Stoughton*, 2009.
- Horsley Witten Group, *Open Space and Recreation Plan: Town of Stoughton*, April 2007.
- Old Colony Planning Council, *Stoughton Central Business District Study*, no date.
- Massachusetts Historical Commission, *MHC Reconnaissance Survey Town Report*, 1979.
- Three white papers by MacKerron, Dwight:
  - History of West Street, the Dry Pond Area, November 2010.
  - Bird Street Calendar Commentary 2009-2010, November 2010.
  - The White Factory, November 2010.

Trust for Public Land, *Stoughton Protects Libby Farm*, April 2003

## Appendix A: Average CPA Contribution Per Stoughton Household

| A.<br>Number of single family dwellings and condominiums ("Dwelling Units")<br><b>*</b> | B.<br>Total residential assessed value | C.<br>Average Single family and Condominium value | D.<br>Average CPA valuation per single family dwelling and condominium (average assessment less \$100,000) | E.<br>Residential Tax rate. | F.<br>Average CPA collections per single family dwelling and condominium |
|---|--|---|--|-----------------------------|--|
| <b>8,144</b>  | \$2,286,446,400                        | <b>\$280,752</b>                                  | <b>\$180,752</b>   | <b>\$12.46</b>              | <b>\$33.78#</b>  |

**\*** Source; Town of Stoughton Form LA4 from the Assessor's office for f/y 2010.

**#** The CPA surcharge is computed by multiplying the Residential tax rate times the average assessed value times 0.015, representing the CPA charge of 1.5% of the taxes paid on the assessed value where the assessed value is reduced by \$100,000 per household.

| H.<br>Total Commercial and Industrial Assessed value | I.<br>Commercial and industrial tax rate | J.<br>Total CPA collections from commercial and industrial | K.<br>Total match from State matching funds | L.<br>Total CPA funds received for the fiscal year | M.<br>Average receipts of CPA funds per single family home and condominium | N.<br><b>Percent return on CPA charges per household</b> |
|--|--|--|---|--|--|--|
| \$608,481,813  | <b>\$25.24</b>                           | <b>\$230,371</b>   | <b>\$174,490</b>                            | <b>\$681,978</b><br><b>@</b>                       | <b>\$83.74</b>   | <b>148.00</b><br><b>%</b>                                |

**@** Source: Bureau of Accounts, Schedule A-4 For F/Y's 2010 and 2011

# Appendix B: Community Workshop 11/28/11

## SUMMARY OF WORKSHOP RESULTS

At the November 28 Community Workshop, held by the Community Preservation Committee, Stoughton citizens took part in an interactive digital group polling exercise as well as a small group discussion exercise facilitated by the CPC members.

**Digital Group Polling Exercise:** Each participant was given a remote handheld and instructed to respond to 10 polling questions. The responses were anonymous. A range of 49-52 responses were recorded for each question. A brief summary of responses to each question follows below:

1. Over 70% of participants currently serve on a board / committee or as a town meeting member.
2. 63% came to official meetings in Town at least once a month.
3. Over 54% were age 55 -74 years and approximately only 13% were under age 44 years demonstrating under-representation of younger cohorts (which is actually over 53% of the Town's population based on 2010 US Census data).
4. Approximately 20% of participants had children under 18 year living in Stoughton, reflective of Town's demographic statistics.
5. Only 4% of participants rented their home, demonstrating under-representation of renter households, which make up over 25% of the Town's households (2010 US Census).
6. Over 95% of participants reside in single-family homes, whereas 63% of Stoughton's population lives in single-family homes and 23% live in multifamily buildings (2010 US Census).
7. Over 76% of participants felt the workshop participants as a group did not represent the actual diversity of Stoughton's population.
8. 92% of participants had heard about the Community Preservation Act before coming to the workshop.
9. Over 30% considered themselves advocates for all the CPA areas and over 44% for more than one category (note: the question did not allow elaboration on which categories in this option). Of those who chose one specific category, the most (11.5%) chose open space.
10. The primary reason participants reported coming to the workshop was to either learn about CPA (30.6%) or because they had a CPA project in mind (20.4%)

It is a near impossibility to attract all segments of a community's demographic in proportions that reflect the Town's population, however it is important to recognize that certain interests may not be fully represented in any given community engagement activities, such as the CPC's Community Workshop. Therefore, this exercise highlights the need to consider the perspectives and needs of underrepresented groups, including younger residents, renters, and people less regularly active in the Town government.

**Small Group Discussion Exercise:** The participants were each assigned to one of nine discussion groups that included a range of 4-8 participants. Each group was assigned a CPC member to be a table facilitator and guide the group discussion to respond to three questions. Each question was focused on one of the four CPA categories (open space and recreation were combined into one question). The consultant selected a sample of tables to present a report of their table discussion for each question.

A very brief summary of responses for each question is outlined below and a detailed transcription and analysis is included in Appendix A, as is a full summary of the CPC review comments:

- 1) **Community Housing:** The top responses included preserving affordable housing in properties with expiring deed restrictions; developing small-scale infill housing in existing neighborhoods; converting existing buildings to affordable housing, rather than building new; increasing housing affordable for seniors; focusing on projects in downtown; and using surplus Town property to create new affordable housing.

**CPC Review Comments:** Although preserving properties with expiring restrictions is an important Town goal, CPA funds are so limited when compared with the cost of preserving over 200 units that CPA funds would only be able to offer a small amount of assistance. Therefore, this type of project would need to be evaluated by weighing the costs and benefits on a case by case basis. However, small developments as well as conversion of existing buildings, particularly with emphasis on the community's smart growth goals corresponds with overall CPA objectives and should be a high priority. Senior housing is important but should not be emphasized as a special priority over creating family or other types of affordable housing. Mixed housing downtown in mill buildings that combine historic preservation and economic revitalization objectives should be emphasized as a high priority.

- 2) **Historic Preservation:** Preservation of town-owned properties including Town Hall and Capen Reynolds Farm were mentioned as high priorities. In addition, preservation of the railroad station and downtown properties in general ranked high in the workshop.

**CPC Review Comments:** The CPC members strongly agreed with the emphasis on funding historic preservation projects for town-owned properties as well as multi-use projects that incorporate historic preservation with downtown revitalization and discussed the particular potential presented by historic mill buildings downtown. The CPC also stressed the opportunity to update the Town's historic resources survey with a combination of CPA and state funds in addition to identifying historic resources with plaques, interpretive signs, and trails with interpretive signage for archeological resources on conservation lands.

- 3) **Open Space:** The workshop participants emphasized preserving water bodies, farmlands, and specific large open space parcels including Glen Echo and Goddard Property as high priorities. The focus with respect to open space preservation was clearly in the interest of embracing natural resources.

**CPC Review Comments:** The CPC concurred with the emphasis on embracing open space and natural resource protection particularly for water bodies, drinking water, farmlands, and significant large open space parcels. The CPC emphasized the issues of sedimentation harming many of the Town's ponds as well as purchase of properties abutting existing conservation areas or vital to creating corridors of open space throughout the Town.

- 4) **Recreation:** Creating trail systems for hiking and biking in addition to creating sports fields were high priorities for workshop participants. In addition swimming facilities and boating docks and creating community gardens

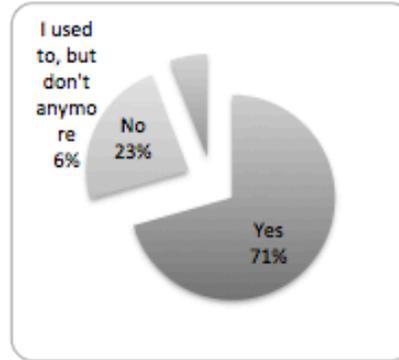
were also ranked highly. Facilities to support activities including camping, kayaking/canoeing, skiing, and creating a park downtown also had support by participants.

**CPC Review Comments:** The CPC discussed the Town's already wide offering of athletic fields and the existence of seasonal swimming facilities and recognized that despite the sentiment and desire for more athletic fields and swimming facilities, it did not see this as a high CPA priority. Some CPC members agreed, however, that the development of seasonal swimming facilities at Glen Echo should be explored and, if feasible, pursued. The CPC concurred with the need for bicycle paths and hiking trails. In addition, the CPC discussed the opportunity to fund recreation improvements on the Glen Echo property since it will be acquired with CPA funds and discussed the need for a recreation master plan to evaluate opportunities on the property. CPC ranked the creation of community gardens high, especially on the Capen Reynolds property as an opportunity of combining historic preservation with recreation.

## GROUP POLLING RESULTS

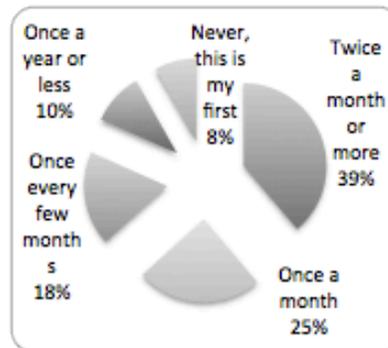
**1.) Do you serve on a Stoughton board/committee or as a Town Meeting Member?**

|                              | Responses |             |
|------------------------------|-----------|-------------|
| Yes                          | 36        | 70.59%      |
| No                           | 12        | 23.53%      |
| I used to, but don't anymore | 3         | 5.88%       |
| <b>Totals</b>                | <b>51</b> | <b>100%</b> |



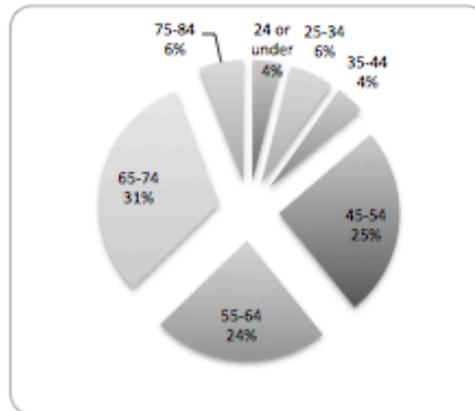
**2.) How often do you come to official meetings in town?**

|                         | Responses |             |
|-------------------------|-----------|-------------|
| Twice a month or more   | 19        | 38.78%      |
| Once a month            | 12        | 24.49%      |
| Once every few months   | 9         | 18.37%      |
| Once a year or less     | 5         | 10.20%      |
| Never, this is my first | 4         | 8.16%       |
| <b>Totals</b>           | <b>49</b> | <b>100%</b> |



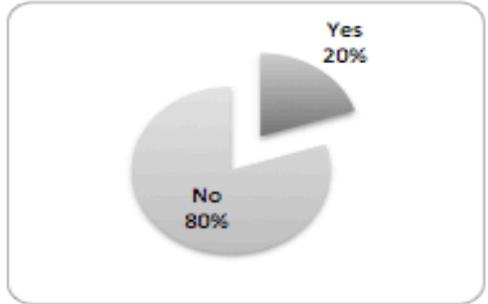
**3.) What is your age?**

|               | Responses |             |
|---------------|-----------|-------------|
| 24 or under   | 2         | 3.92%       |
| 25-34         | 3         | 5.88%       |
| 35-44         | 2         | 3.92%       |
| 45-54         | 13        | 25.49%      |
| 55-64         | 12        | 23.53%      |
| 65-74         | 16        | 31.37%      |
| 75-84         | 3         | 5.88%       |
| 85+           | 0         | 0%          |
| <b>Totals</b> | <b>51</b> | <b>100%</b> |



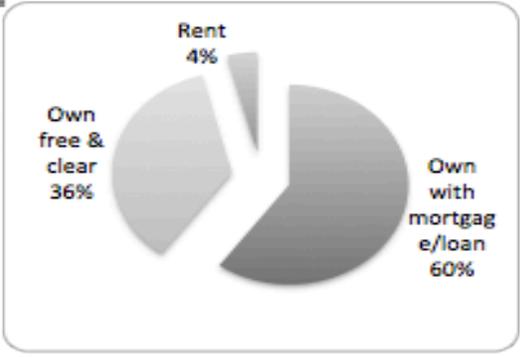
**4.) Do you have any children under the age of 18 living in Stoughton?**

|               | Responses |             |
|---------------|-----------|-------------|
| Yes           | 10        | 20%         |
| No            | 40        | 80%         |
| <b>Totals</b> | <b>50</b> | <b>100%</b> |



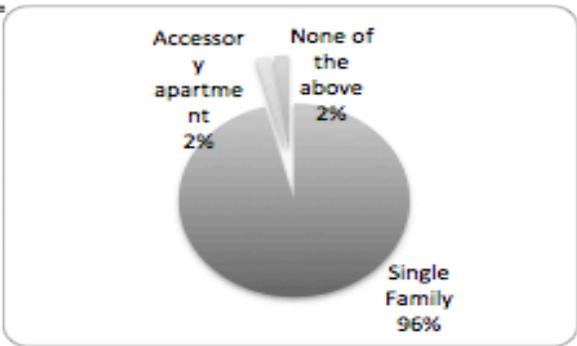
**5.) Does your household own or rent your home?**

|                        | Responses |             |
|------------------------|-----------|-------------|
| Own with mortgage/loan | 30        | 60%         |
| Own free & clear       | 18        | 36%         |
| Rent                   | 2         | 4%          |
| N/A                    | 0         | 0%          |
| <b>Totals</b>          | <b>50</b> | <b>100%</b> |



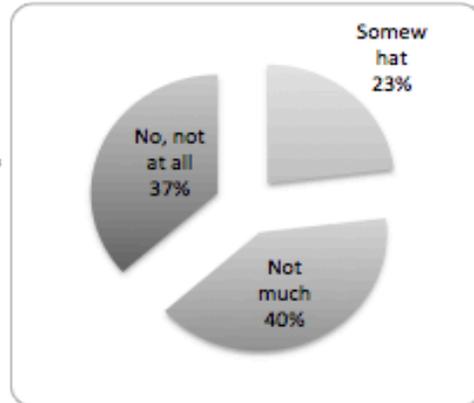
**6.) What kind of dwelling do you live in?**

|                     | Responses |             |
|---------------------|-----------|-------------|
| Single Family       | 47        | 95.92%      |
| Attached townhouse  | 0         | 0%          |
| 2-3 Family          | 0         | 0%          |
| 4+ Family           | 0         | 0%          |
| Single room         | 0         | 0%          |
| Accessory apartment | 1         | 2.04%       |
| None of the above   | 1         | 2.04%       |
| <b>Totals</b>       | <b>49</b> | <b>100%</b> |



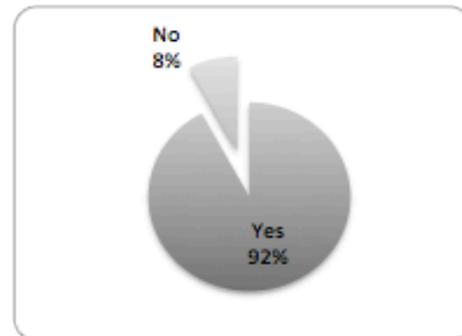
7.) Look around the room, do you think the group of people here represent the diversity in Stoughton (race, gender, ethnicity, economic, etc)?

|                 | Responses |             |
|-----------------|-----------|-------------|
| Yes, absolutely | 0         | 0%          |
| Somewhat        | 12        | 23.08%      |
| Not much        | 21        | 40.38%      |
| No, not at all  | 19        | 36.54%      |
| Not sure        | 0         | 0%          |
| <b>Totals</b>   | <b>52</b> | <b>100%</b> |



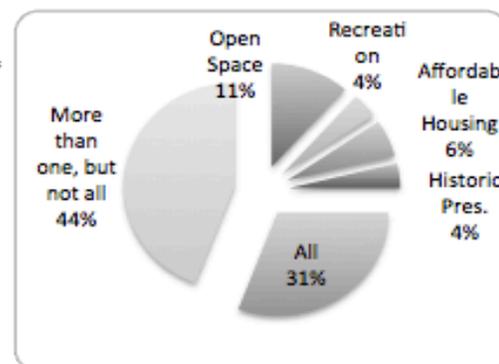
8.) Have you heard of the Community Preservation Act before tonight

|               | Responses |             |
|---------------|-----------|-------------|
| Yes           | 47        | 92.16%      |
| No            | 4         | 7.84%       |
| Not sure      | 0         | 0%          |
| <b>Totals</b> | <b>51</b> | <b>100%</b> |



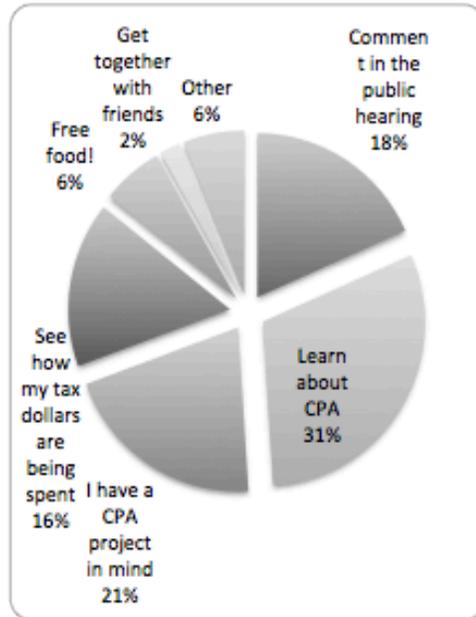
9.) Do you consider yourself an advocate primarily for:

|                            | Responses |             |
|----------------------------|-----------|-------------|
| Open Space                 | 6         | 11.54%      |
| Recreation                 | 2         | 3.85%       |
| Affordable Housing         | 3         | 5.77%       |
| Historic Pres.             | 2         | 3.85%       |
| All                        | 16        | 30.77%      |
| More than one, but not all | 23        | 44.23%      |
| Not sure                   | 0         | 0%          |
| <b>Totals</b>              | <b>52</b> | <b>100%</b> |



**10.) What was your primary purpose in coming here this evening?**

|  | Responses |             |
|--|-----------|-------------|
| Comment in the public hearing          | 9         | 18.37%      |
| Learn about CPA                        | 15        | 30.61%      |
| I have a CPA project in mind           | 10        | 20.41%      |
| See how my tax dollars are being spent | 8         | 16.33%      |
| Free food!                             | 3         | 6.12%       |
| Get together with friends              | 1         | 2.04%       |
| Other                                  | 3         | 6.12%       |
| <b>Totals</b>                          | <b>49</b> | <b>100%</b> |



## DISCUSSION GROUP SUMMARY OF RESULTS

**Stoughton Community Preservation Workshop 11/28/11***Transcription & Summary of Small Group Discussion Exercise*

Prepared by JM Goldson on 11/29/11

**KEY**

- ✓ = each check mark represents a person at the table who shared the same response

The Community Preservation Committee held an interactive community workshop on November 28, 2011 in the Great Hall on the 3<sup>rd</sup> floor of Town Hall to solicit community input regarding community preservation priorities and project ideas.

The workshop was facilitated by JM Goldson community preservation + planning, the CPC's planning consultant engaged to create a Community Preservation Plan (CP Plan). This workshop was a major part of the planning process that will be used to inform the creation of the CP Plan.

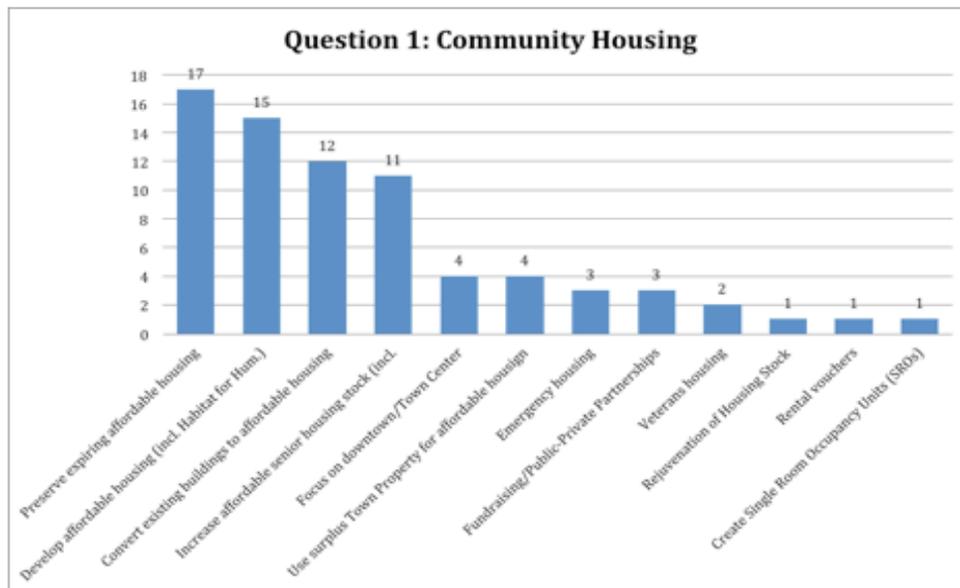
This document includes transcriptions, summaries, and analysis of the workshop's small group discussions.

**QUESTION 1: Community Housing****Instructions:**

1. Take **3 minutes** to silently make a list of the types of housing programs or projects you think could fill a need in Stoughton.
2. Share your thoughts with your table in round-robin style

**Summary & Analysis of Question 1 Table Discussions**

**Synopsis of Conclusions:** With respect to community housing, the group discussions indicate strong support for preserving expiring affordable housing restrictions as a top priority for use of CPA housing funds. In addition, there was support for new development, such as Habitat for Humanity projects. There was also much interest expressed for utilizing existing properties and structures to accommodate affordable housing initiatives through purchase, rehab, and resale as affordable homeownership housing with permanent affordable deed restriction. Targeting housing to the needs of the growing senior population was also supported.



**Transcription of Question 1 Table Discussions**

**TABLE A:**

- Focus on community housing in the Town center
- Reuse existing buildings in center for mixed housing
- Consider maintaining existing subsidized housing
- Community housing is 1<sup>st</sup> or 2<sup>nd</sup> in terms of absolute priority:
  - Conservation until major open space protected
  - Housing
  - Historical preservation
- Emphasize matching funds & public/private partnerships
- Hire consultant
- Traffic issues
- Habitat for Humanity
- Use surplus town property
- Senior housing
- Buy expiring affordable units
- Rental vouchers
- Subsidized housing
- SRO's
- Other priorities:
  - Preserve housing count
  - Convert mills to housing
  - Open space – acquire

Summary of Stoughton CPC's Workshop 11/28/11  
 Prepared by JM Goldson community preservation + planning  
 Stoughton CPA Workshop transcription with charts WEB POSTING 122911.pages

- o Developing recreation areas at Glen Echo

**TABLE B:**

- Preserve affordable units ✓✓✓
- Combine housing with Corcoran Shoe building\*
- Multi-generational assisted living
- Village housing concept for Downtown\* ✓✓
- Affordability purchasing
- Assistance for seniors to maintain housing stock ✓✓
- Rejuvenation of housing stock
- Housing Authority acquisition of foreclosed homes
- Use of unemployed workers on housing rehab
- Acquire existing homes and convert to affordable units
- Expand affordable ownership units
- Senior housing in smart growth areas

\* Asterisks denote priorities for the table

**TABLE C:**

- Perpetual restrictions
- Convert existing houses to sell or rent
- Low interest or subsidized loans for seniors
- Habitat for Humanity
- Affordable housing mortgage fund
- Purchase & rehab existing houses for affordable housing

**TABLE D:**

- Create community garden- some produce goes to food bank and farmers market
- Assisted living with capital contributed by residents- developers would build- funds contributed would be returned at the end
- Enhancing senior housing
- No need for new low income housing
- Renew deeds on affordable housing
- Do planned unit development

**TABLE E:**

- Maintain low income housing percentage without perils of 40B
- Factory buildings underutilized- ways to convert to 40B low cost housing? v
- Habitat for Humanity housing v
- Maintain affordability in housing coming out of affordability (\$1200 1bedroom) v
- Old houses converted into affordable housing
- Create more low-income housing v
- Purchase land for additional housing (big homes divided into duplexes)
- Town to take estate properties by eminent domain (hazards, physically unattractive, currently on Town's taxes)
- Sustainable senior housing (low maintenance)
- Mill buildings converted into a combination of shops, art district, eateries and affordable housing
- Emergency housing

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**TABLE F:**

- Preserve 233 ready to expire senior affordable housing- create more family affordable
- 60+ housing that is affordable
- Work with Habitat for Humanity/donations

**TABLE G:**

- Acquire/preserve mills, etc. for needed demographic vV
- Maintain 10% affordable status v
- Habitat for Humanity
- Emergency housing
- Disabled veterans homes
- Acquire enough property to target specific demographical needs

**TABLE H:**

- Work on expiring affordability restrictions properties
- Housing for veterans/families
- Disaster shelter(s)
- Construct restricted, affordable housing on Town land
- Study Housing Authority controlled housing stock to see if more need exists. If yes, use CPA funds to acquire properties with expiring restrictions
- Application for use of CPA funds for mixed use/overlay

**TABLE I:**

- Maintain affordable housing restrictions
- Condos for 55+ and low income
- Mechanism for referral for people being foreclosed on- "community liaison"
- Affordable housing for those on Housing Authority list

**QUESTION 2: *Historic Resources***

**Instructions:**

1. Take **3 minutes** to silently make a list of the historic resources in Stoughton that you think have the most need for preservation or rehabilitation.
2. Share your thoughts with your table in round-robin style

**Summary & Analysis of Question 2 Table Discussions**

**Synopsis of Conclusions:** Workshop participants support preserving Stoughton’s historic resources, with particular emphasis placed on using CPA funds for publicly owned resources (with a few exceptions). Participants showed preference for using CPA funds for preservation of Capen Reynolds Farm, the Railroad Station, and Town Hall as the top three priorities. The cinema building downtown also ranked highly for preservation (an example of preservation for a privately owned resource). In addition, historic cemeteries and the rural landscapes were noted as priorities to the community.

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**Transcription of Question 2 Table Discussions**

**TABLE A:**

- Be careful here—could absorb the entire CPA fund
- Emphasize Quality of Life and community traditions and values
- Use matching funds and public/private partnerships
- Preservation
- Historic mills to residential
- Use care in determining what should be preserved
- Use volunteers
- Town Hall ,Capen Reynolds Farm area, theater, armory
- Downtown
- Availability of public/private partnerships

**TABLE B:**

- Town Hall ✓✓ (some opposition)
- RR Station ✓✓✓✓✓
- Corcoran Shoe ✓✓ Historic documents in basement of Historical Society
- McNamara's Barn ✓✓
- Lucius Clapp Building
- Odd Fellows Building (Pacheco's)
- Capen Reynolds (22 acre) Farm
- Pearl Street Burial Ground
- Central Street Corridor- Washington Street to Avon- Susan Tavern, etc.

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- Education of Town Residents re: resources
- Rural landscapes in historic farm areas ✓✓
- Cinema ✓✓

**TABLE C:**

- The train station: rehab—historical value and rider comfort
- Restoring buildings in center
- Waterworks restore and place on National Register
- Repair and restore Town Hall to original elegance
- Capen Reynolds House- help with restoration
- Restore markers in old cemetery
- Preserve historic documents and materials
- Restore historic landscapes and tree care

**TABLE D:**

- Capen Reynolds Farm ✓
- Update inventory of historical sites
- Town Hall
- Downtown renewal
- Swan Tavern
- Take care of what we have
- Stoughton armory
- Mary Baker Eddy
- Lipsky Farm
- Glen Echo

**TABLE E:**

- Purchase plaques on historic properties (South East Regional) – create sense of tradition
- Preserve Town Hall
- Old Mill Building and economically deprived commercial and residential properties
- A renaissance of railroad station and surrounding area (are already “plans” in progress)
- Bird Street- cross country ski area
- Capen Reynolds
- Working and historic cemeteries

**TABLE F:**

- Marks ball field
- Capen Reynolds – community garden
- Railroads
- Movie theater
- Glen Echo
- Swan Tavern
- Preserve historic documents
- Preserve headstones at cemeteries

**TABLE G:**

- Capen Reynolds Farm
- Railroad station
- Swan’s Tavern

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- Town Hall
- Assess 109 current to determine at risk/use/need/value
- Fire House 1

**TABLE H:**

- Carriage House- Reynolds Estate
- Renovation Study- Reynolds Estate
- Town Hall
- Lucius Clapp maintain/preserve
- Reynolds Farm – redevelop community farm/public access
- Can CPA funds be used to pay for Libby Farm (for example) so Town can develop property with CPA funds?
- Schools- SHS
- Swan Tavern- meeting place in American Revolution

**TABLE I:**

- Train Station- open up for use (retail, etc)
- Town Hall
- Armory Building
- Capen Reynolds Farm and buildings

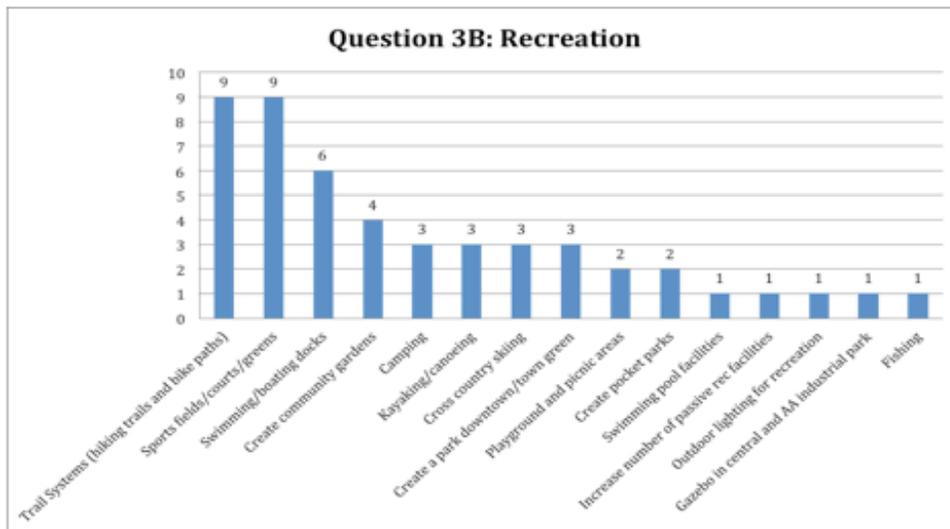
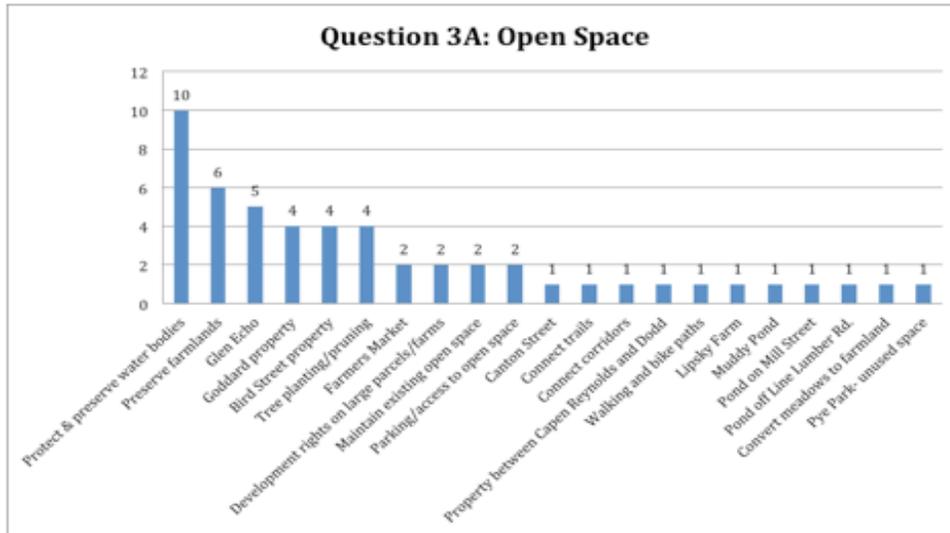
**QUESTION 3: *Open Space & Recreation*****Instructions:**

1. Take **3 minutes** to silently make two lists in the space further below:
  - List A – the open space properties you’d like to see Stoughton acquire, create, or preserve
  - List B – the types of outdoor recreation opportunities you wish Stoughton had (or had more of)

**Summary & Analysis of Question 3 Table Discussions**

**Synopsis of Conclusions (3A Open Space):** Preserving water bodies, farmlands, and specific large open space parcels including Glen Echo and Goddard Property are high priorities for the workshop participants. The focus with respect to open space preservation was clearly in the interest of embracing natural resources.

**Synopsis of Conclusions (3B Recreation):** Creating trail systems for hiking and biking in addition to creating sports fields were high priorities for workshop participants. In addition swimming facilities and boating docks and creating community gardens were also ranked highly. Facilities to support activities including camping, kayaking/canoeing, skiing, and creating a park downtown also had support by participants.



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**Transcription of Question 3 Table Discussions****TABLE A:****LIST A**

- Goddard property
- Property along Canton St
- Parking/access
- Glen Echo
- Connect trails
- Park – downtown
- Community gardens/market
- Camping options
- Future acquisition

**LIST B**

- Reserve recreation space on above properties (Goddard property and property along Canton St) as appropriate
- Maintain trail systems
- Parking for existing open space areas

**TABLE B:****LIST A**

- Any land abutting Glen Echo ✓
- Preserve farm lands ✓✓
- Goddard Property ✓✓
- Connect corridors
- Land abutting Bird St. property
- Downtown green space
- Property between Capen Reynolds and Dodd School
- Lands around natural resources and groundwater wells ✓✓
- Development rights on large parcels/farms

**LIST B**

- Development plan for Glen Echo:
  - New swimming and docks ✓✓✓✓
  - Playground and picnic areas
- Enhance existing trails- signs
- Bike riding lanes/trails
- Rail trails
- Tree plantings in public spaces
- Swimming pool complex
- Increase passive recreation facilities

**TABLE C:****LIST A**

- Acquire Glen Echo
- Clean existing open space- make more accessible
- Create walking and non-motorized bike paths
- Create pocket parks
- Create a town green
- Prune existing trees

**LIST B**

- Create more tennis courts
- Lighting for outdoor recreation areas
- Public shade tree planting
- Community garden

**TABLE D:****LIST A**

- Lipsky Farm- active and passive recreation
- Muddy pond
- Pond on Mill St.
- Pond off Line Lumber Road
- Glen Echo
- Bird Street- labels for trees and plants- wooden walkways

**LIST B**

- Community leads activities such as hiking and biking
- Camping

**TABLE E:****LIST A**

- Expanded community gardens, green roofs, farms
- Restore historic barn (McNamara- part of Bird Street Conservation)
- Converting meadows to farm land
- Bird Street (cross country ski area) ✓
- Glen Echo Pond (develop and model after Hale Reservation, Westwood)
- Central and AA Industrial Park (develop Monument and Park area – Gazebo) (Pye Park—unused space)

**LIST B**

- Bocce court in covered area
- Lit basketball courts/tennis courts
- Swimming, boating, kayaking (need weeding machine) ✓
- Bike paths through conservation lands ✓
- Golf course used for cross country skiing
- Open space development—community gardens, green roofing, food cooperatives (note, this item was relocated from the table's community housing discussion)
- Recreation space- modeled after Hale Reservation [in Westwood] (note, this item was relocated from the table's community housing discussion)

**TABLE F:****LIST A**

- Glen Echo
- Maintain/preserve open bodies of water
- Approach landowners of large parcels of land: "right of first refusal"
- Not selling Town-owned land for development but keeping open space
- "Pocket" parks in downtown area
- Tree plantings

**LIST B**

- Kayaking and canoeing
- Hiking/walking trails

- Fishing
- Camping
- Playgrounds
- Open space nearer to developments
- Ball fields

**TABLE G:****LIST A**

- Glen Echo
- Lipsky Property (Canton St.)
- Combine existing open space (or plans for open space already approved)
- Tennis courts
- Multi-sport field

**LIST B**

- Rehab Bird Street Trails
- Ames Pond (weed growth/nutrient management)

**TABLE H:****LIST A**

- Bessie Lipski property (off 138)
- 14 acres on Rt 27 near Cedar Hill
- Any opportunity to acquire land to add to Cedar Hill Driving Range – putting greens

**LIST B**

- Ames Pond- hydro rake (labor?)
- Glen Echo- trails, etc.
- In general develop cross country skiing/bike trails, walking trails, tennis
- School land?

**TABLE I:****LIST A**

- Donahue Trucking Co. adjacent to Senior Center:
  - Expansion of center
  - Additional wing for youth center
  - Currently for sale
- Glen Echo
- Old Fleming property on 138...church-owned

**LIST B**

- Enhanced Bird Street activity:
  - Identify trees, wetlands
  - Preserving historic elements
  - Tennis courts, bocce, ice skating
- Areas for community agriculture- CSA, farmers markets

## APPENDIX B

**TABLE CLERKS:**

**Table A: Gerry McDonald**  
**Table B: Forrest Lindwall**  
**Table C: Helen Botteri**  
**Table D: Melinda Rios**  
**Table E: Paul Doherty**  
**Table F: Jim Conlon**  
**Table G: Christine Iacobucci**  
**Table H: Rick Hill**  
**Table I: Michael Horan**

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## CPC REVIEW OF WORKSHOP RESULTS

### Summary of CPC Review of Workshop Results on 12/14/12

Prepared by JM Goldson 1/2/12

*The Community Preservation Committee (CPC) met on 12/14/11 to review JM Goldson's summary of results from the 11/28/11 Community Workshop held in the Great Hall of Town Hall. The CPC carefully reviewed the workshop transcripts prepared by JM Goldson and discussed in detail the recommendations and project ideas generated at the workshop, evaluating compatibility with community preservation resources and needs, community vision and goals established in other town-wide planning documents, CPA eligibility, and CPA capacity for funding. A summary of key discussion points raised by the CPC in this review and evaluation follows:*

#### **Community Housing**

- Preservation of expiring use restrictions shouldn't be #1 priority - it should be evaluated on a case by case basis with strong and thorough cost benefit analysis - need to ensure bang for buck - must be feasible and weigh against current % on Subsidized Housing Inventory - but plan should make known that CPC is willing to consider it.
- Development: Habitat type is a good type of partnership with matching funds and volunteer labor; would rather see conversion of existing housing rather than new construction - priority should be for existing abandoned, foreclosed, and distressed housing. Development funded by CPA should emphasize and support smart growth principles - funding development in existing neighborhoods and downtown - not development of open space.
- Senior housing needs to really be affordable - not clear what the market is for senior housing based on experience from other projects in town. Perhaps need for mixed-age and multi-generational housing, but this should not be called out a special priority over family or other types of affordable housing.
- Strong preference for housing projects with multiple benefits including historic preservation and economic development - not just housing. Mixed housing downtown in mill buildings with public-private partnerships should be emphasized.
- Need more clarity on helping low income elderly homeowners with rehabilitation costs - would need a permanent deed restriction and it is not clear how successful or how much demand a program like that would have.
- Downtown revitalization through development of affordable housing, especially reuse of mill buildings should be higher priority than given at workshop.
- Idea to use surplus town property really falls under development category and should emphasize infill over development of open space.

#### **Historic Preservation**

- Town-owned resources need to have priority over private properties - town is needed for preservation funds and can't justify spending on private or state properties when there is such great need for town-owned properties. Although priority should be given to preservation of town properties, shouldn't give all CPA funds to Town Hall or any single project - need to balance and spread CPA funds to other properties too. Should fund projects that make the community feel proud and that are visible.
- State really needs to pay for railroad station but it is an important resource for the town - town would need to own it if any CPA funds were to be allocated to restoration - even so, CPA funds would only be one small proportion of

the funding needed to properly restore the building - everyone wants to see it restored, but would need a partner to do this and other funding sources. It would be a very expensive restoration.

- Capen-Reynolds - there is a need and it is worthy resource. It also needs to be maintained by watchful eye. There will be an upcoming proposal for use and restoration. Could also convert Capon Reynolds fields to a victory garden with CPA funds.
- Lucius Clapp and historical society should be moved up in priority since they are the same.
- Include interpretation of historic archeological sites at Bird Street Conservation Area. Could do an interpretive trail linking the archeological sites and use CPA funds in combination with federal Recreation Trails Grants (administered by the state).
- Historical Society also has many historic town documents that are in need of preservation.
- The Waterworks should be among other important town resources needing preservation.
- Swan Tavern is very historic but is privately owned.
- Plaques project like Canton has is low cost and can raise awareness of the multitude of historic resources all over town. In addition, doing more survey and inventory work could be funded by a combination of CPA funds and MA Survey and Planning Grant.
- A major thing that is missing is the need to integrate historic preservation into downtown revitalization efforts and larger scale project in a combination package.

#### **Open Space**

- Acquisitions of three key open space properties: 1. the Benson Road/Goddard property, 2. the Lipsky/Combined Jewish Philanthropy property on Canton Street, and 3. the multiple MacNamara properties that are contiguous to the Bird Street Conservation Area
- Sedimentation issues - ponds need dredging to protect (Ames Pond, Dennison, Farrington, Harris, Muddy); Mill St Pond is also a historic resource - it's where the old cotton mill was; the ponds show up as individual projects in the workshop results and therefore received lower priority - really they should be combined and this increases their priority level to high
- Need to protect land for wells and drinking water - town water supply
- Purchase land contiguous to Bird St Conservation Area (this is the MacNamara properties) and possibly land next to Glen Echo - important to protect land contiguous with existing conservation areas and corridor properties.
- Canton Open Space Plan presents ideas to connect trails across town borders between Stoughton and Canton - can possibly do this at Glen Echo
- Land off route 28 - neighbors want to buy this for open space.

#### **Recreation**

- Although workshop participants identified some desire for more athletic fields, the town has a wide offering of athletic fields already and does not need more fields. In addition, land does not need to be purchased for tennis

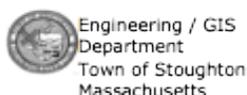
courts because tennis courts could be rebuilt at the elementary schools (however, this type of project would not be CPA eligible).

- There is a need for bicycle paths and trails at the town level and regional movement toward this with Old Colony Planning Council. Town has a pedestrian and bicycle task force developing recommendations.
- Glen Echo - since CPA funds are funding acquisition, then CPA funds can help develop outdoor recreation on the property including trails, signage, boat launch (possibly for canoes and kayaks), and possibly an athletic field down the road (not in Ms. Gibson's lifetime). Swimming at Glen Echo would need to be carefully evaluated for safety and liability reasons - pond has many sudden drops that can be dangerous and people have drowned. CPC would support a recreation master plan that develops recommendations for development of passive and active recreation amenities and evaluates demand and feasibility as well as site and environmental constraints and opportunities. Trails could be an Eagle Scout projects. Perhaps town could develop a victory garden on property. Parking and access issues need to be resolved.
- Capen Reynolds could have a community garden/victory garden.
- Town does not need more swimming pools because the High School will have one.

#### Overall Priorities

- Should include funding priorities in application and an eligibility checklist.
- Large projects should be emphasize over small projects - should reserve more money for large projects and save for when they come up rather than spending all money each year on small projects just because they happen to be requesting funds - for example a project that incorporates reuse and preservation of mills into productive use and helps revitalize downtown through smart growth principles should be a priority). However, at same time don't want to have to say no to all small projects - could use a smaller amount of money each year that can be devoted to small projects as they arise and on a case by case basis.
- Combination projects that cover multiple CPA categories are preferable over single-category projects.
- Should prioritize open space projects over other categories - it was the biggest selling point of CPA during campaign, but should be done case by case with evaluation of existing context. For example, if downtown project includes an aspect of affordable housing and historic preservation then may prioritize this. Should be in context of 5-year budget and goals and should support goals in town master plan. Need priorities because CPC needs to be able to say no to projects and needs to be able to point to the plan to justify priorities.
- Two major priorities should be open space and preservation of town-owned resources. Would consider supporting 50% of funds going to open space projects. Could have a goal to set aside 50% for open space. However concerns raised about cash flow fluctuations, state match changes, debt service obligations. Want more flexibility and not be tied into specific percentage for open space.

# Appendix C: Key to # Labels on Historic Maps



## STOUGHTON HISTORIC LOCATIONS Massachusetts Historical Commission

| ID | Address         | HistoricName  | Alternative name             | Construction Date | Architecture             | Maker             | Type          | Use Type                                       | Area of Significance                     |
|----|-----------------|---|------------------------------|-------------------|--------------------------|-------------------|---------------|--|--|
| 1  | 55 Highland St  | Pierce, Henry L. House                              |                              | 1824              | Federal                  |                   | Building      | Single Family Dwelling House                   | Architecture Agriculture                 |
| 2  | Bay Rd          | Historic Old Bay Road Through Stoughton             |                              | 1976              |                          |                   | Object        | Other Transportation                           | Transportation                           |
| 3  | Plain St        | Dry Pond Cemetery                                   |                              | 1749              |                          | Gilbert, Myron    | Burial Ground | Burial Ground                                  | Religion Community Planning Art          |
| 4  | 925 Plain St    | Smith, James House                                  |                              | 1794              | Federal                  |                   | Building      | Single Family Dwelling House Agricultural      | Architecture                             |
| 5  | 1526 Bay Rd     | Gay, Hesteriah House                                |                              | 1767              | Georgian                 |                   | Building      | Single Family Dwelling House Agricultural      | Architecture Agriculture                 |
| 6  | King St         | Stoughton Earth Company                             |                              | 1916              | No style                 |                   | Building      | Warehouse                                      | Agriculture                              |
| 7  | 1546 West St    | Gay, Timothy 2nd House                              | Jefferson Jones Place        | 1767              | Colonial                 |                   | Building      | Single Family Dwelling House Agricultural      | Architecture Agriculture                 |
| 8  | 1460 West St    | Gay, Jesse House                                    |                              | 1830              | Federal                  |                   | Building      | Single Family Dwelling House Agricultural      | Architecture Agriculture                 |
| 9  | 1454 West St    | Allen, Turel House                                  |                              | 1854              | Greek Revival            |                   | Building      | Single Family Dwelling House Agricultural      | Architecture Agriculture                 |
| 10 | 1264 West St    | Gay, Benjamin House                                 | Gilbert, Myron House         | 1764              | Colonial                 |                   | Building      | Single Family Dwelling House Agricultural      | Architecture Agriculture                 |
| 11 | West St         | Stearns, Isaac House Monier                         |                              | 1899              |                          |                   | Object        | Other Residential                              | Community Planning                       |
| 12 | Central St      | Methodist Meeting House Cemetery                    |                              | 1823              |                          |                   | Burial Ground | Burial Ground                                  | Religion                                 |
| 13 | 1739 Central St | French and Ward Lower Mill                          |                              | 1857              | Not researched           |                   | Building      | Textile Mill Wool Business Office              | Industry Architecture                    |
| 14 | 1704 Central St | Stoughton Water Works                               |                              | 1892              | Richardsonian Romanesque | Mokain, Pergus H. | Building      | Pumping Station                                | Architecture Industry Community Planning |
| 15 | Southworth Ct   | Sheddy Mill   | Southworth, Consider Factory | 1861              | Not researched           |                   | Building      | Other Manufacturing Machine Shop               | Architecture Industry                    |
| 16 | 587 Canton St   | Southworth, Asahel House                            |                              | 1856              | Victorian Eclectic       |                   | Building      | Single Family Dwelling House                   | Architecture                             |
| 17 | Plain St        | Smith School  |                              | 1871              | No style                 |                   | Building      | Public School Single Family Dwelling House     | Education Architecture                   |
| 18 | 583 Plain St    | Peckard Manse                                       |                              | 1920              | Craftsman                |                   | Building      | Single Family Dwelling House                   | Architecture                             |
| 19 | 530 Canton St   | Southworth, Consider House                          |                              | 1801              | Federal                  |                   | Building      | Single Family Dwelling House                   | Architecture                             |
| 20 | 281 Canton St   | Crane, Thomas House                                 |                              | 1772              | Colonial                 |                   | Building      | Single Family Dwelling House                   | Architecture                             |
| 21 | School St       | Hinney, S. C. and J. G. Worker Housing              | Ten Commandment S. The       | 1876              | Row House                |                   | Building      | Multiple Family Dwelling House Workers Housing | Architecture Industry                    |
| 22 | Winter St       | Hinney, S. C. & J. G. Boot Counter Manufacturing Co |                              | 1848              | Not researched           |                   | Building      | Other Manufacturing                            | Industry Architecture                    |
| 23 | 105 Canton St   | Waters, Samuel House                                |                              | 1732              | Colonial                 |                   | Building      | Single Family Dwelling House                   | Architecture                             |

Data Sources:  
 1. Town of Stoughton, Engineering / GIS Department  
 2. Massachusetts Historical Commission, 19 January 2011  
 Jeremy S, 2012



| ID | Address               | HistoricName                            | Alternative name  | Construction Date | Architecture                             | Maker | Type     | Use Type   | Area of Significance            |
|----|-----------------------|---|-------------------|-------------------|--|-------|----------|--|---------------------------------|
| 50 | 14 Seaver St          | Chicatabut Club Barn                    |                   | 1876              | No style                                 |       | Building | Out Building Clubhouse   | Social History Architecture     |
| 51 | Pleasant St           | First Meeting House Marker              |                   | 1906              |  |       | Object   | Other Governmental or Civic                                      | Politics Government             |
| 52 | 7 Freeman St          | International Order of Odd Fellows Hall | Odd Fellows Hall  | 1892              | No style                                 |       | Building | Meeting Hall Other Commercial Business Office                    | Social History Architecture     |
| 53 | 25 Pleasant St        | Hill House                              | Fitzpatrick House | 1855              | Italianate                               |       | Building | Single Family Dwelling House Professional Office                 | Architecture                    |
| 54 | Pearl St              | Britton Block                           |                   | 1899              | Queen Anne                               |       | Building | Commercial Block   | Architecture Commerce           |
| 55 | 752-770 Washington St | Swan, Dr. Block                         |                   | 1904              | Queen Anne                               |       | Building | Commercial Block   | Architecture Commerce           |
| 56 | 30 Freeman St         | Stoughton Fire Station                  |                   | 1927              | Classical Revival                        |       | Building | Fire House   | Architecture Community Planning |
| 57 | 34 Freeman St         | Trinity Episcopal Church                |                   | 1898              | Victorian Eclectic                       |       | Building | Church   | Religion Architecture           |
| 58 | 15 Seaver St          | Richmond, Rev. Edward House             | Melcher House     | 1812              | Federal                                  |       | Building | Single Family Dwelling House Apartment House Professional Office | Architecture                    |
| 59 | 33 Seaver St          | Belcher, George House                   |                   | 1837              | Queen Anne                               |       | Building | Single Family Dwelling House                                     | Architecture                    |
| 60 | 52 Pleasant St        | Hill, James House                       |                   | 1837              | Greek Revival Altered beyond recognition |       | Building | Single Family Dwelling House                                     | Architecture                    |
| 61 | Pleasant St           | Belcher, George E. Company              |                   | 1893              | Not researched                           |       | Building | Other Manufacturing Apartment House                              | Industry Architecture           |
| 62 | 69 Pleasant St        | Drake, Henry House                      |                   | 1841              | Italianate                               |       | Building | Single Family Dwelling House Multiple Family Dwelling House      | Architecture                    |
| 63 | 58 Pleasant St        | French, Wales House                     |                   | 1876              | Victorian Eclectic                       |       | Building | Single Family Dwelling House                                     | Architecture                    |
| 64 | 64 Pleasant St        | Paul, Samuel House                      |                   | 1823              | Federal                                  |       | Building | Single Family Dwelling House                                     | Architecture                    |
| 65 | 471 Washington St     | Phillips, F. C. Company                 |                   | 1913              | Not researched                           |       | Building | Other Manufacturing  | Industry                        |
| 66 | 169 Walnut St         | Jones, Edwin A. House                   |                   | 1890              | Queen Anne                               |       | Building | Single Family Dwelling House                                     | Architecture                    |
| 67 | 100 Pleasant St       | Methodist Church                        |                   | 1865              | Italianate                               |       | Building | Church   | Architecture Religion           |
| 68 | Seaver St             | Park School                             |                   | 1859              | Greek Revival                            |       | Building | Public School Other Religious                                    | Architecture Education          |
| 69 | 137 Pleasant St       | Wadsworth, Christopher House            |                   | 1775              | Colonial                                 |       | Building | Single Family Dwelling House                                     | Architecture                    |
| 70 | 145 Pleasant St       | Wadsworth, Christopher House            |                   | 1775              | Colonial                                 |       | Building | Out Building Single Family Dwelling House                        | Agriculture Architecture        |
| 71 | 156 Pleasant St       | Osgood, John Jr. House                  |                   | 1768              | Colonial                                 |       | Building | Single Family Dwelling House                                     | Architecture                    |
| 72 | 60 Chestnut St        | Welch, Charles House                    |                   |                   | Queen Anne Colonial Revival              |       | Building | Single Family Dwelling House Apartment House                     | Architecture                    |
| 73 | 59 Grove St           | Lamb, Amasa A. House                    |                   | 1869              | No style                                 |       | Building | Single Family Dwelling House                                     | Architecture                    |
| 74 | 541 Sumner St         | Shepard, Samuel House                   |                   | 1768              | Federal                                  |       | Building | Single Family Dwelling House                                     | Architecture                    |
| 75 | 480 Sumner St         | Glover, Thomas House                    |                   | 1744              | Colonial                                 |       | Building | Single Family Dwelling House                                     | Architecture                    |

Data sources:  
1. Town of Stoughton, Engineering / GIS Department  
2. Massachusetts Historical Commission, 19 January 2011  
January 5, 2012

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| ID  | Address         | HistoricName                                       | Alternative name                              | Construction Date | Architecture       | Maker                          | Type      | Use Type  | Area of Significance                                      |
|-----|-----------------|--|---|-------------------|--------------------|--------------------------------|-----------|---|---|
| 76  | 540 Park St     | Swain, Maj. Robert House                           |   | 1746              | Colonial           |                                | Building  | Single Family Dwelling House  | Architecture  |
| 77  | 470 Central St  | Aderton, John J. House                             |   | 1759              | Federal            |                                | Building  | Single Family Dwelling House  | Architecture  |
| 78  | 449 Central St  | Aderton, Samuel House                              | Pink Breeding Farm                            | 1814              | Federal            |                                | Building  | Other Commercial Single Family Dwelling House   | Architecture Agriculture                                  |
| 79  | 600 Pleasant St | Hansen, O. H. General Store                        |   | 1926              | No style           |                                | Building  | General Retail Store  | Commerce  |
| 80  | 389 Central St  | Battles, John House                                |   | 1790              | Colonial           |                                | Building  | Single Family Dwelling House Agricultural   | Architecture  |
| 81  | 333 Central St  | Briggs, William House                              |   | 1768              | Colonial           |                                | Building  | Single Family Dwelling House Shoe Factory Agricultural  | Architecture Agriculture                                  |
| 82  | 261 Central St  | Caben, Samuel House                                | Old Stoughton Musical Society Meetingplace    | 1830              | Federal            |                                | Building  | Agricultural Single Family Dwelling House Other Social  | Architecture  |
| 83  | 710 Tumpke St   | Swain's Tavern                                     | South Boston - Taunton Tpk Corp. Meetingplace | 1837              | Federal            |                                | Building  | Tavern Business Office Hotel or Inn   | Architecture Commerce Transportation                      |
| 84  | 719 Tumpke St   | Caben, Eliza J. House                              |   | 1824              | Federal            |                                | Building  | Single Family Dwelling House Agricultural   | Architecture  |
| 85  | 50 South St     | Monk, H. A. House                                  |   | 1852              | Octagon Italianate |                                | Building  | Single Family Dwelling House Agricultural   | Architecture Agriculture                                  |
| 86  | 133 Central St  | Eddy, Mary Baker House                             |   | 1839              | Greek Revival      |                                | Building  | Museum Single Family Dwelling House Agricultural  | Architecture Religion Social History Agriculture          |
| 87  | 760 Pleasant St | Caben, Adam House                                  | Reynolds, Frank W. House                      | 1839              | Greek Revival      |                                | Building  | Single Family Dwelling House Agricultural Abandoned or Vacant Poultry Farm Cobbler Multiple Family Dwelling House Orchard | Architecture Agriculture Industry Recreation Conservation |
| 88  | Pine St         | Ponkapog Plantation Marker                         |   | 1896              |                    |                                | Object    | Other Governmental or Civic   | Exploration Settlement Archaeology, Historic              |
| 89  | RI 24           | Route 24 Bridge over Page Street                   |   | 1956              |                    |                                | Structure | Other Transportation  | Engineering Transportation                                |
| 90  | RI 139          | Route 139 Bridge over Route 24                     |   | 1956              |                    |                                | Structure | Other Transportation  | Engineering Transportation                                |
| 91  | 760 Pleasant St | Caben, Adam English Bank Barn and Wagon Shed       |   | 1839              | Greek Revival      |                                | Building  | Out Building Abandoned or Vacant Agricultural   | Architecture Agriculture Conservation Recreation          |
| 92  | 1212 West St    | Way, William T. - Leighton, W. E. House            | Libby, Carl House                             | 1897              | Colonial Revival   |                                | Building  | Single Family Dwelling House Abandoned or Vacant Agricultural   | Architecture Agriculture Archaeology, Historic Invention  |
| 93  | 1212 West St    | Way, William T. - Leighton, W. E. Barn             | Libby, Carl Garage                            | 1897              | Colonial Revival   |                                | Building  | Out Building Agricultural   | Architecture Agriculture Invention                        |
| 94  | 1212 West St    | Libby, Carl Bomb Shelter                           |   | 1960              |                    |                                | Structure | Military Other  | Military Social History                                   |
| 95  | 1262 Park St    | Our Lady of the Rosary Roman Catholic Church       |   | 1957              | Not researched     | Blowne, W. Chester & Associate | Building  | Church Abandoned or Vacant  | Architecture Religion                                     |
| 96  | 39 South St     | Our Lady of the Rosary Roman Catholic Rectory      | Schaller, John House and Turkey Farm          | 1900              | Queen Anne         |                                | Building  | Single Family Dwelling House Agricultural Rectory Abandoned or Vacant Poultry Farm  | Architecture Agriculture Religion                         |
| 97  | 39 South St     | Our Lady of the Rosary Roman Catholic Youth Center | Schaller Turkey Farm Cow and Turkey Barn      | 1900              | No style           |                                | Building  | Agricultural Out Building Other Religious Other Recreational Abandoned or Vacant  | Architecture Religion Agriculture Archaeology, Historic   |
| 98  | 39 South St     | Our Lady of the Rosary Roman Catholic Office       | Schaller Turkey Farm Silo                     | 1900              | No style           |                                | Building  | Out Building Agricultural Business Office Other Religious Abandoned or Vacant   | Architecture Agriculture Religion Commerce                |
| 99  | 39 South St     | Our Lady of the Rosary Rectory Garage              |   | 1990              | No style           |                                | Building  | Out Building Abandoned or Vacant  | Architecture Transportation                               |
| 100 | 39 South St     | Our Lady of the Rosary Church - Virgin Mary Statue |   | 1960              |                    |                                | Object    | Other Religious   | Art Religion  |

Data Sources:  
 1. Town of Stoughton, Engineering / SDS Department  
 2. Massachusetts Historical Commission, 19 January 2011  
 January 5, 2012



## STOUGHTON HISTORIC LOCATIONS

◆ Stoughton Historical Society

| ID | Year Built | Historic Type | Historic Name   | Demolished | Notes  |
|----|------------|---------------|---|------------|--|
| 5  | 1899       | Institutional | Park School   | No         | Currently used Isa Marks food pantry   |
| 6  | 1870       | Quarry        | Gilbert Quarry  | Yes        | Source of stone for Stoughton Train Station  |
| 7  | 1813       | Archeological | site of Gay Cotton Manuf. Company inc<br>1814               | Yes        | Milpond remains, Early records at the<br>Stoughton Historical Society  |
| 8  | 1775       | Archeological |   | Yes        | site of Merion House and farm circa 1775,<br>later Charles and Lucia Clapp   |
| 9  | 1777       | Archeological |   | Yes        | Site of Bird/Connors farmhouse with later Leo<br>Green plaque, also with large barn foundation   |
| 10 | 0          | Archeological |   | No         |  |
| 11 | 1761       | Farm          |   | No         |  |
| 12 | 1785       | Archeological |   | Yes        |  |
| 13 | 0          | Archeological | stone wall along 25 Division Range line,                    | No         | parallels straight run of West St., half a mile<br>away  |
| 14 | 1813       | Archeological | Boarding house to GMC Factory                               | Yes        | Early records available at the Stoughton HS  |
| 15 | 1896       | Marker        | Stone marker of Southeast corner of<br>Ponkapoag Plantation | No         | Marker from Elisha C Monk and the<br>Stoughton Historical Society  |
| 16 | 1820       | Other         | Ames Pond Causeway  | No         | Built by Robert Porter ca 1820   |
| 17 | 0          | Cemetery      | Poor Farm Cemetery  | No         |  |
| 18 | 1911       | Commercial    |   | No         | 3 story site of Corcoran's Boot Company,<br>formerly Stoughton Rubber C.   |
| 19 | 1700       | Cemetery      |   | No         | check site location,   |
| 20 | 0          | StoneWall     |   | No         | stone wall on West St range line, possibly<br>built by Jefferson Jones in 1800's   |
| 21 | 0          | Other         |   | No         | straight run of West Street along old range<br>line, wall continues into farm field  |
| 22 | 1814       | OldBldg       |   | No         | locate at 767 Turnpike, Wallace Capen<br>house, first post office  |
| 23 | 1700       | Other         | Pipwicket Road  | No         | Page St follows the location of Pipwicket<br>Road which connected the current Avon with<br>the current Canton, when both were Old<br>site of inn and other buildings at Glen Echo,<br>small corner of original Indian land in<br>Stoughton |
| 24 | 1900       | Beach         | Glen Echo Amusement Park                                    | Yes        |  |
| 25 | 0          | Landscape     |   | No         |  |
| 26 | 0          | Farm          |   | Yes        | Extended area between Plain and Morton<br>Streets: Site of Billy White's Field circa 1910-<br>1925, golf course, baseball fields etc.  |
| 27 | 1780       | Archeological | Leo Green Memorial  | Yes        | Site of Bird-Connors Farm and entrance to<br>Bird St Conservation Area   |

# Appendix D: CPA Application

Town of Stoughton, Massachusetts  
 Community Preservation Committee  
**Application to Request CPA Funds**

**\*\*IMPORTANT** - Before filling out this application, you may submit a one-page summary of your project to the CPC to determine eligibility for Community Preservation Act funds and discuss funding priorities. The CPC will invite you to a CPC meeting to review this pre-application project summary. Submit your project summary by September 15th.

Please submit ten (10) hardcopies of application with all attachments to the Community Preservation Committee c/o Town Clerk, Town Hall, 10 Pearl Street, 1st Floor and email a pdf of the full application to [CPA@stoughton-ma.gov](mailto:CPA@stoughton-ma.gov). Applications received by November 1st, will be considered for recommendation at the Annual Town Meeting. Note: The applicant is responsible to submit the warrant article for town meeting and to meet the necessary deadline requirements.

**Circle One or More Project Category(ies):**

Community Housing                  Historic Preservation                  Open Space                  Recreation

**Project Name:** \_\_\_\_\_

**Project Location**

**Street Address:** \_\_\_\_\_

**Assessor's Map & Lot #:** \_\_\_\_\_

**Legal Property Owner of Record:** \_\_\_\_\_

**Project Sponsor(s)/Organization:** \_\_\_\_\_

**Contact Person**

**Name:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Project Sponsor's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**PROJECT COST** (Note: If project budget is more than three years, describe further in Project Narrative)

|                                 | FY_____ | FY_____ | FY_____ | Total |
|---------------------------------|---------|---------|---------|-------|
| <b>CPA Funds Requested</b>      |         |         |         |       |
| <b>Amount of Other Funding</b>  |         |         |         |       |
| <b>Other Sources of Funding</b> |         |         |         |       |
| <b>Total Project Cost</b>       |         |         |         |       |

**Do you anticipate your project may require bonding?**    Yes                  No                  Not sure

**Is this request contingent on other funding?**    Yes                  No                  (If yes, explain in response to Question 5)

**PROJECT NARRATIVE - Please provide the following information on a separate page(s):**

1. A detailed description of the project: What is the purpose and scope of the project?
2. How does the project preserve or enhance Stoughton's community character?
3. Demonstrate the community need for the project.
4. How does the project achieve Town goals and objectives as laid out in the Community Preservation Plan (to be completed in the Summer of 2011), Affordable Housing Plan, Open Space and Recreation Plan, Community Development Plan, and any other relevant Town planning documents? Please be specific, citing document and page of each goal/object quoted.
5. How will this project leverage funds from other sources? Will there be in-kind contributions, donations, or volunteer labor? Are there fundraising plans? If seeking grants/loans from other funding sources please include commitment letters from funders or letters of inquiry to funders.
6. What is the nature and level of community support for this project? Please describe support in narrative and also attached letters of support.
7. Will your project need any permits? Please describe nature of permits and inspections required and schedule of reviews, if possible.
8. Detailed budget: Identify all sources and uses of funds; Clearly distinguish among costs to be paid from CPA funds versus other sources of funding; Identify hard and soft costs, contingencies, and project management time (from contracted managers or existing staff).
9. What are your project costs based on? Obtain written quotes for project costs whenever possible. (Note: For any acquisition of an interest in real estate, property value will need to be established by the Town through procedures "customarily accepted by the appraising profession as valid" per Section 5 (f) of MGL Chapter 44B. CPA funds may be requested to pay for an appraisal - the appraisal must be commissioned by the Town to comply with the statute.)
10. What maintenance responsibilities will be required to sufficiently maintain the resource? How much will annual and long-term maintenance cost? What entity will be responsible for these responsibilities and costs? How will this revenue be generated?
11. Provide a project schedule showing all major project milestones and supporting information/explanation for the project's estimated timeline.
12. What are the qualifications/experience of the project's sponsoring organization? Provide mission statement, experience of the project manager, track record with summary of similar projects completed by the project manager and by the sponsoring organization.

**ATTACHMENTS - Please attach the following as relevant to your proposal:**

Required for All Proposals

1. Photographs of project site (1-3 may be enough)
2. Map of project site showing nearest major roads or intersections (copy of assessor's map with location highlighted is usually adequate)
3. Draft warrant article
4. Letters of support/comment from relevant Town departments, Town officials, Town boards/commissions,

Priority Will Be Given to Proposals that Include:

1. Letters of support from neighborhood groups/organizations, civic organizations, residents, businesses, etc
2. Demonstrated notice to all direct project abutters
3. Letters of support from all direct project abutters or explanation of why support is not demonstrated.

Required for Historic Preservation Proposals

1. Statement of project support from the Historical Commission
2. If your project site is not one of the two properties listed on the State Register of Historic Places in Stoughton (Lucius Clapp Memorial Library and the Stoughton Railroad Station) then the application must include a letter from the Historical Commission designating the property as locally significant "in the history, archeology, architecture, or culture" of Stoughton.
3. Statement explaining how the proposed project complies with the U.S. Secretary of the Interior's Standards, as required by Section 2 of MGL 44B under the definition of "rehabilitation."

\*\* Note: Official versions of these Standards may be found at the following links:

- *Standards and Guidelines for the Treatment of Historic Properties*, especially "Choosing an Appropriate Treatment", [www.nps.gov/history/hps/tps/standguide/overview/choose\\_treat.htm](http://www.nps.gov/history/hps/tps/standguide/overview/choose_treat.htm)
- *Guidelines for Cultural Landscapes* (considered part of the Standards above) [www.nps.gov/history/HPS/hli/landscape\\_guidelines/index.htm](http://www.nps.gov/history/HPS/hli/landscape_guidelines/index.htm)

Required for Open Space Proposals

1. Statement of project support from the Open Space Committee

Required for Recreation Proposals

1. Statement of project support from the Director of Recreation.

Required for Community Housing Proposals

1. Statement of project support from the Fair Housing Committee.

Required for Proposals Involving Real Property

1. Demonstrate site control/ownership:
  - 1.1. For Town-owned property: Submit a letter of support from the head of the Town department that has custody/jurisdiction of the project site.
  - 1.2. For other properties: Submit a copy of a legally-binding option, purchase and sale agreement, or deed. In cases with no option or p&s in place, the application must include a letter of authorization from the property owner to submit the CPA application. If property owner is an organization or corporation, then letter of authorization must provide documentation of appropriate authorization by entity's executive body and copy of relevant section of governing bylaw that establishes this authority. (In case of taking by eminent domain, this requirement may be waived.)

**Required for Proposals Involving Design & Construction**

1. Development proforma and 10-year operating budget for the planned use of the site
2. Site Plans, both existing and proposed; Floor Plans and Elevations
3. If sustainable materials and/or techniques and/or energy reduction measures will be used, please highlight them and estimate net costs/benefits over the life of the project where possible.
4. Demonstrate compliance with all relevant building codes, zoning, accessibility requirements, and all other applicable laws and regulations.

Check out the CPC's webpage for more information: <http://www.stoughton.org/CPA/>

If you have questions, please email [CPA@stoughton-ma.gov](mailto:CPA@stoughton-ma.gov) or call the Town Clerk's Office to leave a message for John Morton, CPC Chair, at 781-341-1300.