



## TOWN OF TRURO COMMUNITY PRESERVATION PLAN

PREPARED BY:

THE TRURO COMMUNITY PRESERVATION COMMITTEE

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## I. INTRODUCTION – ABOUT TRURO

When the Pilgrims landed in the New World, what is now Truro was land of the Pamet Indians, and their corn, stored at Corn Hill, enabled the Pilgrims to survive their first winter in Massachusetts. Sited on land purchased from the Pamet Indians, the community then known as “Dangerfield” was originally part of Eastham: The Town of Truro incorporated itself in 1709. For its first hundred years, Truro was a sparsely populated farming community, but by the early 1800s the town had grown significantly due to the popularity of shore whaling. Pamet Harbor, with its deep water capacity, became central to the industry. Saltworks along the shores also flourished in the 1800s. In 1837 Truro had thirty-nine of these works, but the decline of the business commenced soon after.

Also in the 1880s, the railroad came through Truro, allowing the influx of population and access by rail to markets as far as Boston and New York. The area experienced its first boom. Alas, it was not to last. The great gale of 1841 demolished the fishing fleet, and that loss was followed by the bankruptcy of the Union Railway Company. By 1930 the population of Truro had dropped from a peak in 1850 of 2000 people, to fewer than 600.

Truro continued after 1930 as a sparsely inhabited community, with cottage colonies scattered among its hills. The population was largely dependent on farming and fishing, as well as the seasonal tourist population and occasional small increases in commerce. The Fishnet Industry, established by Ada Elizabeth “Tiny” Worthington, provided employment opportunities during the Depression, and clothing fashioned in Truro from fishnets enjoyed a brief national popularity reflected in a local economic boom after World War II. Overall, however, over the first sixty years of the 20th century, Truro continued as a small, rural community.

The community first enacted local zoning in 1959, due to the impending creation of the Cape Cod National Seashore. Controversial among the local population at the time, the Seashore encompassed almost 70% of Truro when its boundaries were finally defined in 1960. The impact of the National Seashore upon the Town and its inhabitants continues in ways both large and small: as a direct result of the restrictions upon development imposed upon property within the Seashore, Truro has the lowest population density on the Cape, approximately 120 people per square mile. However, Truro’s inhabitants are not evenly distributed: density along Beach Point approximates that of Provincetown, as does development along the curve of Cape Cod Bay, opposite the Seashore. Truro’s commitment to open space has helped to maintain significant coastal landscapes and views, although the Town’s ability to protect open space diminishes as land prices rise.

Enactment of the Community Preservation Act By-law at Town Meeting in 2005 was the first step toward developing consistent and significant resources to address the preservation of our community: to ensure, in the words of Edward T. McMahon, that growth, while inevitable, need not inevitably destroy our community’s character. To that end, the Community Preservation Committee put forth this Community Preservation Plan.

Truro celebrated its tercentenary anniversary in 2009. The past 300 years have seen Truro change from a farming and whaling community to a tourist destination and resort community. Many homes are owned as second homes and are only occupied part of the year. At the same time, the fastest growing segment of Truro’s population is retirees, attracted by the rural setting and the Town’s proximity to the art

galleries, shops and restaurants of Provincetown. The impact on Truro's population of the Covid epidemic is still being determined. It is clear that the ability to work remotely has allowed a number of part time residents to move to Truro during the epidemic and become much more full time. According to the Massachusetts Secretary of State the number of registered voters as of October 17, 2018 was 1,912 while the number as of February 1, 2021 was 2,012.

Housing continues to be a major challenge for Truro. It is not a simple issue, nor is there one simple solution. Year-round rental housing remains difficult, if not impossible, to find. Seasonal workforce housing is in short supply. For seniors who want to downsize and remain in Truro there are no options. Purchasing a home at market rate is out of reach for most working families. In 2025 as in 2015 our community continues to struggle to provide housing and job opportunities for working people and young families, while at the same time preserving the rural character and unique geography which has made our community so attractive to visitors and residents alike.

In 2025 balancing the protection of the environment and character that makes Truro unique with the ongoing challenge of housing and economic sustainability continues to be critical to the future of Truro.

## **II. COMPOSITION AND ROLE OF THE COMMITTEE**

In April of 2005 and amended in April 2018 at Annual Town Meetings, voters approved the bylaw that governs the work of the Community Preservation Committee (CPC). For full text of the bylaw, please see Appendix B.

The committee consists of nine (9) members:

One member each from the:  
Conservation Commission,  
Housing Authority,  
Historic Commission,  
Open Space Committee,  
Planning Board,  
Recreation Commission,  
and 3 members "at large."

Committee representatives are appointed by their respective committees, the "at large" members by the Select Board. Each member receives a letter of appointment and must be sworn in by the Town Clerk.

It is the responsibility of each member to be familiar with the:

- Open Meeting Law
- Community Preservation Act
- Processes and Procedures for the Community Preservation Committee
- Town of Truro Community Preservation Act (CPA) Bylaw
- Town of Truro Charter.

While specific committees are represented by members of the CPC, all members shall keep the best interest of the entire town in mind when making decisions.

The Committee's role is to inform members of the community of the opportunities that exist and of the availability of funds. The CPC acts as a catalyst and information resource to those wishing to submit proposals.

A quorum, consisting of a majority of members, must be present for the committee to hold a meeting. Meetings are conducted according to Roberts Rule of Order. The chair has voting rights.

All members must make an effort to be present when proposals are presented, as well as at public hearings. A member who is not present at the meetings where a proposal is presented and discussed, and who does not attend the public hearing for presentation and discussion of all proposals, shall not vote on the proposal.

### **III. USES FOR WHICH FUNDS ARE APPROVED**

The Community Preservation Act (CPA), c. 44B §§1-17, approved by the Legislature in 2000, authorized Massachusetts cities and towns to convert from the Land Bank Act to the CPA, without any change in level of taxation. More than 187 municipalities have adopted the Act: Truro did so by vote at Town meeting in April of 2005.

The 4 areas designated to receive grants are as follows.

- Open Space – including passive recreation
- Historic Preservation
- Community Housing
- Outdoor Recreation

The Commonwealth provides supplemental funding, from a surcharge on real estate transactions, up to 100% of the amount generated by the local community. Matching funds are dependent upon the dollar value of real estate transactions, and best estimates are used to project State distribution from year to year. Information about the CPA is easily available on the website: [www.communitypreservation.org](http://www.communitypreservation.org).

The legislative act mandates that a minimum of 10% of the total funds (locally generated plus state match) every year be set aside for open space and historic preservation and 60% for community housing.

The remaining 20% of funds can be used for any of the purposes approved under the Act, including restricted recreational purposes and administrative expenses, although administrative expenses are capped at 5% annually.

In the summer of 2012, the Community Preservation Act (CPA) was amended by the state legislature to allow broader uses of CPA funds on recreational projects. Those changes to CPA allowed communities, for the first time, to rehabilitate their existing recreational lands and outdoor recreational facilities with CPA funds. Prior to this, only recreational lands and facilities that had been acquired or created with CPA funds could be rehabilitated with CPA funds. In just the first year after the change, CPA communities

approved over \$42 million in spending on recreational projects. (From Coalition Guidelines for CPA recreational projects)

The Community Preservation Committee is guided in its determinations by the certified Local Comprehensive Plan (LCP), also approved at Town Meeting in April of 2005, and the three core priorities of the Act. When the new LCP is approved in the future, that plan shall serve as a guide in determining if any revisions are needed.

#### **IV. OPERATIONAL PROCEDURES**

The Community Preservation Committee has adopted guidelines and forms for submittal of proposals, set forth in Appendix C. The Committee generally meets at least monthly, except in July and August, and more frequently during the fall and winter of each year when proposals are reviewed and considered by the Committee. All meetings are open to the public, and minutes are kept. Substantive discussions of proposals take place only in duly noticed Committee meetings.

Pre-application inquiries are welcome and should be directed through the Committee chair, who will report the substance of all discussions with the full Committee.

Applications for funding, which must be filed by November 1 to be considered for funding at the next Annual Town Meeting, are distributed to all members of the Committee, for review prior to the meeting where the application will be discussed. The Committee may request clarifications and or changes as needed.

Applications addressing projects in the 4 subject areas can be submitted by:

- Non-profit organizations
- Town Boards/Committees/Commissions
- Groups of 10 or more citizens (Truro General Bylaws chapter 7 section 2a)

Applicants will be invited to a CPC Committee meeting to present their proposals and for Committee members to ask questions and to discuss the elements and merits of each proposal, as it relates to the needs of the town and to the three core priorities of the Community Preservation Act.

Prior to Committee decision on funding recommendations, the Committee holds a Public Hearing, at which proponents are invited to make a short presentation, in order for the public to comment on the proposals. The documents will have been posted on the Town's website and made available at Town Hall. The members of the Select Board are encouraged to attend this Public Hearing.

Following the public hearing, the Committee will meet for a final discussion of the proposals and to adopt funding recommendations for presentation to voters at the next Town Meeting. The recommendation and vote of the CPC appear on the Warrant for Town Meeting.

As a courtesy, after the funding recommendations have been determined, but prior to Town Meeting, the Community Preservation Committee meets with the Select Board and with the Finance Committee to discuss the proposals and the Committee's recommendations. These meetings are not required by the Community Preservation Act. CPC members, however, appreciate input from the Selectmen and the

Finance Committee and find this part of the process valuable. The recommendations and votes of the Select Board and the Finance Committee appear on the Warrant for Town Meeting, although neither group has any authority to change, bring forward or withdraw any CPC funding article.

If passed by Town Meeting, the proponents of projects approved for funding receive an award letter and are also required to enter into a grant agreement (for sample, see Appendix D) which is intended to ensure that the project is completed and complies with Community Preservation Act and Committee goals and procedures. Proponents may also be required to agree to perpetual deed restrictions which will ensure that the funds appropriated for individual projects will continue to benefit our community in the future.

## **TIMELINE FOR ALL GRANTS**

November 1	Applications Due for all grants
November/December	Committee Reads Applications and has initial meetings with applicants
January	Follow up meetings with applicants as needed and attend a CPC meeting
Early February	Public Hearing on all proposals
Late February	CPC votes on recommendations
March	Courtesy Meetings with Finance Committee and Select Board
Late April/Early May	Town Meeting Vote
May/June	Contracts sent to Approved Applicants
June/September	Signed contracts due to CPC
	Funding distributed per contract

## **Mini- Grants**

In 2021 the Committee voted to pilot a mini-grant program. This program grew out of both a recognition that a small number of organizations had been applying for CPC funding and a desire to increase knowledge of and interest in the opportunities available through CPC funding.

Goals of the mini-grant program include:

- encouraging applications from a wide range of Truro entities
- encouraging creative and innovative ideas, pilot projects, studies to inform future work
- providing opportunities to experiment with projects that could be taken to bigger scale
- increasing knowledge of the CPC and the opportunities it provides
- build community by working together on small, doable projects

The mini grants will be for up to \$20,000. The application, which is shorter than the regular applications are due November 1 as are the existing application.

## **V. GOALS**

The following goals are from the 2005 Local Comprehensive Plan (LCP). When the revised LCP is completed the goals in this document will be updated to reflect the updated goals.

## **A. OPEN SPACE PROTECTION GOALS**

Approximately 70% of the Town of Truro lies within the boundaries of the Cape Cod National Seashore (CCNS), which, coupled with the Truro Conservation Trust, has helped to reduce density and provide open space. Land Bank Funds, available from 1999 to 2005, have been replaced by CPA funding for the purchase of open space. Areas now set aside for open space should remain in as much a natural state as possible, with recreational opportunities for the enjoyment of Truro's citizens.

### **Truro's Open Space and Recreation Goals**

**Goal 1:** Truro will preserve and enhance the availability of open space in order to provide wildlife habitat, recreation opportunities, and protect the natural resources, scenery, and character of Truro.

**Goal 2:** Truro will use Community Preservation Act funds to help maintain the town's rural character, reducing density, securing future well sites, developing a Route 6 greenbelt, protecting wildlife and endangered species, and providing additional passive recreation areas.

**Goal 3:** Truro will work to ensure that continued residential development does not destroy key open lands that are important for ecosystems, view sheds, rural character, or access ways for the general public.

**Goal 4:** Truro will continue to develop active and passive recreation opportunities that serve all segments of Truro's diverse population.

## **B. HISTORIC PRESERVATION GOALS**

Acting with the Truro Historical Commission and various interested individuals and non-profit organizations Truro uses Community Preservation Act funds to preserve our heritage and community character, including documentation and planning for preservation of historic resources, as well as restoration of historic buildings, and landscapes.

### **Truro's Heritage Preservation and Community Character Goals**

**Goal 1:** Truro will seek to protect and preserve the important historic, cultural, and scenic features of the Truro landscape, recognizing that they are critical components of the town's heritage, character, and economy.

**Goal 2:** Truro will preserve historic areas through the establishment of Historic Districts, subject to the wishes of area residents, beginning with the Pond Village area in North Truro Center. The Pamet Roads, Depot Road and Longnook Road should be considered as well.

**Goal 3:** Truro will work to ensure that future development and redevelopment respect the traditions and character of historic village centers and outlying residential areas so as to protect the town's characteristically rural look and feel.

## **C. COMMUNITY HOUSING GOALS**

Since the mid-1990's, Truro has experienced a major rise in housing costs. Affordable year-round rental vacancies are rare. Market influences have made it difficult for low and even middle-income families and Truro General Bylaws

Expected Vote Date-November  
2025



individuals to find adequate housing in Truro. The diverse population we value and those we count on to provide the necessary services, including fire, rescue, police, teachers, and other town employees, often find it difficult to live in Truro. Truro’s challenge is to meet the immediate housing needs of townspeople and to meet the Commonwealth’s long-term guidelines of ten percent affordable housing stock. The citizens of Truro recognize the urgent need to meet this challenge.

**Truro’s Housing Goals**

- Goal 1.** Truro will promote decent, safe, housing for rental or purchase to meet the needs of present and future Truro residents. (In accordance with state law, Truro will seek to raise its affordable housing stock to 10% of all year-round units at the rate of 0.75% per year of existing housing stocks.)
- Goal 2.** Truro will encourage and support housing that can serve a variety of needs, including elderly residents, families with children, couples, singles, seasonal & year-round workforce and municipal employees.
- Goal 3.** Truro will work with other towns and with state and regional agencies to support housing at the regional level.
- Goal 4.** Truro will make the necessary zoning and regulatory changes to encourage the development of affordable rental units and homes needed for Truro residents.

**D. OUTDOOR RECREATION**

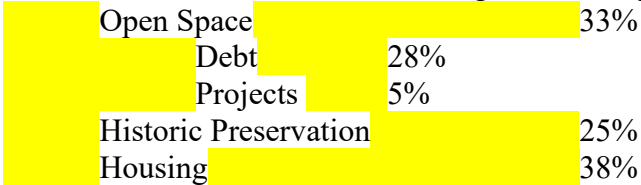
In the summer of 2012, the Community Preservation Act (CPA) was amended by the state legislature to allow broader uses of CPA funds on recreational projects. Those changes to CPA allowed communities, for the first time, to rehabilitate their existing recreational lands and outdoor recreational facilities with CPA funds. Prior to this, only recreational lands and facilities that had been acquired or created with CPA funds could be rehabilitated with CPA funds. In just the first year after the change, CPA communities approved over \$42 million in spending on recreational projects. (From Coalition Guidelines for CPA recreational projects)

**VI. SUMMARY**

This is the Fifth edition of the “Town of Truro Community Preservation Plan,” the fourth edition having been published in 2022. Since 2015 the Committee has funded several complex projects, including:

- A multi-year project for restoration of the historic Truro Congregational Church Meetinghouse was completed.
- Multi year projects at the Truro Historical Society Highland House and Truro Center for the Arts at Edgewood Farms.

Since the start of the CPC the funding in the 4 major categories has been:



Recreation 4%

For a complete list of projects see Appendix E

We have, of course, learned a lot from our projects, and have developed procedures for grant implementation, which are new to this edition. The Community Preservation Committee thanks the citizenry of Truro for the trust and confidence they have placed in us.

DRAFT

## **Appendix A**

# COMMUNITY PRESERVATION ACT

## **Community Preservation Act: Enabling Statute – M.G.L. ch. 44B**

1. Section 1 – Addition of Chapter 44B to MGL
2. Section 2 – Definitions
3. Section 3 – Adoption of the CPA
  - a. Exemptions
  - b. Chapter 59 exemptions also apply
  - c. Ballot question text and acceptance dates
4. Section 4 – Imposition of surcharge
  - a. Instructions to tax collector
5. Section 5 – Community Preservation Committee (CPC)
  - a. 5 mandatory members and contents of by-law
  - b. Duties: study needs, possibilities of town and public info session
  - c. What CPC makes recommendations about (i.e. allowable uses of CPA funds).
  - d. CPA funds may set aside for later spending
  - e. A quorum is necessary to conduct business
  - f. Legislative action on CPC recommendations
  - g. CPA and eminent domain
6. Section 6 – Legislative body shall spend CPA funds
  - a. Can't supplant existing funds.
7. Section 7 – Establishes CP Fund
  - a. Monies that go into fund
8. Section 8 – Sets up Registries fees
9. Section 9 – Sets up Mass CP Trust Fund
  - a. DOR is entitled to 5% for operating and admin expenses.
10. Section 10 – State match distribution
  - a. Formulas for three rounds
11. Section 11 – CPA communities may issue bonds against local CPA revenue
12. Section 12 – Real property interests
  - a. Permanent deed restrictions that meet MGL ch. 184, shall run with land and can be enforceable by municipality or third party.
  - b. Real property shall be owned by city or town but management may be done by a non-profit.
13. Section 13 – CPC shall keep records that are public
14. Section 14 – CPA communities may still receive other state grants
  - a. CPA funds can be used as local share of matching funds
15. Section 15 – Damages
16. Section 16 – Changing or revoking CPA
  - a. Can revoke after 5 years through same method as adopted
  - b. Changes can only be done by legislative body and then ballot

17. Section 17 – DOR has regulatory authority.

## Chapter 267 of the Acts of 2000

*As amended by SB 2343 (July 2002), HB 3944 (July 2003), HB 4709 (December 2004), HB 1680 (March 2006), SB 167 (September 2006), and SB 2725 (December 2006).*

### AN ACT RELATIVE TO COMMUNITY PRESERVATION.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

**SECTION 1.** The General Laws are hereby amended by inserting after chapter 44A the following chapter:-  
CHAPTER 44B. COMMUNITY PRESERVATION.

Section 1. This chapter shall be known and may be cited as the Massachusetts Community Preservation Act.

Section 2. As used in this chapter, the following words shall, unless the context clearly indicates a different meaning, have the following meanings:-

"Acquire", obtain by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. "Acquire" shall not include a taking by eminent domain, except as provided in this chapter.

"Annual income", a family's or person's gross annual income less such reasonable allowances for dependents, other than a spouse, and for medical expenses as the housing authority or, in the event that there is no housing authority, the department of housing and community development, determines.

"**Community housing**", low and moderate income housing for individuals and families, including low or moderate income senior housing.

"Community preservation", the acquisition, creation and preservation of open space, the acquisition, creation and preservation of historic resources and the creation and preservation of community housing.

"Community preservation committee", the committee established by the legislative body of a city or town to make recommendations for community preservation, as provided in section 5.

"Community Preservation Fund", the municipal fund established under section 7.

"CP", community preservation.

"**Historic resources**", a building, structure, vessel, real property, document or artifact that is listed or eligible for listing on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of a city or town.

"Legislative body", the agency of municipal government which is empowered to enact ordinances or by-laws, adopt an annual budget and other spending authorizations, loan orders, bond authorizations and other financial matters and whether styled as a city council, board of aldermen, town council, town meeting or by any other title.

**"Low income housing"**, housing for those persons and families whose annual income is less than 80 per cent of the areawide median income. The areawide median income shall be the areawide median income as determined by the United States Department of Housing and Urban Development.

**"Low or moderate income senior housing"**, housing for those persons having reached the age of 60 or over who would qualify for low or moderate income housing.

"Maintenance", the upkeep of real or personal property.

**"Moderate income housing"**, housing for those persons and families whose annual income is less than 100 per cent of the areawide median income. The areawide median income shall be the areawide median income as determined by the United States Department of Housing and Urban Development.

"Open space", shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.

"Preservation", protection of personal or real property from injury, harm or destruction, but not including maintenance.

"Real property", land, buildings, appurtenant structures and fixtures attached to buildings or land, including, where applicable, real property interests.

"Real property interest", a present or future legal or equitable interest in or to real property, including easements and restrictions, and any beneficial interest therein, including the interest of a beneficiary in a trust which holds a legal or equitable interest in real property, but shall not include an interest which is limited to the following: an estate at will or at sufferance and any estate for years having a term of less than 30 years; the reversionary right, condition or right of entry for condition broken; the interest of a mortgagee or other secured party in a mortgage or security agreement.

"Recreational use", 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. "Recreational use" shall not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.

**"Rehabilitation"**, the remodeling, reconstruction and making of extraordinary repairs to historic resources, open spaces, lands for recreational use and community housing for the purpose of making such historic resources, open spaces, lands for recreational use and community housing functional for their intended use, including but not limited to improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes. With respect to historic resources, rehabilitation shall have the additional meaning of work to comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68.

Section 3. (a) **Sections 3 to 7, inclusive, shall take effect in any city or town upon the approval by the legislative body and their acceptance by the voters of a ballot question as set forth in this section.**

(b) Notwithstanding the provisions of chapter 59 or any other general or special law to the contrary, the legislative body may vote to accept sections 3 to 7, inclusive, by approving a surcharge on real property of not more than 3 per cent of the real estate tax levy against real property, as determined annually by the board of assessors. The amount of the surcharge shall not be included in a calculation of total taxes assessed for purposes of section 21C of said chapter 59.

(c) All exemptions and abatements of real property authorized by said **chapter 59** or any other law for which a taxpayer qualifies as eligible shall not be affected by this chapter. A taxpayer receiving an exemption of real property authorized by said chapter 59 or any other law shall be exempt from any surcharge on real property established under this section. The surcharge to be paid by a taxpayer receiving an abatement of real property authorized by said chapter 59 or any other law shall be reduced in proportion to the amount of such abatement.

(d) Any amount of the surcharge not paid by the due date shall bear interest at the rate per annum provided in section 57 of said chapter 59.

(e) The legislative body may also vote to accept one or more of the **following exemptions**:

(1) for property owned and occupied as a domicile by a person who would qualify for **low income housing or low or moderate income senior housing** in the city or town;

(2) for **class three, commercial, and class four, industrial**, properties as defined in section 2A of said chapter 59, in cities or towns with classified tax rates; or

(3) for **\$100,000 of the value of each taxable parcel** of residential real property.

(f) Upon approval by the legislative body, the actions of the body shall be submitted for acceptance to the voters of a city or town at the next regular municipal or state election. The city or town clerk or the state secretary shall place it on the ballot in the form of the following question:

"Shall this (city or town) accept sections 3 to 7, inclusive of chapter 44B of the General Laws, as approved by its legislative body, a summary of which appears below?"

(Set forth here a fair, concise summary and purpose of the law to be acted upon, as determined by the city solicitor or town counsel, including in said summary the percentage of the surcharge to be imposed.)

If a majority of the voters voting on said question vote in the affirmative, then its provisions shall take effect in the city or town, but not otherwise.

(g) **The final date for notifying or filing a petition with the city or town clerk or the state secretary to place such a question on the ballot shall be 35 days before the city or town election or 60 days before the state election.**

(h) If the legislative body does not vote to accept sections 3 to 7, inclusive, at least 90 days before a regular city or town election or 120 days before a state election, then a question seeking said acceptance through approval of a particular surcharge rate with exemption or exemptions, may be so placed on the ballot when a **petition** signed by at least 5 per cent of the registered voters of the city or town requesting such action is filed with the registrars, who shall have seven days after receipt of such petition to certify its signatures. Upon certification of the signatures, the city or town clerk or the state secretary shall cause the question to be placed on the ballot at the next regular city or town election held more than 35 days after such certification or at the next regular state election held more than 60 days after such certification.

(i) With respect to real property owned by a cooperative corporation, as defined in section 4 of chapter 157B, that portion which is occupied by a member under a proprietary lease as the member's domicile shall be considered real

property owned by that member for the purposes of exemptions provided under this section. The member's portion of the real estate shall be represented by the member's share or shares of stock in the cooperative corporation, and the percentage of that portion to the whole shall be determined by the percentage of the member's shares to the total outstanding stock of the corporation, including shares owned by the corporation. This portion of the real property shall be eligible for any exemption provided in this section if the member meets all requirements for the exemption. Any exemption so provided shall reduce the taxable valuation of the real property owned by the cooperative corporation, and the reduction in taxes realized by this exemption shall be credited by the cooperative corporation against the amount of the taxes otherwise payable by or chargeable to the member. Nothing in this subsection shall be construed to affect the tax status of any manufactured home or mobile home under this chapter, but this subsection shall apply to the land on which the manufactured home or mobile home is located if all other requirements of this clause are met. This subsection shall take effect in a city or town upon its acceptance by the city or town.

Section 4. (a) Upon acceptance of sections 3 to 7, inclusive, and upon the assessors' warrant to the tax collector, the **accepted surcharge shall be imposed**.

(b) After receipt of the warrant, the tax collector shall collect the surcharge in the amount and according to the computation specified in the warrant and shall pay the amounts so collected, quarterly or semi-annually, according to the schedule for collection of property taxes for the tax on real property, to the city's or town's treasurer. The tax collector shall cause appropriate books and accounts to be kept with respect to such surcharge, which shall be subject to public examination upon reasonable request from time to time.

(c) The remedies provided by chapter 60 for the collection of taxes upon real estate shall apply to the surcharge on real property pursuant to this chapter.

Section 5. (a) A city or town that accepts sections 3 to 7, inclusive, shall establish by ordinance or by-law a **community preservation committee**. The committee shall consist of not less than five nor more than nine members. The **ordinance or by-law** shall determine the composition of the committee, the length of its term and the method of selecting its members, whether by election or appointment or by a combination thereof. The **committee shall include**, but not be limited to, one member of the conservation commission established under section 8C of chapter 40 as designated by the commission, one member of the historical commission established under section 8D of said chapter 40 as designated by the commission, one member of the planning board established under section 81A of chapter 41 as designated by the board, one member of the board of park commissioners established under section 2 of chapter 45 as designated by the board and one member of the housing authority established under section 3 of chapter 121B as designated by the authority, or persons, as determined by the ordinance or by-law, acting in the capacity of or performing like duties of the commissions, board or authority if they have not been established in the city or town. **If there are no persons acting in the capacity of or performing like duties** of any such commission, board or authority, the ordinance or by-law shall designate those persons.

(b)(1) The **community preservation committee shall study** the needs, possibilities and resources of the city or town regarding community preservation. The committee shall consult with existing municipal boards, including the conservation commission, the historical commission, the planning board, the board of park commissioners and the housing authority, or persons acting in those capacities or performing like duties, in conducting such studies. As part of its study, the committee **shall hold one or more public informational hearings** on the needs, possibilities and resources of the city or town regarding community preservation possibilities and resources, notice of which shall be posted publicly and published for each of two weeks preceding a hearing in a newspaper of general circulation in the city or town.

(2) The **community preservation committee shall make recommendations to the legislative** body for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation and preservation of land for recreational use; for the acquisition, creation, preservation and support of community housing; and for the rehabilitation or restoration of open space, land for recreational use and community housing that is acquired or created as provided in this section. With



respect to community housing, the community preservation committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

(3) The community preservation committee may include in its recommendation to the legislative body a recommendation to **set aside for later spending** funds for specific purposes that are consistent with community preservation but for which sufficient revenues are not then available in the Community Preservation Fund to accomplish that specific purpose or to set aside for later spending funds for general purposes that are consistent with community preservation.

(c) The community preservation committee shall not meet or conduct business without the presence of a **quorum**. A majority of the members of the community preservation committee shall constitute a quorum. The community preservation committee shall approve its actions by majority vote. Recommendations to the legislative body shall include their anticipated costs.

(d) After receiving such recommendations from the community preservation committee, the legislative body shall then take such action and approve such appropriations from the Community Preservation Fund as set forth in section 8, and such additional appropriations as it deems appropriate to carry out the recommendations of the community preservation committee.

(e) For the purposes of community preservation and upon the recommendation of the community preservation committee, a city or town may take by eminent domain under chapter 79, the fee or any lesser interest in real property or waters located in such city or town if such taking has first been approved by a two-thirds vote of the legislative body. Upon a like recommendation and vote, a city or town may expend monies in the Community Preservation Fund, if any, for the purpose of paying, in whole or in part, any damages for which a city or town may be liable by reason of a taking for the purposes of community preservation.

(f) Section 16 of chapter 30B shall not apply to the acquisition by a city or town, of real property or an interest therein, as authorized by this chapter for the purposes of community preservation and upon recommendation of the community preservation committee, and notwithstanding the provisions of section 14 of chapter 40, for purposes of this chapter, no such real property, or interest therein, shall be acquired by any city or town for a price exceeding the value of the property as determined by such city or town through procedures customarily accepted by the appraising profession as valid.

A city or town may appropriate money in any year from the Community Preservation Fund to an affordable housing trust fund.

Section 6. In every fiscal year and upon the recommendation of the community preservation committee, the **legislative body shall spend, or set aside for later spending, not less than 10 per cent** of the annual revenues in the Community Preservation Fund for open space, but not including land for recreational use, not less than 10 per cent of the annual revenues for historic resources and not less than 10 per cent of the annual revenues for community housing. In each fiscal year, the legislative body shall make such appropriations from the Community Preservation Fund as it deems necessary for the administrative and operating expenses of the community preservation committee, but the appropriations shall not exceed 5 per cent of the annual revenues in the Community Preservation Fund. Funds that are set aside shall be held in the Community Preservation Fund and spent in that year or later years, but funds set aside for a specific purpose shall be spent only for the specific purpose. Any funds set aside may be expended in any city or town in the commonwealth. **The community preservation funds shall not replace existing operating funds, only augment them.**

Section 7. Notwithstanding the provisions of section 53 of chapter 44 or any other general or special law to the contrary, a city or town that accepts sections 3 to 7, inclusive, shall establish a separate account to be known as the **Community Preservation Fund** of which the municipal treasurer shall be the custodian. The authority to approve expenditures from the fund shall be limited to the legislative body and the municipal treasurer shall pay such expenses in accordance with chapter 41.

The **following monies shall be deposited in the fund**: (a) all funds collected from the real property surcharge or bond proceeds in anticipation of revenue pursuant to sections 4 and 11; (b) all funds received from the commonwealth or any other source for such purposes; and (c) proceeds from the disposal of real property acquired with funds from the Community Preservation Fund. The treasurer may deposit or invest the proceeds of the fund in savings banks, trust companies incorporated under the laws of the commonwealth, banking companies incorporated under the laws of the commonwealth which are members of the Federal Deposit Insurance Corporation or national banks, or may invest the proceeds in paid up shares and accounts of and in co-operative banks or in shares of savings and loan associations or in shares of federal savings and loan associations doing business in the commonwealth or in the manner authorized by section 54 of chapter 44, and any income therefrom shall be credited to the fund. The expenditure of revenues from the fund shall be limited to implementing the recommendations of the community preservation committee and providing administrative and operating expenses to the committee.

Section 8. (a) The **fees of the registers of deeds**, except as otherwise provided, to be paid when the instrument is left for recording, filing or deposit shall be subject to a surcharge of \$20. The fees for so recording, filing or depositing a municipal lien certificate shall be subject to a surcharge of \$10. The surcharges shall be imposed for the purposes of community preservation. No surcharge shall apply to a declaration of homestead under chapter 188. No surcharge shall apply to the fees charged for additional pages, photostatic copies, abstract cards, additional square feet for the filing and recording of plans or for additional or required marginal references.

(b) The fees of the assistant recorder, except as otherwise provided, to be paid when the instrument is left for registering, filing or entering with respect to registered land shall be subject to a surcharge of \$20. The fees for so registering, filing or entering a municipal lien certificate shall be subject to a surcharge of \$10. The surcharges shall be imposed for the purposes of community preservation. No surcharge shall apply to a declaration of homestead of chapter 188. No surcharge shall apply to the fees charged for additional lots shown on plans, for indexing instruments recorded while a petition for registering is pending, for additional certificates of sewer assessments, for old age assistance liens, for duplicates and for photocopies.

(c) All surcharges on fees collected pursuant to this section shall be forwarded to the Massachusetts Community Preservation Trust Fund, established in section 9.

Section 9. (a) There shall be established and set up on the books of the commonwealth a separate fund, to be known as the **Massachusetts Community Preservation Trust Fund**, for the benefit of cities and towns that have accepted sections 3 to 7, inclusive, and pursuant to said sections 3 to 7, inclusive, have imposed a surcharge on their real property tax levy, subject to any exemptions adopted by a municipality. The fund shall consist of all revenues received by the commonwealth: (1) under the provisions of section 8; (2) from public and private sources as gifts, grants and donations to further community preservation programs; (3) from damages, penalties, costs or interest received on account of litigation or settlement thereof for a violation of section 15; or (4) all other monies credited to or transferred to from any other fund or source pursuant to law.

(b) The state treasurer shall deposit the fund in accordance with the provisions of section 10 in such manner as will secure the highest interest rate available consistent with the safety of the fund and with the requirement that all amounts on deposit be available for withdrawal without penalty for such withdrawal at any time. All interest accrued and earnings shall be deposited into the fund. The fund shall be expended solely for the administration and implementation of this chapter. **Any unexpended balances shall be redeposited for future use consistent with the provisions of this chapter.**

(c) The state treasurer shall make all disbursements and expenditures from the fund without further appropriation, as directed by the commissioner of revenue in accordance with said section 10. The department of revenue shall report by source all amounts credited to said fund and all expenditures from said fund. The commissioner of revenue shall assign personnel of the department as it may need to administer and manage the fund disbursements and any expense incurred by the department shall be deemed an operating and administrative expense of the program. **The operating and administrative expenses shall not exceed 5 per cent of the annual total revenue received under the provisions of said section 10.**

Section 10. (a) The **commissioner of revenue shall annually on October 15 disburse monies from the fund** established in section 10 to cities and towns that have accepted sections 3 to 7, inclusive, and notified the commissioner of their acceptance. The community shall notify the commissioner of the date and terms on which the voters accepted said sections 3 to 7, inclusive. The municipal tax collecting authority shall certify to the commissioner the amount the municipality has raised through June 30 by imposing a surcharge on its real property levy and shall certify the percentage of the surcharge applied.

(b) The commissioner shall multiply the amount in the fund by 80 per cent. This amount distributed in the **first round distribution** shall be known as the match distribution. The first round total shall be distributed to each city or town accepting said sections 3 to 7, inclusive, in an amount not less than 5 per cent but not greater than 100 per cent of the total amount raised by the additional surcharge on real property by each city or town. The percentage shall be the same for each city and town and shall be determined by the commissioner annually in a manner that distributes the maximum amount available to each participating city or town.

(c) The commissioner shall further divide the remaining 20 per cent of the fund in a **second round distribution**, known as the equity distribution. The commissioner shall determine the equity distribution in several steps. The first step shall be to divide the remaining 20 per cent of the fund by the number of cities and towns that have accepted said sections 3 to 7, inclusive. This dividend shall be known as the base figure for equity distribution. This base figure shall be determined solely for purposes of performing the calculation for equity distribution and shall not be added to the amount received by a participant.

(d) Each city and town in the commonwealth shall be assigned a community preservation rank for purposes of the equity distribution. The commissioner shall determine each community's rank by first determining the municipality's equalized property valuation per capita ranking, ranking municipalities from highest to lowest valuation. The commissioner shall also determine the population of each municipality and rank each from largest to smallest in population. The commissioner shall add each equalized property valuation rank and population rank, and divide the sum by two. The dividend is the community preservation raw score for that municipality.

(e) The commissioner shall then order each municipality by CP raw score, from the lowest raw score to the highest raw score. This order shall be the CP rank for each municipality. If more than one municipality has the same CP raw score, the municipality with the higher equalized valuation rank shall receive the higher CP rank.

(f) After determining the CP rank for each municipality in the commonwealth, the commissioner shall divide all municipalities into deciles according to their CP ranking, with approximately the same number of municipalities in each decile, and with the municipalities with the highest CP rank shall be placed in the lowest decile category, starting with decile 10. Percentages shall be assigned to each decile as follows:

decile 1	140 per cent of the base figure
decile 2	130 per cent of the base figure
decile 3	120 per cent of the base figure
decile 4	110 per cent of the base figure
decile 6	90 per cent of the base figure
decile 7	80 per cent of the base figure
decile 8	70 per cent of the base figure
decile 9	60 per cent of the base figure
decile 10	50 per cent of the base figure

After assigning each municipality to a decile according to their CP rank, the commissioner shall multiply the percentage assigned to that decile by the base figure to determine the second round equity distribution for each participant.

(f) Notwithstanding any other provision of this section, the total state contribution for each city or town shall not exceed the amount raised by the municipality's surcharge on its real property levy.

(g) When there are monies remaining in the trust fund after the first and second round distributions, and any necessary administrative expenses have been paid in accordance with section 6, the commissioner may conduct a **third round surplus distribution**. Any remaining surplus in the fund may be distributed by dividing the amount of the surplus by the number of cities and towns that have accepted this chapter. The resulting dividend shall be the surplus base figure. The commissioner shall then use the decile categories and percentages as defined in this section to determine a surplus equity distribution for each participant.

(h) The commissioner shall determine each participant's total state grant by adding the amount received in the first round distribution with the amounts received in any later round or rounds of distributions, with the exception of a city or town that has already received a grant equal to 100 per cent of the amount the community raised by its surcharge on its real property levy.

**(1) Only those cities and towns that adopt the maximum surcharge allowed by this chapter shall be eligible to receive additional state monies through the equity and surplus distributions.**

(2) If less than 10 per cent of the cities and towns in the commonwealth have accepted sections 3 to 7, inclusive, and imposed and collected a surcharge on their real property levy, the commissioner may calculate the state grant with only one round of distributions, or in any other equitable manner.

(j) After distributing the trust fund in accordance with this section, the commissioner may keep any remaining funds in the trust for distribution in the following year.

Section 11. A city or town that accepts sections 3 to 7, inclusive, may issue, from time to time, **general obligation bonds** or notes in anticipation of revenues to be raised pursuant to section 3, the proceeds of which shall be deposited in the Community Preservation Fund. Bonds or notes so issued may be at such rates of interest as shall be necessary and shall be repaid as soon after such revenues are collected as is expedient. Cities or towns that choose to issue bonds pursuant to this section shall make every effort to limit the administrative costs of issuing such bonds by cooperating among each other using methods including, but not limited to, common issuance of bonds or common retention of bond counsel. Except as otherwise provided in this chapter, bonds or notes issued pursuant to this section shall be subject to the applicable provisions of chapter 44. The maturities of each issue of bonds or notes issued under this chapter may be arranged so that for each issue the amounts payable in the several years for principal and interest combined shall be as nearly equal as practicable in the opinion of the officers authorized to issue bonds or notes or, in the alternative, in accordance with a schedule providing for a more rapid amortization of principal.

Section 12. (a) A **real property interest** that is purchased with monies from the Community Preservation Fund shall be bound by a **permanent deed restriction** that meets the requirements of chapter 184, limiting the use of the interest to the purpose for which it was acquired. The deed restriction shall **run with the land and shall be enforceable** by the city or town or the commonwealth. The deed restriction may also run to the benefit of a nonprofit, charitable corporation or foundation selected by the city or town with the right to enforce the restriction.

(b) **Real property interests** acquired under this chapter shall be owned and managed by the city or town, but the legislative body may delegate management of such property to the conservation commission, the historical commission, the board of park commissioners or the housing authority, or, in the case of interests to acquire sites for future wellhead development by a water district, a water supply district or a fire district. The legislative body **may also delegate** management of such property to a nonprofit organization created under chapter 180 or chapter 203.

Section 13. The **community preservation committee shall keep a full and accurate account** of all of its actions, including its recommendations and the action taken on them and records of all appropriations or expenditures made from the Community Preservation Fund. The committee shall also keep records of any real property interests acquired, disposed of or improved by the city or town upon its recommendation, including the names and

addresses of the grantors or grantees and the nature of the consideration. The records and accounts shall be public records.

Section 14. Notwithstanding the provisions of any general or special law to the contrary, every city and town may accept sections 3 to 7, inclusive, and may thereupon **receive state grants** under section 10. A city or town that accepts said sections 3 to 7, inclusive, shall not be precluded from participating in state grant programs.

State grant programs may include local adoption of this chapter among the criteria for selection of grant recipients. Funds in the Community Preservation Fund may be made available and used by the city or town as the **local share for state or federal grants** upon recommendation of the community preservation committee and the legislative body, as provided for in section 5, if such grants and such local share are used in a manner consistent with the recommendations of the community preservation committee.

Section 15. (a) A person who, without permission, knowingly carries away or steals, mutilates, destroys, **damages**, causes to be damaged or cuts any tree, shrub, grass or any other portion of real property purchased by a city or town with funds derived from this chapter shall be liable to the city or town in tort for such actions.

(b) Damages, including punitive damages for willful or wanton violation of this chapter or any rule or regulation issued or adopted hereunder, may be recovered in a civil action brought by the city or town or, upon request of the city or town, by the attorney general. The city or town or, upon request of the city or town, the attorney general, may bring an action for injunctive relief against any person violating this chapter or any rule or regulation issued hereunder. The superior court shall have jurisdiction to enjoin violations, to award damages and to grant such further relief as it may deem appropriate.

(c) Any damages, penalties, costs or interest thereon recovered pursuant to this section shall be deposited into the Community Preservation Fund of the city or town in which the violation occurred.

Section 16. (a) At any time after imposition of the surcharge, the legislative body may approve and the voters may accept an **amendment to the amount and computation of the surcharge**, or to the amount of exemption or **exemptions**, in the same manner and within the limitations set forth in this chapter.

(b) At any time after the expiration of five years after the date on which sections 3 to 7, inclusive, have been accepted in a city or town, said sections **may be revoked** in the same manner as they were accepted by such city or town, but the surcharge imposed under section 3 shall remain in effect in any such city or town, with respect to unpaid taxes on past transactions and with respect to taxes due on future transactions, until all contractual obligations incurred by the city or town prior to such termination shall have been fully discharged.

Section 17. The **commissioner of revenue shall have the authority to promulgate rules and regulations to affect the purposes of this chapter.**

**SECTION 2.** Section 38 of chapter 262 of the General Laws, as appearing in the 1998 Official Edition, is hereby amended by adding the following paragraph:

The fees of the registers of deeds, except as otherwise provided, to be paid when the instrument is left for recording, filing or deposit shall be subject to a surcharge under section 8 of chapter 44B.

**SECTION 3.** Section 39 of said chapter 262, as so appearing, is hereby amended by adding the following paragraph:

The fees of the assistant recorder, except as otherwise provided, to be paid when the instrument is left for registering, filing or entering with respect to registered land shall be subject to a surcharge under section 8 of chapter 44B.

Approved September 14, 2000.

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## **Appendix B**

### **TRURO TOWN BYLAW CHAPTER VII (April 2023)**

## CHAPTER VII

### COMMUNITY PRESERVATION COMMITTEE

#### Section 1

#### CREATION OF THE COMMUNITY PRESERVATION COMMITTEE

##### (a) Purpose

There is hereby established a Community Preservation Committee (hereafter CPC) consisting of nine voting members pursuant to the Provisions of G.L. c.44B, sec. 5, including its definitions. The CPC shall study the needs, possibilities and resources of the Town regarding community preservation. The CPC shall make recommendations to the Town Meeting for the acquisition, creation and preservation of open space, for the acquisition and preservation of historic resources, for the acquisition, creation, preservation of land for recreational use, for the creation, preservation and support of community housing and for rehabilitation or restoration of such open space, historic resources, land for recreational use and community housing that is acquired or created as provided in this section. (4/08)

##### (b) Membership of the CPC

The composition of the CPC, the appointing authority and the term of office for the committee members shall be as follows: one member of the Conservation Commission, as designated by said Commission; one member of the Historical Commission, as designated by said Commission; one member of the Housing Authority, as designated by said Authority; one member of the Open Space Committee, as designated by said Committee; one member of the Planning Board, as designated by said Board; one member of the Recreation Commission, as designated by said Commission; and three members at large, to be appointed by the Board of Selectmen. (4/08)

Each member of the Committee shall serve for a term of three years, or until the person no longer serves in the position or on the board or committee as set forth above, whichever is earlier. Vacancies on this Committee shall be filled by the corresponding appointing authority. Should any of the boards, commissions, or committees who have appointing authority under this by-law be no longer in existence for whatever reason, the Board of Selectmen shall appoint suitable person(s) to serve in their place(s).

##### (c) Responsibilities

The CPC shall consult with existing municipal boards, including the Conservation Commission, the Historical Commission, the Housing Authority, the Open Space Committee, the Planning Board, the Recreation Commission, and the Local Comprehensive Plan Committee or persons acting in those capacities or performing like duties, in conducting its studies. As part of its study, the CPC shall hold one annual public informational hearing, or more at its discretion, on the needs, possibilities and resources of the Town regarding community preservation possibilities and resources, notice of which shall be posted publicly and published for each of two weeks preceding a hearing in a newspaper of general circulation in the Town.

When necessary, the CPC will be responsible for interpreting the CPA (and related regulations), and for ensuring that it is properly and legally implemented in Truro. The CPC may consult with the Board of



Selectmen in this regard.

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## Section 2 ADMINISTRATION

(a) Proposals for consideration by the CPC may be submitted at any time, by any regularly-constituted town committee or any group of ten (10) or more citizens, but no later than November 1 of the calendar year, said proposals to be submitted in writing and signed by a quorum of the members.

(b) In every fiscal year, the CPC must recommend that the Annual or special Town Meeting either spend, or set aside for later spending, not less than 10% of the annual revenues in the Community Preservation Fund for open space (not including land for recreational use); not less than 10% of the annual revenues in the Community Preservation Fund for historic resources; and not less than 60% of the annual revenues in the Community Preservation Fund for community housing. (4/06, 4/23)

With respect to community housing, the CPC shall recommend, wherever possible, the reuse of existing buildings, or construction of new buildings, on previously developed sites.

The CPC may include in its recommendation(s) to the Annual or special Town Meeting a recommendation to set aside, for later spending, funds for specific purposes that are consistent with community preservation but for which sufficient revenues are not then available in the Community Preservation Fund to accomplish that specific purpose, or to set aside, for later spending, funds for general purposes that are consistent with community preservation. (4/06)

The CPC allocation recommendation to the Annual or special Town Meeting must account for 100% of all annual revenues and revenues previously set aside and shall be in the form of an Article in the Warrant, for Town Meeting consideration. (4/06)

(c) For those committees receiving community preservation funds, these funds shall only augment them, not replace existing operating funds. No single purpose shall dominate over a long period of time, i.e. not to exceed five years.

(d) Prior to the Annual Town Meeting and after receiving recommendation(s) from the CPC (by February 1), the Board of Selectmen and the Finance Committee shall each meet at a regularly scheduled meeting to deliberate and vote on them and shall provide their committee recommendation(s) within the CPC Article(s) in the Warrant.

### **Section 3 REQUIREMENT FOR A QUORUM AND COST ESTIMATES**

The CPC shall comply with the provisions of the Open Meeting Law, G.L. c. 39, sec. 23B and the Truro Town Charter. The Committee shall not meet or conduct business without the presence of a majority of the members of the CPC. The CPC shall approve its actions by majority vote of those present.

Recommendations to the Annual or special Town Meeting shall include the committee's anticipated administrative and operating costs, not to exceed five percent (5%) of the annual revenues in the Community Preservation Fund. (4/06)

### **Section 4 AMENDMENTS**

This by-law may be amended from time to time by a majority vote of the Town Meeting, consistent with the provisions of G.L. c.44B.

### **Section 5 SEVERABILITY**

In case any section, paragraph or part of this by-law is for any reason declared invalid or unconstitutional by any court, every other section, paragraph or part shall continue in full force and effect.

### **Section 6 WHEN EFFECTIVE**

Provided that the Community Preservation Act, MGL c. 44B, is accepted at the 2005 Annual Town election, this section shall take effect upon approval by the Attorney General of the Commonwealth and after all requirements of MGL. c. 40, sec. 32 have been met. Each appointing authority shall have thirty (30) days after the effective date to make its appointments.

## **Appendix C**

### **APPLICATION PROCESS**

## **THE TRURO COMMUNITY PRESERVATION ACT FUNDING PROCESS**

The Community Preservation committee invites funding applications for the annual funding round for Community Preservation Act funds expected to become available by July 1 of the following year. It is the responsibility of the committee to review all applications and to make recommendations as to which, if any, of these applications should be funded. The Committee brings its recommendations to the Annual or a Special Town Meeting in April of each year. Prior thereto the process outlined in this application must be followed for any applicant wishing to be considered for Community Preservation Act Funds.

### **Step 1. Submit Completed Applications by November 1.**

Any Town Committee, group of ten taxpayers, non-profit or for profit organization can apply for Community Preservation Act funds for specific projects. Applications must be received by November 1 in order to be eligible for consideration at the Annual Town Meeting. Applications for CPA funding must be submitted to:

Community Preservation Committee  
Truro Town Hall  
P.O. Box 2030  
Truro, MA 02666

### **Step 2. Community Preservation Review and Public Comment.**

A. Application Review: The Community Preservation Committee will review submitted applications to determine whether the proposed projects:

1. Are eligible for Community Preservation funding; and
2. Are sufficiently developed in terms of work plan and proposed timing to merit further consideration; and
3. Are consistent with the goals of the Truro Local Comprehensive Plan as adopted in April 2005; and
4. Are signed by project proponents and/or property owners; and
5. Are consistent with the criteria herein.

B. Meetings: The Committee encourages applicants to meet with the Committee or its representatives to discuss their applications and may require that further or additional information be submitted to the Committee. Applications may be revised or modified as a result of such meeting and discussion.

C. Publication: The Committee will publish a list of those projects applying for funding, with a brief description of each proposed project on or before December 15 of each year.

D. Public Hearing: The committee will seek public comment on proposed projects as a duly noticed hearing to be held in January. The Committee may also vote on the applications at a CPC meeting or at the public hearing.

E. Notification: The Committee will notify applicants of its decisions concerning project applications and will submit its recommendations for funding to the Board of Selectmen on or  
Truro General Bylaws

before February 15. The Committee chair and/or vice chair will make every effort to meet with the Board of Selectmen and the Finance committee to describe the projects to be presented to Town Meeting before the Warrant is printed.

F. Committee Recommendations: The Committee will make its final recommendations for funding in the form of one or more warrant articles to be voted on at the annual Town Meeting. The Committee may recommend a project as proposed by the applicant, or may modify the project, or it may recommend partial funding or funding for only a portion or phase of the proposed project. The committee may decide not to recommend a project. The Committee's recommendations to Town Meeting may include detailed specifications and conditions, and other limitations or additional requirements as the Committee deems appropriate to ensure CPA compliance and project performance.

### **Step 3. Town Meeting Vote.**

The Committee will present its recommendations to an Annual or Special Town Meeting for discussion and vote. Town Meeting has the final authority to appropriate funds from Truro's Community Preservation Act Fund. A simple majority vote is required to approve funding. A two-thirds vote is required for borrowing.

### **Step 4. Project Execution.**

Funding for approved projects will be available following town Meeting. CPA monies are public funds raised from dedicated Truro tax revenues and from matching funds from the Commonwealth to the Town. Private entities (non-profit organization, private citizen groups are not bound by State procurement laws. Municipality/State/Other public entities will need to consult with Town Procurement officer. (MGL c.149 and c.30 s.39M)

All CPA funds are administered and disbursed by the Town of Truro, and the Select Board will appoint a Board member as a liaison to the CPC. Payments are made only after the receipt of goods or services.

General questions concerning the application process should be directed to Committee Co-Chairs Mary Rose and Jim Summers, or to Community Preservation Committee at Truro Town Hall. For questions about procurements and other financial requirements and procedures please contact the Chief Procurement Officer at Town Hall.

The Committee may request project status updates from Fund recipients. The purpose of such updates is to ensure compliance with the CPA and to aid the Committee in refining our Community Preservation Act implementation and plan and to identify issues that may assist future applicants.

## **REVIEW AND RECOMMENDATION CRITERIA**

It is the responsibility of the Committee to review all projects proposed for funding through the CPA fund and to make recommendations to Town Meeting as to which, if any, of the proposed Truro General Bylaws

projects should be funded. In order to be considered eligible for review by the committee, a project must at a minimum meet the statutory requirements of the CPA.

A project submitted to and deemed eligible for consideration by the Committee will be evaluated in relation to the following “Review and Recommendation Criteria.” Recommendations for funding will be based on how well the individual projects meet these criteria, recognizing that all criteria may not apply to every project. The Committee will also give due consideration to the urgency of the project, with particular consideration given to those projects whose successful implementation is constrained by scheduling factors not controlled by the applicant.

- The project is consistent with the goals for the town of Truro Local Comprehensive Plan, as approved at Town Meeting.
- The project is economically and otherwise reasonably feasible to implement.
- The project serves multiple needs and populations and/or addresses more than one focus area of the CPA.
- The project leverages additional or multiple sources of public and/or private funding.
- The project utilizes preserves, protects or enhances currently Town-owned open space, recreation, historic and/or housing assets.
- The project is consistent with recent Town Meeting actions.
- The applicant/applicant team has successfully implemented projects of similar type and scale or has demonstrated the ability and competency to implement the project as proposed.
- The applicant has site control, or the written consent by the property owner to submit the application.

## PROJECT APPLICATION FORM

**Applicant:** \_\_\_\_\_ **Submission Date:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Purpose:** (Select all that apply)

\_\_\_\_\_ ☐ **Open Space**

\_\_\_\_\_ ☐ **Community Housing**

**Telephone:** \_\_\_\_\_ ☐ **Historic Preservation**

**E-mail:** \_\_\_\_\_ ☐ **Outdoor Recreation**

**Town Committee** (if applicable): \_\_\_\_\_

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

**Project Location/Address:** \_\_\_\_\_

**Amount Requested:** \$ \_\_\_\_\_

**Project Summary:** In the space below, provide a brief summary of the project.

**Estimated Date for Commencement of Project:** \_\_\_\_\_

**Estimated Date for Completion of Project:** \_\_\_\_\_

### BUDGET FORM

	<b>Total Cost</b>	<b>\$ Requested from CPC</b>	<b>\$ from Other Sources</b>	<b>Description</b>
<b>TOTAL BUDGET</b>				



## TRURO COMMUNITY PRESERVATION COMMITTEE MINI GRANTS

In June of 2021 the Truro CPC Mini Grant program was started. Our hope is that this program will encourage applications for a range of small, creative projects that fall within the purposes of the Massachusetts Community Preservation Act. These areas are:

- Open Space
- Historic Preservation
- Community Housing
- Outdoor Recreation

Like regular grants, mini grants can be submitted by:

- town boards/committees/commissions,
- other organizations, or
- groups of 10 or more Truro citizens.

Applications for Mini Grants can be submitted for projects up to \$20,000. Goals of the mini-grant program include:

- encouraging applications from a wide range of Truro entities
- encouraging creative ideas, pilot projects, studies to inform future work
- providing opportunities to experiment with projects that could be taken to bigger scale
- increasing knowledge of the CPC and the opportunities it provides.

Below are grants in each funding areas that have been funded by the CPC in the past and examples of potential mini grants.

	STANDARD GRANT	MINI GRANT
OPEN SPACE	Land Acquisition - \$200,000	Construction of Outdoor Classroom - \$18,000
COMMUNITY HOUSING	Affordable Housing Trust Fund - \$50,000	Study of creative senior housing in rural communities - \$15,000
HISTORIC PRESERVATION	Edgewood Farm – renovation & reconstruction of barn - \$50,000	Create & build Outdoor Exhibit about fishing industry at Cold Storage Beach - \$13,000
OUTDOOR RECREATION	Puma Park Construction \$60,000	Paint 2 pickleball courts on the Corn Hill Parking lot - \$5,000

Applications are due: November 1.

### III. SAMPLE MINI PROJECT BUDGET

Please include a detailed budget that shows full project budget and amount requested from CPC funds.

*Sample Budget*

	<b>Total Cost</b>	<b>\$ Requested from CPC</b>	<b>\$ from Other Sources</b>	<b>Description</b>
<b>Consultant(s)</b>				
•	\$3,750	\$3,750	\$3,750	What do they do, what is their hourly rate ex. Consultant to research and produce report on innovative senior housing in rural communities 100 hours @ \$75/hour – 50% funded by COA
•				
<b>Total Consultants</b>	\$7,000	\$3,750	\$3,750	
<b>Equipment</b>				
•	\$100	\$100		Easels for Community meetings – 2 at \$50
•				
<b>Total Equipment</b>	\$100	\$100		
<b>Supplies/Material (could include printing, copying)</b>				
•	\$150	\$150		Printed Reports – 50 @ \$15
•	\$350	\$350		Poster Board Displays of Information 10 @ \$35
<b>Total Supplies/Material</b>	\$500	\$500		
<b>Labor</b>				
•				
•				
<b>Total Labor</b>	\$0	\$0		
<b>Other – mailing, other costs</b>				
•				
•				
<b>Other Total</b>	\$0	\$0		
<b>TOTAL BUDGET</b>	\$7,600	\$4,350	\$3,750	

# TRURO CPC MINI GRANT APPLICATION

## I. COVER SHEET

### APPLICANT INFORMATION

**Applicant:** \_\_\_\_\_ **Submission Date:** \_\_\_\_\_

**Contact Person:** \_\_\_\_\_

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

\_\_\_\_\_

**Telephone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Town Committee** (if applicable): \_\_\_\_\_

**Name of fiscal agent** (if applicable) \_\_\_\_\_

### **PROPOSAL INFORMATION**

**Purpose:** (Select all that apply)

☐ **Open Space**

☐ **Community Housing**

☐ **Historic Preservation**

☐ **Outdoor Recreation**

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

**Project Location/Address:** \_\_\_\_\_

**CPC Amount Requested:** \$ \_\_\_\_\_ **Total Project Cost** \_\_\_\_\_

**Estimated Start Date:** \_\_\_\_\_ **Estimated End Date** \_\_\_\_\_

**Project Summary:** In the space below, provide a brief summary of the project. If the project is approved by the CPC this is the 2-3 sentence description will be used in the Town Warrant.

**II. PROJECT NARRATIVE:** In no more than 2 pages please include

- Brief description of the organization/community group
- A description of the project including,
  - Who will it serve?
  - How does this project meet Community Preservation Goals? Please connect to specific goal(s).
  - Who will be responsible for implementing and overseeing this project?
  - Maintenance: If ongoing maintenance will be required, who will be responsible and how will it be funded?

**III. Budget:** Please detail the full costs of the project. You may use the attached budget sheet.

**IV. Other:** You may attach supporting information such as:

- information on proposed materials

- relevant photographs, diagrams, maps etc.

## BUDGET FORM

	Total Cost	\$ Requested from CPC	\$ from Other Sources	Description
TOTAL BUDGET				

**APPENDIX D.**  
**GRANT IMPLEMENTATION**

**Appendix D-1**  
**Truro CPC - Procedures for Implementation of CPC Grants**

1. After project accepted and approved by town meeting, CPC shall assign two members of the CPC to have authority to authorize payment of funds under the grant. No non-members of the CPC shall have authority to request that the Town Accountant disburse CPC funds to implement any grant.
2. Following the assignment of CPC contact members, an award letter and grant agreement shall be prepared and provided to the recipient (see attached).
3. No disbursement of funds shall be authorized until the grant agreement has been executed by the recipient and the requisite town officials and a copy of the executed agreement has been provided to the CPC. In addition, if a deed restriction or lien is to be imposed, the recipient shall provide proof of recording in the Registry of Deeds prior to disbursement of any funds.
4. Once the requisite documents have been executed and, if necessary, recorded, either of the two assigned members may authorize disbursement of funds. The member shall be responsible to ensure that the request for disbursement is properly documented and that the disbursement requested is for services or materials authorized under the grant.
5. The CPC shall review authorizations and disbursements at least semi-annually, and more frequently should any member of the CPC request. Any questions as to the propriety of any expenditure under a grant shall be referred to the CPC prior to payment.

**Appendix D-2**  
**Grant Implementation**

## 2. SAMPLE AWARD LETTER

Mr/Mrs XXX President  
Organization  
Address

May 11, 201\_

Re: FY20XX Project Funding – Project

Dear President \_\_\_\_\_:

Congratulations to (Organization) on being a recipient of Community Preservation funds (CPA funds). Your effort and cooperation during this year's project selection process helped secure approval at the Annual Town Meeting of the Community Preservation Committee's (CPC) spending recommendations, including an appropriation of \$X,XXX for (description of project).

The Truro CPC requires that the enclosed Grant Agreement be fully executed by your organization and by the Town before the project can begin implementation. (CPC Committee member) of the Community Preservation Committee have been assigned to on-going monitoring and implementation of this Project and will be responsible for authorizing disbursement of project funds upon submission of proper documentation by you.

Please contact the Co-Chairs of the CPC, if you have any questions regarding this grant or its implementation. Thank you for working in partnership with the CPC to make a significant and lasting difference in our town.

Sincerely,

Community Preservation Committee

cc: Board of Selectmen  
Town Administrator  
Town Accountant



## **Appendix D-3**

### **3. SAMPLE GRANT AGREEMENT**

#### **TRURO, MASSACHUSETTS**

#### **COMMUNITY PRESERVATION ACT GRANT AGREEMENT**

THIS GRANT AGREEMENT (this “Agreement”) is entered into as of the 1<sup>st</sup> day of July, 2025 (the “Commencement Date”), by and between the Town of Truro (the “Town”), a Massachusetts municipal corporation, acting by and through its Select Board, having a usual place of business at 24 Town Hall Road, Truro, MA 02666, and the XXXXXX (“Grantee”), having an address of XXXXXX, collectively the “Parties.”

WHEREAS, Grantee is a nonprofit corporation dedicated to preserving, displaying, and educating the public on the history of the Town and the Outer Cape Cod region; and

WHEREAS, Grantee submitted an application, a copy of which is attached hereto as Exhibit A and incorporated herein (the “Proposal”) to the Community Preservation Committee (the “CPC”) for funds under G.L. c. 44B, §1, et seq., the Community Preservation Act (the “CPA”), in the amount of \$XX,XXX for the purpose of (summary of application) (the “Project”), and

WHEREAS, the CPC reviewed and approved the Proposal and recommended that Town Meeting appropriate the funds therein requested for the purposes of undertaking the Project; and

WHEREAS, Town Meeting thereafter appropriated \$X,XXX by vote under Article XX of the (date of meeting) Annual Town Meeting to fund the Work, a copy of which vote is attached hereto as Exhibit B.

NOW THEREFORE, the Town and Grantee wish to set forth in this Grant Agreement the terms and conditions of the Grant, and hereby agree as follows:

#### **Agreement**

1. Recitals. The recitals above are true and accurate and are incorporated herein by reference.
2. Funding. As recommended by the CPC under Article XX of the (date of meeting) Annual Town Meeting, and as appropriated by said Town Meeting, the Town shall grant funds to Grantee in an amount not to exceed \$X,XXX (the “Funds” or the “Grant Amount”) on the condition that Grantee shall use the Funds only for the purposes of undertaking the Project,

as set forth more particularly in the Proposal and documents attached thereto, and in accordance with the terms of this Agreement.

3. Conditions. The award and release of the Grant Funds to Grantee is conditioned upon the following conditions:
  - a) Work on the Project, as set forth in the Proposal and this Agreement, shall be completed within X (X) years of the Commencement Date.
  - b) Any remaining Funds shall be returned to the Community Preservation General Fund if the Project has not been completed as provided for in Section 3(a). The Town may grant extensions of the completion deadline for good cause.
  - c) Town Contact. Grantee shall seek the approval of, and work closely with, the CPC Coordinator in the implementation of the Project.
  - d) Grantee Contact. Grantee shall identify in writing a contact person responsible for administration of the Work. The contact person is XXXX, who can be reached at XXXX [email].
4. Budget/Other Sources of Funding. Prior to the commencement of any work, Grantee must submit a complete budget for the Project, including all final bids that account for: (a) the expenditure of all Funds awarded under this Agreement, and (b) all other sources of funding, if necessary, to complete the Project as described herein. Reimbursement for funds spent will not commence unless sufficient funding has been secured to complete the Project and the Project budget has been approved by the Town. If the Town determines that funds have been spent on goods and/or services not included in the Project budget or otherwise not authorized under the Act, reimbursement may not be authorized or, if Funds have already been granted, Grantee shall repay such Funds to the Town.
5. Contract Documents. The Contract Documents consist of this Agreement, the Proposal, and all documents attached hereto or referenced therein. The Contract Documents constitute the entire agreement between the parties concerning the Project.
6. Intentionally Omitted.
7. Payment. The Town shall disburse the Grant Amount upon verified evidence of progress on the Project and receipt of invoices and/or other appropriate documentation of expenses incurred. Grantee shall use all such sums only for the purpose of undertaking the Project, as described in the Contract Documents. The entire cost of undertaking the Project in excess of the Grant Amount shall be paid by Grantee. Notwithstanding anything herein to the contrary, if the actual total cost of undertaking the Project is more than the Grant Amount (the difference between the two amounts referred to hereinafter as the "Excess"), the Town shall have no obligation to pay the Excess.
8. Progress Reports. Grantee shall provide the Town, acting by and through the CPC, with progress reports at six (6)-month intervals beginning sixty (60) days from the date of the signing of this Agreement for as long as the Funds remain unexpended, and with final notification within thirty (30) days after the Project has been completed. The Town, acting

by and through the CPC, reserves the right to require supplementary information from Grantee. Grantee shall submit a final report to the CPC and the Town within thirty (30) days from the Project completion date.

9. Record-Keeping. Grantee agrees to keep, for a period of six (6) years after the Project is completed, such records with respect to the utilization of the Funds as are kept in the normal course of business and such additional records as may be required by the Town. The Town shall have full and free access to such records and may examine and copy such records during normal business hours and as often as the Town may deem appropriate.
10. Termination. In the event Grantee fails to fulfill any of its obligations under this Agreement (including the provision requiring Grantee to comply with the Restriction), as determined by the Town, and such failure is not cured within thirty (30) days after the Town has given written notice to Grantee specifying such failure, the Town shall have the right, in its sole discretion, to terminate this Agreement upon written notice to Grantee. Upon receipt of said termination notice, Grantee shall cease to incur additional expenses in connection with this Agreement. Upon termination, the Town shall be free to pursue any rights or remedies provided within this Agreement, including without limitation, recapture of Funds as set forth in Section 11 below. Upon the expiration or earlier termination of this Agreement, all rights and obligations of the parties hereunder shall expire and be of no further force and effect, except that the provisions of Sections 9, 10, 11, 12, 13, and 20 shall survive said expiration or earlier termination. In the event the Town takes legal action under this Agreement, for enforcement or otherwise, Grantee shall be liable for all of the Town's costs and expenses related thereto, including but not limited to reasonable attorney's fees and court costs, including those incurred by the Town on and from the date of default.
11. Return of Funds. In the event Grantee fails to fulfill any of its obligations under this Agreement and the Agreement is terminated pursuant to Section 10, any funds paid to Grantee under this Agreement and not yet expended shall be returned forthwith to the Town without further expenditure thereof. If Grantee fails to fulfill its obligations under the terms of this Agreement as a result of negligent or intentional acts or omissions of Grantee, Grantee shall be liable to repay to the Town the entire amount of the Grant Amount provided under this Agreement, and the Town may take such steps as are necessary, including legal action, to recover such funds. Any funds so returned or recovered shall be placed in the Town Community Preservation Fund. In the event that the Town takes legal action under this Agreement, Grantee shall pay any and all costs, including reasonable attorneys' fees, expended by the Town in enforcing this Agreement.
12. Liability of the Town. The Town's sole obligation hereunder shall be to make the payment specified in Section 7 of this Agreement, provided that Grantee complies with the terms hereof, including the conditions set forth in Section 3, and the Town shall be under no further obligation or liability. Nothing in this Agreement shall be construed to render the Town liable for any other obligation under this Agreement or to render any elected or appointed official or employee of the Town, or their successors in office, personally liable for any obligation under this Agreement.
13. Indemnification. Grantee shall indemnify, defend, and hold the Town and its departments, officers, employees, representatives and agents harmless from and against any and all claims, demands, liabilities, actions, causes of actions, costs and expenses, including attorney's fees,

of any nature whatsoever arising as a result of (a) the Project and (b) any and all claims for the payment by the Town of any amount in excess of the Grant Amount.

14. Community Preservation Act Awareness. Upon completion of the Project, Grantee agrees to post, in an appropriate location, mutually acceptable to the parties, a permanent sign stating that the Project was funded with the assistance of the Town of Truro's Community Preservation Act revenues. Grantee also agrees to include similar references to the Community Preservation Committee in its written materials about the Project, including press releases, brochures, etc.
15. Independent Status. Grantee acknowledges and agrees that it is acting in a capacity independent of the Town, and shall not be considered an employee or agent of the Town for any purpose.
16. Successors and Assigns. This Agreement is binding upon the parties hereto and their successors and permitted assignees. Grantee shall not assign, subcontract or otherwise transfer this Agreement or its rights hereunder, in whole or in part, without the prior written consent of the Town, which may be withheld in its sole and absolute discretion.
17. Compliance with Laws. Grantee shall comply with all federal, state and local laws, rules, regulations and orders applicable to the Work performed pursuant to this Agreement. Grantee and Grantee's contractors shall indemnify and hold the Town harmless for and against any and all fines, penalties or monetary liabilities incurred by the Town as a result of the failure of Grantee to comply with the previous sentence.
18. Notice. Any and all notices, or other communications required or permitted under this Agreement, shall be in writing and delivered by hand or mailed postage prepaid, return receipt requested, by registered or certified mail or by other reputable delivery service, to the parties at the addresses set forth on Page 1 or furnished from time to time in writing hereafter by one party to the other party. Any such notice or correspondence shall be deemed given when so delivered by hand, if so mailed, when deposited with the U.S. Postal Service or, if sent by private overnight or other delivery service, when deposited with such delivery service. Notwithstanding the foregoing, e-mail may be used to communicate relative to progress, reimbursements and completion requirements.
19. Severability. If any term or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.
20. Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts and Grantee submits to the jurisdiction of any of its appropriate courts for the adjudication of disputes arising out of this Agreement.

Exhibits:

Exhibit A: Proposal

Exhibit B: Town Meeting Vote

IN WITNESS THEREOF, the Parties hereto have executed this Grant Agreement effective on the day written above:

GRANTEE:

XXXXXX

By: \_\_\_\_\_  
Name:  
Title:

TOWN:

TOWN OF TRURO,  
By its Select Board

\_\_\_\_\_  
Susan Areson, Chair

\_\_\_\_\_  
Susan Girard-Irwin, Vice Chair

\_\_\_\_\_  
Nancy Medoff, Clerk

\_\_\_\_\_  
Stephanie Rein, Member

\_\_\_\_\_  
John Dundas, Member

Grantee:  
Application Recipient

\_\_\_\_\_  
Written name

**Appendix E**  
**FUNDED PROJECTS**

## CPA Funded Projects

### Town Meeting 2006 for Fiscal Year 2007

#### **Cobb Library Restoration (Phase I)**

**Category**                      **Award**  
Historic                              \$51,000

TM Approval 4/25/06

**Project:** For Phase I of the project, renovating the historic library into a museum archival facility for use by the Truro Historical Society



#### **Affordable Housing Outreach & Assessment**

**Category**                      **Award**  
Community Housing              \$7,500

TM Approval 4/25/06

**Project:** For affordable housing outreach and an assessment by the Truro Housing Authority

#### **Truro Affordable Housing Operating Expenses**

**Category**                      **Award**  
Community Housing              \$12,000

TM Approval 4/25/06

**Project:** For administrative costs including expenses and attorney fees for the Truro Housing Authority operations

#### **Snow's Field/ Old Burn Dump Evaluations**

**Category**                      **Award**  
Open Space/Recreation        \$15,000

TM Approval 4/25/06

**Project:** For the evaluation of potential recreational and open space uses at Snow's Field and the Old Burn Dump on South Highland Rd.

#### **Snow's Road Affordable Housing**

**Category**                      **Award**  
Community Housing              \$217,900

TM Approval 4/25/06

**Project:** For redevelopment/reconstruction of a donated house for use as affordable housing

#### **Cobb Library Restoration (Phase II)**

**Category**                      **Award**

Truro General Bylaws

October 2025

Historic \$198,346

TM Approval 11/14/06

**Project:** For Phase II of Cobb Library renovation (turning historic library into a museum archival facility)

### **Poor's Hill Walking Trail**

**Category** **Award**

Open Space \$10,000

TM Approval 11/14/06

**Project:** For installation of walking trail, parking and signage at Poor's Hill open space. Poor's Hill was purchased under the Land Bank program but paid for with CPA funds

### **Town Meeting 2007 for Fiscal Year 08**

### **Old Firehouse Site Affordable Housing**

**Category** **Award**

Community Housing \$365,000

TM Approval 4/24/07

**Project:** For construction of a duplex unit of affordable rental housing at the Old Firehouse site

**Location:**

53 Shore Rd. (Map 36, Parcel 90)



### **Center for the Arts Barn at Castle Hill**

**Category** **Award**

Historic \$50,000

TM Approval 4/24/07

**Project:** For renovation and restoration of the barn built in the 1800's at the Truro Center for the Arts at Castle Hill. CPA funds are appropriated on condition protecting continued non-profit use of the site





## **Community Playground**

<b>Category</b>	<b>Award</b>
Recreation	\$60,000

TM Approval 4/24/07

**Project:** Construction of a Playground named Puma Park, located outdoors at the Community Center



## **Town Meeting 2008 for FY09**

### **Historical Society Archive at Cobb Library**

<b>Category</b>	<b>Award</b>
Historic	\$51,500

TM Approval 4/29/2008

**Project:** Purchase of equipment and supplies for preservation of historical Truro and Cape Cod maps, documents and other artifacts for storage and display at Cobb Library Archive

### **First Discovery Affordable Housing**

<b>Category</b>	<b>Award</b>
Community Housing	\$160,000

TM Approval 4/29/2008

**Project:** Design and construction of an affordable rental duplex home (two-bedroom family unit and one-bedroom handicapped unit)

### **Truro Housing Authority Operating Expenses**

<b>Category</b>	<b>Award</b>
Community Housing	\$12,500

TM Approval 4/29/2008

**Project:** Cover administrative costs, including expense and attorneys' fees for Truro Housing Authority.

## **Town Meeting 2009 for FY10**

### **First Discovery Affordable Housing**

<b>Category</b>	<b>Award</b>
Community Housing	\$160,000

TM Approval 4/28/09

**Project:** New construction of duplex affordable housing units at 10 First Discovery Road

### **Truro Historic Commission National Historic Places Inventory**

<b>Category</b>	<b>Award</b>
Historic	\$40,000

TM Approval 4/28/09

**Project:** Survey and related work to obtain listing on National Register of Historic Places for various cemeteries and historical churches and buildings throughout Truro

### **Town Meeting 2010 For Fiscal Year 2011**

#### **Poor's Hill Management Plan**

<b>Category</b>	<b>Award</b>
-----------------	--------------

OS/Recreation	\$2,000
---------------	---------

TM Approval 4/27/10

**Project:** Purchase of a parcel of land to locate a donated house for sale with affordable housing deed restriction as community housing (median income eligibility)

#### **Affordable/Donated House**

<b>Category</b>	<b>Award</b>
-----------------	--------------

Community Housing	\$225,000
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TM Approval 4/27/10

**Project:** Purchase of a parcel of land to locate a donated house for sale with affordable housing deed restriction as community housing (median income eligibility)

### **Town Meeting 2011 For Fiscal Year 2012**

#### **Completion of Snow's Barn**

<b>Category</b>	<b>Award</b>
-----------------	--------------

Historic	\$27,212
----------	----------

TM Approval 4/26/11

**Project:** Completion of renovation to Snow's Barn at Truro Center for the Arts at Castle Hill and upgrade/renovation of electrical services for facility



#### **Cobb Library Maps -1**

<b>Category</b>	<b>Award</b>
-----------------	--------------

Historic	\$27,275
----------	----------

TM Approval 4/26/11

**Project:** Preserve and restore maps, paintings and artwork

### **Sally's Way Affordable Homes**

<b>Category</b>	<b>Award</b>
Community Housing	\$225,000

TM Approval 4/26/11

**Project:** Complete the project for 16 affordable units on Aunt Sally's Way.



### **Town Meeting 2012 for Fiscal Year 2013**

#### **Highland House Feasibility Study**

<b>Category</b>	<b>Award</b>
Historic	\$38,500

TM Approval 4/24/2012

**Project:** Feasibility study of restoration of Highland House Museum into a year-round facility.

#### **Congregational Meeting House Phase 1 Start-up**

<b>Category</b>	<b>Award</b>
Historic	\$75,000

TM Approval 4/24/2012

**Project:** Funding advance for Phase 1.

**Town Meeting 2013 or Fiscal Year 2014**

#### **Historic Society Map Restoration - 2**

<b>Category</b>	<b>Award</b>
Historic	\$26,045

TM Approval 5/8/2013

**Project:** Restoration of fifteen historically significant maps



#### **Congregational Meeting House Phase 1**

<b>Category</b>	<b>Award</b>
Historic	\$50,202.50

TM Approval 5/8/2013

**Project:** Phase 1 restoration of Congregation Meeting House.

#### **Affordable House Lot**

<b>Category</b>	<b>Award</b>
Community Housing	\$180,000

TM Approval 5/8/2013

**Project:** Purchase of lot for construction of affordable housing unit for sale to family

## **Town Meeting 2014 For Fiscal Year 2015**

### **Congregational Meeting House Restoration (Phase 2)**

<b>Category</b>	<b>Award</b>
Historic	\$51,202.50

TM Approval 4/29/14

**Project:** Phase II – Congregational Church restoration, including handicapped access, restoration of windows, engineering assessment of long term issues

### **Congregational Meeting House Restoration (Phase 3)**

<b>Category</b>	<b>Award</b>
Historic	\$264,790

TM Approval 4/28/15

**Project:** Completion of the restoration of the Congregational Meeting House



### **Habitat of Humanity of Cape Cod Land Acquisition**

<b>Category</b>	<b>Award</b>
Historic	\$265,000

TM Approval 4/28/15

**Project:** Purchase of a buildable lot suitable for Affordable Housing for an income-qualified family.

### **Beach Access Mats**

<b>Category</b>	<b>Award</b>
Recreation	\$22,059

TM Approval 4/28/15

**Project:** Purchase of not more than six handicap beach access mats for use at Corn Hill Beach and Head of the Meadow Beach.

### **Participation in Purchase of Two Lots at Edgewood Farm**

<b>Category</b>	<b>Award</b>
Open Space	\$40,000

TM Approval 4/28/15

**Project:** Conservation Deed Restriction which prohibits development on the two parcels for walking trails to be created by the Truro Conservation Trust.



### **~~Snow's Park/Town Green~~**

#### **Category**

Recreation

#### **Award**

~~\$26,500~~ -Did not proceed due to Conservation issues  
(\$26,500 repurposed for Puma Park Enhancement)

TM Approval 4/26/16

**Project:** Improve access to Snow's Park/Town Green.

### **Revere Foundry Bell**

#### **Category**

Historical

#### **Award**

\$48,600

TM Approval 4/26/16

**Project:** Restoration of historic Paul Revere Foundry bell for the completion of the Truro Meeting House preservation project.



### **Highland House Museum**

#### **Category**

Historic

#### **Award**

\$168,200

TM Approval 4/26/16

**Project:** Phase 1 structural support for the museum building with attention to the windows and replacement of the south elevation's cedar shingles.



### **Edgewood Farm**

#### **Category**

Historic

#### **Award**

\$150,000

TM Approval 4/26/16

**Project:** Restoration of historic house, barn and cottage at Edgewood Farm by Castle Hill.



### **Housing Technical Consultant**

#### **Category**

Community Housing

#### **Award**

\$40,000

TM Approval 4/26/16

**Project:** Part-time consultant to provide technical expertise for housing projects with the possibility of sharing with Town of Wellfleet's Housing Authority.

### **Town Meeting 2017 for FY 18**

#### **Technical Consultant Request**

#### **Category**

Community Housing

#### **Award**

\$30,000

Truro General Bylaws

October 2025

TM Approval 4/25/17

**Project:** Hire a technical consultant to assist the Housing Authority with planning and applications.

### **Habitat Homes at 143 Rte. 6**

**Category** **Award**

**Community Housing** \$210,000

TM Approval 4/25/17

**Project:** Build 3 affordable homes at 143 Rte. 6



### **Cape Cod Village Home for Autistic Adults, Orleans**

**Category** **Award**

**Community Housing** \$50,000

TM Approval 4/25/17

**Project:** Contribute to home for autistic adults to be built in Orleans, Mass. and available to Cape-wide residents.

### **Edgewood Farm Phase 2**

**Category** **Award**

**Historic** \$75,000

TM Approval 4/25/17

**Project:** Restoration of three Edgewood Farm buildings by Truro Center for the Arts at Castle Hill

### **Highland House Museum Phase 2**

**Category** **Award**

**Historic** \$249,000

TM Approval 4/25/17

**Project:** Secure building and windows and begin interior restoration.

### **25 & 25A Pond Rd. – Twine fields Acquisition**

**Category** **Award**

**Open Space** \$200,000

TM Approval 4/25/17

**Project:** Contribution to the purchase of the twine fields for Truro Conservation Trust walking trails.



### **Puma Park Enhancement**

<b>Category</b>	<b>Award</b>
Recreation	\$153,000

TM Approval 4/25/17 (\$50,000 from FY18 and \$103,000 repurposed from ATM 2014)

**Project:** Improve accessibility and increase recreational offerings at Puma Park.



### **Town Meeting 2018 for FY19**

### **Continuance of Technical Housing Consultant**

<b>Category</b>	<b>Award</b>
Community Housing	\$30,000

TM Approval 4/24/18

**Project:** Continue to hire a part-time consultant to work with the Housing Authority.

### **Replenish Affordable Housing Trust Fund**

<b>Category</b>	<b>Award</b>
Community Housing	\$50,000

TM Approval 4/24/18

**Project:** Contribution to rebuild the Truro Affordable Housing Trust Fund.

### **Edgewood Farm Phase 3**

<b>Category</b>	<b>Award</b>
Historic	\$100,000

TM Approval 4/24/18

**Project:** Continue restoration of Manuel Corey house, barn and studio with attention to windows and walkways.

**Highland House Museum Phase 3** (\$10,041.46 additional repurposed money from FY09)

<b>Category</b>	<b>Award</b>
Historic	\$252,755

TM Approval 4/24/18

**Project:** Continue restoration of the museum with the east wing.



### **Payomet Circus Rigging Truss**

<b>Category</b>	<b>Award</b>
Recreation	\$7,000

TM Approval 4/24/18

**Project:** Buy and install aerial rigging truss for Payomet Circus Camp.



## **Town Meeting 2019 for FY 2020**

### **Affordable Housing Trust Fund**

<b>Category</b>	<b>Award</b>
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Community Housing	\$56,434
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TM Approval 4/30/19

**Project:** Contribute the 10% allocation for Community Housing to the Truro Affordable Housing Trust Fund.

### **Predevelopment for Cloverleaf Property**

<b>Category</b>	<b>Award</b>
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Community Housing	\$40,000
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TM Approval 4/30/19

**Project:** Cover costs for preliminary planning of infrastructure, design and fees for community housing units on the Cloverleaf Property.

### **Highland House Museum Phase 4**

<b>Category</b>	<b>Award</b>
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Historic	\$204,000
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TM Approval 4/30/19

**Project:** Continue the historic restoration of Highland House Museum to protect Truro's historic artifacts.

### **Edgewood Farm Restoration Phase 4**

<b>Category</b>	<b>Award</b>
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Historic	\$125,000
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TM Approval 4/30/19

**Project:** Continue the historic restoration of three buildings at Edgewood Farm.



## **TM 2020 for Fiscal Year 2021 (Town Meeting delayed due to pandemic)**

### **Affordable Housing Trust Fund**

<b>Category</b>	<b>Award</b>
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Community Housing	\$150,000
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TM Approval 9/25/20

**Project:** Contribution to the Truro Affordable Housing Trust Fund.



### **CDP Lower Cape Housing Institute**

<b>Category</b>	<b>Award</b>
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Community Housing	\$15,000
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TM Approval 9/26/20

**Project:** Truro's 2-year share for Community Development Partnership's Lower Cape Housing Institute program.

### **Historic Properties Inventory**

<b>Category</b>	<b>Award</b>
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Historic	\$47,550
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TM Approval 9/26/20

**Project:** Update the Truro Historic Properties Inventory with newly eligible structures and midcentury modern homes.

### **Highland House Museum Phase 5**

<b>Category</b>	<b>Award</b>
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Historic	\$144,471
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TM Approval 9/26/20

**Project:** Completion of the Highland House Museum with installation of historically accurate roof.



### **Building T-5**

<b>Category</b>	<b>Award</b>
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Historic	\$165,000
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TM Approval 9/26/20

**Project:** Restoration of former Air Force Base Building T-5 at Highland Center for the Arts by Payomet Center for the Performing Arts

### **Purchase of 42 Corn Hill Rd.**

<b>Category</b>	<b>Award</b>
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Open Space	\$145,000
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(using repurposed money from 2018 Great Hollow Extension project which did not go forward)

TM Approval 9/26/20

**Project:** Purchase of property at 42 Corn Hill Rd. to connect to other Corn Hill area Conservation lands.



### **TM 2021 for Fiscal Year 2022**

#### **Affordable Housing Trust Fund**

<b>Category</b>	<b>Award</b>
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Community Housing	\$50,000
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TM Approval 6/26/21

**Project:** Contribution to the Truro Affordable Housing Trust Fund.

#### **Technical Consultant for Housing Authority**

<b>Category</b>	<b>Award</b>
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Truro General Bylaws	
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October 2025

Community Housing                      \$25,000

TM Approval 6/26/21

**Project:** Continue to hire a part-time consultant to work with the Housing Authority.

### **Edgewood Farm Phase 5**

**Category                      Award**

Historical Preservation                      \$72,500

TM Approval 6/26/21

**Project:** Upgrade wiring and repair gutters/downspouts in three buildings. Upgrade one bathroom and install historic outdoor lighting.

### **Highland House Museum Display of Permanent Collection**

**Category                      Award**

Historical Preservation                      \$18,784

TM Approval 6/26/21

**Project:** Provide display cases to protect the museum's permanent collection.



### **Puma Park Enrichment Program**

**Category                      Award**

Recreation                      \$48,405

TM Approval 6/26/21

**Project:** Add adult exercise equipment, surfacing under the equipment, and three shade sails.

### **Payomet Stage Canopy**

**Category                      Award**

Recreation                      \$20,000

TM Approval 6/26/21

**Project:** Contribute to the Payomet ballfield drive-in with materials for a canopy to protect the outdoor stage.

### **TM 2022 for Fiscal Year 2023**

### **Truro Library Trustees, Friends of the Library and Sustainable Cape**

**Category                      Award**

Recreation                      \$15,800

TM Approval 4/30/22

**Project:** Edible Forest

### **Payomet People Study for Memorials**

**Category                      Award**

Historical                      \$37,500

TM Approval 4/30/22

**Project:** THC & THS to engage a Study Team including members of Wampanoag Nation in an effort to commemorate the long habitation in Truro by Payomet people.

### **Orleans Cape Cod 5**

<b>Category</b>	<b>Award</b>
Community Housing	\$100,000

TM Approval 4/30/22  
Project: Affordable Housing in Orleans

### **Highland House Museum Wampanoag Art & Artifacts**

<b>Category</b>	<b>Award</b>
Historic	\$49,440

TM Approval 4/30/22  
**Project:** Acquisition Fund for Highland House Museum Wampanoag Art & Artifacts

### **Technical Consultant for Housing Authority**

<b>Category</b>	<b>Award</b>
Community Housing	\$25,000

TM Approval 4/30/22  
**Project:** Continue to hire a part-time consultant to work with the Housing Authority.

### **Community Development Partnership**

<b>Category</b>	<b>Award</b>
Community Housing	\$15,000

TM Approval 4/30/22  
**Project:** Contribution to Lower Cape Housing Institute

### **Town of Truro - Town Clerk**

<b>Category</b>	<b>Award</b>
Historical	\$106,000

TM Approval 4/30/22  
**Project:** To preserve and restore Truro's oldest records and provide adequate storage and accessibility for all permanent records within the Town of Truro

### **Truro Commission on Disabilities**

<b>Category</b>	<b>Award</b>
Recreation	\$40,564

TM Approval 4/30/22  
**Project:** Install Mobi mats and fencing at Corn Hill, Head of the Meadow and Coast Guard Beaches to improve pedestrian access

### **Pond Village Preservation Committee**

<b>Category</b>	<b>Award</b>
Historical	\$4,936

TM Approval 4/30/22  
Project: Cold Storage and Pond Village Displays

### **Affordable Housing Trust Fund**

**Category**                      **Award**  
Community Housing              \$300,000  
TM Approval 4/30/22  
**Project:** Contribution to the Truro Affordable Housing Trust Fund.

**Truro Conservation Trust High Head Trail**

**Category**                      **Award**  
Open Space                      \$78,000  
TM Approval 4/30/22  
**Project:** Development of trails for protection and recreational enjoyment of the conservation area

**Truro Beach Advisory Committee**

**Category**                      **Award**  
Recreation                      \$6,940  
TM Approval 4/30/22  
**Project:** Beach Paddlecraft Racks

**TM 2023 for Fiscal Year 2024**

**3 Jerome Smith Way**

**Category**                      **Award**  
Community Housing              \$100,000  
TM Approval 4/26/23  
**Project:** Affordable housing in Provincetown

**Highland House Museum Display**

**Category**                      **Award**  
Historical                      \$11,820  
TM Approval 4/26/23  
**Project:** Display & Pamet Harbor Model for Highland House Museum

**Technical Consultant for Housing Authority**

**Category**                      **Award**  
Community Housing              \$25,000  
TM Approval 4/26/23  
**Project:** Continue to hire a part-time consultant to work with the Housing Authority.

**Historic Cemeteries of Truro**

**Category**                      **Award**  
Historical                      \$19,675  
TM Approval 4/26/23  
**Project:** Historic Cemetery Field Guide

**Cobb Archive Library**

**Category**                      **Award**

Historical \$11,023  
TM Approval 4/26/23  
**Project:** Replacement Gutters

**Friends of the Truro Meetinghouse**

**Category Award**  
Historical \$25,273  
TM Approval 4/26/23  
**Project:** Congregational Cemetery & Roadway Restoration

**Bunker Cottage Historic Preservation**

**Category Award**  
Historical \$13,075  
TM Approval 4/26/23  
**Project:** Remove Chimney & restore surrounding interior and exterior

**Edgewood Farm Historic Building Preservation**

**Category Award**  
Historic \$36,700  
TM Approval 4/26/23  
**Project:** Continue the historic restoration of three buildings at Edgewood Farm, chimney, cupola & barn roof

**Historic Truro Self-Guided Booklet**

**Category Award**  
Historic \$5,630  
TM Approval 4/26/23  
**Project:** Reprint and distribute Historic Truro-Landmarks and Legends - Self-Guided tour booklet

**TM 2024 for Fiscal Year 2025**

**Highland House Museum Display**

**Category Award**  
Historical \$25,438  
TM Approval 5/5/24  
**Project:** Acquisition and Display fund for the Highland House Museum

**Truro Cemetery Commission**

**Category Award**  
Historical \$33,300  
TM Approval 5/5/24  
**Project:** Repair & preserve Damaged gravestones in Truro's historic cemeteries

**Spring Rock Village, Brewster**

**Category Award**  
Community Housing \$100,000  
TM Approval 5/5/24  
Truro General Bylaws

**Project: Affordable housing in Brewster**

## CPA FUNDING 2005-2025

