

# TOWN OF SUDBURY

COMMUNITY PRESERVATION COMMITTEE

Community Preservation Act

Public Hearing

April 16, 2025

Department of Planning and Community Development

# AGENDA

- **Welcome and Introductions**
- **Overview of CPA legislation**
- **Allowable Uses**
- **CPA in Sudbury**
- **Financials**
- **Process**
- **Questions**



# TONIGHT'S PURPOSE

The purpose of today's Public Hearing is to hear from the community regarding the town's needs, opportunities, and resources to enable community preservation.

**What plans or opportunities do you see for these funds?**



# CPA OVERVIEW

CPA is a state law passed in 2000 that allows Massachusetts communities to conduct a referendum to add a small surcharge on local property taxes.

This dedicated fund is used to build and rehabilitate parks, playgrounds, and recreational fields, protect open space, support local affordable housing development, and preserve historic buildings and resources.

1



200

cities and towns have adopted CPA - and over 70% of MA residents live in CPA community.

2

The amount raised for community preservation funding statewide:

**\$3.4 billion**



3



**37,877**

acres of open space preserved.

**4,000**

outdoor recreation projects including ball fields, trails, and parks.



4

Housing units created:

**13,300**



Housing units supported:

**19,400**

5

**7,600**

historic preservation projects.



# SUDBURY'S CPA BACKGROUND

- The Community Preservation Act was adopted by Sudbury Town Meeting in 2002 to raise funds for:
  - Open Space and Recreation
  - Community Housing
  - Historic Preservation



# CPA ALLOWABLE USES



Allowable uses	Open Space	Historic	Recreation	Housing
Acquire	YES	YES	YES	YES
Create	YES	NO	YES	YES
Preserve	YES	YES	YES	YES
Support	NO	NO	NO	YES
Rehabilitate and/or Restore	YES, if acquired or created with CPA funds	YES	YES	YES, if acquired or created with CPA funds

# RECREATION



- 2004-2014 ~7 miles of walkways
- 2005 Cutting Athletic Field
- 2005 Dock at Willis Pond
- 2006 Lincoln Sudbury Community Athletic Fields
- 2017 & 2019 Reconstructing the former Featherland Park tennis courts into four multi-sport courts
- 2018 & 2019 Bringing Noyes School playground into compliance with accessibility requirements
- 2019 Bringing Nixon School playground into compliance with accessibility requirements
- 2021 Adelson Playground
- 2021 Feeley Field
- 2023 Fairbank Community Center– Fence and Outdoor Lights for Multisport Courts
- 2023 Curtis Outdoor Health and Wellness Space

# OPEN SPACE



***567 acres of land protected***

**2003 Dickson Property – 2.39 acres**

**2004 Cutting Farm – 55 acres - CR**

**2005 Libby Property 24.06 acres**

**2008 Nobscot Mountain 305 acres - CR**

**2011 Fairbank Farm 33 acres - APR**

**2012 Pantry Brook Farm 94 acres - CR**

**2012 Hudson Road – 1 acre**

**2014 Johnson Farm – 33 acres**

**2018 Broadacres – 19.5 acres**

# HISTORIC RESOURCE

## Examples

- Historic town cemeteries restoration
- Townwide surveys of historic structures
- Town Hall architectural and design study
- Historic District design guidelines
- Hosmer House preservation, rehabilitation and improvement
- Historic Town records preservation
- Town Clock restoration
- Loring Parsonage development for the History Center and Museum
- Goodnow Library historic room rehabilitation
- Wayside Inn site study and historic bridge construction



# COMMUNITY HOUSING



## Regional Housing Services Office

Membership has provided compliance, regulation, affordable housing inventory, & lottery contract income



## Sudbury Housing Trust

The purpose of the Sudbury Housing Trust is to provide for the creation and preservation of affordable housing in the Town of Sudbury for the benefit of low and moderate income households

## Sudbury Housing Authority

The Sudbury Housing Authority owns, maintains and manages 28 scattered-site, single-family and duplex rental houses for low-income families, and 64 apartments at Musketahquid Village.

# A LOOK AT THE FINANCIALS

## Real Estate Taxes - Residential

Assessed Value	\$1,121,972
per /\$1,000	1,122
Rate Per \$1,000	\$14.64
<b>Residential Annual Real Estate Tax</b>	<b>\$16,426</b>

## Community Preservation Tax

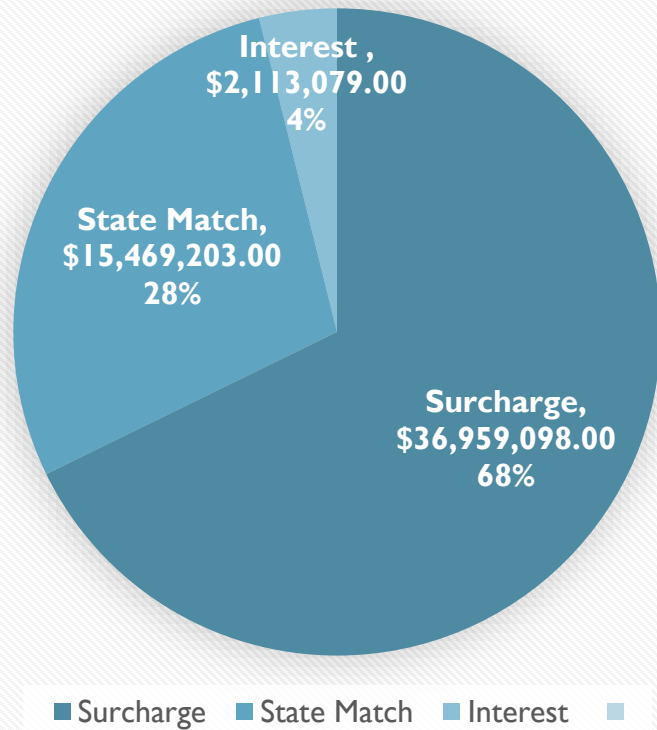
Assessed Value	\$1,121,972
Less \$100,000 exemption	(100,000)
Adjusted Assessed Value	\$1,021,972
per /\$1,000	1,022
Rate Per \$1,000	\$14.64
Adjusted Tax	\$14,962
Community Preservation x 3%	3.00%
<b>Community Preservation Tax</b>	<b>\$449</b>
<b>Total Residential Real Estate Tax</b>	<b>\$16,875</b>

**A residential property at the 2025 average assessed value of \$1,121,972 pays \$449 per year to the CPA Fund.**

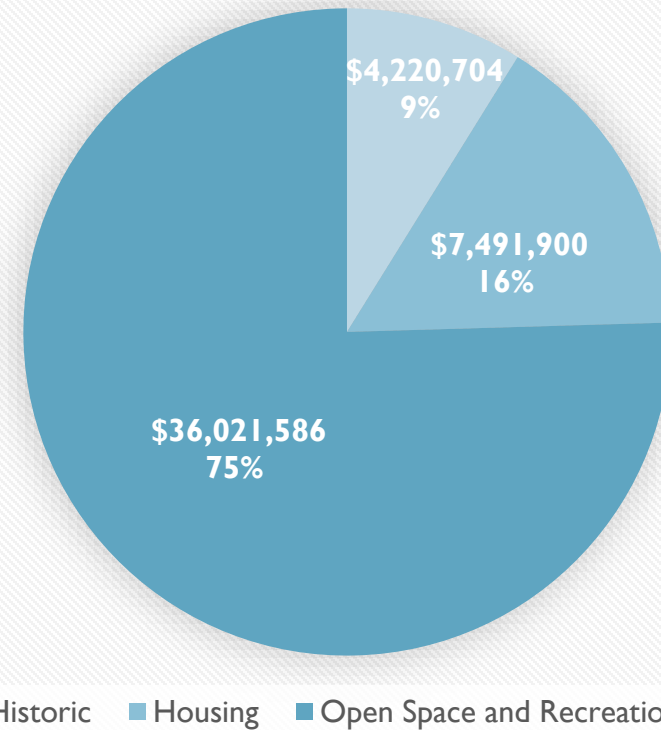


# INCOME AND ALLOCATIONS

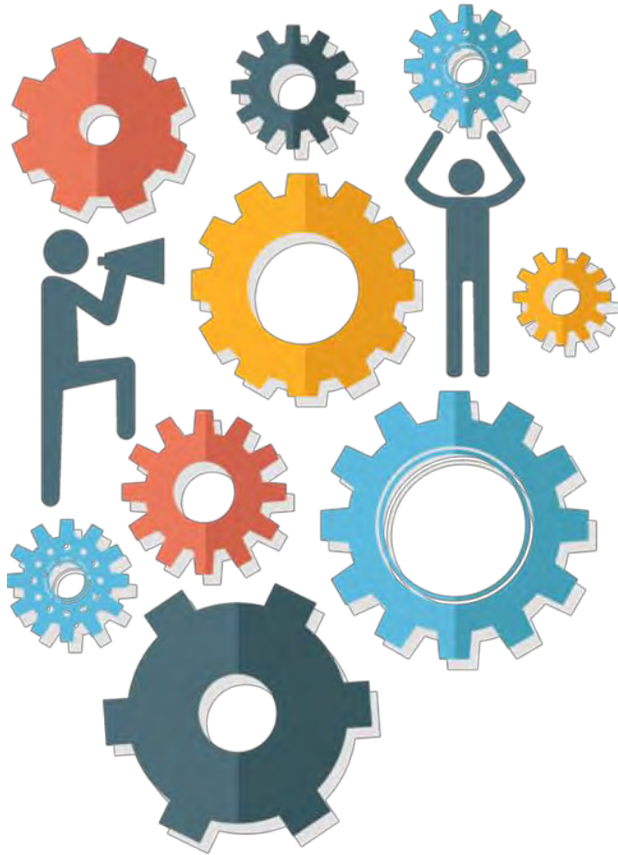
## Income through FY 24



## Allocations through FY 25



# THE CPA PROJECT PROCESS



Interested parties submit project application in early fall

CPC reviews for CPA eligibility

CPC gathers information about plan, process, cost, and timeline

CPC interviews project applicants

Residents provide input

CPC deliberates

CPC recommends list of projects to Town Meeting for approval

IN CONCLUSION

Questions

Comments

# Community Projects Funded by the CPA

Just some of the ways the Community  
Preservation Act has shaped Sudbury

**Bruce Freeman Rail Trail (BFRT)** – Widely praised for promoting outdoor recreation, biking, and walkability.

**Historic Monuments and Cemeteries** - Revolutionary War Cemetery, *Town Cemetery*, *Wadsworth Cemetery*

**Hosmer House** – Historic structure and collection preservation

**Dickson property** – 2.4 acres of open space and historic preservation

**Cutting Farm** – 54 acres of open space

**Libby Property** – 24 acres of open space

**Town Clock** - Restoration and preservation

**Nobscot Conservation** – over 300 acres of open space

**Broadacres Farm Acquisition** – Strong community support Beautiful open space and huge recreational value

**Lincoln-Sudbury Athletic Complex** – Popular among families and sports groups.

**Playground Modernization Projects** –Especially appreciated by parents and school communities. Including

**Sudbury** – Positively recognized for increasing senior and affordable housing.



Hosmer House

Tippling Rock Nobscot



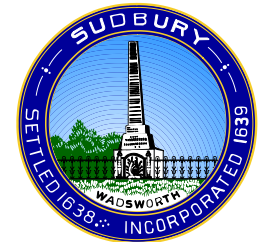
Wadsworth cemetery

Broadacre Farm



# SUDBURY and the CPA

How funds from the  
Community Preservation Act  
make our town a better place



Produced and Distributed by the  
**Sudbury Community  
Preservation Committee**  
Sudbury.ma.us/cpc



## What does the CPA do and how is it funded?

In the more than twenty years since the CPA was **adopted by Town Meeting**, Sudbury has approved **more than 130 projects** at Town Meeting. These projects all **improve** our parks, **increase** open/green space, **create** and **support** community housing and **preserve** our historic resources.

### How much do residents contribute?

A 3% surcharge on local real estate taxes has raised over 36 million dollars.

### How much does the state contribute?

Because Sudbury participates at the 3% level, we qualify to receive the maximum state contribution each year.

### How can we make CPA funds go further?

By using CPA money to supplement or leverage other funding sources, such as grants and private donations. By being proactive: the CPC actively reaches out to the community and various Town Departments to generate strong proposals in eligible areas.

**All residents can submit projects, attend CPC meetings, give input and vote at Town Meeting**

**It's a great example of local democracy in action!**

## Who is on the CPC?

The CPC is made up of **volunteers from town boards** and community members. The process is **transparent, public, and participatory**.

**The CPC consists of 9 members, including a member designated from each of the following commissions or boards:**

Select Board, Conservation Commission, Historical Commission, Planning Board, Park and Recreation Commission, Finance Committee, and Housing Authority; and 2 members at large appointed by the Select Board.

## Who can apply for a CPA project grant?

**You. Any resident, town board, department, or nonprofit can suggest a project.**

All residents can attend CPC meetings, and vote at Town Meeting — it's a great example of local democracy in action.

## How do I apply?

CPA funding applications and guidelines can be found at the Town of Sudbury website [sudbury.ma.us/cpc](http://sudbury.ma.us/cpc)

**For more information about the CPA in Sudbury, please contact Ryan Poteat, Community Preservation Coordinator, at 978-639-3388 or by email at [PoteatR@sudbury.ma.us](mailto:PoteatR@sudbury.ma.us).**

## What is the process?

An applicant **submits an application** for a project they believe will improve our town. **Everyone is welcome to apply**

The CPC reviews applications for **eligibility**.

Applications are then **considered** by the CPC and they **gather additional information**.

Applicants are **interviewed** by the CPC.

**Residents** are able to **give input** on applications at open meetings.

The CPC **deliberates** which projects they will **recommend** to the town at Town Meeting

The CPC **submits warrant articles** for **you to vote on at Town Meeting**.

If the town votes to approve the project, it is funded and the **work begins**. **We see this happening all over Sudbury every day!**



Applications are typically due in early September. Applicants must provide a project name and description, financial data, how the project qualifies for CPA funding and other information. The CPC begins meeting publicly to discuss applications in October. The CPC interviews the applicants and holds open meetings where residents may give input on the application. The CPC and residents alike are expected to consider applications based on their qualifying factors and appropriateness for CPA funding.

# COMMUNITY PRESERVATION ACT

*Thanks to the  
Community  
Preservation Act,  
Sudbury continues  
to invest in vital  
projects that enrich  
our community.*

By Jennifer Roberts  
Chair, Sudbury Select Board



As Sudbury approaches its next Annual Town Meeting in May, discussions are underway about how to allocate funds for operating costs, capital projects, and essential services. In municipal budgeting, prioritizing the "must-haves" often leaves little room for projects that enhance and preserve the character and quality of life in our community. This challenge is particularly evident in today's climate, where inflation, supply chain

disruptions, and rising fixed costs place significant strain on the Town's budget. Fortunately, the Community Preservation Act (CPA) provides a valuable tool for municipalities to invest in such initiatives that might otherwise be overlooked. Specifically, these projects are intended to address open space and historic sites, community recreation, and affordable housing.

The Community  
Preservation Act (CPA)

was the culmination of nearly two decades of advocacy aimed at establishing legislation to help all 351 Massachusetts cities and towns preserve their most valuable community assets amid ongoing growth and development. The CPA was officially signed into law by Governor Paul Cellucci and Lieutenant Governor Jane Swift on September 14, 2000.

CPA allows communities to establish a local Community Preservation Fund, financed through a surcharge of up to 3%

property taxes. This local contribution is then supplemented by a State Community Preservation Trust Fund, administered by the Department of Revenue, with a matching amount that varies each year. In FY25, the state match was 18.06%. Not participating in the CPA program would be akin to forgoing an employer-matching 401(k), leaving valuable financial resources untapped. Today, 200 municipalities across Massachusetts have chosen to become CPA communities, with Sudbury adopting the program in 2002.

By embracing CPA, Sudbury also established a local Community Preservation Committee (CPC), responsible for making funding recommendations to the Town's legislative body—Town Meeting. The CPC is composed of nine members, including representatives from the Select Board, Conservation Commission, Historical Commission, Planning Board, Park and Recreation Commission, Finance Committee, and Housing Authority, as well as two at-large members appointed by the Select Board.

Each fall, the CPC reviews project proposals for consideration in the upcoming budget cycle. This process recently took place for the FY'26 budget, with public meetings held to evaluate the proposed initiatives. Recordings of CPC meetings are available for viewing on [SudburyTV](#).

Thanks to the Community Preservation Act, Sudbury continues to invest in vital projects that enrich our community. We encourage all residents to attend Sudbury's [Annual Town Meeting](#) to learn about and vote on the CPA projects that will shape the town's future. [The Annual Town Meeting](#) will commence on May 5, 2025, at 7:30 PM at Lincoln-Sudbury Regional High School. For more information, please visit the Sudbury Community Preservation Committee [website](#).

**The Community Preservation Act (CPA) provides a valuable tool for municipalities to invest in initiatives (such as improvements to the Hosmer House, shown left) that might otherwise be overlooked.**

