

T O W N O F S T O U G H T O N
Community Preservation Committee

Community Preservation Plan
2022



Prepared by the Community Preservation Committee
With the assistance of its Program Administrator, Barry Kassler
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Community Preservation Committee Members
As of August 2022:

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Mark Zamanian, Chair
Dwight MacKerron, Vice-Chair
Michael Barrett, Treasurer
John Morton
John Linehan
Laurice Rubel
Richard Terry
Donald Brady
Olobunmi Aramide Olotu

Appointed By:

Redevelopment Authority
Historical Commission
Select Board
Conservation Commission
Open Space Committee
Recreation Department
Planning Board
Housing Authority
Select Board

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Barry Crimmins
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Among the many Town officials who assisted in the preparation of this report, we give special thanks to:

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for producing the maps and map keys contained in this report.

Town Accountant Bill Rowe and his team,
for providing the financial information necessary to complete this report.

Stoughton Housing Authority Executive Director Colleen Doherty,
for providing information regarding SHA properties.

Executive Summary

Introduction

The Town of Stoughton Community Preservation Committee (CPC) developed this updated Community Preservation Plan [“CP Plan”] from the original plan created in 2011. The CPC encourages Town Meeting members, Town boards and commissions, and future applicants seeking CPA funds to use this document to guide their requests for the use of CPA funds. It is also intended to guide the CPC in its decisions on allocation of funds.

About This Document:

In November of 2010, the CPC engaged a planning consultant, J.M. Goldson, to help create the Town’s initial Community Preservation Plan, along with an application process and the appropriate forms. This document is an update of that plan.

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 this plan to be a “living” document, and will periodically review the principles and goals contained in it, so that it may reconfirm or amend them 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 its 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 that follow.

GUIDING PRINCIPLES:

- 1. Fund a broad range of projects throughout the community that enhance community character and improve the quality of life for Stoughton residents**
- 2. Prioritize open space protection**
- 3. Stretch CPA funds through leveraging and careful cost/benefit considerations**

COMMUNITY HOUSING GOALS:

- 1. Reuse historic downtown buildings to allow for a combination of affordable and market-rate housing**
- 2. Create affordable units in existing buildings and neighborhoods**
- 3. Assist low-income and elderly renters and homeowners**
- 4. Preserve expiring affordable units**
- 5. Give priority to private/public partnership proposals that come before the committee**

HISTORIC PRESERVATION GOALS:

- 1. Raise community awareness of historic resources throughout the 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**
- 5. Preserve Stoughton's important historical documents**

OPEN SPACE GOALS:

- 1. Preserve open space 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 at existing conservation lands and throughout the town**
- 2. Create bicycle paths and trails**
- 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 1½%, and through an annual statewide Community Preservation Trust Fund distribution based on a variable percentage of the previous year's local receipts. The Town of Stoughton adopted its local CPA surcharge with the following exemptions:

- The first \$100,000 of taxable value of residential real estate. This exemption applies automatically to all residential property.
- Property owned and occupied by a person who would qualify for low income housing or low or moderate income senior housing. This exemption is available to residents upon application.

Since adoption, Stoughton has raised over \$10 million in CPA funds, including the distributions from the state. The state Trust Fund has contributed over \$2 million. When the FY 2020 average annual household contribution of \$63.49 is added to the state distribution, interest earned and commercial property surcharge receipts, the CPA fund generates an average financial benefit of \$104.72 annually per household – an investment return of 65% per household (see Appendix A for details).

COMPOSITION AND ROLE OF CPC

The Massachusetts Community Protection Act statute (MGL Chapter 44B) requires all CPA communities to establish a Community Preservation Committee (CPC) consisting of not less than five nor more than 9 members. In Stoughton, the CPC consists of nine members. By statute, the CPC must include a representative from each of the following entities: Conservation Commission, Historical Commission, Housing Authority and Planning Board. In addition, Stoughton also includes two residents appointed by the Select Board, plus one representative each from the Recreation Department, Open Space Committee and the Stoughton Redevelopment Authority, as prescribed in §10.1 of the Town Bylaws.

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 – Town Meeting – for funding projects using CPA funds. In addition, the CPC is required, under Stoughton's local Town Code, to hold an annual public hearing before November 30. The CPC meets in open public meetings, generally on a monthly basis.

GENERAL CPA ELIGIBILITY

The CPA provides funding for four project categories: community housing, historic preservation, open space and recreation. The statute requires that a minimum of 10% of total revenue be spent or reserved for projects in each of three categories: community housing, historic preservation and open space, and this is the practice CPA communities have followed when setting their annual CPA budgets. There is no minimum requirement for the recreation category.

The town may also issue general obligation bonds or notes in anticipation of CPA revenues – in other words, the town can borrow funds to pay for CPA-eligible projects and appropriate CPA funds to repay the debt. CPA eligibility for projects in each category is discussed in detail in the chapters that follow.

CPA eligibility chart:

Chart 1

Projects are only eligible for CPA funding if they fit in a green box below:

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	Yes*, if acquired or created with CPA funds	Yes	Yes (new 7/8/2012)	Yes*, if acquired or created with CPA funds

Chart adapted from "Recent Developments in Municipal Law", Massachusetts Department of Revenue, October 2012.
From MA-CPC website

CPA Project Appropriations by Category*

Housing:	\$ 510,000	5%	
Open Space:	\$ 1,280,000	14%	
Recreation:	\$ 4,556,441	49%	*Through July, 2022
Historic Presvn:	\$ 2,995,185	32%	(Canceled projects excluded)
TOTAL:	\$ 9,341,626	100%	

APPLICATION & FUNDING PROCESS

The process for project review and approval begins annually in the fall for consideration at spring Town Meeting for funding the following fiscal year. Applicants are strongly urged to review the **Applicant's Checklist**, which clearly lists the steps in the application process.

Pre-Application: The CPC encourages applicants to submit a brief project description on a "Pre-Application" form **by September 25th** 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.

Full Application: A completed Full Application, including demonstrated written support from the relevant town boards/commissions, **must be submitted to the CPC by October 25th** for a project to be considered for Spring Annual Town Meeting. The CPC application is available as a link under Stoughton's CPC webpage, and can be found at:

<https://www.stoughton.org/community-preservation-committee/links/cpa-fund-application-forms>.

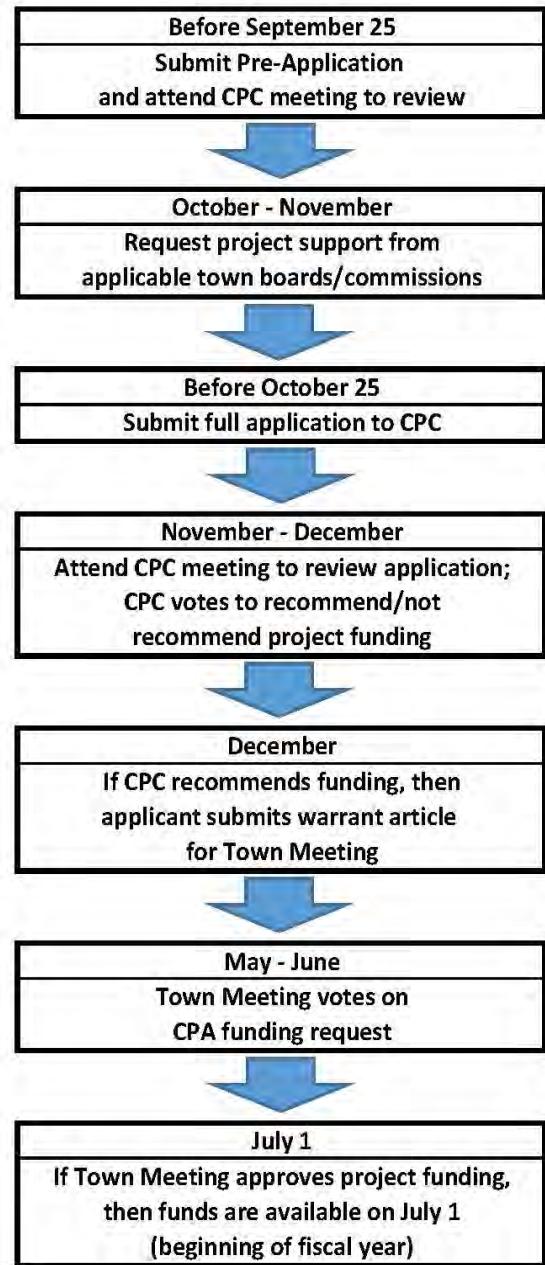
Late Applications: Full Applications submitted after the deadline must present a compelling rationale detailing the urgent nature of the request, and be accompanied by submission of an **Application for Urgent Review**, also available on the CPC web page. The Application for Urgent Review will be reviewed prior to review of the main application, and is subject to separate CPC approval before the main application can be addressed.

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

Stoughton's Annual Town Meeting is usually held in May. CPA funds approved at Annual Town Meeting are available on or after July 1, at the beginning of the new fiscal year.

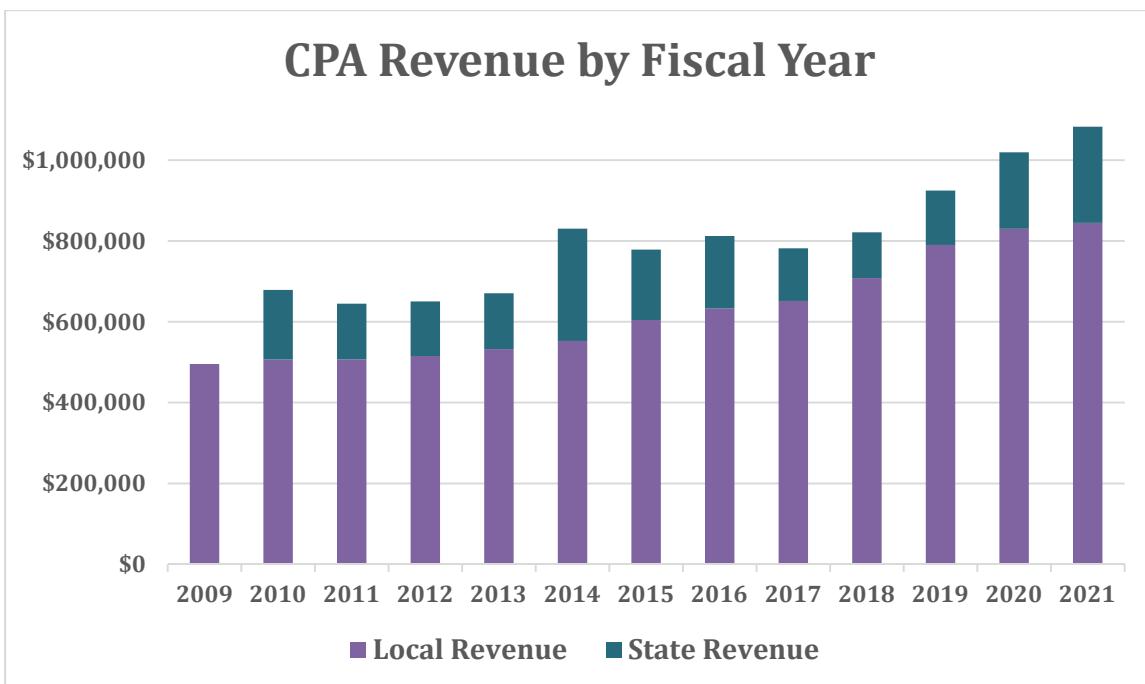
All CPA funding requests recommended by the CPC are subject to approval by Town Meeting.

Project Timeline



CPA REVENUE BY FISCAL YEAR:

FY	LOCAL	STATE	TOTAL
2009	495,449		495,449
2010	506,448	172,490	678,938
2011	507,030	137,764	644,794
2012	515,455	135,068	650,523
2013	532,173	138,317	670,490
2014	552,588	277,928	830,516
2015	604,602	173,872	778,474
2016	632,916	179,274	812,190
2017	651,417	130,234	781,651
2018	708,057	113,380	821,437
2019	789,993	134,636	924,629
2020	830,199	188,955	1,019,154
2021	846,123	237,658	1,083,781



**STOUGHTON CPA FUND BALANCES*:
As of June 30, 2021**

Open Space:	\$ 7,558.15
Historic Preservation:	160,048.43
Community Housing:	321,090.00
Undesignated:	4,347,834.86
<u>Encumbrances, etc:</u>	<u>1,348,479.27</u>
Total:	\$ 6,185,010.31

**As reported to Massachusetts Department of Revenue, 10/29/2021*

COMPLETED PROJECTS:

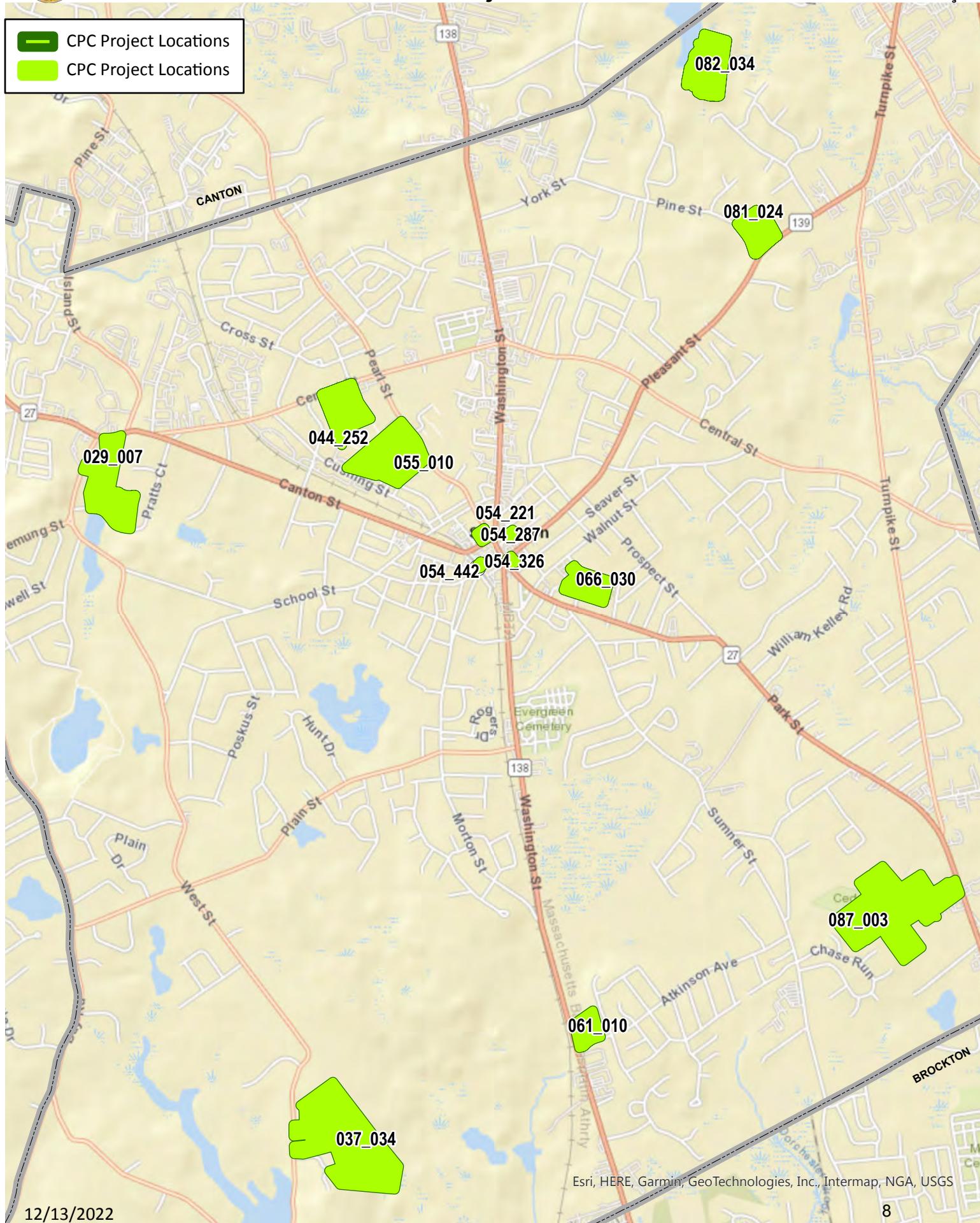
COMPLETED CPA PROJECTS		As of August 2022			
PROJECT NAME	TM Year	CATEGORY	ADDRESS	Auth	Spent
Glen Echo Park Acquisition	2011	Open Space	Glen Echo Blvd	1,500,000	1,226,399
Lucius Clapp Memorial Building Stair Repair	2011	Historic	Park St.	9,000	9,000
Town Hall Exterior Renovation	2011	Historic	Pearl St.	25,000	14,380
Update Open Space and Recreation Plan	2012	Open Space	Townwide	20,000	19,993
Capen Reynolds Use and Development Plan	2012	Open Space	Pleasant Street	20,000	20,000
Repoint and repair Water Works brick façade	2012	Historic	Central Street	70,000	67,623
Replace Town Hall roof	2012	Historic	Pearl Street	150,000	61,503
Glen Echo Open Devel. Plan	2012	Recreation	Glen Echo Blvd	20,000	20,000
Pierce Street Playground Design	2013	Recreation	Pierce Street	25,000	19,365
Pierce Street Playground Rehabilitation	2014	Recreation	Pierce Street	585,000	494,365
Historic Homes Signage	2014	Historic	Townwide	2,125	870
Stoughton Railroad Station Purchase	2015	Historic	Wyman Street	250,000	175,000
Lucius Clapp Window and Door Preservation	2016	Historic	Park Street	480,000	465,963
Town Hall Window and Trim Replacement	2016	Historic	Pearl Street	700,000	700,000
High School Project Community Recreational Amenities	2017	Recreation	Pearl Street	1,214,421	1,070,118
Town Hall Cupola and Cornices Rehabilitation	2018	Historic	Pearl Street	220,000	186,154
Design Wilkins Playground Improvements	2018	Recreation	Central Street	75,000	61,700
Novello Field Backstop Replacement	2018	Recreation	Central Street	8,870	8,870
Wilkins School Playground Improvements	2019	Recreation	Central Street	719,942	707,970
Cedar Hill Golf Course Improvements	2019	Recreation	Park St	350,000	348,238
Covid Emergent Housing Assistance Fund	2020	Housing	Townwide	510,000	372,237

Totals: **6,954,358** **6,049,748**



Stoughton Community Preservation Plan CPC Project Locations

Engineering / GIS Department
Town of Stoughton
Massachusetts



**Stoughton Community Preservation Plan
CPA Project Locations**

Parcel ID	PROJECT NAME	DESCRIPTION	Address	Project ID
029_007	Repoint and Repair Water Works Brick Façade	Repair the existing brick façade	221 WEST ST	33804
037_034	West Street Barn Evaluation	Evaluate barn for preservation and re-use	WEST ST	52021
044_252	Wilkins School Playground Improvements	Replace playground equipment and repair drainage	1322 CENTRAL ST	47685
044_252	Novello Field Backstop Replacement	Replace backstop rails and chain link	1322 CENTRAL ST	46058
054_221	Town Hall Exterior	Design, repair and paint exterior of Town Hall	10 PEARL ST	32931
054_221	Funding for Town Hall Roof	Slate roof on Town Hall building	10 PEARL ST	33805
054_221	Town Hall Window and Trim Replacement	Historical Repair of Town Hall Windows and Trim	10 PEARL ST	44704
054_221	Town Hall Cupola and Cornices Rehabilitation	Repair, paint and preserve Town Hall cupola and cornices	10 PEARL ST	46056
054_221	Town Hall Masonry	Renovation of exterior brickwork at Town Hall	10 PEARL ST	47683
054_287	Rehab Fire Station #1	Renovation of historic Freeman St Fire Station	30 FREEMAN ST	47684
054_326	Lucius Clapp Building Stair Repair	Repair/replace/reset rear stairs	6 PARK ST	32926
054_326	Lucius Clapp Window and Door Preservation	Historical restoration and weatherproofing of windows and doors; repoint failed exterior masonry	6 PARK ST	43927
054_442	Stoughton Railroad Station Purchase	Acquisition of Stoughton Railroad Station	45 WYMAN ST	43924
054_442	Stoughton Railroad Station Restoration	Exterior restoration of Stoughton Railroad Station	45 WYMAN ST	43926
055_010	Stoughton HS Project Community Amenities	Lighting, scoreboard, bleachers for community use	232 PEARL ST	44705
055_010	Stoughton HS Project Community Amenities	Pocket Park for community use	232 PEARL ST	44706
061_010	Atkinson Ave Parcels	Acquisition for Development of Parking and Trailhead	ATKINSON AVE EXT	52019
066_030	Pierce Street Playground Rehabilitation	Design and construct new playground, including new playground equipment for Halloran Park site	PIERCE ST	40615
066_030	Halloran Multi-Sport Arena	Construct outdoor arena for street hockey, other	PIERCE ST	52020
081_024	Capen Reynolds Use and Development Plan	Procure professional services to assist the Capen Reynolds Committee in creating plan for the site	760 PLEASANT ST	33803
081_024	Capen Reynolds Farmhouse Security and Rehab	Preserve and Rehabilitate the Capen Reynolds Farmhouse	760 PLEASANT ST	42921
081_024	Capen Reynolds Grounds and Recreational	Develop Community Gardens and Dog Park	760 PLEASANT ST	42922
082_034	Glen Echo Acquisition	Purchase 97-acre Glen Echo parcels	GLEN ECHO BLVD	32923
082_034	Glen Echo Open Space and Recreation Development Plan	Procure professional services to assist the Glen Echo Committee in creating plan for the site	GLEN ECHO BLVD	33806
082_034	Glen Echo Recreational Facilities	Design and construct recreational facilities at the Glen Echo property	GLEN ECHO BLVD	42920
087_003	Cedar Hill Golf Course Improvements	Expand hole to par-5; install stormwater system and expand on-site irrigation pond; lighting improvements to the parking and clubhouse area	1137 PARK ST	47686

Chapter Two: Guiding Principles

The CPC developed the following guiding principles by giving careful consideration to the needs of the community over the past ten years. Broader community goals were also considered. These principles are designed to guide the CPC's deliberation of projects for CPA funds in all four CPA funding categories (open space, recreation, historic preservation and community housing), and will be used to establish funding preferences. However, these principles are not binding, and the CPC will ultimately base its recommendations on each individual project's own merits, using these principles as a guide.

Principle 1

FUND A BROAD RANGE OF PROJECTS THROUGHOUT THE COMMUNITY THAT ENHANCE COMMUNITY CHARACTER AND IMPROVE THE QUALITY OF LIFE FOR STOUGHTON 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 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 and housing. The primary role of Stoughton's CPA funds is to preserve and protect our unique community character and, in so doing, to enhance the quality of life for its residents. The CPC will give preference to projects that demonstrate preservation of community character and the improvement of its quality of life.

The CPC strongly supports the community's goals for smart growth to create 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 projects that combine CPA goals with broader community goals, especially including downtown revitalization and economic development. The CPC also recognizes that the CPA funding is limited, and welcomes projects with additional sources of funding.

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

- Affordable housing projects that use and restore 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 of 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 or expanding agricultural landscapes.

The level of funding available for projects will vary from year to year due to many considerations, including local and state revenue receipts, debt service obligations and number and cost of project proposals submitted.

Although projects may fit more than one CPA category, any multiple-category projects must meet the requirements for all categories applied under.

Principle 2

PRIORITIZE OPEN SPACE PROTECTION

As demonstrated by the allocation of funds to acquire the Glen Echo property and the efforts to update the Town's Open Space Plan, protection of key 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 continue to update its Open Space Plan periodically, which will guide the Town on priority properties for protection. The CPC will carefully consider the CPA budget, including current debt service obligations, in protecting open space.

Principle 3

STRETCH CPA FUNDS THROUGH LEVERAGING AND CAREFUL COST/BENEFIT CONSIDERATIONS

The CPA creates a significant but limited source of funding for community preservation projects. Therefore, to accomplish the CPC's goals, it is important that CPA-funded projects leverage multiple sources of funding whenever possible, and by targeting CPA funds to projects with favorable cost/benefit ratios.

CPA funds should, whenever practical, be viewed as a source for partial project funding that is paired with other public or private funding sources, such as land trusts, historic and housing trusts, state programs, or other compatible funding sources.

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 these kinds of measures, CPA funds can be stretched to achieve greater community benefits.

Chapter 3: Community Housing

COMMUNITY HOUSING GOALS

The CPC developed the following community housing goals through careful consideration of Stoughton's housing needs, citizens' input from community workshops, 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. REUSE HISTORIC DOWNTOWN BUILDINGS TO ALLOW FOR A COMBINATION OF AFFORDABLE AND MARKET-RATE HOUSING

Housing is a critical component to downtown revitalization and smart growth, as is historic preservation. Revitalization of the downtown is a key community goal that CPC funds can help further with multi-purpose projects that create affordable housing through reuse and restoration of historic downtown resources, particularly historic mill buildings. Private/public partnerships will be critical to further encourage this type of multipurpose 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 repurposed for affordable housing, perhaps as a mixed-use and mixed-income project that incorporates historic preservation.

GOAL 2: CREATE AFFORDABLE UNITS IN EXISTING BUILDINGS AND NEIGHBORHOODS

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, provided that a permanent deed restriction is created. It will be important to demonstrate 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 3: ASSIST LOW-INCOME AND ELDERLY RENTERS AND HOMEOWNERS

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

In response to the unprecedented COVID pandemic, the CPC in 2020 facilitated the creation of a special emergency fund to assist low and moderate income Stoughton residents who have lost employment income due to the COVID pandemic and its economic impacts. Working with the Stoughton Housing Authority, which also administered the program, the town was able to assist a number of residents and help them weather the economic impact of this sudden, unforeseen event, while at the same time helping to preserve the stability of the local housing market.

GOAL 4: PRESERVE EXPIRING AFFORDABLE UNITS

The CPC aims to support wherever possible the preservation of expiring affordable units to prevent a decrease of units in the town's Subsidized Housing Inventory and to maintain Stoughton's achievement of the state's 10% minimum affordable housing stock mandate. In evaluating this type of proposal, the CPC will consider project costs and benefits that would favor projects with lower CPA costs and maximum preservation of units. An example of this type of project in another CPA community is Tammy Brook in Weymouth, where \$150,000 in 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.

GOAL 5: GIVE PRIORITY TO PRIVATE/PUBLIC PARTNERSHIP PROPOSALS THAT COME BEFORE THE COMMITTEE

Given that a likely scenario for the development of affordable housing units, especially in larger numbers, would be a private/public partnership, the CPC would look to give priority to a proposal from that type of applicant.

MINIMUM COMMUNITY HOUSING SPENDING REQUIREMENTS

As previously detailed in Chapter 1, the CPA statute (MGL Chapter 44B) mandates a minimum budgeting requirement for Community Housing of 10% of the annual CPA revenue. This amount must either be spent or set aside for future spending. The FY 2021 CPA budgeted amount for Community Housing is \$85,175.

CPA COMMUNITY HOUSING ELIGIBILITY

The Community Preservation Act, Chapter 44B of the Massachusetts General Laws, defines "community housing" as "low and moderate income housing for individuals and families, including low or moderate income for senior housing." Low income housing is affordable to households with annual incomes of less than 80% of the area wide medium income (AMI) and moderate income housing is affordable to households earning between 80% and 100% of AMI. Furthermore, the CPA defines "senior housing" as housing for persons 60 years or over who also meet the qualifications for low or moderate income.

The CPA 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 CPA statute defines the term “support of community housing” as including “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 or to an entity that owns, operates or manages such housing, for the purpose of making housing affordable.” It is under that definition that the CPC was able to establish the emergency COVID housing assistance program mentioned above.

EXAMPLES OF EXISTING DEED-RESTRICTED HOUSING

Stoughton’s Memorial Village has 40 affordable rental units with a perpetual restriction. Quail Run has 132 affordable rental units with a perpetual restriction. Other examples of deed-restricted housing also include owner-occupied units, and exist throughout Stoughton.

STOUGHTON’S COMMUNITY HOUSING NEEDS

There is a gap between the price of homes for sale in Stoughton and what a low- or moderate-income family can afford. There is a need to provide homeownership opportunities for a broader range of incomes, possibly through the creation of smaller, more affordable homeownership units.

As of 2018, 30% of the town’s occupied housing units are rentals, and approximately 55% of those households are considered to be housing cost-burdened and severely cost-burdened, in that they pay more than 30% of their income for housing costs.

The Planning Department has produced two relevant housing documents:

1. An **Affordable Housing Plan** from 2009, which can be accessed under “Town Planning Documents” on the CPC’s Application Forms webpage at:
<https://www.stoughton.org/community-preservation-committee/links/cpa-fund-application-forms>
2. A 2021 draft **Housing Production Plan**, available at:
https://www.stoughton.org/sites/g/files/vyhlif3866/f/pages/stoughton_hpp_final_edits.pdf

Profile of Stoughton's Community Preservation Resources

COMMUNITY HOUSING

POPULATION

- Town population, 29,281 in 2020, grew 9% since 2010 (while the state grew at less than 1%); projections indicate 2% additional population growth expected by 2030.²
- There were 11,739 households in 2020.²
- 72% of Stoughton's housing units are owner-occupied.⁶
- The number of one-person owner-occupied households surged by over 12% from 2000 to 2010.¹
- Stoughton's population continues to age dramatically. In 1990, there were more 25-29 year-olds (9% of the population) than any other 5-year-wide group; by 2000, it had skipped ahead to 35-39 year-olds; in 2010, it was 45-49 year-olds, and by 2019, 50-54 year-olds. Residents 85 and over, 1% in 1990, made up 3% by 2019. Residents 19 and younger, 25% of the population in 1990, made up 21% by 2019.⁶
- After peaking in 1999-2000 at 4,191, public school enrollment continued to drop steadily, to 3,500 in 2018-2019.¹
- 24.5% of Stoughton households speak a language other than English at home.²

HOUSEHOLD INCOME AND COST OF HOUSING

- \$83,519 was Stoughton's median household income in 2019, versus \$57,838 in 2000; a 44% increase.
- Approximately one-third of households had an income below \$50,000 in 2017.¹
- In 2019, a Stoughton homeowner's average monthly housing cost was \$2,300. The average monthly rent was \$1,750.⁶
- 52% of renting households were considered "cost burdened" in 2019, as were 28% of homeowners.⁶

HOUSING TENURE AND CHARACTERISTICS

- 72% of occupied housing units are owner-occupied; 28% are rental.²

- 62% of all housing units are single-family detached homes; 24% are multi-family homes; 6% are two-families; and 8% are single-family attached homes.⁶
- 37% of the town's housing units were built before 1960; 75% were built before 1980.⁶
- A total of 726 housing units were permitted from 2010-2019, an increase of 20.4% over the previous ten-year period. 867, or 65% of new housing permits were for multi-family units. 501 multi-family units were permitted from 2010-2019, an increase of 36.9 % over the previous ten-year period.⁶
- Householders age 65+ constitute more than 23% of renters.¹
- Vacancy rates reported in 2017 were 1.9% for owner-occupied and 6.7% for rental, compared to statewide figures of 1.2% for owner-occupied and 4.2% for rental.¹

AFFORDABILITY

- 11.1% (1,293 units) of Stoughton's total housing stock is counted as affordable on the State's Subsidized Housing Inventory (SHI) (DHCD, September, 2021), which exceeds the State's minimum goal that 10% of total year-round households be affordable in each municipality.
- Moderate income is defined as a household earning 80% to 100% of the Area Median Income (AMI). \$96,040 to \$120,800 for a 4-person household in 2021.⁴
- The median sales price of a single-family home in Stoughton in 2018 was \$370,000.¹
- A moderate-income four-person household could roughly afford a home that costs less than \$343,000.⁷ The least expensive 3-bedroom home in Stoughton listed on Zillow in February 2022 was priced at \$425,000.⁵
- Low Income: A household earning at or below 60% AMI; e.g., 4-person household earning at or below \$72,480.⁴
- A low-income four-person household could roughly afford a home that costs less than

- \$240,000.⁷ The least expensive 3-bedroom home in Stoughton listed on Zillow in February 2022 was priced at \$425,000.⁵
- The affordability gap (the relationship between income and home values) for Stoughton has grown substantially since 2000. The gap in Stoughton for low-income households is approximately \$185,000. The gap for moderate-income households is approximately \$82,000. There was no affordability gap for moderate-income households in 2000, but there is one now.
- Rental analysis: 52% of Stoughton's renter households were considered "housing cost-burdened" (paying more than 30% of income for rent plus utilities).⁶

AFFORDABLE HOUSING STOCK

- 65% of the affordable units listed on the SHI were created through Chapter 40B. 8.8% of these are ownership units.¹
- 105 of the affordable units in privately owned developments have affordability periods that may expire if not renewed.¹ This would drop Stoughton's SHI "safe harbor" % by 0.9%.
- 278, or 22%, of the units in the subsidized affordable housing inventory (SHI) are public housing units managed by the Stoughton Housing Authority (SHA). Of these, 225 are for seniors and people with disabilities, 45 are for families, and 8 are for residents with special needs).^{1,8}

Data Sources:

¹ Stoughton 2021 Housing Production Plan (HPP)

² US 2020 Census

³ Metropolitan Area Planning Council (MAPC)

⁴ Massachusetts Department of Housing and Community Development (DHCD)

⁵ Zillow.com

⁶ MHP Center for Housing Data: DataTown
at <https://mhpcenterforhousingdata.shinyapps.io/DataTown/#>

⁷ MHP Mortgage Calculator

⁸ Stoughton Housing Authority

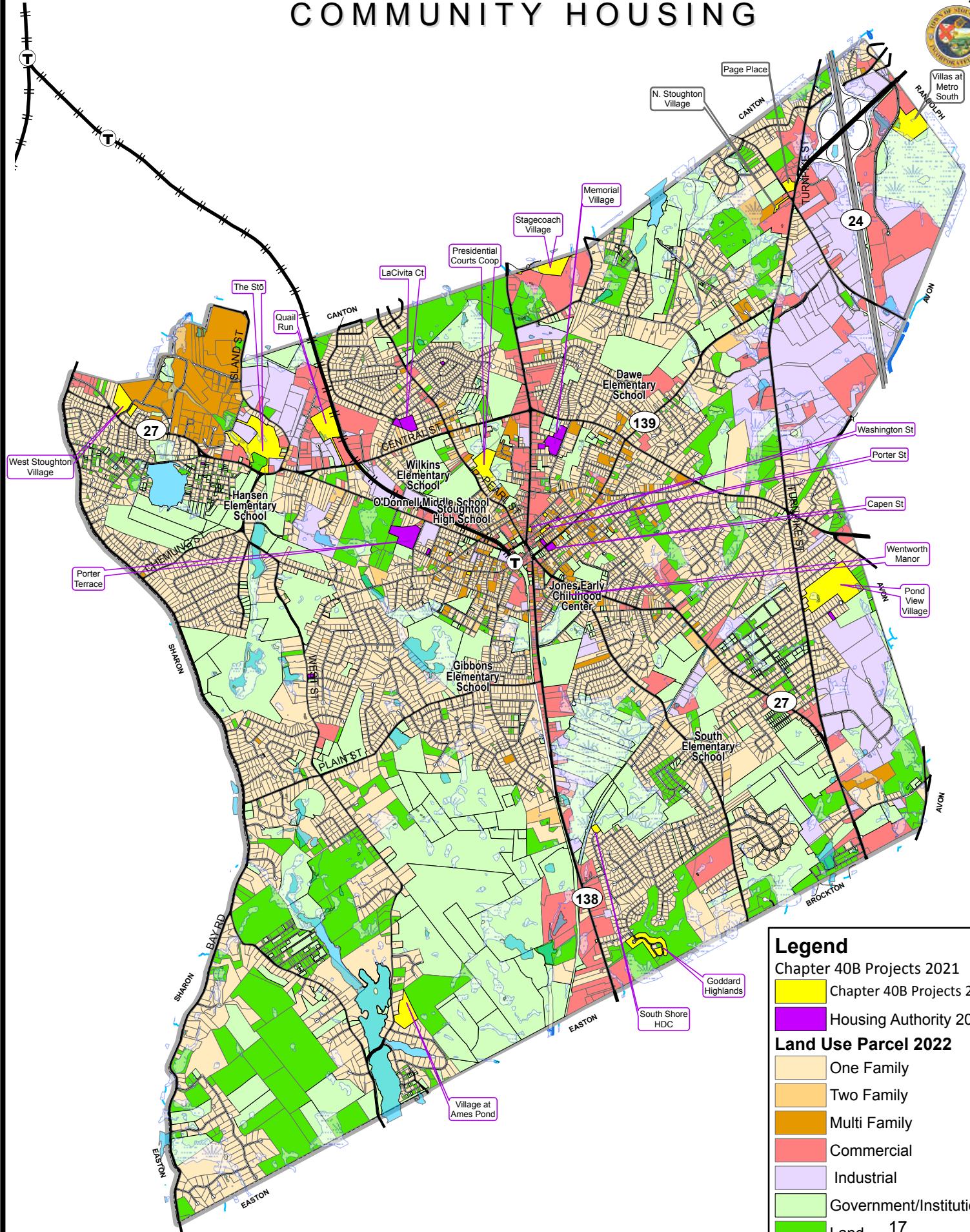
Conclusions:

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

With less than 9% of all affordable units being ownership units and an affordability gap of about \$185,000 for low-income households and about \$82,000 for moderate-income households, there is a compelling need for affordable homeownership opportunities in Stoughton.

Stoughton Community Preservation Plan COMMUNITY HOUSING

Engineering / GIS Department
Town of Stoughton
Massachusetts



Legend	
Chapter 40B Projects 2021	Chapter 40B Projects 2021
Housing Authority 2022	Housing Authority 2022
Land Use Parcel 2022	
One Family	
Two Family	
Multi Family	
Commercial	
Industrial	
Government/Institutional	
Land	17

Chapter 4: Historic Preservation

The CPC developed the following goals for historic preservation expenditures through careful consideration of Stoughton's historic preservation needs, citizen input from a previous 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.

GOAL 1. RAISE COMMUNITY AWARENESS OF HISTORIC RESOURCES THROUGHOUT THE 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 the Mass Historical Commission to expand the town's historic resources survey. To date, Stoughton has two Historic Signage projects ongoing. The Historic Home signs project has installed placards on homes built before 1826. The Historical Site Signs program is an ongoing program that highlights historically significant locations throughout town. For example, signs have been placed at the Water Works building, Unitarian Universalist Church and the Lucius Clapp Memorial Building, among other important sites in Stoughton's history.

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 Town Hall, Lucius Clapp Memorial Building, Capen Reynolds house and farm, the Stoughton Railroad Depot, Libby Farm, Water Works building, and historic town documents. These historic 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 the funding preservation projects for town-owned resources, particularly for projects that leverage CPA funds with other funding sources.

Completed projects:

- Town Hall Cupola
- Town Hall Windows and Trim
- Town Hall Slate Roof Repair
- Lucius Clapp Windows, Doors and Stair Repair
- Stoughton Water Works Facade Restoration
- Purchase of Stoughton Railroad Depot
- Town Hall Masonry

Ongoing projects:

- Structural Restoration of Stoughton Railroad Station
- Fire Station #1 Historic Rehabilitation

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. For example, the Town has now purchased and has begun restoration of the Stoughton Railroad Depot on Wyman Street, built in 1888, listed on the National Register of Historic Places.

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 to support both community and regional goals and to capitalize on any other public and private funding sources that may be available.

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

Stoughton has a host of archeological resources throughout the town, including a variety of early 19th century industrial remains, a quarry, stone walls, and resources within existing town-owned properties. 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.

GOAL 5. PRESERVE OUR MOST IMPORTANT HISTORIC DOCUMENTS

Stoughton has a wealth of key documents that should be preserved as a priority. These include a massive collection of ancient documents in the custody of the Canton Historical Society which are currently undergoing restoration thanks to the joint support from the CPA funds in both towns. Additionally, the Town Clerk's office has a collection of Vital Records – the recording of births, deaths and marriages – that has been partially preserved, but whose full preservation remains incomplete.

MINIMUM HISTORIC PRESERVATION SPENDING REQUIREMENTS

As previously detailed in Chapter 1, the minimum statutory spending requirement for historic preservation is 10% of annual CPA revenue. The revenue must either be

spent or set aside for future spending. As of August 2022, nearly \$3,000,000 has been appropriated for ongoing and completed historic preservation projects.

CPA HISTORIC PRESERVATION ELIGIBILITY

The Community Preservation Act defines historic resources as “a building, structure, vessel, real property, document, or artifact that is listed on the 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. Furthermore, within the definition of “rehabilitation”, the 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 building or access codes. All rehabilitation work with respect to historic resources is required to comply with the Standards for Rehabilitation stated in *Standards for the Treatment of Historic Properties* from the U.S. Secretary of the Interior (codified in 36 C.F.R. Part 68), available at the link below:

<https://www.nps.gov/tps/standards.htm>

STOUGHTON’S HISTORIC PRESERVATION NEEDS

Stoughton’s historic resources are known to include both pre-Colonial 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. One of Stoughton’s primary historic preservation needs at this time is for a new Historic Resource Survey to provide an in-depth analysis of its surviving historic resources.

A Historic Resource Survey can also serve as a guide for the community in identifying additional properties which might be eligible for the National Register of Historic Places. Community Preservation funds can assist a community in completing 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.

Additional information on the progress of Historical preservation in Stoughton can be found at: <https://www.stoughton.org/historical-commission> and at: <http://stoughtonhistory.com/>

Profile of Stoughton's Community Preservation Resources

HISTORIC RESOURCES

GENERAL HISTORICAL INFORMATION

- Stoughton currently has 111 historic resources documented at the MA Historical Commission's Massachusetts Cultural Resource Information System ("MACRIS").
- Stoughton's historic resources go beyond buildings to include landscapes, maps, archives and artifacts, including the Stoughton Historical Society's 1928 Stoughton Engine #2, an original piece of equipment which will be restored with CPA funding.
- Historical Sites throughout Stoughton have had signs installed marking their importance and detailing their history.
- Over twenty Historic Homes built prior to 1826 have had signs posted noting their year of construction.

NATIONAL REGISTER OF HISTORIC PLACES RESOURCES

Stoughton has two buildings which are listed on the National Register:

- The Lucius Clapp Memorial Library, circa 1903, is a superb model of the Classical Revival architectural style, and is the current home of the Stoughton Historical Society.
- Stoughton's circa 1888 Railroad Station, designed by Boston architect Charles Brigham, is the last surviving 19th century station in Stoughton, and an excellent example of Romanesque Revival architecture. It was purchased by the Town from the MBTA in 2019 with CPA funds.

RESIDENTIAL RESOURCES

- Approximately 25% 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 architectural styles.
- Stoughton's earliest surviving residences include the circa 1740 Consider Atherton house at 35 Pratts Court and the circa 1746 Major Swan house at 540 Park Street. The circa 1744 Glover House on Sumner Street was demolished in 2015, as it was beyond repair.
- Examples of early adaptive reuse projects survive such as the circa 1871 Smith School, which was converted to residences circa 1940.
- Stoughton has nationally recognized modern architecture including Packard Manse on Plain Street, a circa 1920 Contemporary home.

MUNICIPAL AND INSTITUTIONAL BUILDINGS

- The municipal buildings are primarily late 19th century Romanesque Revival including the circa 1881 Town Hall on Pearl Street.
- The circa 1892 Water Works building on Central Street is listed as a Historical Waterworks Landmark by the American Water Works Association.
- The circa 1903 Kimball School and the circa 1939 Post Office are both examples of early 20th century institutional architecture.
- The circa 1865 Methodist Church is the Town's oldest surviving church and, along with the circa 1898 Trinity Episcopal Church, one of only two surviving wooden churches in Stoughton.

- Stoughton's circa 1892 Odd Fellows Hall is one of the last Queen Anne style buildings extant in Stoughton Center.
- The circa 1958 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 Twin-Kee Raincoat Factory, and the Fullers Earth building.
- Stoughton Center contains many late 19th/early 20th century buildings which are potential candidates 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 and the Glen Echo area are known Native American sites and the location of possible artifacts.
- Stoughton's early settlers reshaped the land by creating new dams and ponds, many of which are still in evidence.

HISTORIC LANDSCAPE RESOURCES

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

HISTORIC DOCUMENT RESOURCES

- Working with the Canton Historical Society, the Stoughton Historical Society is completing a project to restore and preserve a treasure trove of ancient documents from Stoughton's colonial days with a grant from the CPA fund. These documents were originally collected in the late 1800s and were affixed within a scrapbook by then-current methods using crude glues. They are being carefully separated from each other and professionally restored for permanent preservation using today's best practices. The entire collection is being archived and digitized, and will be available online when the project is complete.

Conclusions:

Stoughton's 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 Site Sign Locations [with Key #s]:

Signs installed at:

- Site of Isaac Stearns home, West Street [11]
- Stoughton Water Works [14]
- Southworth Court [16]
- Town Hall [43]
- Pearl Street Cemetery [44]
- Lucius Clapp Memorial Building [49]
- First Universalist Church [51]
- Swan's Tavern [83]
- Capen Reynolds Farm (2 signs) [87]
- Mill Street
- Bird Street Conservation Area (3 signs)
- Ames Pond (2 signs)
- Glen Echo (2 signs)

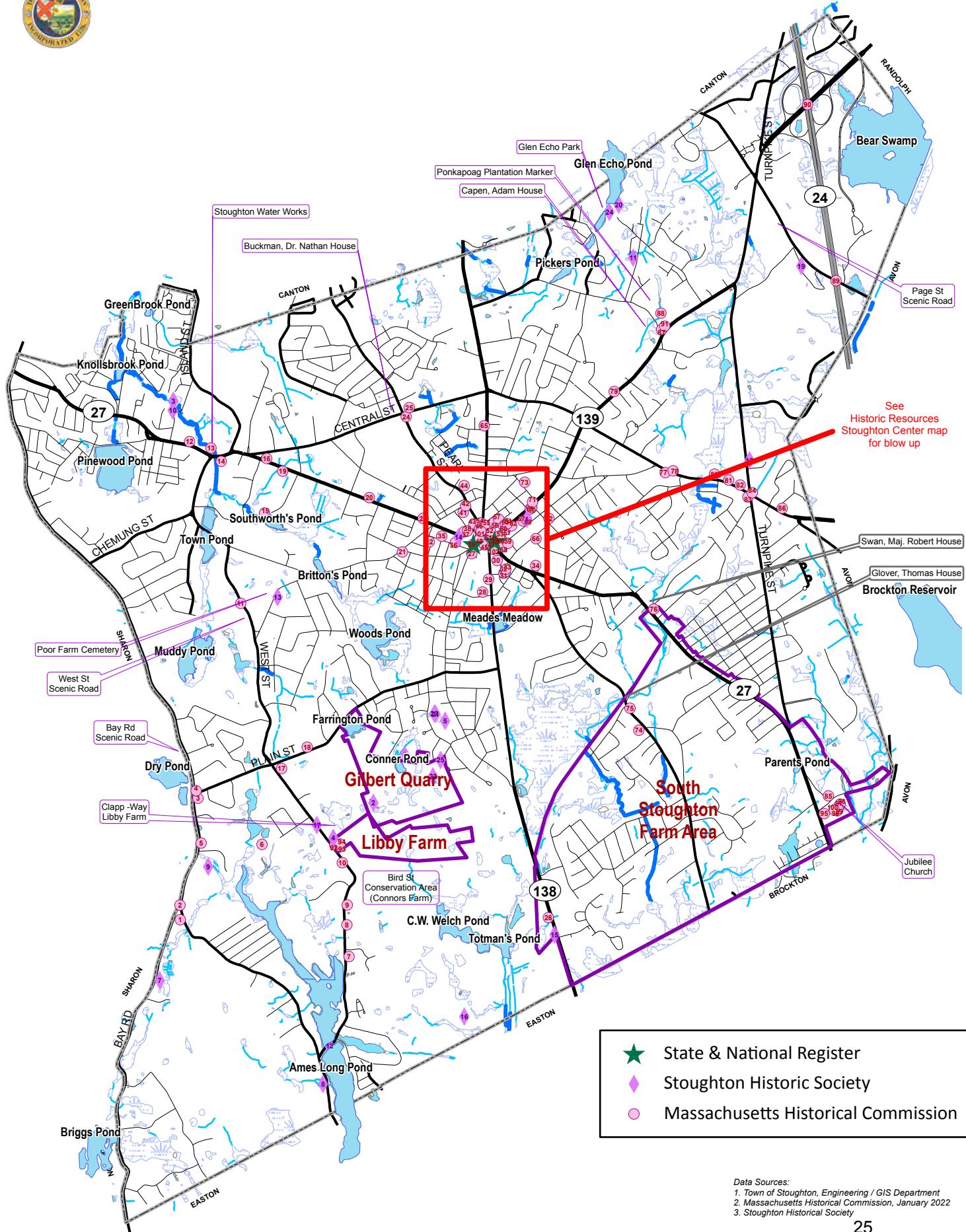
Total of 18 signs

Project completed November 2022.



Stoughton Community Preservation Plan

HISTORIC RESOURCES





Stoughton Community Preservation Plan

HISTORIC RESOURCES

Indicates Historic Sign Location

ID+R	Historic Name	YearB	ID	Historic Name	YearB	ID	Historic Name	YearB
1	Pierce, Henry L. House	1824	52	International Order of Odd Fellows Hall	1892	1	Methodist Church	1859
2	Historic Old Bay Road Through Street	1976	53	Hill House	1855	2	Myron Gilbert	1870
3	Dry Pond Cemetery	1749	54	Britton Block	1899	3	Lemuel Gay, Samuel and Leonards	1813
4	Smith, James House	1794	55	Swan, Dr. Block	1904	4	William Merion, Nathaniel Merion	1775
5	Gay, Hezekiah House	1767	56	Stoughton Fire Station	1927	5	Lemuel Bird	1777
6	Stoughton Earth Company	1916	57	Trinity Episcopal Church	1898	6	Conner Pond	
7	Gay, Timothy 2nd House	1767	58	Richmond, Rev. Edward House	1812	7	Ephraim Payson Jr., William Aus	1761
8	Gay, Jesse House	1800	59	Belcher, George House	1887	8	Robert Vose, Jeremiah Vose, Sen.	1735
9	Allen, Turel House	1854	60	Hill, James House	1837	9	Bay Street Scenic Road	
10	Gay, Benjamin House	1764	61	Belcher, George E. Company	1893	10	Lemuel Gay, Leonard Hodges	1813
11	Stearns, Isaac House Marker	1899	62	Drake, Henry House	1841	11	Ponkapoag Indians	1896
12	Methodist Meeting House Cemetery	1823	63	French, Wales House	1876	12	Ames Pond Causeway	1820
13	French and Ward Lower Mill	1857	64	Paul, Samuel House	1823	13	Poor Farm Cemetery	
14	Stoughton Water Works	1892	65	Phillips, F. C. Company	1913	14	Stoughton Rubber Company	1911
15	Shoddy Mill	1861	66	Jones, Edwin A. House	1890	15	Marshall-Bird Cemetery	1700
16	Southworth, Asahel House	1856	67	Methodist Church	1865	16	Stoughton Memorial Conservation Land	
17	Smith School	1871	68	Park School	1859	17	West Street Scenic Road	
18	Packard Manse	1920	69	Wadsworth, Christopher House	1775	18	Wallace Capen House	1814
19	Southworth, Consider House	1801	70	Wadsworth, Christopher House	1775	19	Page Street Scenic Road	1700
20	Crane, Thomas House	1772	71	Osgood, John Jr. House	1768	20	Ponkapoag Indian Plantation	1900
21	Phinney, S. C. and J. G. Worker House	1876	72	Welch, Charles House		21	Billy White	
22	Phinney, S.C. & J.G. Boot Counter	1848	73	Lamb, Amasa A. House	1869	22	William White	
23	Waters, Samuel House	1732	74	Shepard, Samuel House	1768	23	Lemuel Bird	1780
24	Buckman, Dr. Nathan House	1752	75	Glover House Site	1744	24	Glen Echo Park	
25	Belcher, Elijah House	1800	76	Swan, Maj. Robert House	1746	25	Bird Street Conservation Area	
26	Marshall, Benjamin House	1825	77	Atherton, John Jr. House	1769			
27	First Stoughton Public Library	1854	78	Atherton, Samuel House	1814			
28	Meade Rubber Company	1916	79	Hansen, O. H. General Store	1926			
29	Porter Coal and Wood Company	1876	80	Battles, John House	1790			
30	Faxon, W. O. House	1854	81	Briggs, William House	1768			
31	Wales, Martin House	1854	82	Capen, Samuel House	1800			
32	Atwood, N. S. House	1854	83	Swan's Tavern	1807			
33	Flint, L. M. House	1854	84	Capen, Elisha Jr. House	1824			
34	Kimball School	1903	85	Monk, H. A. House	1852			
35	Phinney House	1854	86	Eddy, Mary Baker House	1839			
36	Mystic Rubber Company	1877	87	Capen, Adam House	1839			
37	Withington, P. M. Furniture and	1860	88	Ponkapoag Plantation Marker	1896			
38	Smith, Webster and Company	1880	89	Route 24 Bridge over Page Street	1956			
39	Stoughton Railroad Station	1888	90	Route 139 Bridge over Route 24	1956			
40	Parker House	1854	91	Capen, Adam English Bank Barn	1839			
41	Wood, J. W. Elastic Web Company	1936	92	Way, William T. - Leighton, W. E.	1897			
42	French, Daniel House	1847	93	Way, William T. - Leighton, W. E.	1897			
43	Stoughton Town Hall	1881	94	Libby, Carl Bomb Shelter	1960			
44	Pearl Street Cemetery	1737	95	Our Lady of the Rosary Roman Catholic Church	1957			
45	State Theatre	1927	96	Our Lady of the Rosary Roman Catholic Church	1900			
46	Monks Block	1886	97	Our Lady of the Rosary Roman Catholic Church	1900			
47	Stoughton Trust Company	1917	98	Our Lady of the Rosary Roman Catholic Church	1900			
48	First School Marker		99	Our Lady of the Rosary Rectory	1990			
49	Clapp, Lucius Memorial Library	1903	100	Our Lady of the Rosary Church	1960			
50	Chicataubut Club Barn	1876	101	Lehan Block	1920			
51	First Meeting House Marker	1908	102	U. S. Post Office - Stoughton Center	1939			

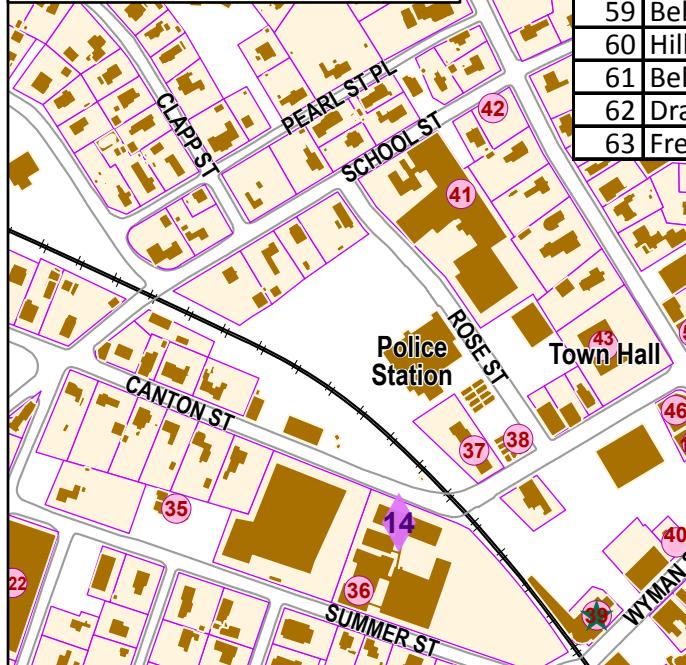


1 inch equals 400 feet

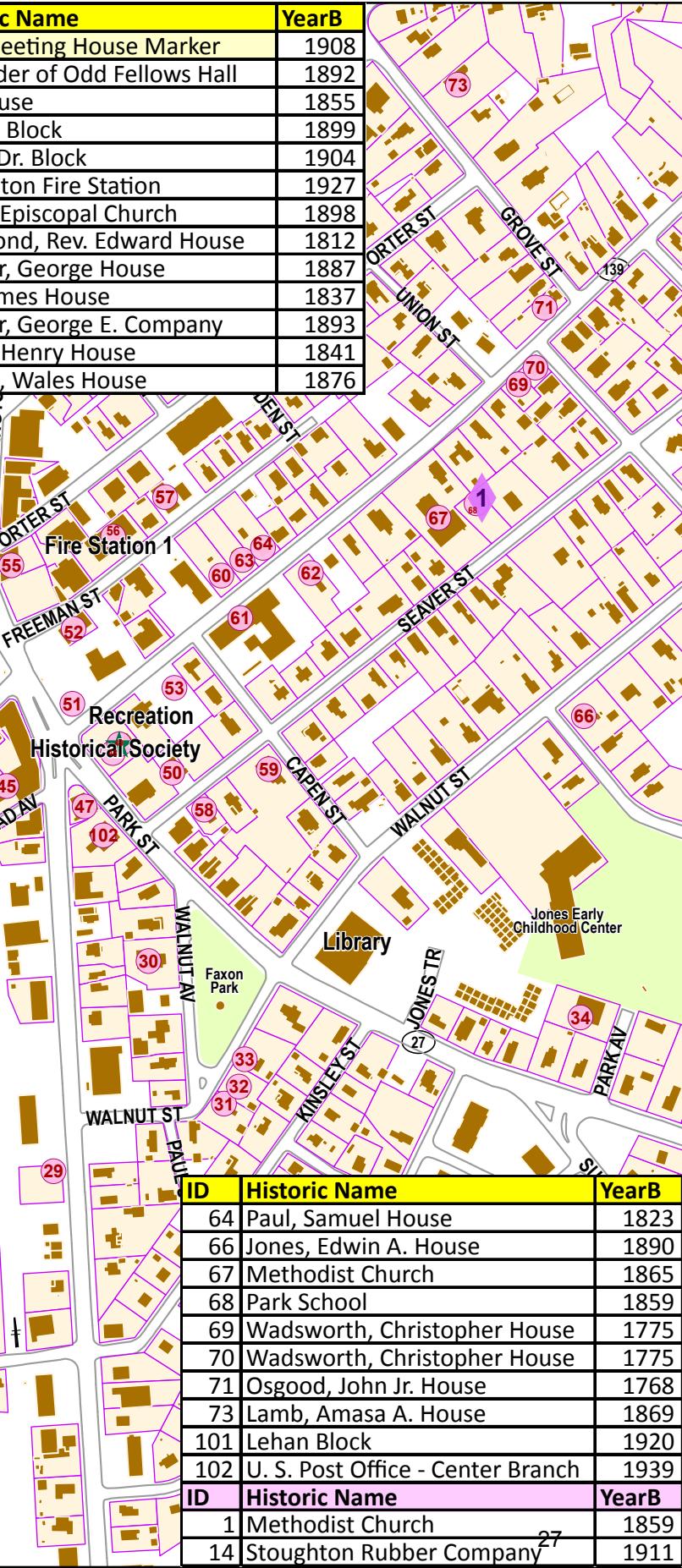
-  State & National Register
-  Stoughton Historic Society
-  Massachusetts Historical Commission
-  Parcels with Buildings built before 1960

Indicates Historic Sign Location

ID	Historic Name	YearB
51	First Meeting House Marker	1908
52	Int. Order of Odd Fellows Hall	1892
53	Hill House	1855
54	Britton Block	1899
55	Swan, Dr. Block	1904
56	Stoughton Fire Station	1927
57	Trinity Episcopal Church	1898
58	Richmond, Rev. Edward House	1812
59	Belcher, George House	1887
60	Hill, James House	1837
61	Belcher, George E. Company	1893
62	Drake, Henry House	1841
63	French, Wales House	1876



ID	Historic Name
22	Phinney Boot Counter Mfg Co
27	First Stoughton Public Library
28	Meade Rubber Company
29	Porter Coal and Wood Comp
30	Faxon, W. O. House
31	Wales, Martin House
32	Atwood, N. S. House
33	Flint, L. M. House
34	Kimball School
35	Phinney House
36	Mystic Rubber Company
37	Withington Furn & Undertaker
38	Smith, Webster and Company
39	Stoughton Railroad Station
40	Parker House
41	Wood, J. W. Elastic Web Comp
42	French, Daniel House
43	Stoughton Town Hall
44	Pearl Street Cemetery
45	State Theatre
46	Monks Block
47	Stoughton Trust Company
48	First School Marker
49	Clapp, Lucius Memorial Library
50	Chicataubut Club Barn



ID	Historic Name	YearB
64	Paul, Samuel House	1823
66	Jones, Edwin A. House	1890
67	Methodist Church	1865
68	Park School	1859
69	Wadsworth, Christopher House	1775
70	Wadsworth, Christopher House	1775
71	Osgood, John Jr. House	1768
73	Lamb, Amasa A. House	1869
101	Lehan Block	1920
102	U. S. Post Office - Center Branch	1939
ID	Historic Name	YearB
1	Methodist Church	1859
14	Stoughton Rubber Company	27 1911

Chapter 5: Open Space

OPEN SPACE GOALS

The CPC developed the following goals for open space expenditures through careful consideration of Stoughton's open space needs and overall community goals. These Community Preservation goals are intended to support the community's goals established in its Open Space and Recreation Plan:

(https://www.stoughton.org/sites/g/files/vyhlif3866/f/uploads/180119_stoughtonosrp_final.pdf).

According to data collected through previous surveys and workshops, preservation of open space was the singular most important driving force in the original passage of the CPA by the voters of Stoughton. Open space is an ever-diminishing resource that profoundly impacts the economic and aesthetic vitality and quality of life in our community, so its priority is very high. Thus, opportunities for open space protection that are not necessarily prioritized in the Open Space and Recreation Plan will also be considered by the CPC.

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. Stoughton's state-approved 2018 Open Space and Recreation Plan, the update of which was funded with CPA funds, allows 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 protecting other significant open space properties. It is important to establish corridors among existing protected open space parcels for recreation, wildlife movement and habitat protection.

Open space is a critical factor in the character of Stoughton. It has a big impact on the health and well-being of our inhabitants – both two-legged and four-legged, on the appearance of the town, on property values and on the development of our youth. Intensified property development has impacted the town in both positive and negative ways. Preservation of open space, particularly key parcels as identified in the Open Space Plan or adjacent supporting areas, will profoundly impact the future of our community. Protection of open space resources is key to Stoughton's community preservation.

GOAL 2: PRESERVE WATER BODIES AND WATER RESOURCES

Stoughton has a variety of surface water bodies – ponds, rivers and brooks – throughout town. Some are polluted by eutrophication (excessive nutrients that cause unnaturally rapid progression of these water bodies into swamps). This is usually not from a particular point source, but instead, is from seepage from septic systems and from fertilizers used on lawns or in agriculture. These pollutants can also cause loss of oxygen content in the water, killing or diminishing many of the life forms such as fish and amphibians that rely on oxygen to survive.

Sedimentation can also adversely impact these water bodies, especially when soils are exposed in construction work near ponds or the brooks and streams that feed them. Excessive sedimentation can also directly kill life forms such as fish and amphibians, thus disrupting the entire ecosystem. Sedimentation makes water bodies shallower and often warmer. Plants (especially non-native invasive species) can then come in and spread, causing further disruption in the ecosystem and further accelerating succession towards less beneficial habitat. The succession of open water bodies into swamps is natural, but eutrophication and sedimentation from human activities artificially and greatly accelerates this process. People will notice these impacts by seeing a reduction of fishery resources, swimming opportunities, navigability with boats, and in the excessive reproduction of pest species such as mosquitoes that thrive in warmer waters. The CPC encourages projects that protect our water bodies, preserve the quality of water resources and preserve recreation opportunities such as fishing, swimming and boating. Loss of these picturesque and useful water bodies also negatively impacts real estate values and leaves our community poorer, both financially and in terms of quality of life.

In addition, the CPC recognizes the great value of acquiring open space for the purpose of protecting drinking water supplies. Almost equivalent to the air we breathe, water is a staple of life. Our community relies on wells that source their water from aquifers deep below the town's surface. Healthy, natural habitats above these aquifers is needed to purify the water filling these aquifers as it filters down from the surface.

GOAL 3: CREATE DOWNTOWN OPEN SPACE

The CPC will consider projects that create pockets of additional green space in Stoughton Center and elsewhere to provide natural relief within densely developed areas of town for beautification, recreation and socialization values. Green spaces can be incorporated into larger reuse or redevelopment projects, and can include trees and other landscaping, benches, and opportunities for passive or active enjoyment and socialization. These smaller green spaces can even have economic benefits for the town by creating spaces where farmers' markets, seasonal fairs and other activities such as musical performances can take place.

MINIMUM OPEN SPACE SPENDING REQUIREMENTS

As previously detailed in Chapter 1, the minimum statutory requirement for open space is 10% of the annual revenue. The revenue must be spent or set aside for future spending.

CPA OPEN SPACE ELIGIBILITY

The CPA defines the term “open space” to “include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grassland, fields, forest land... marshes and other wetlands... river, stream, lake and pond frontage...” and “lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.” 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 of open space acquired or created with CPA funds. Per MGL c.44B s.5 (f), CPA funds may not be used to acquire real property or a property interest “for a price exceeding the value of the property”.

In accordance with the CPA statute (MGL c.44B s. 12), real property acquired with CPA funds is required to be owned by the municipality and to be bound by a permanent restriction. Therefore, any open space acquisition by the town using CPA funds will require the execution and recording of a conservation 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, or to manage the property.

STOUGHTON’S OPEN SPACE NEEDS

Stoughton possesses significant areas of unprotected open space, some of which, if acquired, could address the fragmentation of its current holdings. Fragmentation prevents certain species from successfully thriving in certain areas because the individual pieces are too small to support their environmental needs. Other currently unprotected areas are important for wildlife habitat protection as well as for creating wildlife corridors and community access. Many unprotected parcels are important to preserve because they are critical for the protection of Stoughton’s public water supply and groundwater recharge.

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 that were not originally acquired with CPA funds, so it is important for the town to address those needs using other funding sources, or as part of a Recreational use CPA project.

Profile of Stoughton's Community Preservation Resources

OPEN SPACE & NATURAL RESOURCES

PROTECTED OPEN SPACE

- Approximately 14% of the total land area of Stoughton is permanently protected open space.
- Approximately 1500 acres of town-owned properties are managed by the Conservation Commission in fifteen 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 Veteran's Memorial Conservation Lands (Bird Street Conservation Area) is also one of the largest contiguous area of Town-owned conservation land. With a high potential for a variety of uses, the Memorial Lands contain wooded lands, open fields, wetlands, and a 14-acre pond.
- The Capen Reynolds Estate is a 48.4-acre conservation area with plans for renovations for use as a dog park and community gardens.
- Conservation restricted lands totaling 351.4 acres that can continue their present use but preclude future development. These include the Ames Rifle & Gun Club and the Stoughton Rod & Gun Club, and the majority of the Glen Echo area.
- The Town used CPA funds to acquire the Glen Echo property for permanent protection as conservation and recreation land in December 2011. It is currently being developed as a passive and active recreation area. A permanent conservation restriction on 81 acres of conservation land was established and recorded with the Norfolk County Register of Deeds in 2018, and is held jointly by the Town and the Wildlands Trust.
- The recently donated 88-acre Rep. Paul M. Goulston Conservation Lands parcels are proximate to the largest contiguous conservation area in Stoughton. The Town plans to acquire two parcels on Washington Street and Atkinson Avenue Extension to create access and parking to this area and 100 additional acres of existing conservation lands extending from Cedar Swamp to Sumner Ridge.

TEMPORARILY PROTECTED OPEN SPACE

- Unprotected parcels consist of more than 1300 parcels totaling approximately 2000 acres in six categories including:
 - Ten cemeteries (56.51 acres)
 - Sixteen school and town recreation properties (220 acres)
 - Over 1200 parcels of privately-owned undeveloped lands totaling approximately 1700 acres
 - Cedar Hill Golf Course (Town-owned)
- Most significant private unprotected tracts include the Memorial Lands, Britton's Pond, Ames Long Pond East and Canton Street.

WATER RESOURCES

- Stoughton includes parts of three regional watersheds: the Neponset River Watershed, the Taunton River Watershed, and the Fore 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.

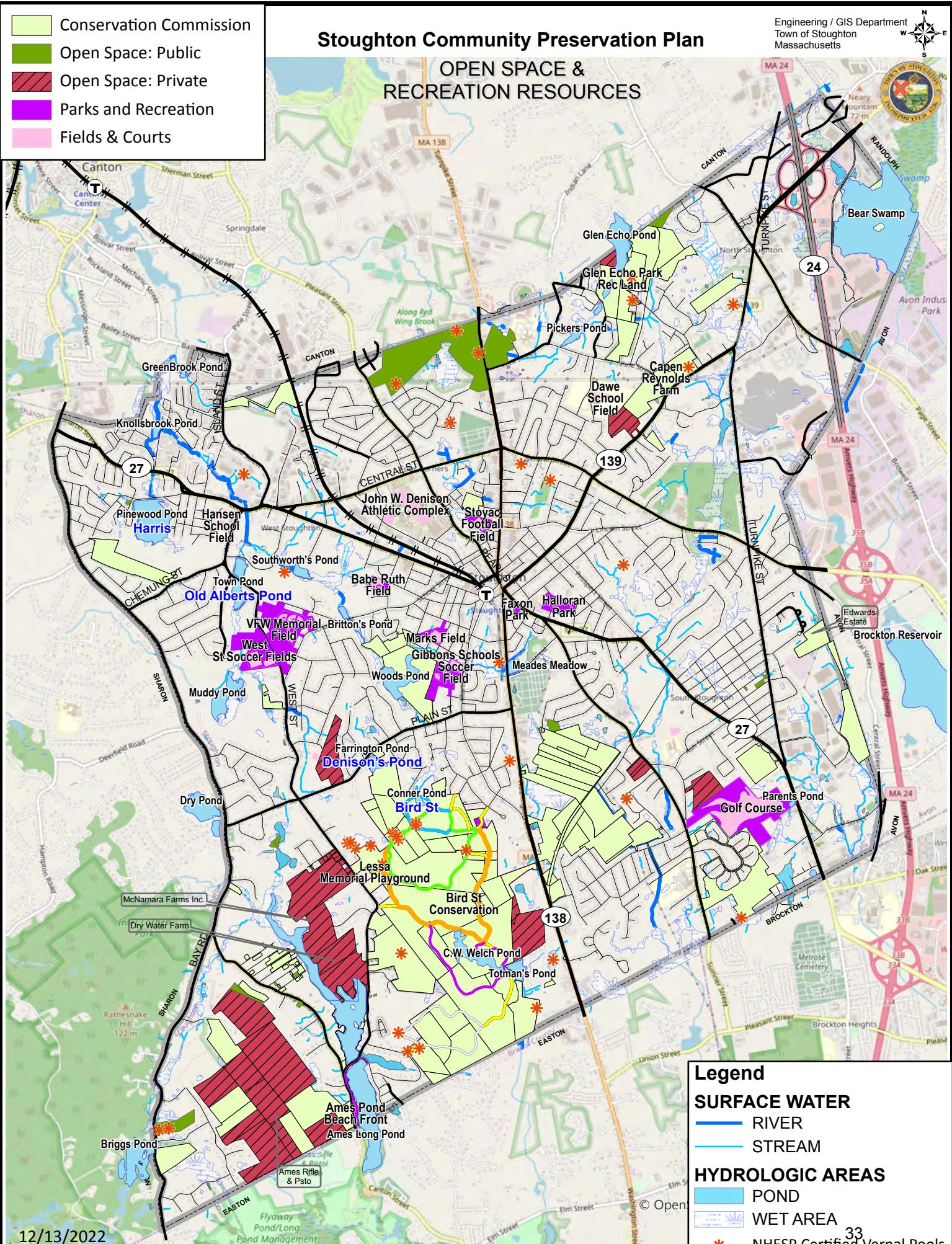
- The southern part of Stoughton is part of the Taunton River Watershed and includes Ames Long Pond and CW Welch Pond.
- The Fore River Watershed includes Bear Swamp, a proportionally small area on the Randolph-Avon line.
- Stoughton contains numerous vernal pools and seasonal wetlands.
- Water recreation 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, and open waters of Stoughton.
- Key species sightings include River Otters, Fishers, Yellow spotted Salamanders and Spotted Turtles, while unofficial local habitats for rare and endangered species include Blandings Turtles, Wood Turtles and Box Turtles, plus Gray Marbled Salamanders and other rare salamanders.
- There are many declining species of nesting birds.

Conclusions:

Much of the existing open space in Stoughton is fragmented, which compromises protection of habitat and resources. Large parcels of open lands valuable for passive recreation and wildlife habitat protection remain unprotected. Creating protected corridors and cohesive areas of protected open space is critical for maintaining adequate wildlife habitat and avoiding deterioration of Stoughton's environment. Strategic acquisition of land for permanent protection will be crucial in preserving the functionality of existing wildlife habitat and the long-term viability of Stoughton's ecosystem.



12/13/2022

33

NHESP Certified Vernal Pools

Chapter 6: Recreation

RECREATION GOALS

The CPC developed the following goals for recreation expenditures through careful consideration of Stoughton's existing recreation resources and needs and overall community goals. The CPC's goals are intended to support the community's goals established in the Open Space and Recreation Plan:

(https://www.stoughton.org/sites/g/files/vyhlif3866/f/uploads/180119_stoughtonosrp_final.pdf).

The goals, as described below, are intended to guide applicants for CPA funding, and will be used to give direction to the CPC on its funding recommendations.

GOAL 1. EXPAND RECREATIONAL OPPORTUNITIES AT EXISTING CONSERVATION LANDS AND THROUGHOUT THE TOWN

In accordance with the CPA statute, 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 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, such as the Glen Echo property, and can include trails, informational as well as educational signs and kiosks, vehicle, bicycle and pedestrian access and other outdoor recreation amenities.

GOAL 2. CREATE BICYCLE TRAILS AND PATHS

The CPC encourages use of CPA funds to assist with the creation of bicycle trails and paths. These funds could be used to assist with implementation of a regional Pedestrian and Bicycle Plan. CPA funds could be used for bicycle racks in town which can be placed in strategic locations to encourage bicycle use for popular commercial, institutional, and recreation destinations within town.

GOAL 3. DOVETAIL RECREATION OPPORTUNITIES WITH MULTI-PURPOSE PROJECTS

Recreational opportunities can be enhanced as part of multi-purpose projects. Recreation projects could include development of hiking trails on conservation land, creating pocket parks as a component of affordable housing or historic preservation projects, or establishing or expanding community gardens on open space, recreational or historic properties. As an example, CPC funding has been appropriated to establish a community garden at the Capen Reynolds Farm, in addition to historic preservation efforts on the property. Plans have also been prepared to include a dog park and walking paths throughout this historic property.

Another example is the new pocket park, "Knights Walk", which was financed using CPA funds, and provides needed recreational respite space at Stoughton High School.

MINIMUM RECREATION SPENDING REQUIREMENTS

The CPA statute sets no minimum spending requirements for recreation. Recreation projects can be funded with undesignated funds, which are available for projects in any of the four CPA categories.

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 prohibits CPA funding for "... the use of land for a stadium, gymnasium, or similar structure." The primary purpose of this category is to provide for outdoor, rather than indoor, activities.

The CPA statute allows the 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, the acquisition of artificial turf for athletic fields is expressly prohibited under the statute.

STOUGHTON'S RECREATIONAL 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 250 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 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 Open Space and Recreation Plan. The recent reconstructions of the Halloran Playground and the Wilkins School Playground incorporated this goal into their plans.

Public water-based recreation in Stoughton is limited to two ponds offering swimming, fishing, boating, and some winter sports: Glen Echo Pond and Ames Pond. The Glen Echo facility promises to provide a location for these recreational needs when it is complete. Ames Pond features a swimming beach with lifeguards and several fishing spots. Canoes and kayaks can also be launched. Another general need that has already been outlined in the town's Open Space and Recreation Plan is to expand the number and type of recreation facilities overall so that the town's growing demand for recreational activities can be met.

Profile of Stoughton's Community Preservation Resources

RECREATION RESOURCES

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 (Mead^s Meadow and Ames Pond), ice boating, mountain biking, and community gardening (Reynolds Estate).
- Privately-owned Stoughton Fish and Game Club offers hunting and fishing opportunities.
- Glen Echo is being developed as the town's newest recreation area. It is expected to be open to the public for paddle boating, hiking and other passive recreation in the summer of 2022.
- The CPC recommended Town Meeting approval to build a new multi-use arena on Pierce Street that would encompass street hockey and basketball courts.

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-acre Halloran Park that has a paved walking track, basketball court, horseshoe pits, and a barbecue and picnic area. The equipment at this playground was replaced in 2017 and 2018 using CPA funds.
- The Levitz Playground at the Wilkins School (formerly the West School) was completely renovated with CPA funds, and opened to the public in 2019. All playground equipment was replaced with new and a resilient surface installed; in addition, the faulty drainage which had rendered the playground unusable after rainstorms was redesigned and replaced. The new playground was designed to be ADA accessible.
- The John W. Denison, Jr. Athletic Complex on 23 acres at the Wilkins School has four softball fields, one full-size baseball field, a playground area, a multi-purpose field, and a gravel walking path. The backstop at Novello Field was replaced in 2019 using CPA funds.
- On the High School's 20 acres, there are two football/soccer fields, three tennis courts, and one and a half basketball courts. The newly constructed High School included substantial contributions from the CPA fund, which including lighting for the tennis courts and soccer field, a new scoreboard, and a new pocket park, "Knights Walk", alongside the stadium bleachers along Pearl Street.
- Other school facilities throughout Stoughton include three playground areas, four baseball or softball fields, one football/soccer field, four multi-purpose fields, and seven basketball courts.

Town Land Leased for Active Recreation:

- STOYAC – the Stoughton Youth Athletic Club – leases seven acres that include a football field and a set of playground equipment.
- Marks Field has one baseball diamond on its five acres and is leased to Stoughton Youth Lacrosse, or “StoLax”, for its non-profit recreational use.
- The Stoughton Youth Soccer League leases the West Street Soccer Complex, which features three fields located on 24 acres.
- Stoughton Youth Baseball leases six fields on a 32-acre little league complex off Elm Street.

Water-based outdoor recreation has been limited to one pond offering swimming, although an additional pond will be available when Glen Echo is open to the public, which is anticipated in 2022. There are also a variety of fishing locations.

Conclusions:

While Stoughton possesses a wide variety of recreation resources, residents continue to indicate a desire for more facilities in greater variety. Many of these needs are being fulfilled through recently completed CPA projects, but more will be needed to keep up with the high level of demand for recreational opportunities. Ideally, these new projects will also provide for greater accessibility for all residents, including those with physical limitations.

List of Maps and Keys

Map Name	Chapter	Page(s)
CPA Project Locations Map and Key	1	8
Community Housing Map and Key	3	17
Historic Resources Maps and Keys	4	25-27
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List of Charts

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Project Timeline	1	5
CPA Revenue by Fiscal Year	1	6
CPA Survey Results	Appdx.B	43-49

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Table Name	Chapter	Page
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Average CPA Contribution per Household	Appdx.A	42
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APPENDICES:

**Appendix A:
CPA Contribution per Household**

**Appendix B:
Survey Results and Graphs**

**Appendix C:
Community Preservation Forum, 9/20/21**

**Appendix D:
CPC Application Forms**

APPENDIX A:
Average CPA Contribution per Household

For FY 2020
Town of Stoughton

A.	B.	C.	D.	E.	F.	G.
Number of single-family dwellings and Condominiums ("Residential Units")	Total Residential Assessed Value	Average Residential Unit Value	Average CPA Valuation per Residential Unit	Residential Tax Rate	Average CPA Tax per Residential Unit	Local CPA Receipts
9,732	\$3,425,098,364	\$384,263	\$284,263	\$14.89	\$63.49	\$830,199

H.	I.	J.	
Total Commercial and Industrial Assessed Value	Commercial and Industrial Tax Rate	Total Commercial and Industrial CPA Tax	
\$717,356,636	\$25.59	\$275,357	= Calculated Value

K.	L.	M.	N.
State Match	CPA Receipts (Local + State)	Average CPA Receipts per Household	Return on CPA Tax per Household
\$188,955	\$1,019,154	\$104.72	65%

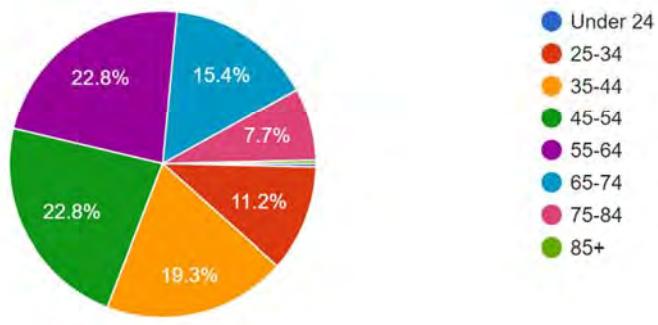
APPENDIX B:

Survey Results and Graphs

CPC Survey Results, June-July 2021

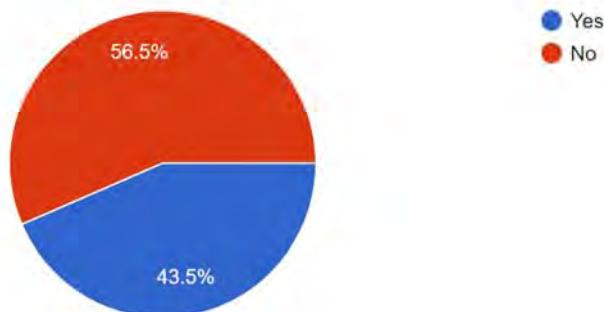
What is your age?

285 responses



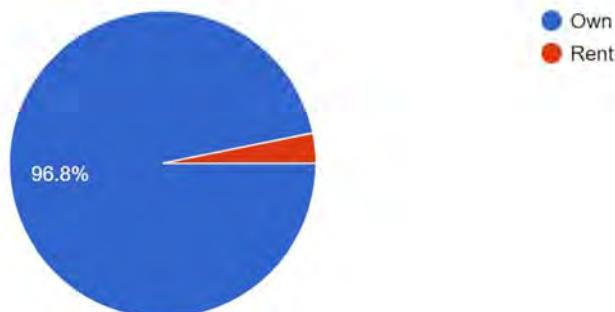
Do you have children under the age of 18 living at home?

285 responses



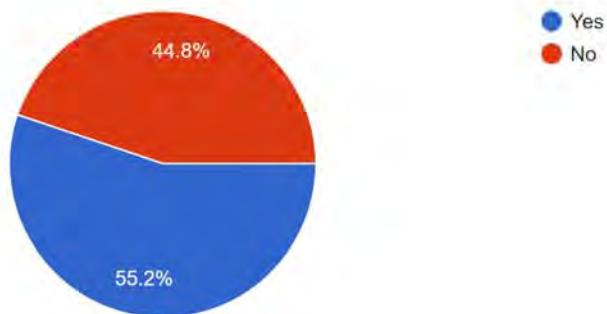
Does your household own or rent your home?

284 responses

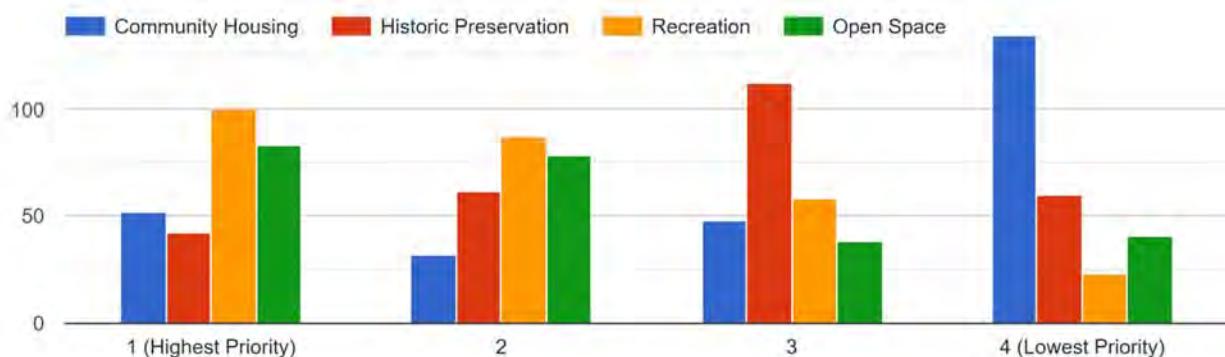


CPC Survey Results, June-July 2021

Are you aware of projects that were funded with CPA funds in Stoughton?
281 responses

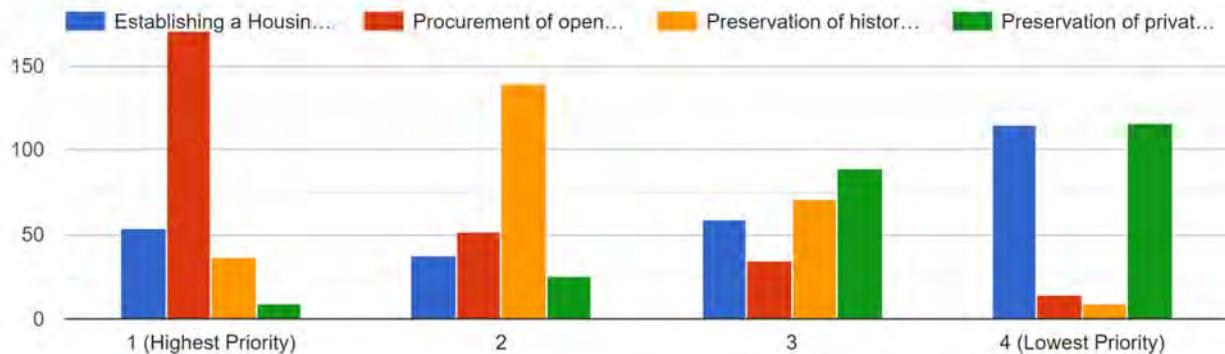


Please rank according to your preference for priority funding (1 = highest, 4 = lowest)



CPC Survey Results, June-July 2021

Please rank according to your preference for priority funding (1 = highest, 4 = lowest)

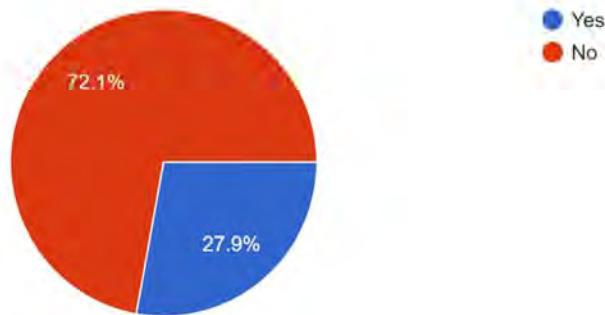


1. Establishing a Housing Trust Fund
2. Procurement of open space for parks and conservation
3. Preservation of historic aspects of Town-owned buildings
4. Preservation of privately-owned historic buildings

CPC Survey Results, June-July 2021

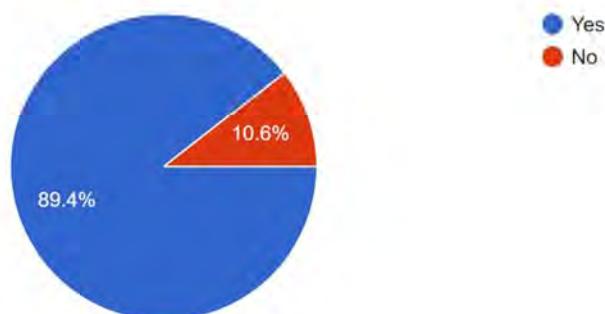
Should there be access to All Terrain Vehicles (ATVs) on some trails on conservation lands in Stoughton?

280 responses



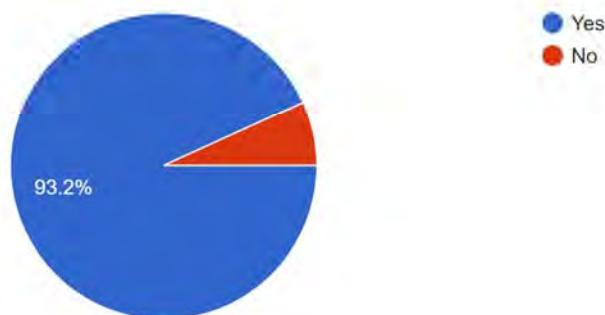
Should there be access to bicycles on some trails on conservation lands in Stoughton?

284 responses



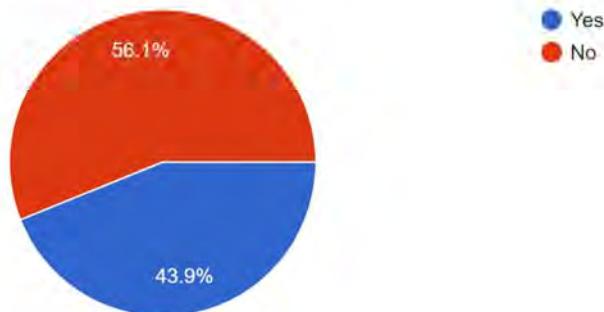
Should the town develop or improve swimming areas on Ames Pond or Glen Echo?

279 responses

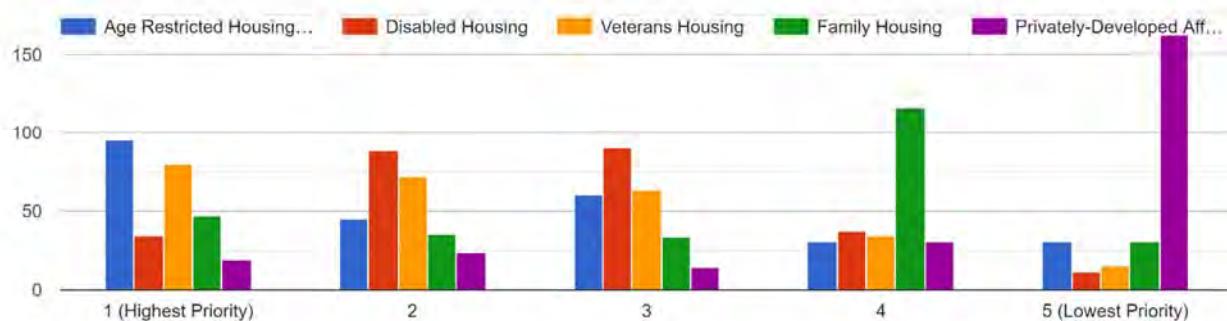


CPC Survey Results, June-July 2021

Should the funds be used to assist the owners of privately-owned historically significant properties to protect and preserve the historic character of the property? Historic Preservation Restriction on the property?
278 responses



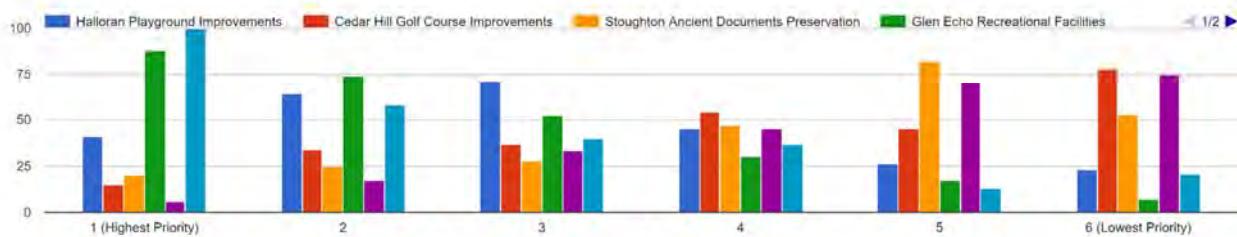
Which of the following would you support? Please rank in order of preference (1 = highest, 5 = lowest)



1. Age-Restricted Housing (65+)
2. Disabled Housing
3. Veterans Housing
4. Family Housing
5. Privately-Developed Affordable Housing

CPC Survey Results, June-July 2021

With limited funding, which projects would you fund first if applications were received concurrently? (1 = highest, 6 = lowest) Please scroll to the right to view all choices.



1. Halloran Playground Improvements
2. Cedar Hill Golf Course Improvements
3. Stoughton Ancient Documents Preservation
4. Glen Echo Recreation Facilities
5. Restoration of antique public equipment
6. Railroad Station Rehabilitation

APPENDIX C:

Forum Presentation, September 20, 2021

COMMUNITY PRESERVATION FORUM

Monday, September 20th 7 PM

Heather Hamilton, BSC Group, Inc.

Barry Kassler, Program Administrator, Stoughton Community Preservation Committee

What is the Community Preservation Act (“CPA”)?

- It was enacted into law by the State Legislature in 2000, and adopted by Stoughton in 2008.
- The CPA is funded locally from a surtax of 1½% on Stoughton real estate tax bills, both residential and commercial. The first \$100,000 of each residential parcel’s property value is exempt from the surtax. Additionally, each year the Commonwealth adds a contribution to Stoughton’s CPA Fund based on a variable percentage of local CPA income from the previous year. Only CPA communities are entitled to these state payments, which so far have added **over \$2,000,000** to Stoughton’s CPA Fund.
- **187** municipalities have adopted the CPA, and the number grows each year. That represents the majority of the state’s municipalities, and 65% of its population. Nearby CPA towns include Canton, Easton, Randolph, Sharon, Milton, Quincy, Braintree, Norwood and Weymouth.

TO DATE,
MASS. HAS
CONTRIBUTED
\$2,000,000 +
TO
STOUGHTON’S
CPA FUND

It's kinda like an employer 401K match

- The Town puts in \$\$
- The State then matches those funds
- The average match the State has provided to Stoughton since 2010 is nearly 30%

Stoughton CPA State Distributions			
	Fiscal Year*	Annual MA Trust Fund Distribution	% match
	2010	\$172,490	34.81%
	2011	\$137,764	27.20%
	2012	\$135,068	26.64%
	2013	\$138,317	26.83%
	2014	\$277,928	52.23%
	2015	\$173,872	31.50%
	2016	\$179,274	29.70%
	2017	\$130,234	20.58%
	2018	\$113,380	17.41%
	2019	\$134,636	19.01%
	2020	\$188,955	23.92%
	2021	\$237,658	28.63%
	TOTAL	\$2,019,576	

* Paid on Nov. 15th of the prior calendar year,
based on previous fiscal year's local collections.
e.g., FY 2021's payment is paid 11/15/20, based on FY 2020 local collections.

Who is on the Community Preservation Committee ("CPC")?

Under state law and our local bylaw, the nine members of the CPC include:

- One member each from:
 - Conservation Commission
 - Planning Board
 - Redevelopment Authority
 - Housing Authority
 - Open Space Committee
 - Recreation Department
 - Historical Commission

Plus two citizens-at-large appointed by the Select Board

- Members are appointed for three-year terms

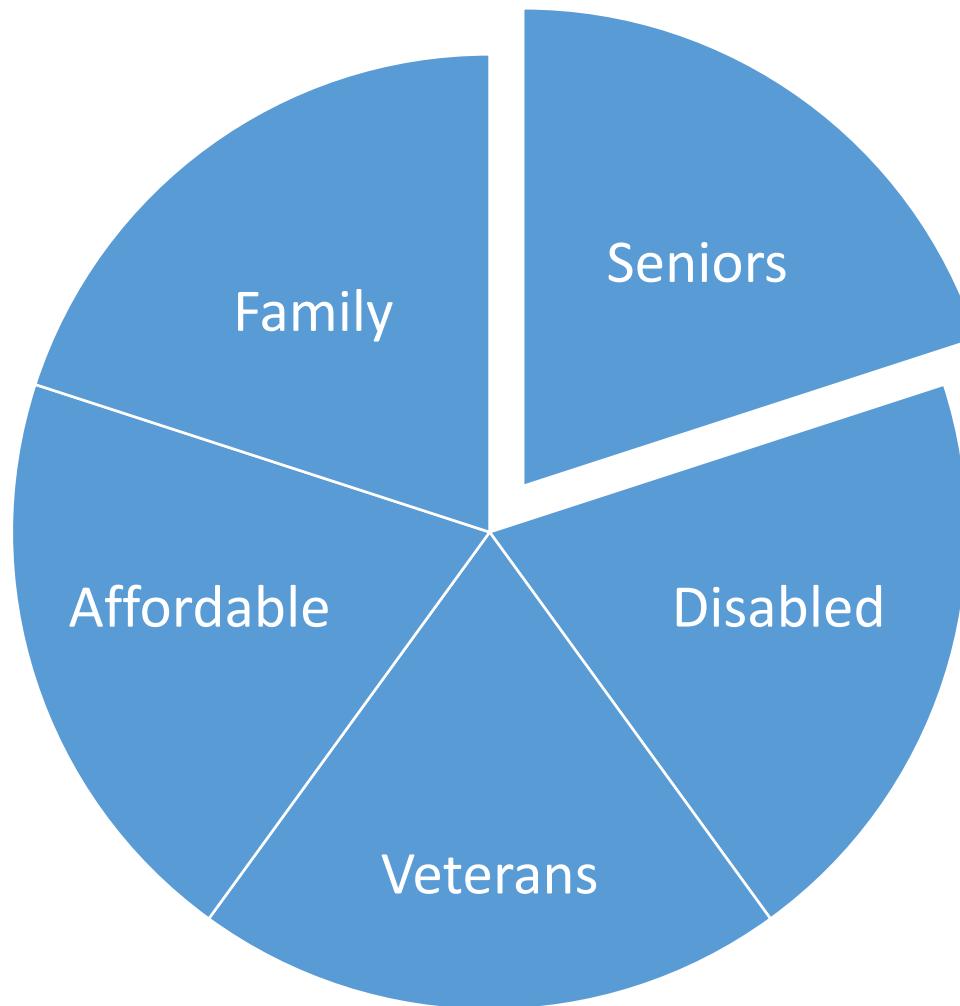
What kinds of projects are eligible for CPA funding?

- The CPA funds projects in four categories: Open Space, Recreation, Historical Preservation and Community Housing. Projects must be within those categories and must meet the criteria specified in the law in order to be covered. Projects can be public, private, or a combination of both.
- Private residents can also propose projects

Projects are only eligible for CPA funding if they fit in a green box below:				
	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	Yes, if acquired or created with CPA funds	Yes	Yes	Yes, if acquired or created with CPA funds

Chart adapted from "Recent Developments in Municipal Law", Massachusetts Department of Revenue, October 2012.
From MA-CPC website

Community Housing Needs



What has the Community Preservation Act done for Stoughton?

- Secured over \$2 Million in state funding which otherwise would have gone to other towns
- Preserved the 94-acre Glen Echo property
- Renovated and provided new equipment for the Halloran Playground on Pierce Street and the reconstruction of the Levitz Playground behind the Wilkins School
- Restored the brick façade on the iconic 1892 Stoughton Water Works building
- Funded restorations of Town Hall which otherwise would have been paid from our General Fund, including:
 - A new slate roof
 - Historically accurate restoration of windows and door trim with original colors and design
 - Renovation of the building's unique cupola
 - Repair of the building's masonry
- CPA funds are working to preserve the historic Capen Reynolds property and will cover the cost of design and build-out of community gardens and a dog park on the 28-acre site
- The CPA funded community-oriented amenities at the new High School project, including a new pocket park along Pearl Street, lighting for the new soccer field and tennis courts, new bleachers and scoreboard
- The CPA is helping to revitalize Stoughton's Downtown, from the restoration of the Lucius Clapp Memorial to funding the rehabilitation of the Stoughton Depot

STOUGHTON WATER WORKS RESTORATION



STOUGHTON TOWN HALL



**Masonry Repair
Slate Tiles for Roof
Window and Trim Replacement
Cupola and Cornices**

HALLORAN PARK



Renovation and New Playground Equipment

LUCIUS CLAPP BUILDING



**Repair Entry Stairs
Historical Replacement of Windows and Doors**

CAPEN REYNOLDS COMMUNITY GARDENS



Proposed Gardens behind Farm House & Barns.
Actual photo of property with gardeners and plots superimposed.
Notice the hawk flying above the trees

18

GLEN ECHO PARK



**Acquisition of 94 Acres
Creation of Development Plan and Design of Recreational Facilities
Construction of Access Ways**

GLEN ECHO PARK



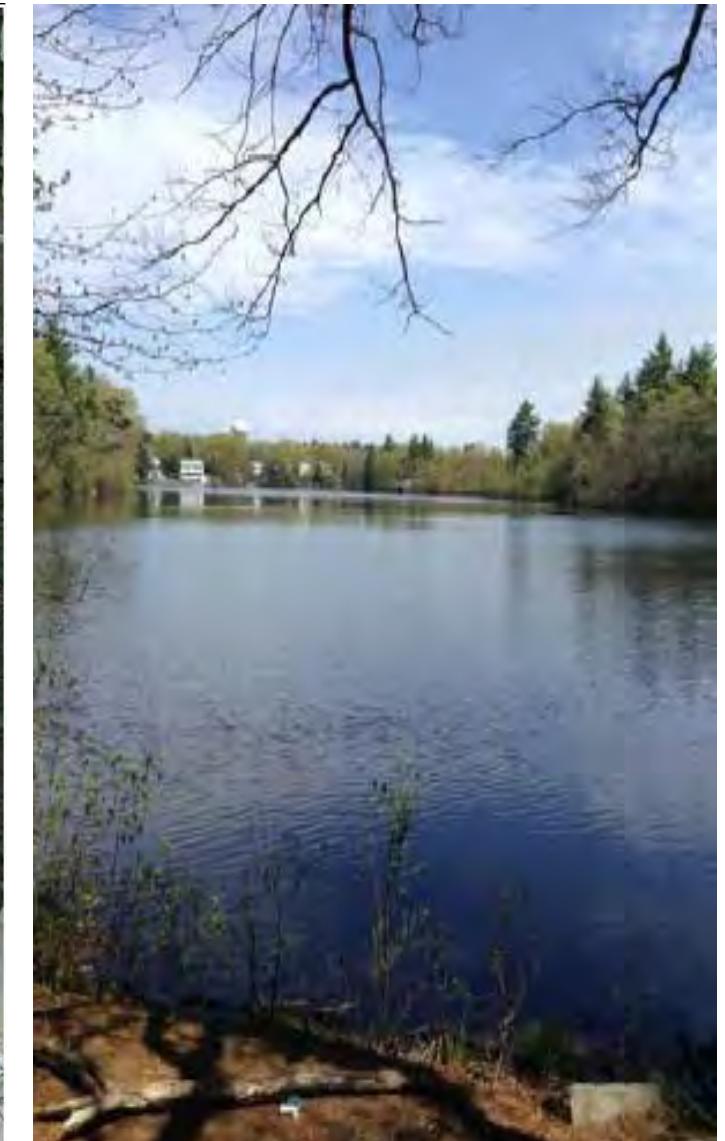
Glen Echo Park

Funded by CPA:

- Purchase of 94 acres
- Development Plan
- Buildout
- Survey of active recreation area
- Secure Conservation Easement

Updates:

- Recreation Easement in process
- Buildout in progress



TOWN HALL MASONRY



WILKINS SCHOOL PLAYGROUND IMPROVEMENTS



CEDAR HILL GOLF COURSE IMPROVEMENTS



PROPOSED HALLORAN MULTI-SPORT COURT



Similar facility in Franklin, MA

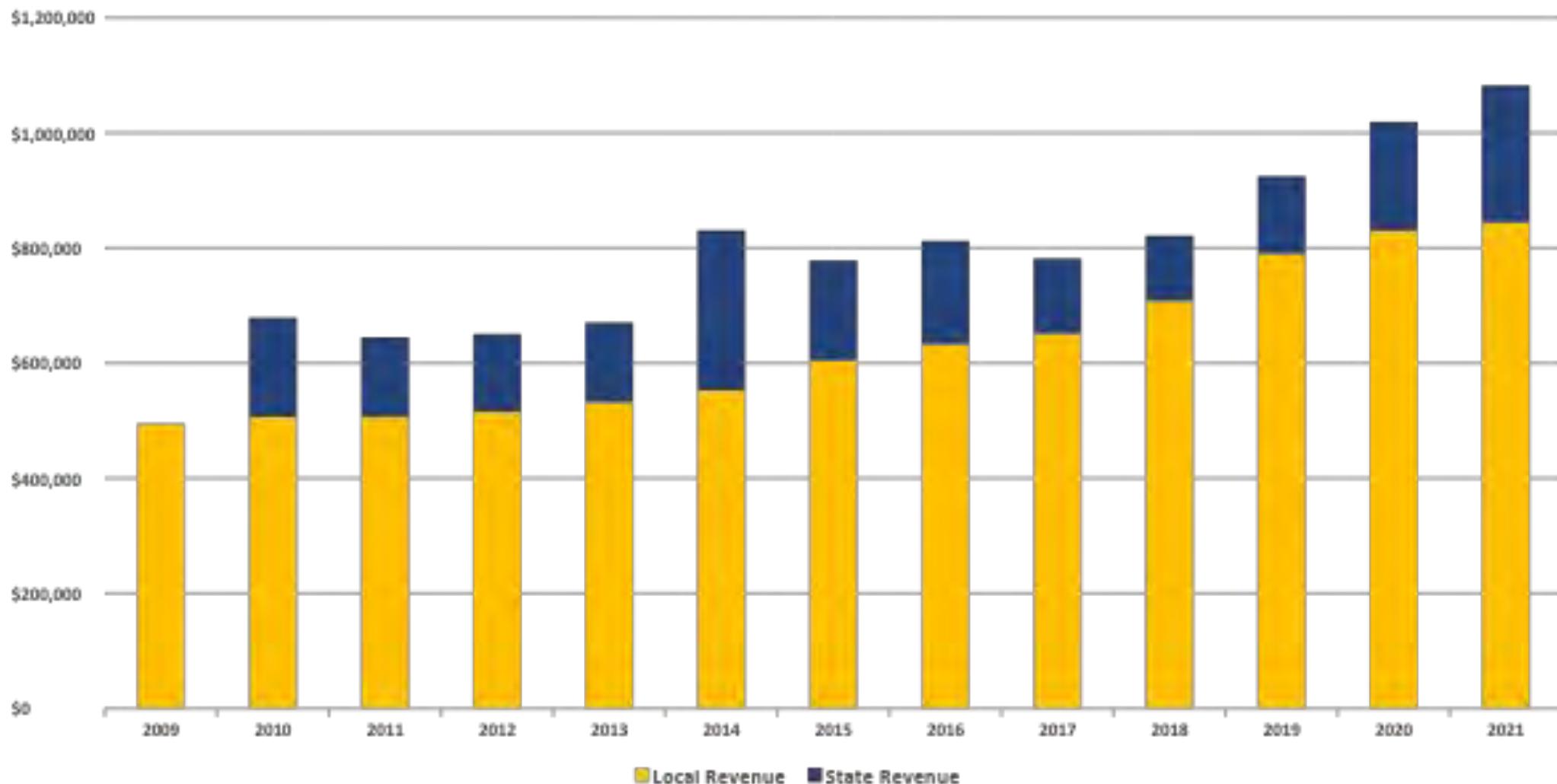
RAILROAD STATION RESTORATION PROJECT



Stoughton CPA Revenue

2009 to date

CPA Revenue by Fiscal Year



**COST OF THE COMMUNITY PRESERVATION ACT TO THE AVERAGE
SINGLE FAMILY RESIDENCE (INCLUDING CONDOMINIUMS) IN STOUGHTON**

Fiscal Year 2020

**Assessed value of average
single family home in Stoughton:** **\$384,263**

**CPA value of average
single family home in Stoughton:** **\$284,263**

**Yearly base property tax on average
single family home in Stoughton
(2020 tax rate of \$14.89 per thousand):** **\$5,722**

**Yearly CPA tax on average
single family home in Stoughton
(1.5% of base property tax):** **\$63.49**

**Average return from CPA funds per
single family home in Stoughton
(8,313 units & \$844,636 revenue):** **\$104.72**

Completed and In Progress Projects

CPA PROJECTS BY TM APPROVAL DATE				CATEGORY		STATUS	ADDRESS
PROJECT NAME	Year	OS	HSG	REC	HIST		
Update Stoughton Open Space and Recreation Plan	2012	Y				complete	Town-wide
Create Capen Reynolds Use and Development Plan	2012	Y				complete	760 Pleasant St
Repair brick façade at 1892 Water Works Pumping Station #1	2012			Y		complete	1740 Central St
Slate tiles for new town hall roof	2012			Y		complete	10 Pearl St
Create Glen Echo Open Space and Recreation Plan	2012			Y		complete	Glen Echo Blvd
Vital Record Preservation, Town Clerk's Office	2013			Y		in progress	10 Pearl St
Historical Stoughton Signs	2013			Y		complete*	Town-wide
Historic Homes Signage	2014			Y		complete*	Town-wide
Pierce St Playground Rehabilitation	2014			Y		complete	Pierce St
Design and Construct Recreational Facilities, Glen Echo	2015			Y		in progress	Glen Echo Blvd
Secure and Rehab Capen Reynolds Farmhouse	2015			Y		in progress	760 Pleasant St
Create Recreational Facilities, Landscape Capen Reynolds	2015			Y		in progress	760 Pleasant St
Stoughton RR Station Acquisition	2016			Y		complete	45 Wyman St
Stoughton RR Station Restoration	2016			Y		in progress	45 Wyman St
Lucius Clapp Building Window and Door Project	2016			Y		complete	6 Park St
Town Hall Window and Trim Replacement	2016			Y		complete	10 Pearl St
High School Project Community Recreational Amenities	2017			Y		complete*	232 Pearl St
Town Hall Cupola and Cornices Project	2018			Y		complete	10 Pearl St
Novello Field Backstop Replacement	2018			Y		complete	1322 Central St
Town Hall Masonry	2019			Y		complete*	10 Pearl St
Wilkins School Playground Improvements	2019			Y		complete*	1322 Central St
Cedar Hill Golf Course Improvements	2019			Y		complete	1137 Park St
COVID Emergency Housing Assistance Fund	2020	Y				in progress	Town-wide
Stoughton Ancient Documents Preservation	2020			Y		in progress	Town-wide
Restoration of Antique Stoughton Fire Engine	2021			Y		in progress	Town-wide

* substantially complete
73

WHY WE KEEP THE CPA:

- Over 180 Massachusetts cities and towns have adopted the CPA because they recognize that it is the best deal available. *Not a single municipality* has ever repealed it.
- The State permanently increased funding for the State CPA Trust Fund through recent legislation, substantially increasing the amount of State funds Stoughton receives.
- The CPA is the only reliable and recurring source of state matching funds. It has provided Stoughton yearly returns on its investment of between 17% and 52%.
- Being a CPA Community is a strong factor in Stoughton's favor when the Legislature decides which communities to grant aid to.
- If Stoughton repealed the CPA, we would continue to pay into the state CPA fund, but we would no longer get the benefit of receiving any of those funds back.
- Having the CPA allows Stoughton to accomplish what it otherwise would be unable to do. Approval of CPA spending is under the full control of Town Meeting for each individual project.

Recent CPA Survey



Survey released in July 2021

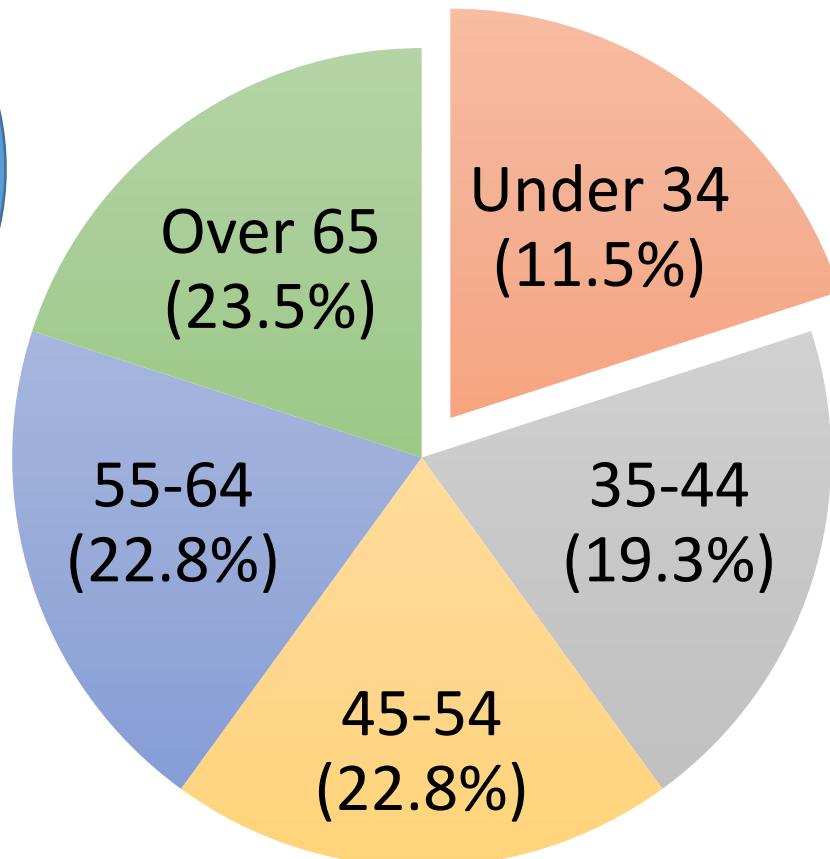
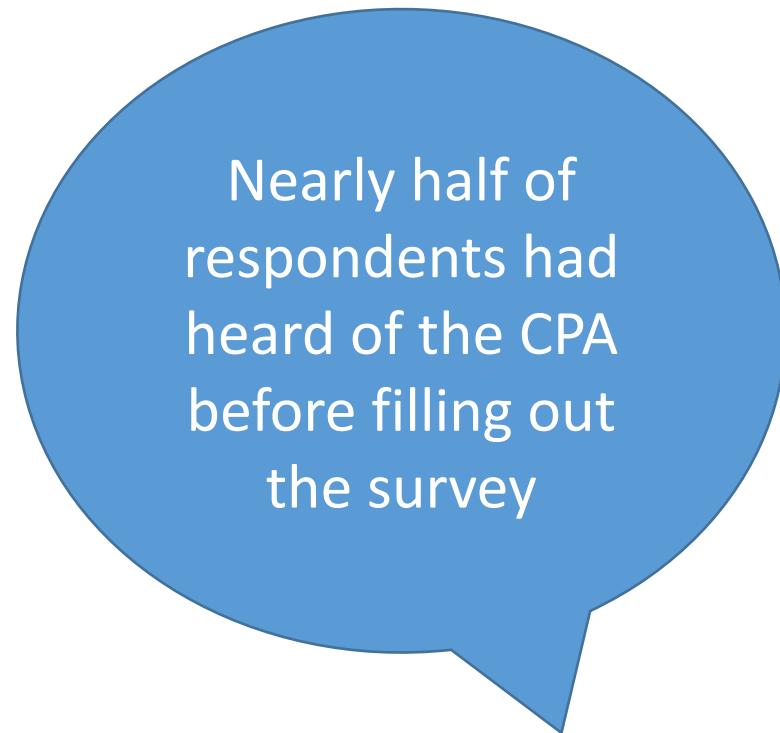


13 questions total



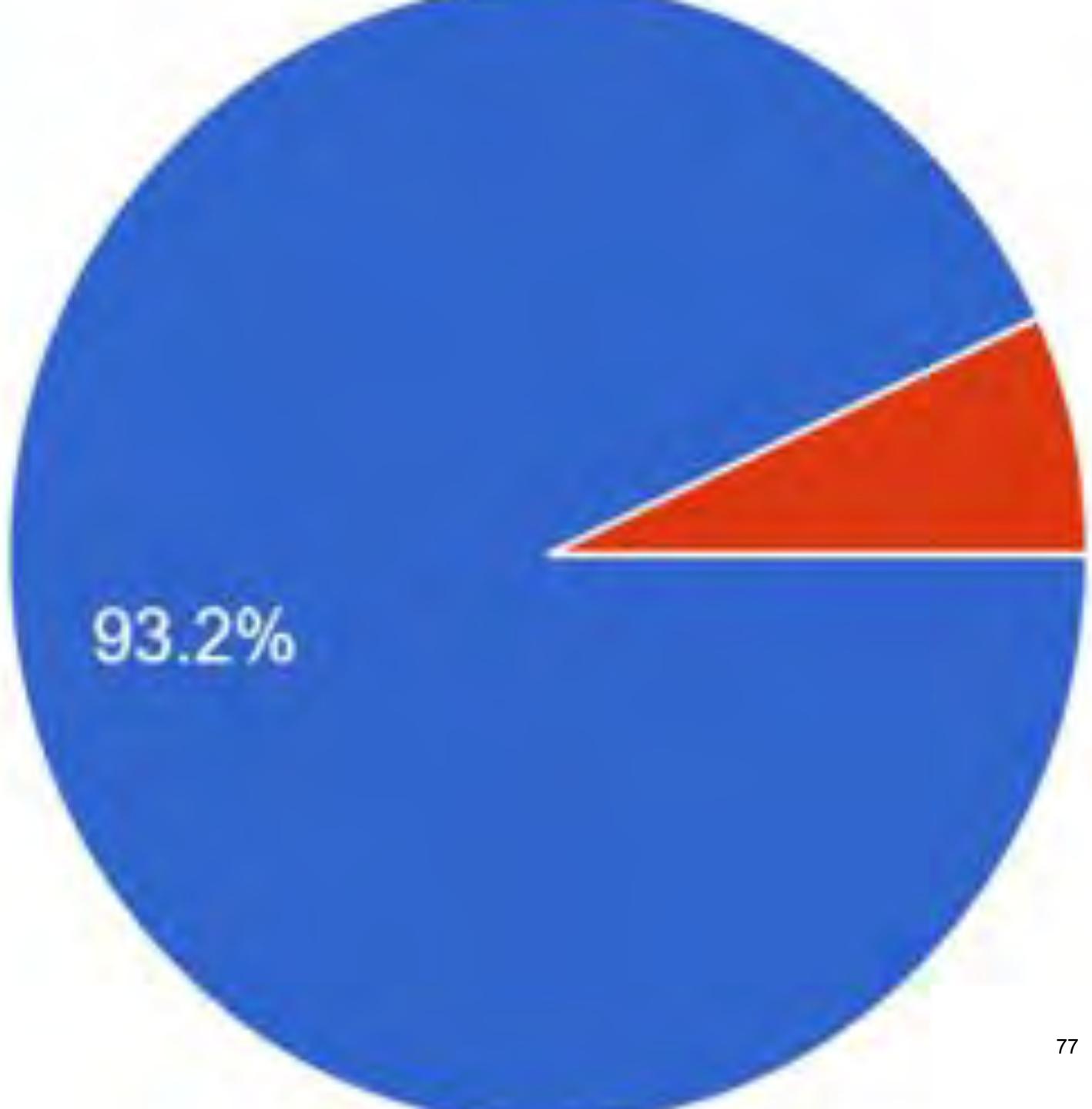
286 responses received

Survey Response Distribution



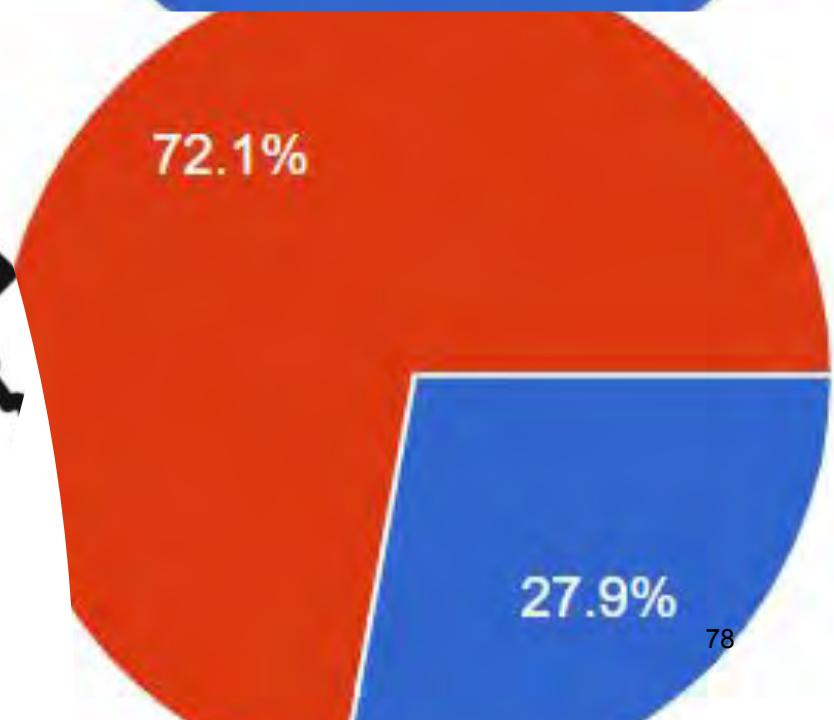
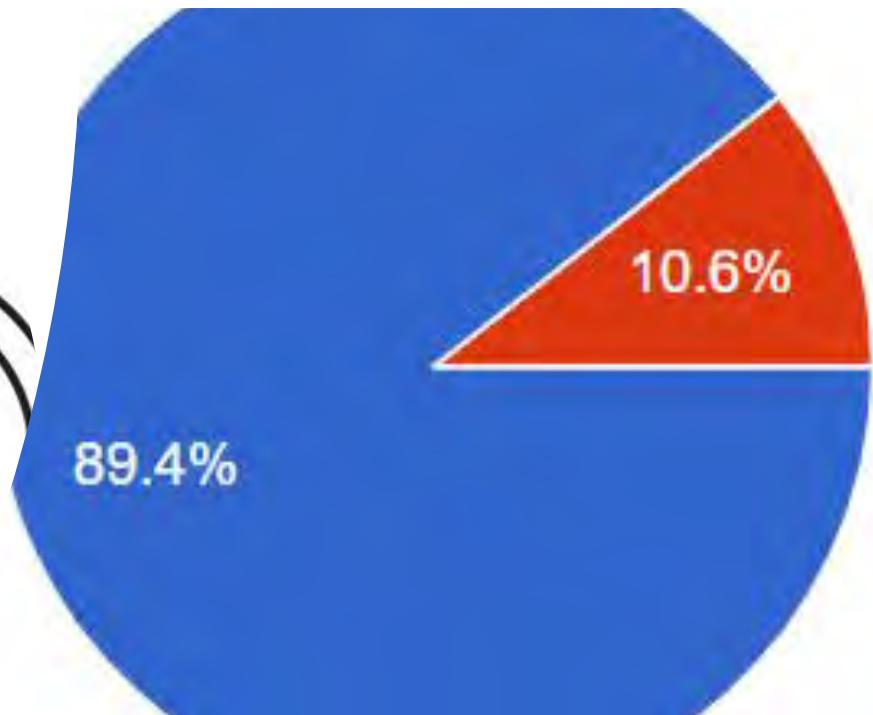
Survey

- Overwhelming support for developing or improving swimming areas on Ames Pond of Glen Echo



Survey

- Nearly 90% support bikes on some trails on conservation lands
- However, over 70% do not support ATVs on those same trails



Response Priorities

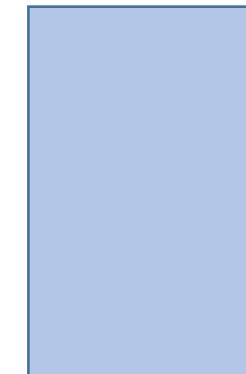
High Priority



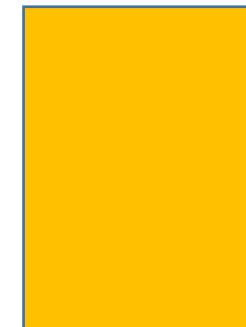
Low Priority



Open Space



Recreation



Historic Preservation

Community Housing

APPENDIX D:

CPC Application Forms

Application to Request CPA Funds

APPLICANT'S CHECKLIST

The purpose of this checklist is to help applicants keep track of items that have been submitted, and items still pending. All application forms are available on the link to Application Forms on the left-hand panel of the CPC webpage, at:

<https://www.stoughton.org/community-preservation-act-committee>

- Submit a **Pre-Application** for your project to the CPC (Community Preservation Committee) **before September 25**. Send to CPC Program Administrator Barry Kassler at bkassler@stoughton-ma.gov
- If your project requires review beyond the deadline for submission, you must also complete and submit an **Application for Urgent Review**. This will be voted on before the CPC considers your application.
- You will receive an invitation to attend the next CPC meeting to determine eligibility for CPA funds and a discussion of funding priorities, and, if applicable, your request for Urgent Review. The CPC generally meets on the first Wednesday of the month.
- If your project is found to be eligible for funding, begin filling out the **Full Application**, available from the link at:
<https://www.stoughton.org/community-preservation-act-committee>
- Provide **Assessor's Map & Lot #** for the property location (if applicable), available at the Board of Assessors web page at:
<https://stoughton.org/assessor/pages/property-assessment-data>
- Fill in the application's **Project Cost** grid to the best of your ability.
- Submit a pdf via email of the **Full Application** with all attachments **by October 25**.

Project Narrative for Full Application:

- Project Narrative Item #1:* Detailed description of the project.
- Narrative Item #2:* Description of how this project enhances or preserves Stoughton's community character.
- Item #3:* Description of the community need for the project.

Applicant's Checklist

- Item #4:* Description of how this project will achieve town goals and objectives. Include specific information citing documents and page numbers relating to each goal/objective.
- Item #5:* Other fundraising sources.
- Item #6:* Letters of support.
- Item #7:* List of permits needed.
- Item #8:* Detailed budget.
- Item #9:* Basis for these project costs.
- Item #10:* Maintenance responsibilities
- Item #11:* Project Schedule
- Item #12:* Project Sponsor and Project Manager's qualifications
- If your project requires immediate attention that doesn't meet the CPA timeline schedule, you must submit an **Application for Urgent Review**. (Item #13)
- Other items requested by the CPC:

Required Attachments:

Required for All Proposals:

- 1 to 3 photos of project site**
- Map of project site** showing major roads or intersections.
(Assessor's map with parcel outlined is acceptable)

Also provide **Locus Map** from GIS showing location within Stoughton.
Go to: https://www.mapsonline.net/stoughtonma/new_public_site.html

- Demonstrated **notice to all project abutters**, and any letters of abutter support.
- Letters of support from the relevant Town boards (see below) are required for all projects.**

Applicant's Checklist

Required for **Historic Preservation** Proposals:

- Statement of support from the Historical Commission. Please meet with the Historical Commission before filing this application.
- 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.
- Statement explaining how the proposed project complies with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties, as required by Section 2 of MGL Chapter 44B under the definition of "rehabilitation." Official versions of these Standards may be accessed from the following link: <https://www.nps.gov/tps/standards.htm>

Required for **Open Space** Proposals:

- Statement of support from the Open Space Committee. Please meet with the Open Space Committee before filing this application.

Required for **Recreation** Proposals:

- Statement of support from the Recreation Director. Please meet with Recreation before filing this application.

Required for **Community Housing** Proposals:

- Statement of Support from the Stoughton Housing Authority. Please meet with the Housing Authority before filing this application.

Required for Proposals Involving Real Property:

- For town-owned property:** Submit a letter of support from the head of the town department that has custody or jurisdiction of the project site.
- For other property:** Submit a copy of a legally binding option to acquire, purchase and sale agreement, or a registered deed. In cases having neither an option nor a purchase and sale agreement 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, the 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.)

Applicant's Checklist

Required for Proposals Involving Design and Construction:

- Development pro-forma document and 10-year operating budget for planned use of site.
- Site Plans, both Existing and Proposed. Floor Plans and Elevations.
- 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.
- Demonstrate compliance with all relevant building codes, zoning, accessibility requirements and all other applicable laws and regulations.

Priority Will Be Given to Proposals that Include:

1. Letters of support from neighborhood groups/organizations, civic organizations, residents, businesses, etc.
2. Letters of support from direct project abutters, or explanation of why support is not demonstrated.
3. Accommodations for disabled people, including measures which address the provisions and promote the aims of the Americans with Disabilities Act (ADA).

Visit the CPC's webpage for more information:

<https://www.stoughton.org/community-preservation-act-committee>

If you have questions, please email Community Preservation Program Administrator Barry Kassler at bkassler@Stoughton-MA.gov

**Town of Stoughton, Massachusetts
Community Preservation Committee**

Pre-Application to Request CPA Funds

IMPORTANT: The Community Preservation Committee [CPC] will invite you to review this pre-application project summary at its October meeting. Submit this pre-application **by September 25** via email to CPC Program Administrator Barry Kassler at bkassler@stoughton-ma.gov.

After the pre-application is reviewed and accepted by the CPC, you will need to fill out a full application and email a pdf with all attachments to the email address above. The CPC can, if needed, appoint a delegate to assist you with the full application. The full application must be received by October 25 to be considered for the following Annual Town Meeting.

Check one or more Project Categories:

Community Housing **Historic Preservation** **Open Space** **Recreation**

Project's Proposed Name: _____

Project Location:

Street Address: _____

Assessor's Map & Lot #: _____

Legal Property Owner of Record: _____

Project Sponsor & Organization: _____

Contact Person:

Name: _____

Mailing Address: _____

Telephone #: _____

Email Address: _____

Sponsor's Signature: _____ Date: _____

ESTIMATED PROJECT COST: \$ _____

TOTAL CPA FUNDS REQUESTED: \$ _____

PROJECT NARRATIVE:

Please provide the following information on a separate page:

- 1. What is the purpose and scope of the project? (Detailed description of the project.)**
- 2. Demonstrate the community need for this project. How does it enhance or preserve the Stoughton community? (How does it clearly benefit the town as a whole?)**
- 3. What is the nature and level of community support for this project? Attach any letters of support.**
- 4. What maintenance responsibilities do you foresee being required to sufficiently maintain this resource? Who will maintain it and be responsible for the cost? How will this revenue be generated?**

NOTE: CPA funds *cannot* be used for the costs of maintenance.

- 5. If your project requires more immediate action than the normal deadlines would allow, you must file an Application for Urgent Review. Urgent Review will be subject to a separate CPC vote.**

Visit the CPC's webpage for more information:

<https://www.stoughton.org/community-preservation-act-committee>

If you have questions, please email our Program Administrator, Barry Kassler, at bkassler@stoughton-ma.gov.

Town of Stoughton, Massachusetts
Community Preservation Committee

Full Application to Request CPA Funds

IMPORTANT: Before filling out this application, please submit the pre-application of your project to the Community Preservation Committee (CPC) via Program Administrator Barry Kassler at bKassler@Stoughton-MA.gov to determine its eligibility for Community Preservation Act (CPA) funds. Submit the pre-application **by September 25****, and at least 7 days prior to the next meeting of the CPC. The applicant will be invited to a CPC meeting for a review of the project summary, and, if eligible, to give a full presentation on the project.

Please email a pdf of the full application with all supporting documents to bKassler@Stoughton-MA.gov **at least 7 days prior to your CPC presentation**. Also submit **10 hard copies** of the above to the CPC at the outset of your presentation, if the meeting is in person. Applications received via email **by October 25**** will be eligible for recommendation at the next Annual Town Meeting in the spring.

*(**Late applicants may apply for "Urgent Review" if outside these deadlines, subject to CPC approval. See Item 13.)*

Check one or more Project Categories as applicable:

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 Name: _____

Telephones: _____

Email: _____

Mailing Address: _____

Project Sponsor's Signature: _____ **Date:** _____

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

	First FY	Second FY	Third FY	Total
Total Project Cost				
Amount of Other Funding				
Sources of Other Funding				
CPA Funds Requested:				

Is this request contingent on other funding? Yes No

(If yes, explain in response to Question 5 below)

PROJECT NARRATIVE

Please provide the following information:

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, 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. All plans are available at:
<https://www.stoughton.org/community-preservation-committee/links/cpa-fund-application-forms>
5. How will this project leverage funds from other sources? Will there be an 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 the 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 the appraisal. Appraisals 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 and/or explanation for the project's estimated timeline. Applicant and Program Administrator will prepare and file a **Project Close-Out** at the conclusion of the project.
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.
13. If your project requires more immediate action than the normal deadlines would allow, you must file an **Application for Urgent Review**. Urgent Review will be subject to a separate CPC vote.
14. Project representatives for projects in progress will be asked to report back to the CPC on a regular basis with status updates.

ATTACHMENTS: Please include the following with your application, if relevant:

Required for All Proposals:

1. Photographs of project site (typically, 1 to 3 are enough)
2. Map of project site showing nearest major roads or intersections (copy of assessor's map with location highlighted is usually adequate), and Locus Map showing location within Stoughton from Stoughton GIS at: https://www.mapsonline.net/stoughtonma/new_public_site.html
3. Draft warrant article for Town Meeting
4. Letters of support/comment from any and all relevant Town departments, Town officials, and Town boards and commissions
5. Demonstrated notice to all direct project abutters

Priority Will Be Given to Proposals that Include:

1. Letters of support from neighborhood groups/organizations, civic organizations, residents, businesses, etc.
2. Letters of support from direct project abutters, or explanation of why support is not demonstrated.
3. Accommodations for disabled people, including measures which address the provisions and promote the aims of the Americans with Disabilities Act (ADA).

Required for Historic Preservation Proposals:

1. Statement of project support from the Historical Commission. Please meet with the Historical Commission before filing this application.
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* for the Treatment of Historic Properties, as required by MGL Chapter 44B, Sec. 2, under the definition of "rehabilitation".

*Official versions of these Standards may be accessed from the following link:

<https://www.nps.gov/tps/standards.htm>

Required for Open Space Proposals:

1. Statement of project support from the Open Space Committee. Please meet with the Open Space Committee before filing this application.

Required for Recreation Proposals:

1. Statement of project support from the Director of Recreation. Please meet with Recreation before filing this application.

Required for Community Housing Proposals:

1. Statement of project support from the Housing Authority. Please meet with the Housing Authority before filing this application.

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 having neither an option nor a purchase and sale agreement 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, the 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 pro forma document 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.

Town Meeting Article Submission:

Note that it is the applicant's responsibility to submit the warrant article for Town Meeting, and to meet all pertinent deadlines for Town Meeting.

Submission under Multiple Categories:

You may submit an application for a project that pertains to more than one CPA category (for example, Open Space and Historical) *if each category is applicable to your project*. However, be sure to meet all the prerequisites for each category. Also, separate out the dollar amounts applicable to each category in your application and provide detail sufficient to justify that categorization.

Visit the CPC's webpage for more information:

<https://www.stoughton.org/community-preservation-committee-cpc>

If you have questions, please email Community Preservation Program Administrator Barry Kassler at
bKassler@Stoughton-MA.gov

**Town of Stoughton, Massachusetts
Community Preservation Committee**

Application for Urgent Review

Pre-Applications for CPA funding are normally due by September 25, with Full Applications and all relevant attachments due October 25. If your project is of such an urgent nature that it cannot wait for the next deadline, please complete this form and email it to CPC Program Administrator Barry Kassler at bkassler@stoughton-ma.gov as part of your pre-application.

This request will be reviewed by the CPC and voted upon **prior to review of the pre-Application.** If this request is denied, the project may still be considered, but only within the normal deadlines stated above. It will be the applicant's choice whether or not to continue pursuing CPA funding at that point.

Project's Proposed Name: _____

Project Location Street Address: _____

Project Sponsor & Organization: _____

Contact Person:

Name: _____

Mailing Address: _____

Telephone #s: _____

Email Address: _____

Sponsor's Signature: _____ **Date:** _____

URGENT REVIEW RATIONALE:

Please provide the following information, as applicable, on a separate sheet:

1. What is the nature of the urgency of this proposal? What would be the consequence of waiting until the normal deadlines?

Additional information, if applicable:

2. Were there unforeseen circumstances or was there an urgent limited opportunity that necessitated filing this application outside the normal deadlines?

3. Were there unanticipated delays in the project getting to this point in the process? If so, please explain in detail.

4. Would waiting until the normal application deadline impose substantially increased costs upon the project? Please provide an estimate of the anticipated increases in dollars or percentages.

5. Would waiting until the normal application timeframe impede the project's ability to come to fruition?

6. Is there other funding which is dependent upon this project being recommended or approved for CPA funding before the normal deadline dates?

7. Provide any other relevant information in support for your request that you believe would be helpful to the committee in reaching a decision.

Visit the CPC's webpage for more information:

<https://www.stoughton.org/community-preservation-act-committee>

If you have questions, please email our Program Administrator, Barry Kassler, at bkassler@stoughton-ma.gov.