



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519

COMMUNITY PRESERVATION COMMITTEE
Application for Community Preservation Funding
 (Application Cover Page)

DATE: March 28, 2019

APPLICANT NAME: Town of Grafton

ADDRESS: 30 Providence Rd. Grafton, MA 01519

SITE INFORMATION

PROJECT NAME: Purchase of Robinson Property

FULL ADDRESS: 163, 165, 171 Upton Rd and 2 Stowe Rd Grafton, MA

ASSESSOR'S MAP 086.0 LOT# 0009.0,A,B,&C

PROPERTY OWNER'S NAME: Roger Lee Robinson, Trustee

Deed recorded in the Worcester District Registry of Deeds in Book: 38402 Page: 283

CPA CATEGORY (check all that apply)

Open Space Historic Preservation Recreation Community Housing

Total Project Cost \$475,000 CPA Funding Request \$475,000

Project Summary (a detailed description will be required with your supporting information)

These four lots are being removed from Chapter 61B. The Town has the right of first refusal. The Planning Board has recommended the Town pursue purchasing these lots given their location and the larger existing and potential open space network to be gained. See attached letter. GLT would hold Conservation Restriction. 10.38 acres in total.

Project Budget:

Fiscal Year	Total Project Cost	CPA Funds Requested	Other Funding Sources
2019	\$475,000	\$475,000	GLT assumes costs associated with holding the conservation restriction
2020			
<i>Total</i>			

For Community Preservation Committee Use:

Received: _____ Reviewed: _____ Approved Town Meeting: _____ Sunset Date: _____



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519

COMMUNITY PRESERVATION COMMITTEE

Guidelines for Project Submission

1. Project requests must be submitted via email to: duncanj@grafton-ma.gov or in writing (10 copies) to the Community Preservation Committee.
2. Requests must include a statement of need and be documented with appropriate support information. The use of maps, visual aids and other supplemental information is encouraged.
3. Obtain quotes for project costs whenever possible. If not available, estimates may be used provided the basis of the estimate is fully explained.
4. Requests must be received at least three months prior to the spring or fall semi-annual Town Meeting. Complex projects may need more advance time.
5. If the request is part of a multi- year project, include the total project cost and allocations.
6. For applicants that have multiple project requests, please prioritize projects.
7. Applicants must be present at a CPC meeting to answer questions. The CPC meets the second Tuesday of each month.

Please note that there are legal limitations on the use of CPA funds. Additional information on the CPA and the Community Preservation Committee can be found at www.communitypreservation.org. If you are in doubt about your project's eligibility you are encouraged to submit an application so that the Committee can determine eligibility.

Please submit the project proposal and accompanying documentation to:

Community Preservation Committee
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519

General Criteria

The Grafton Community Preservation Committee will give preference to proposals which address as many of the following general criteria as possible:

- Are eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation; specifically:
 - The acquisition, creation, and preservation of open space.
 - The acquisition, preservation, rehabilitation, and restoration of historic resources.
 - The acquisition, creation, and preservation of land for recreational use.
 - The creation, preservation, and support of community housing (including items such as annual payments to the housing authority to preserve or expand the affordable housing supply).
 - The rehabilitation and restoration of open space, land for recreational use, and community housing that is acquired or created using monies from the fund.
- Is consistent with the current Master Plan and other planning documents that have received wide scrutiny and input and have been adopted by the town;
- Preserve the essential character of the town as described in the Master Plan;
- Save resources that would otherwise be threatened and/or serve a currently underserved population;
- Either serve more than one CPA purpose (especially in linking open space, recreation and community housing) or demonstrate why serving multiple needs is not feasible;
- Demonstrate practicality and feasibility, and demonstrate that they can be implemented expeditiously and within budget;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds;
- Preserve or utilize currently owned town assets; and
- Receive endorsement by other municipal boards or departments.

Category Specific Criteria

Open Space proposals which address as many of the following specific criteria as possible will receive preference:

- Permanently protect important wildlife habitat, including areas that:
 - are of local significance for biodiversity;
 - contain a variety of habitats, with a diversity of geologic features and types of vegetation;
 - contain a habitat type that is in danger of vanishing from Grafton; or
 - preserve habitat for threatened or endangered species of plants or animals.
- Preserve Grafton's rural and agricultural character.
- Provide opportunities for passive recreation and environmental education.
- Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats.
- Provide connections with existing trails or potential trail linkages.
- Preserve scenic views.
- Border a scenic road.
- Protect drinking water quantity and quality.
- Provide flood control/storage.
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones.
- Preserve a primary or secondary priority parcel in the Open Space Plan.

Historical proposals which address as many of the following criteria as possible will receive preference:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened;
- Protect, preserve, enhance, restore and/or rehabilitate town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- Project is within a Grafton Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Grafton Historic Properties Survey;
- Project demonstrates a public benefit; or
- Project demonstrates the ability to provide permanent protection for maintaining the historic resource.

Affordable Housing proposals which address as many of the following criteria as possible will receive preference:

- Contribute to the goal of achieving 10% affordable housing;
- Promote a socioeconomic environment that encourages a diversity of income, ethnicity, religion and age;
- Provide housing that is harmonious in design and scale with the surrounding community;
- Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units;
- Ensure long-term affordability;
- Promote use of existing buildings or construction on previously-developed or Town-owned sites;
- Convert market rate to affordable units; or
- Give priority to local residents, Town employees, and employees of local businesses.

Recreation proposals which address as many of the following criteria as possible will receive preference:

- Support multiple active and passive recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities available to Grafton residents of all ages;
- Jointly benefit Conservation Commission and Park and Recreation Commission initiatives by promoting a variety of recreational activities;
- Maximize the utility of land already owned by Grafton (e.g. school property); or
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

Funding Rating General Criteria

The project must meet all the legal criteria of the Community Preservation Act. The project must be well documented and provide sufficient information to be feasible. The following criteria will be considered as the project is evaluated. However, meeting all of the criteria does not guarantee CPC support for the project. In addition to filling out the Funding Rating General Criteria, there are individual category rating criteria.

Answer each line as it applies (Yes/ No):

- No 1.) Does the project have other sources of funding?
If so, indicate percentage: _____
- Yes 2.) Does the project require urgent attention?
- No 3.) Does the project serve a currently underserved population?
- Yes 4.) Does the project preserve a threatened resource?
- Yes 5.) Is the project consistent with existing Grafton Planning Documents such as the Master Plan or Open Space Plan?
- Yes 6.) Does the project fit within the current or already proposed zoning regulations?
- Yes 7.) Does the project have a means of support for maintenance and upkeep?
- No 8.) Does the project involve currently owned municipal assets?
- No 9.) Does the project have two other sources of funding?
- No 10.) Does the project have more than two other sources of funding?
- Yes 11.) Does the project involve two core concerns of the CPA?
- No 12.) Does the project involve all three-core concerns of the CPA?
- Yes 13.) Does the project have community support?
- Yes 14.) Does the project have sufficient supporting documentation?
- Yes 15.) Does the project have support from another Board or Committee?
- Yes 16.) Does the project provide a positive impact to the community?
- Yes 17.) Does the project have the support of the majority of immediate abutters?
- No 18.) Does the project reclaim abandoned or previously developed lands?
- No 19.) Does the project require special permitting?

Open Space Criteria for Parcel Selection

Answer each line as it applies to the parcel of land under consideration (Yes/ No):

- No ___ 1.) Is it within a delineated wellhead protection area?
 If so, is it Zone I or Zone II? _____
- No ___ 2.) Would it enhance protection of a wellhead area?
_____ 3.) Is it within Grafton's water protection overlay system?
- Yes ___ 4.) Is wetland protection a consideration?
- Maybe* 5.) Is vernal pool protection a consideration? (**Will be assessed shortly*)
_____ 6.) Is stream and bank protection an issue?
- Yes ___ 7.) Is this an Area of Critical Environmental Concern?
- No ___ 8.) Is this project within the Natural Heritage Endangered Zone?
- No ___ 9.) Would this proposal contribute to a Greenway?
- Yes ___ 10.) Would this proposal contribute to forested land?
_____ 11.) Would this proposal enhance protection of any FEMA designated floodway?
- Yes ___ 12.) Will this purchase protect other parcels?
- Yes ___ 13.) Does this parcel abut protected land?
- Yes ___ 14.) Does this parcel support a significant wildlife habitat?
- Yes ___ 15.) Is this parcel at risk for development?
- Yes ___ 16.) Is this parcel listed for sale?
- No ___ 17.) Did this parcel have a past proposal for development?
- No ___ 18.) Are grants available? If so has application been made?
- No ___ 19.) Is there a historic significance to this parcel?
- No ___ 20.) Are there any old foundations located in this parcel?
- Yes ___ 21.) Are stone walls located within this parcel?
- No ___ 22.) Does this parcel house any old roads, trails, cart paths, or scenic vistas?
- Yes ___ 23.) Are there any active or passive recreation possibilities associated with this parcel?
- No ___ 24.) Is this parcel suitable for a community garden or farm?
- Yes ___ 25.) Is this parcel suitable for nature observation and educational programs?



Grafton Conservation Commission

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
Phone: (508) 839-5335 ext. 1138 • FAX: (508) 839-4602
www.grafton-ma.gov • concom@grafton-ma.gov

Memo

Date: April 3, 2019
To: Board of Selectmen
From: Conservation Commission *L.C.*
Re: Chapter 61 Removal – 2 Stowe Road, 163, 165, 171 Upton Street

At their April 2, 2019 meeting, the Conservation Commission revisited their discussion surrounding the above-mentioned parcels. Ken Holberger, Treasurer for the Community Preservation Committee, was also present for this discussion. Upon his clarification that there are potentially enough CPC funds to purchase these parcels, in addition to 183 Upton Street, should it come up for sale in the future, the Commission changed their previous position on these parcels. They previously understood the decision to be an either/or scenario and thus had preferred to save the funds for the larger parcel on the western side of Silver Lake. We apologize for any confusion this may have caused.

Additionally, these parcels fall within the ACEC (Area of Critical Environmental Concern) in town and their proximity to Silver Lake provides important habitat worth protecting. Purchasing these parcels contributes towards the overall goal to have a corridor of conserved lands in that area of town. Thus, the Commission voted unanimously to advise the Board of Selectmen to pursue the purchase of these parcels.

Please let us know if you have any questions.




TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

PLANNING BOARD

M E M O R A N D U M

TO: Board of Selectmen

FROM: Planning Board
Joseph Laydon, Town Planner 

DATE: March 26, 2019

CC: Board of Assessors
Conservation Commission
Town Counsel

SUBJECT: Chapter 61B – Robinson – 163, 165, & 171 Upton Street and 2 Stowe Road

The Planning Board met on March 25, 2019 and considered the notice to the Town of Grafton for the removal of four (4) lots with the addresses of 163, 165, & 171 Upton Street and 2 Stowe Road owned by Roger Lee Robinson. The Town of Grafton, upon receiving the necessary notice, can exercise its right of first refusal to purchase such property.

In considering the request, the Board discussed the location of these four parcels in the context of a larger open space corridor that extends from the south side of the Massachusetts Turnpike to the south east corner of the town adjacent to the town of Upton. This area is known within the Miscoe, Warrant and Whitehall Watersheds Area of Critical Environmental Concern. Within the Grafton portion, Miscoe Brook Watershed includes the Great Meadow, Cider Millpond, and Silver Lake.

In addition to being located in the ACEC, the four parcels also are in the area identified by the Town as a Priority Protection Area. In the 2012 Blackstone Valley Prioritization Project report, the land in the vicinity of Silver Lake was identified as a local Priority Preservation Area.

After consideration of the matter and in recognition of the location of these parcels in the ACEC and a larger existing and potential open space network, the Board voted unanimously to recommend the purchase of the four parcels with addresses of 163, 165, & 171 Upton Street and 2 Stowe Road.

Thank you.

