



MEMORANDUM

To: Walter North, CPC Chair

From: Kimberly Newman, Town Manager and Mark Reil, Assistant Town Manager

Subject: CPA Recommendations

Date: 1/21/25

CC: Jennifer Fountain, Staff Liaison

The Community Preservation Act plays a critical role in providing a dedicated funding source for key areas: to preserve open space and historic sites, create affordable housing and develop outdoor recreational facilities. These areas often get less prioritization in communities due to the constraints that come with Prop. 2 ½.

The Community Preservation Committee has a pivotal role in determining the success and future of Orleans. While the Committee has a level of autonomy in making decisions and recommendations for the Town Meeting, we want to share our position on the proposed applications and our recommendations for a funding strategy for FY26 and beyond.

Starting with the long term strategy, it is imperative that, consistent with the March 2023 update to the Community Preservation Plan that states “The committee must not only balance every proposal against other proposals but also preserve funding for future projects that have not yet risen to the proposal stage.”, we begin to fund reserves in the three statutory categories. It is common practice in municipalities across the Commonwealth to establish these reserves to plan for larger projects. Starting in FY26, we recommend that the Community Preservation Committee vote to recommend to Town Meeting, that 10% of the available funds be reserved in each of the three statutory categories- open space/recreation, historic preservation, and housing. Further, that the Committee use the remaining funds available to consider projects. We have a breakdown of what that funding would look like in a table on page 2.

In addition to our recommendation on building reserves, we have reviewed each application and have taken a position on each. The primary objective of our review is to determine how and if the proposed projects align with the Select Board’s adopted goals, consistent with CPC evaluation criteria, and the overall needs and planning for the Town. We have included a chart that shows our position in relation to each of the fifteen project applications.

We would like the opportunity to meet with you about our position and discuss any other relevant information ahead of your January 23, 2025, Committee meeting. We thank you for your consideration and appreciate all the work your committee does on behalf of the Town of Orleans.

Town Manager's Office Recommendations	
Project Application #	Recommendation
Project 1 CHO	This project is not supported at this time.
Project 2 withdrawn	This project is not supported at this time, due to vote taken at the Fall Town Meeting
Project 3 Form Bs	This project is supported pending legal review.
Project 4 Public Ed	This project is supported in part pending legal review. We do not support the use of CPA funds for the website portion.
Project 5 CDP wkshp	This project is supported, but is likely better served through the Orleans human services grant program.
Project 6 consultant	This project is supported pending legal review.
Project 7 Sipson sign	This project is supported pending legal review.
Project 8 Locust Rd	This project is not supported at this time, due to unknowns around available funds specifically on the housing component of the project. We need to consider the need for funding of large existing pending projects. All land purchases need to be approved by the Select Board before being advanced for funding requests.
Project 9 Fr Cable	This project is supported pending legal review.
Project 10 Academy	This project is supported pending legal review.
Project 11 NW Schls	This project is supported pending legal review.
Project 12 withdrawn	This project is supported, but is likely better served through the Orleans human services grant program.
Project 13 AH Trust	This project is supported pending legal review.
Project 14 Bay Ridge	This project is not supported at this time. All land purchases need to be approved by the Select Board before being advanced for funding requests.
Project 15 incomplete	This project is not supported at this time.

FY 26 CPA Funding	
Available FY25 Balance	\$30,700
FY 26 Estimated Local CPA 3%	\$1,256,700
Estimated State Match	\$170,700
TOOP	\$2,500
Total	\$1,460,600
Reserves (subtracts from above total)	
Open Space/ Recreation	\$146,060
Housing	\$146,060
Historic	\$146,060
Debt Payments (Housing and Open Space)	\$436,425
Administrative Costs	\$30,000
Total Unreserved Available	\$556,000