

TOWN OF HUDSON COMMUNITY PRESERVATION COMMITTEE PLAN



Hudson Historical Commission

*Pompositticut Farm
circa 1803*

FEDERAL COLONIAL STYLE HOME AND FARM
BUILT BY LEWIS AND DEBORAH JEWELL
1967 PURCHASED BY ROGER & SHIRLEY KANE
HOME OF POMPOSITTICUT FARM DAY CAMP SINCE 1980



Hudson Historical Commission

*Saint Michael's Roman Catholic Church
1889-1891*

GOTHIC REVIVAL STYLE CHURCH
DESIGNED BY ARCHITECT P. C. KELLY OF NEW YORK CITY
REPLACED PREVIOUS 1869 CHURCH LOCATED ON CROSS STREET
ORIGINAL TOWERS DAMAGED IN 1938 NEW ENGLAND HURRICANE



Hudson Historical Commission

*Rice Dufault House
circa 1887*

ITALIANATE-VICTORIAN STYLE HOME
BUILT BY JOHN RICE
LATER OWNER JOHN B. DUFAULT SERVED AS
ASSISTANT DOORKEEPER OF THE U.S. HOUSE OF REPRESENTATIVES



Hudson Historical Commission

*United Memorial Chapel for All Faiths
1953, renovated early 2000's*

OFTEN CITED AS THE WORLD'S SMALLEST CHURCH
BUILT BY REV. LOUIS WINTHROP WEST
LOCATED AT 301 CENTRAL STREET 1953-1977
LOCATED AT 200 CENTRAL STREET 1977-2000

A sample of the Historic Markers Funded by Community Preservation Historic Resources

January 2023

Community Preservation Committee Members

John Parent, Chairman
Member At Large

Linda M. Ghiloni, Vice Chairman
Member At Large lghilonicpc@gmail.com

Joseph Durant
Member At Large

George Luoto
Member At Large

Brandon Parker
Conservation Commission Representative

James D. Roan
Park Commission Representative

Robert D'Amelio
Planning Board Representative

Peter Breton
Historic Commission Representative

Steve Domenicucci
Housing Authority Representative

**TOWN OF HUDSON COMMUNITY PRESERVATION COMMITTEE
GUIDELINES**

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Introduction

The Community Preservation Act (CPA) is statewide enabling legislation allowing cities and towns in the Commonwealth of Massachusetts to adopt a property tax surcharge, with revenues from this surcharge (plus state matching funds) to be used for open space preservation, the creation of affordable housing, preservation of historic buildings and landscape and the creation of recreation opportunities. For more information on the CPA statute visit the Community Preservation Coalition website at www.communitypreservation.org.

On November 20, 2006, Hudson's Special Town Meeting approved Article 9 to accept the CPA Statute, Chapter 44B of the General Laws, Section 3 through 7, and approved a surcharge on real property of 1%. The Town Meeting also adopted a measure establishing a Community Preservation Act Committee (CPC). Subsequently, the Town Election on May 14, 2007 voted to adopt the Community Preservation Act as required by law.

The Board of Selection appointed the nine (9) members of the CPC whose role is generally to formulate criteria for community preservation in Hudson and to make recommendations to Town Meeting of projects to be undertaken with CPA funds. The CPA Committee members reviewed plans from a number of other communities to assist them with their role of facilitating the CPA process. The Hudson Community Preservation Committee determined:

- it will be a catalyst for projects;
- it will be a funder, not a developer or an implementer;
- it will utilize community goals previously set forth in other planning documents that have received wide scrutiny and public input;
- it will attempt to meet multiple community preservation goals in each project;
- it will communicate its mission and goals to the general public on a regular basis.

Community Preservation Plan

This Plan is intended to provide background on the Community Preservation Act (CPA) and its initial adoption by the Town of Hudson in 2007. The plan will include a Town-wide needs assessment using information from several local planning documents, a description of how the CPA plan is administered, and will include a summary of CPA account balances after the first year.

The Community Preservation Committee (CPC) realizes the need to revise this document periodically in response to actual Town needs, while updating information when projects are approved.

The CPA was enacted by the State Legislature in the year 2000 to assist cities and towns in Massachusetts with preservation and planning for their future and to raise funds to accomplish those goals. Once cities and towns adopt this legislation, they will be eligible for a second source of funding from the "Massachusetts Community Preservation Trust Fund", also created under the act. Monies from the state trust fund come primarily from recording fees paid for various documents with the Registry of Deed or Land Court. CPA funds must be spent on open space, historic preservation, recreation and affordable housing.

The Town of Hudson approved Article 9 on the November 20, 2006 Special Town Meeting Warrant to accept the CPA Statute, Chapter 44B of the General Laws, Section 3 through 7, and approved a surcharge on real property of 1%. At the same Town Meeting Article 10 approved a measure to establish the Community Preservation Committee comprised of one Planning Board Member, one Conservation Commission Member, one Park Commission Member, one Historic Commission Member, one Housing Authority Member and four at-large community residents, for a total of nine. As required by law, voters at the May 2007 Town Election were asked to adopt the CPA. In June 2007, the Community Preservation Committee was formed with the appropriate Boards appointing representatives and the Board of Selectmen appointing the 4 at large individuals for various terms.

Now established, Hudson residents saw the surcharge on their FY08 tax bills the first of which was due in February of 2008. For the first 5 years, Hudson's 1% surcharge was offset by the sale of land for the Highland Commons retail mall project on Route 62. What this actually means is the FY08 estimated portion of the \$1.7 million was taken off the tax levy. Residents see a surcharge on their tax bill, since that is required by law, but no increase in the tax rate was directly attributed to the CPA, at that time.

At least 10% of all revenue generated annually by the CPA must be spent specifically on open space, affordable housing and historic preservation and up to 5% annually may be spent on Administrative costs. The remaining 65% can be spent on recreation or may be added to any of the three core categories and reserved for future years with no penalty to the Town. Also, important to note is the fact that all CPA projects will be controlled by Town Meeting voters. The CPC will accept applications during a specific time period, review those applications for funding and merit within the established guidelines, then make recommendations for those projects to appear on the next scheduled Town Meeting Warrant.

The Community Preservation Committee will ensure that Massachusetts General Law Chapter 44B and legal parameters of open space and recreation, historic preservation and affordable housing are instituted where applicable.

History of Planning

Hudson completed a Comprehensive Master Plan in 2014. This two year process included numerous public hearings, charrettes and draft review meetings to gain local input from residents and businesses as well as information from Town government boards and committees. This document was approved in November 2014 and many of the goals and objectives highlighted in the plan should be considered as community preservation projects going forward.

In addition to the Master Plan other Town documents such as the Open Space and Recreation Plan, Urban River Visioning Initiative, the Upper Assabet Riverway Plan, Freedom's Way Landscape Inventory and municipal Capital Plan to name only a few, should all still be utilized since they are vital resources that previously prioritize specific projects.

Hudson CPA Funding

CPA funding is generated by two sources –real estate transactions across the state recorded with the Registry of Deeds or Land Court and a local tax surcharge. Hudson's local tax is 1%. The state legislation allows up to a 3% surcharge and those cities and towns with the higher rate do receive additional funding from the state.

In FY13 the state dedicated \$25 million in surplus revenue to the Mass Community Preservation Trust Fund generating a higher percentage state match for cities and towns. In FY14 and FY15 the amounts dropped down to \$11 million and \$10 million, resulting in lower percentages. The economic conditions and housing issues over the years has had a significant effect on the number of trust fund transactions that support this legislation. Additionally, the number of cities and towns accepting CPA Legislation has increased which impacts the percentage allocated to each community.

In July of 2019, legislation passed increasing the fees at the Registry of Deeds that are dedicated for distribution to cities and towns who have adopted CPA legislation. The increased fees will go into effect as of December 31, 2019. With that and any budget surplus, CPA communities should see a higher percentage of matching funds in the next fiscal year. As of October 2021 a total of 187 communities in Massachusetts have adopted CPA legislation.

The following is a chart of CPA in Hudson

Year	Town Surcharge	State Trust Fund Distribution	Total Revenue	Percentage
FY08	308,120		308,120	
FY09	325,678	208,351	534,029	67.62%
FY10	346,238	113,384	459,622	34.81%
FY11	357,020	94,183	451,203	27.20%
FY12	374,690	95,107	469,797	26.64%
FY13	394,598	100,543	495,141	26.83%
FY14	411,258	206,079	617,337	52.23%
FY15	426,858	129,403	556,261	31.50%
FY16	445,107	126,564	571,671	29.70%
FY17	477,692	91,589	569,281	20.58%
FY18	501,160	82,174	583,334	17.20%
FY19	515,080	95,295	610,375	19.00%
FY20	531,738	123,199	654,937	23.90%
FY21	560,000	152,218	712,218	28.63%
FY22	583,750	240,271**	824,021	39.40%
Totals	6,558,986	1,858,360	8,417,347	

** Through the State surplus, the legislature allocated an additional \$20million to CPA to be distributed to the participating communities. Hudson received an additional \$24,495 in January of 2022.

State Planning

In July 2012 CPA legislation was signed into law (H4200), allowing the rehabilitation of existing park, playground and athletic field areas (restricting turf field installation). This is an opportunity for Hudson to evaluate the parks, playgrounds and recreation properties to restore and revitalize many of these areas that have not seen any significant upgrades for many years, due to budget and capital outlay deficiencies.

Spending Controls

The CPA requirements for spending revenues are defined as: 10% each fiscal year must be spent or reserved (set aside for future spending) for **historic preservation, open space and community housing**, known as the three core categories. The balance of 70% can additionally be spent or reserved for recreation projects and any of the core categories. Each year this 70% spending mix can be changed to meet the needs of a proposed project. Cost for administration can not exceed 5% of the annual tax revenues.

All CPA funds are managed by the Community Preservation Committee as required by the legislation. The Committee will set schedules annually to accept applications, review projects and make recommendations to either the May Annual Town Meeting or the November Special Town Meeting, based on the CPA budget. Proposals are then recommended to Town Meeting for voter approval. Some projects may be held aside for funding in future years and some projects may not ever be funded through this program.

The Committee will make recommendations to Town Meeting voters for the acquisition, creation, and preservation of open space; for the acquisition and preservation of historic resources; for the acquisition, creation and preservation of land for recreation use; for the creation, preservation, and support of community

housing; and for rehabilitation or restoration of such open space, historic resources, land for recreation use and community housing that is acquired through CPA funding.

There will be continual review of Town documents and ongoing dialog with Town committees and citizens to keep abreast of any changes in the Town's needs, which will assist the CPC in evaluating project proposals. It is also assumed that projects will be submitted that are not directly related to published Town needs and goals, but are consistent with the criteria for CPA projects that could qualify for funding, but projects with the major goals found in Town documents will receive preference. Again it is important to remember that not all projects will receive funding through the Community Preservation program.

May 5, 2008 – Annual Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Park Commission Division of Recreation	Fossil land acquisition - 43 Brigham Street	\$350,000	\$50,000 - Open Space Reserve; \$300.00 - Budgeted Reserve
Historical Society	Archive - inventory	\$23,000	\$20,00 - Historic Preservation Reserve

November 27, 2008 – Special Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Community Development	Senior Center renovation and rehabilitation	\$61,269.67	\$61,269.67 - Historic Preservation Reserve
Habitat for Humanity	Old Bolton Road for an affordable house	\$50,000	\$50,000 – Affordable Housing Reserve

May 4, 2009 - Annual Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Department of Public Works	Acquisition of Schofield Land-adjacent to Cranberry Well	\$27,750	\$27,750 - Budgeted Reserve.
Town Clerk	Purchase software to scan vital records for preservation	\$9,950	\$9,950 - Historic Preservation Reserve.
Park Commission Division of Recreation	Cherry Street (1.5) Survey & Engineering to determine the site conditions and best use	\$8,000	\$8,000 - Budgeted Reserve.

Schofield Land purchase expended \$22,462.00 - turned back \$5,287.50.
 Town Clerk preservation software expended \$7,837.50 - turned back \$2,112.50
 Cherry Street survey and engineering expended \$7,045.00 - turned back \$955.00

November 16, 2009 - Special Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Veteran's Director	Main Street Cemetery veterans grave restoration	\$12,000	\$12,000 - Historic Preservation Reserve
Executive Assistant	Library Roof repair and rehabilitation	\$110,000	\$32,315.46 – Historic Preservation Reserve; \$77,684.54 – Budgeted Reserve
Municipal Affordable Housing Trust	Transfer of funds to the Municipal Affordable Trust Fund	\$188,535.13	\$88,535.13 – Affordable Housing Reserve; \$100,000 – Budgeted Reserve

Park Commission Division of Recreation	Development of the Sauta Cornfield	\$302,000	\$302,000 – Budgeted Reserve
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Veterans Director Cemetery restoration expended \$11,956.00 - turned back \$44.00

Library Roof project expended \$103,312.29 - turned back \$6,687.71

Development of the Sauta Cornfield expended \$301,370.10 – turned back \$629.90

May 3, 2010 – Annual Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Historical Society	Archive Project	\$22,273	\$22,273 - Historic Preservation Reserve
Municipal Affordable Housing Trust	Transfer of funds to the Municipal Affordable Housing Trust Fund	\$29,171.52	\$29,171.52 – Affordable Housing Reserve

Historic Society Archive project expended \$18,782.65 – turned back \$3,490.35 on August 31, 2013

November 15, 2010 - Special Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Town Clerk	Historic Archive Project – Street Acceptance Book	\$2,000	\$2,000 - Historic Preservation Reserve
Community Development Department	Library Windows - Carnegie Building	\$61,035	\$7,011.02 Historic Preservation Reserve; \$54,023.98 Budgeted Reserve

Library Window project expended \$56,683.75 - turned back \$4,351.25

May 2, 2011 – Annual Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Fire Chief	Fire Station 1 – Main St Renovations	\$110,000	\$45,000 - Historic Preservation Reserve; \$65,000 Budgeted Reserve
Hudson Municipal Affordable Housing Trust	Transfer of funds to the Municipal Affordable Housing Trust Fund	\$45,917.67	\$45,917.67 – Affordable Housing Reserve

Additionally, in this year an application was received from the Citizens for a Hudson Community Garden seeking \$534.00 for soil testing, exploration of ground water, winter cover crop, lime and a pump. Committee members supported the request and authorized Administrative Funds to be used for this purpose.

At the Public Hearing in August of 2012 the Park Commission/Division of Recreation requested funding for engineering services for the renovations of Centennial Beach. The Committee approved \$11,500.00 from Administrative Funds to seek cost estimates to major renovations of this recreation area.

May 7, 2012 – Annual Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Fire Chief	Fire Station 1 – Main St Renovations	\$37,000.00	\$37,000 - Historic Preservation Reserve;
Municipal Affordable Housing Trust	Transfer of funds to the Municipal Affordable Housing Trust Fund	\$48,510.70	\$45,917.67 – Affordable Housing Reserve
Municipal Affordable Housing Trust	Municipal Affordable Housing Trust Fund	\$150,000	\$150,000 – Budgeted Reserve
Park Commission/Division of Recreation	Fossile Land Development	\$140,000	\$125,707.48 – Budgeted Reserve

Fossile Land Development project was \$125,707.48 - turned back \$14,292.52 in August 2014.

November 19, 2012 - Special Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Community Garden	Expansion – fencing and garden plots	\$22,650	\$22,650 – Budgeted Reserve

Community Garden Fence Expansion expended \$20,321.01 – turned back \$2,328.99

The Jenkins appraisal was completed using Administrative Funds in October 2013. After discussions with the property owner, the Committee decided not to pursue the land acquisition.

May 6, 2013 – Annual Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Fire Station 1	Additional rehabilitation of Main Street Fire Station	\$151,994	\$151,994 – Budgeted Reserve
Municipal Affordable Housing Trust	Transfer of funds to the Municipal Affordable Housing Trust Fund	\$50,052.10	\$50,052.10 – Affordable Housing Reserve.

Project completed in fall of 2016, expending \$143,804.52 – \$8,189.48 will be turned back to the Undesignated Fund Balance.

May 6, 2014 – Annual Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Community Development	Town Hall Preservation Assessment	\$31,464	\$31,464 – Historic Preservation Reserve.
Community Preservation	Gerwick Land Acquisition	\$831,500	\$600,000 – Budget Reserve \$231,500 – Open Space Reserve

At the August 2014 Public Hearing the committee funded a request by the Underwood Family to have their land appraised. The cost of the appraisal was \$1,500.00 paid from Administrative Funds. The family is considering a second appraisal.

The Meers/Ribber/Albertini appraisal was completed using \$1,500 in Administrative Funds.

In the spring of 2015 the Thompson Family Land Trust requested the Town purchase 6+- acres of land on Old North Road. The committee authorized the appraisal using administrative funds. The family was not willing to accept the appraised amount, so no action was taken on this land.

November 16, 2015 - Special Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Recreation/Park Commission	Centennial Beach - further the design, construction and bid documents	\$100,000	\$100,000 – Budgeted Reserve

May 2, 2016 – Annual Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Acquisition of Meers Property – Wilkins St.	Purchase 16.5 +- acres for recreation purposes	\$382,000	\$382,000 – Budgeted Reserve.

November 21, 2016 - Special Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Community Development Dept.	Town Hall Renovation - roof and heating system	\$802,851	\$200,000 – Historic Preservation Reserve; \$602,851 from Undesignated Fund Balance.

The CPC Members met with Pam Helinek regarding access to the Gerwick Conservation Land. The Committee approved \$2,200.00 from Administrative Funds for survey work and wetland flagging on the 10 Old North Road Easement piece. The deed for that permanent easement was discussed at that meeting with the land owner and all agreed to change the number of parking spaces to 6 near the western end for better visibility from Old North Road. The CPC also approved \$15,000.00 for a Concept Plan to gain information regarding actual construction costs.

The above funding was sufficient to continue with the actual construction of the parking lot. The Department of Public supplied all labor while the materials were purchased with the remaining Administrative Funds.

November 20, 2017 - Special Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Historic Commission	Survey and Inventory	\$20,000	\$20,000 - Historic Preservation Reserve
Hudson Youth Soccer	Expansion of Sauta Cornfield Parking Lot	\$80,000	\$80,000 - Undesignated Fund Balance

The Committee voted to approve \$8,750.00 for native screening buffer to the Old North Road Access parking area.

May 7, 2018 – Annual Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Community Development Dept.	Town Hall Renovation - roof and heating system	\$252,130	\$40,000 - Historic Resources Reserve; \$212,130 - Undesignated Fund Balance
Affordable Housing	Transfer to Municipal Affordable Housing Trust Fund	\$228,667.93	\$228,667.93 - Community Housing Fund Balance

November 19, 2018 - Special Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Community Development Dept.	Design Concept Liberty Park Improvements	\$90,000	\$90,000 - Undesignated Fund Balance
Community Development Dept.	Design Costs for South Street Riverwalk Project	\$40,000	\$40,000 - Undesignated Fund Balance

May 6, 2019 – Annual Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Conservation Commission	Old North Road Conservation Land Trail Signage	\$3,500	\$3,500 – Open Space Fund Balance
Affordable Housing	Transfer to Municipal Affordable Housing Trust Fund	\$120,369.20	\$120,369.20 - Community Housing Fund Balance
Park Commission	Centennial Beach Renovation	\$1,750,000	\$250,000 – Undesignated Fund Balance/ \$1,500,000 - Borrowing

June 22, 2020 – Annual Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Park Commission and Conservation	Boutwell Drainage	\$7,000	\$7,000 – Undesignated Fund Balance
Historic Commission	Historic Markers	\$4,000	\$4,000 – Historic Preservation Fund Balance

The CPC approved \$1,295 in Administrative Funds to permanently cover a well on the Old North Road property due to safety issues. In June of 2020 they also approved \$18,680 in stewardship fees to the Hudson Land Trust to hold Conservation Restrictions on the Fossile Land and the Old North Road (Gerwick) Conservation Land.

November 14, 2020 – Special Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Hudson Land Trust, Inc.	Stewardship of Schofield Land	\$14,190	\$14,190 – Undesignated Fund Balance
Hudson Land Trust, Inc.	Stewardship of Albertini/Meers Land	\$14,150	\$14,150 – Undesignated Fund Balance
Affordable Housing	Transfer to Municipal Affordable Housing Trust	\$60,623.50	\$60,623.50 – Community Housing Fund Balance

May 1, 2021 – Annual Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Affordable Housing	Transfer to Municipal Affordable Housing Trust	\$71,221.80	\$71,221.80 – Community Housing Fund Balance

November 15, 2021 – Special Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Historic Commission	Phase 2 Property Survey	\$18,750	\$18,750 – Historic Preservation Fund Balance
Historic Commission	Historic Marker (Sign)	\$3,550	\$3,550 – Historic Preservation Fund Balance

May 2, 2022 – Annual Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Affordable Housing	Transfer to Municipal Affordable Housing Trust	\$79,952.60	\$79,952.60 – Community Housing Fund Balance

November 21, 2022 – Special Town Meeting

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Funding</i>
Historic Commission	Historic Signs	\$5,070	\$5,070 – Historic Preservation Fund Balance
Fire Department	Restoration of a Historic 1886 Picture and Frame	\$15,000	\$15,000 – Historic Preservation Fund Balance

List of Other Eligible Potential Projects

<i>Proponent</i>	<i>Project</i>	<i>Amount</i>	<i>Individual Plans</i>
Park Commission	Tripp’s Pond Dredging	\$183,650	Capital Plan/Open Space and Rec Plan/Com Dev Strategy
Hudson Housing Authority	Creation of Affordable Housing	Unknown	N/A
DCR	MA Central/Wayside Rail Trail Design	Unknown	N/A
Park Commission/Division of Recreation	Continue to seek additional land to preserve as open space and for recreation purposes	Unknown	Open Space and Recreation Plan

Park Commission Division of Recreation and Conservation Commission	Acquisition of the Elks Land on Park Street along the Assabet River	Unknown	Open Space and Recreation Plan; Master Plan; Upper Assabet Riverway Plan
Park Commission/ Division of Recreation	Moulton's Field playground	Unknown	Recreation Master Plan
Park Commission/ Division of Recreation	Dog Park – location to be determined	Unknown	Recreation Master Plan
Fire Department	Hometown Hero's Banners	Unknown	

The deadline for applications for projects to be submitted to the May Annual Town Meeting will be accepted at a meeting of the Community Preservation Commission in early December. At that same meeting a Public Hearing will be held to update this Plan, which is required annually. The deadline for applications to appear on the November Special Town Meeting Warrant will be accepted at a meeting in June. The dates of those meetings are approximately 6 to 8 weeks prior to the closing of the Town Meeting Warrants to give the committee ample time to vet projects.

Guidelines & Criteria

Hudson's Vision Statement

The Town of Hudson's CPA goals include the desire to protect natural features, scenic vistas, farmland, wetlands, hill top views, and other natural resources, the most unique of which is the Assabet River for the purpose of enhancing the quality of life of its residents. Hudson's ability to manage growth, while maintaining its character is a priority the town takes seriously. That goal includes maintaining wildlife corridors, important habitat areas, along the rivers and streams. It places a high value on balancing commercial and residential growth without compromising historic features and natural beauty. It also includes offering a diverse housing stock to meet the needs of residents of all socioeconomic backgrounds and providing a variety of recreational resources to serve its citizens.

General Criteria

The Hudson Community Preservation Committee will only recommend funding of qualified CPA projects. The CPC will also give preference to proposals which simultaneously address multiple areas of the following general criteria:

- Projects eligible for CPA funding must meet at least one of the requirements outlined in the legislation; specifically:
 - The acquisition, creation and preservation of open space;
 - The acquisition, preservation, rehabilitation and restoration of historic buildings or landscapes;
 - The acquisition, creation and preservation of land for recreational use;
 - The acquisition, creation and support of community housing;
 - The rehabilitation and restoration of open space, land for recreational use, and community housing that is acquired or created using the monies from the CPA fund.
- Projects that are consistent with the Town's planning documents and are acknowledged in at least one of the following: Community Development Plan, Open Space and Recreation Plan, Long-Range Capital Plan;
- Projects that have received wide scrutiny and public input and/or have been supported by the town in some other fashion;
- Projects that meet more than one CPA purpose (i.e. open space, recreation and historic preservation);
- Projects that leverage additional public and/or private funding;
- Projects that have received the endorsement of other Town boards and committees;
- Projects that demonstrate practicality and feasibility within a realistic budget.

Open Space

Hudson's most valuable natural resource is the Assabet River. Many town owned properties lie along its shore such as Riverside Park, Hudson High School, Fossile Field and Wood Park on the southern shore and Apsley, Louriero and Warner Properties on the northern side. Cellucci and South Street Parks also lie on the shore in the center of Town, with Cherry Street Field farther to the east. These areas provide scenic views and walking trails that can be enjoyed by residents. Additionally, the agricultural lands in the eastern end of town which are privately owned add significantly to the character of Hudson, but are not permanently protected from development.

The Open Space and Recreation Plan prioritizes preservation, protection and enhancement of natural resources especially those land areas identified above. It also focuses on establishing a healthy balance between development and open space to provide a wide range of recreation opportunities.

Goals:

- Protection of critical natural resources and wildlife habitat;
- Provide public access and connections with existing town land and trails;

- Provide opportunities for recreation;
- Protection of water quantity and quality.

Criteria for Open Space Projects:

- Project provides protection of threatened parcels along rivers and streams, adjacent to other town owned property, near agricultural open land or undisturbed natural areas;
- Project provides connections of unique parcels for conservation and recreation purposes for enjoyment of the natural environment and/or educational opportunities;
- Project provides connections with existing trails or potential linkages;
- Project preserves scenic views;
- Project protects drinking water quantity and quality;
- Project preserves important surface water bodies, including wetlands, vernal pools and riparian zones.

Historic Preservation

Hudson recently participated in the Massachusetts Heritage Landscape Inventory Programs through the Department of Conservation and Recreation. That project identified the Assabet River Corridor as having great historical significance and placed emphasis on areas of the downtown that are of historic value. “Early settlers located their homes along the river and waterpower provided by the river led to the creation of the mills along its banks. The Assabet River has been the visual and economic focal point of the community for nearly 200 years”¹

The Silas Felton Historic District that encompasses most of the downtown area has been a focus of preservation by the town in the past several years, with grants for the Main Street upgrade, façade improvements to buildings and several key designs being formulated for the renovation of the Senior Center, the municipal parking lot reconstruction and the South Street utility upgrade.

Goals

- Preserve and maintain Hudson’s historic landmarks and historic districts;
- Preserve and protect publicly owned facilities of historic value;
- Re-evaluate the historic district boundaries to assure incorporation of historically significant buildings and properties within the district;
- Investigate State or National Historic Register designation for various landscapes and buildings;
- Maintain the Towns historic character.

Minimum Criteria for Historic Projects

- Protects, preserves, enhances, restores and/or rehabilitates historic properties, features or resources of historic significance as defined by the CPA;
- Project demonstrates a public benefit;
- Project demonstrates the ability to provide permanent protection for maintaining the historic resource.

Priority will be given to projects that preserve, protect, or enhance historic buildings or landscapes that are presently utilized for public municipal purposes.

Community Housing

Massachusetts State Housing policy sets a goal that in each city and town 10% of the total housing stock must be affordable, and have deed restrictions to keep it affordable. Affordability is defined as housing that is affordable to those making 80% of the Area Median Income. The Department of Housing and Community Development, Subsidized Housing Inventory compiled as of December 21, 2020 listed Hudson as having 7962

¹ Hudson Reconnaissance Report, Freedom’s Way Landscape Inventory, pg 3.

housing units with 901 identified as affordable for a percentage of 11.3%. However, as general housing grows, Hudson will need to continue to create affordable units to be able to maintain the State's 10% affordability goal.

Providing housing that is affordable for subsequent generations of Hudson families as well as a diverse range of households is a unique challenge and a responsibility that cannot solely rely on the open real estate market and private development. Funds can be used independently or in partnership with non-profit housing organizations and government agencies to assist the Town in meeting its goals.

Goals

- Ensure that all housing projects have permanent affordability protection with deed restrictions and resale provisions;
- Provide multiple affordable housings units;
- Preserve community housing that promotes age and income diversity;
- Provide community housing opportunities that give priority to local residents, Town and School employees, and employees of local businesses;
- Reuse existing buildings for affordable housing;
- Maximize local control over the development of affordable housing by establishing locally directed initiatives.

Minimum Criteria for Housing

- Project requires affordability in perpetuity through deed restrictions, with resale restrictions on homeownership;
- Project is eligible to be counted in the Town's Subsidized Housing Inventory towards the mandatory 10% goal.

Additional Criteria for Housing (Priority will be given to projects that meet one or more of the following)

- Project significantly contributes to maintaining our 10% affordability by providing multiple affordable housing units;
- Project promotes a socioeconomic environment that encourages diversity of income, ethnicity, religion and age;
- Project intermingles affordable and market rate housing at levels that exceed state requirements for percentage of affordable units;
- Project promotes use of existing buildings or construction on previously developed sites;
- Project converts market rate housing to affordable units;
- Project gives priority to local residents, Town and School employees, and employees of local businesses;
- Project provides housing that is harmonious in design and scale with the surrounding neighborhood.

Recreation Resources

Several significant recreational accomplishments have been achieved over the past ten years. However, the Town needs to continue to create recreational resources in underserved areas as well as to bring innovative and unique facilities to the community. It is also important to provide links to existing facilities to encourage the continued use of said facilities.

The Park Commission and Division of Recreation are committed to working together with other departments to insure that Hudson maintains the quality of life that Hudson residents should be afforded.

Goals:

- Create additional recreational facilities, areas and programs to serve the needs of Hudson residents while protecting our natural resources and broadening activities beyond traditional "sport and games";

- Create linkages with other town owned property to maximize use of these lands by all segments of the community;
- Enhance existing facilities to provide for the safety and enjoyment of those using the facilities;
- Support multiple active and passive recreation uses;
- Serve a significant number of residents.

Criteria for Recreation:

- Project proposes acquisition of land for active and passive recreation uses;
- Project maximizes or expands the use of town owned land;
- Project increases the range of recreation opportunities for residents of Hudson;
- Project serves a significant number of residents;
- Project jointly benefits conservation and recreation goals and objectives outlined in the Open Space and Recreation Plan;
- Project restores and rehabilitates facilities for better and continued use.

It should be noted that meeting one or more of the above criteria in any or multiple categories does not guarantee funding or a recommendation for Town Meeting. The Community Preservation Committee reserves the right to make no recommendation in order to bank funds in any particular year to be used at a later date. Furthermore, a recommendation from the Community Preservation Committee does not guarantee passage of funding from Town Meeting.

Please keep in mind that there are legal limitations on the use of CPA funds. Additional information on the CPA can be found at www.communitypreservation.org.

Hudson's Community Preservation Committee's Vice Chair, Linda M. Ghiloni can be contacted at lghilonicpc@gmail.com.

If you are in doubt about your project's eligibility you are encouraged to either contact the above person in advance of the application deadline or to submit an application so that the Committee can determine eligibility.

Appendix A: Application for Community Preservation Funds

**TOWN OF HUDSON
COMMUNITY PRESERVATION COMMITTEE
78 Main Street – Town Hall
Hudson, MA 01749**

APPLICATION FOR COMMUNITY PRESERVATION FUNDING

PURPOSE: please check all that apply

Affordable Housing _____ Recreation _____ Conservation & Open Space _____ Historic Preservation _____

Please submit ten (10) hard copies to: Community Preservation Committee, 78 Main Street – Town Hall, Hudson, MA 01749 and one electronic copy of your full application to Linda M. Ghiloni, Vice Chairperson – lghilonicpc@gmail.com

Project Name: _____ Date: _____

Sponsoring Organization (if applicable): _____

Name of Applicant/Contact Person: _____

Address: _____

Phone: _____

Email: _____

FUNDING: CPA Funds Requested: _____

Implementation Costs: _____ Maintenance Costs: _____

Total Costs: _____

Other Funding Sources: _____

Description of the Project (attach additional sheets as necessary):

Timetable for Completion:

How does this project meet the preservation goals of Hudson?

Does the project have the support of relevant town committees or organizations (i.e. Conservation Commission, Park Commission/Division of Recreation, Historic Commission)?

Does this project help preserve or protect threatened resources or current town owned assets?

Does the project serve multiple needs and populations?

Does the project serve a population that is currently underserved?

Feasibility: We will pay special attention to whether the project can realistically be accomplished within the time frame and budget that is proposed.

Urgency: We will be interested to know the impact of a delay in initiating this project.

Please attach additional documents as necessary including but not limited to: photographs, funding commitments, support letters and statistical data.

The Community Preservation Committee

MISSION STATEMENT OF THE COMMUNITY PRESERVATION COMMITTEE

Hudson's Community Preservation Committee is committed to

- ❖ *preserving historic resources, structures and landscapes;*
- ❖ *enhancing and preserving open space for conservation and recreation purposes;*
- ❖ *maintaining our affordable housing stock to foster diversity among our residents.*

The deadline to submit applications can be found at the Community Preservation Committees website at www.towofhudson.org/Public_Documents/HudsonMA_BComm/cpa