

The seal of the Town of Bedford is a circular emblem. It features a central shield with a red background, a blue arm holding a sword, and a blue banner with the word 'MORRIS'. The shield is set against a background of blue clouds and a red banner with the word 'MORRIS'. The outer ring of the seal contains the text 'TOWN OF BEDFORD' at the top and 'Incorporated September 23, 1729' at the bottom.

COMMUNITY PRESERVATION  
PROGRAM AND PLAN

FALL 2015

## INTRODUCTION

The Community Preservation Act (CPA) allows any city or town in Massachusetts to adopt a property tax surcharge of up to 3% and to use these revenues and state matching funds for open space, historic preservation, affordable housing, and recreation. Bedford voted to accept the CPA surcharge in 2001, and it went into effect in Fiscal Year 2002.

A Community Preservation Committee (CPC) was formed to study and recommend how Bedford's CPA revenues should be spent. The committee, appointed by the Selectmen, currently consists of two at-large members (Cathy Cordes and a vacancy) and representatives of the Town's Conservation Commission (Steven Hagan), Historic Preservation Commission (Don Corey), Housing Authority (Robert Schmalz), Housing Partnership (Christina Wilgren), Planning Board (Shawn Hanegan), Recreation Commission (Robin Steele), and Selectmen (Margot Fleischman).

Twice each year the CPC reviews and updates the Community Preservation Program and Plan. Presentations are heard on the progress of plans in each of the targeted Community Preservation areas. Proposals are solicited and received, using a well-defined process that allows the committee to hear in-depth presentations from proponents of the various projects. Based on the information gathered during this process, the Committee votes on preliminary recommendations for CPA spending and distributes a draft Community Preservation Program and Plan, incorporating the preliminary recommendations. A public hearing is held to review the draft Program and Plan and the preliminary recommendations. In response to comments received at the public hearing, the Committee makes revisions and the final recommendations are submitted to the Town Meeting for approval. Only those recommendations approved by the Town Meeting are actually funded.

This document, Bedford's Community Preservation Program and Plan, contains an update on previously funded projects and the recommendations for future funding. It is available for review at the Town Hall and the Bedford Free Public Library and also on the Town's website, <http://www.bedfordma.gov>. The Committee welcomes comments. Please send them to Community Preservation Committee, c/o Town Manager's Office, Bedford Town Hall, 10 Mudge Way, Bedford, MA 01730.

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## **BEDFORD'S COMMITMENT TO COMMUNITY PRESERVATION**

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For years, Bedford residents have expressed a strong interest in preserving our town character. Our new Comprehensive Plan (approved in February 2014) discusses the fact that after more than six decades of growth, Bedford is now a nearly fully developed community, and proposes a vision to address the challenges Bedford will face in the upcoming years. The Plan is a set of ideas that were vetted and shaped by citizens, boards and committees, departments and interested groups, as well as professional staff. The Plan's long-range vision statement for Bedford (see below) affirms the Town's priority on open space, historic preservation, affordable housing, and recreational activities. Since adopting the CPA in 2001, Town Meeting has approved many proposals that have enhanced the Town in these areas.

Although much has been done, there are still many creative possibilities for relying on CPA funds to fulfill specific goals in the new Comprehensive Plan. These include enhancements to the Town's historic and cultural buildings, continued support of affordable housing opportunities, improving pedestrian and bicycle connections through the Town, and strategic acquisition of open space.

The members of the Community Preservation Committee are pleased to help the town carry out its long-standing intent of acting to preserve and enhance our town character. The projects and priorities described in this document reflect our best understanding for how to do so. We are heartened by the town's support for community preservation and welcome input on this topic, including specific project proposals.

### **LONG RANGE VISION FOR BEDFORD (KEY POINTS)**

Bedford realizes its full potential as a well-connected community, providing a healthy living environment with a balance of distinctive commercial, residential, institutional, and government centers, linked open spaces, friendly, well-knit neighborhoods, and employment in an expanding new economy. The Town enhances its base of wetlands, streams, habitat and natural resource areas while fostering redevelopment and new growth in appropriate patterns of development.

- Commercial activity intensifies in strategic locations. The Town Center is a locus of civic engagement. Other centers, such as the Depot and North Road areas, feature pedestrian friendly activities related to employment, culture, recreation, and diverse housing.
- Bedford's cultural and historic assets and their design features play a prominent role in defining community identity, pride, and the character of new development
- Natural resources frame residential development
- Street trees and landscaping, upgraded sidewalks, small pedestrian parks, interpretive features, and other amenities enhance the public domain
- Alternative modes of transportation and a balanced mix of uses provide the opportunity to work close to home, reducing congestion while traffic calming helps mitigate its impacts
- Housing in Bedford meets the needs of a diverse population. Residential development provides for a labor force that supports business growth.

## **STATUS REPORT**

### **Administrative Costs**

- Between \$10,000 and \$25,000 is appropriated each year for potential CPC administrative costs. Unspent monies are returned to the general CPC fund for the following year.

### **Open Space**

- Fall 2001: \$150,000 appropriated toward purchase of 133 and 135A Shawsheen Road (COMPLETED)
- Spring 2002: \$300,000 appropriated toward purchase of the Altmann Conservation Area (222 and 269E Dudley Road). In the fall 2008 an additional \$6,000 was appropriated to remove invasive plants from portions of the Altmann Conservation Area (COMPLETED)
- Spring 2003: \$148,981 appropriated for Phase I of Fawn Lake clean up (COMPLETED)
- Spring 2004: \$65,000 appropriated for Phase II of Fawn Lake clean up (COMPLETED)
- Spring 2008: \$26,500 appropriated to supplement Fawn Lake clean up (PARTLY COMPLETED)
- Spring 2004: \$69,000 appropriated for hiking trail improvements. The balance of \$36,583 was appropriated for new trails in conservation areas at the spring 2010 Town Meeting. (PARTLY COMPLETED)
- Spring 2005: \$4,100 appropriated for improvements to Bedford's trail system (COMPLETED)
- Fall 2006: \$180,000 appropriated for purchase of 1.32 acres of wooded upland near the old reservoir off 2 Page Road (COMPLETED)
- Fall 2008: \$5,000 appropriated for partial inventory of Town-owned trees (COMPLETED)
- Spring 2010: \$350,000 appropriated to repair the Old Reservoir Dam (PARTLY COMPLETED)
- Spring 2010: \$5,000,000 bond issue authorized for purchase of 350A Concord Road.
- \$8,867,927 has been appropriated since 2004 for the Land Acquisition Fund. After expenditures/encumbrances a balance of \$287,399 remains.
- Spring 2012: \$180,000 appropriated for Wilson Mill Dam
- Fall 2012: \$3,500 appropriated for a professional survey of Hartwell Town Forest and Jordan Conservation area along Hartwell Road to establish property lines and to determine if intrusions onto Town property exist.

### **Historic Preservation**

- Spring 2002 and Fall 2003: \$919,900 appropriated for Town Center Renovation (COMPLETED)
- Fall 2002 and 2003: \$2,085,340 appropriated to preserve the Old Town Hall (built in 1856) and rehabilitate it for productive reuse. (COMPLETED)
- Spring and Fall 2003: \$56,000 appropriated for preservation projects at the Job Lane House (COMPLETED)

- Fall 2004: \$15,000 appropriated for Old Billerica Road and Shawsheen Cemetery National Register project (COMPLETED)
- Spring 2005: \$5,000 appropriated for surveying and invasive species eradication at the Job Lane House (COMPLETED)
- Spring 2003: \$10,000 appropriated toward a Town-wide Archaeological Reconnaissance Survey (COMPLETED)
- Fall 2003: \$125,000 appropriated for restoration of Rail Diesel Car #6211 (COMPLETED)
- Spring 2006: \$2,000 appropriated for Rufus Porter Murals Preservation (COMPLETED)
- Spring 2008: \$6,000 appropriated toward inclusion of Two Brothers Rock/Dudley Road area on the National Register of Historic Places (COMPLETED)
- Spring 2005 and 2006: \$70,000 appropriated for restoration and preservation of the Old Burying Ground (COMPLETED)
- Spring 2006: \$16,000 appropriated toward preservation planning at Depot Park (COMPLETED)
- Spring and Fall 2007: \$145,000 appropriated for preservation of Depot Park area (PARTLY COMPLETED)
- Fall 2008: \$10,000 appropriated for interior restoration of Bedford's Freight House at Depot Park (COMPLETED)
- Spring 2007: \$35,000 appropriated to repair the slate roof of the historic Shawsheen Well Field Pump House (PARTLY COMPLETED)
- Fall 2009: \$1,535,000 appropriated for the preservation and rehabilitation of the historic portion of Town Center, the former Union School, built in 1891 (COMPLETED)
- Spring 2010: \$25,000 appropriated for the Town Hall mechanical, engineering, and Plumbing study (COMPLETED)
- Spring 2010 and Spring 2012: \$23,000 appropriated for the Old Bedford Center National Registry project (COMPLETED)
- Spring 2011: \$49,995 appropriated for Town Center flooring; \$73,380 appropriated for Town Hall reroofing and chimney re-pointing (COMPLETED)
- Spring 2012: \$30,000 appropriated for Job Lane House Roof – South side (COMPLETED)
- Spring 2012: \$76,865 appropriated for Town Hall Multi-purpose room Rehabilitation (PARTLY COMPLETED)
- Fall 2013: \$22,500 was funded from the Historic Property Preservation Fund for the Old Burying Ground “stone wall” project. (COMPLETED)
- Spring 2014: \$102,953.00 was funded for the Shawsheen Pump House Restoration (PARTIALLY COMPLETED)
- Spring 2014: \$15,275.00 was funded for the Town Hall Aluminum Window Rehabilitation
- Spring 2014 \$15,847.00 was funded for the Police Station Cooling Tower Removal.
- Spring 2014: \$315,000 was funded for the Passenger Depot Exterior Restoration. (COMPLETED)
- Fall 2014: Town Hall Building Systems Replacement \$71,612 from prior Article Balance; \$291,000 from available Funds; \$209,000 from General Reserves; \$853,388 to be bonded. (Expected completion date of December, 2015)
- Spring 2015: \$75,000 was funded for the Historic Properties Preservation Fund.

- \$1,201,391 has been appropriated since 2002 to establish an Historic Properties Preservation Fund for specified municipal properties. After expenditures and encumbrances, a balance of \$813,168 remains. Not more than \$75,000 can be used on any single property in any fiscal year.

### **Affordable Housing**

- Fall 2001: \$131,940 appropriated for the Duplex Conversion Project (COMPLETED)
- Fall 2001: \$161,200 appropriated for the Condo Buy-Down Program (COMPLETED)
- Fall 2002 – Spring 2007: \$725,000 appropriated for affordable housing development on a Town-owned parcel at 447 Concord (COMPLETED)
- FY03-FY07: \$25,000 appropriated each year for a part-time affordable housing consultant
- Spring 2010 and 2011: \$10,000 appropriated each year for affordable housing consultant; an additional \$20,000 appropriated for consultant in fall 2011
- Spring 2003 and fall 2004: \$192,500 appropriated to support the Patriot Place affordable housing development (COMPLETED)
- Fall 2006: \$304,101 appropriated for rehabilitation of the kitchens and baths in the Bedford Housing Authority's Elm Street family housing (COMPLETED)
- Fall 2008: \$452,400 appropriated for energy efficiency improvements to the Housing Authority's Elm Street family housing (COMPLETED)
- Fall 2006: \$600,000 appropriated for Habitat for Humanity of Greater Lowell to redevelop the 3.47 acre lot at 130 North Road (COMPLETED)
- Fall 2011: \$145,000 appropriated for the Affordable Housing Reserve Fund for a total of \$462,722
- Fall 2012: \$46,778 appropriated for the CPA Affordable Housing Reserve Fund, for a total of \$609,500.
- Fall 2013: \$85,000 appropriated for the Bedford Housing Authority, "Life Management" program. (PARTIALLY COMPLETED)
- Spring 2014: \$15,000.00 was funded for Affordable Housing Consultant (COMPLETED)
- Spring 2014: \$350,000.00 was funded for Affordable Housing Reserves.
- Fall 2014: \$304,272 was funded Municipal Affordable Housing Trust to be allocated to the Bedford Housing Authority (COMPLETED)
- Spring 2015: FY15 Affordable Housing Reserve appropriation was reduced by \$107,000 for a revised appropriation of \$243,000
- Spring 2015: \$166,660.10 was funded for Affordable Housing Reserves
- Spring 2015: \$15,000.00 was funded for Affordable Housing Consultant. (COMPLETED)

### **Recreation**

- Spring 2002: \$85,000 appropriated to build a skate park facility (COMPLETED)
- 2003: \$25,000 appropriated toward a study examining the possible ways that Springs Brook Park could be improved (COMPLETED)
- Spring 2004: \$20,000 appropriated for a Schematic Design of Springs Brook Park (COMPLETED)

- Spring 2005 and Fall 2006: \$1,472,100 appropriated for Springs Brook Park (COMPLETED)
- Spring 2007: \$15,000 appropriated to add an additional parking area for 35 cars at Springs Brook Park (COMPLETED)
- Spring 2003: \$230,000 appropriated for purchase of a small lot at 51 Loomis Street and conversion into a parking lot for the adjacent Page Field (COMPLETED)
- Fall 2003: \$100,000 appropriated for a new tennis court (COMPLETED)
- Spring 2004: \$12,000 appropriated to renovate the Town-owned playground on Elliot Street (COMPLETED)
- Spring 2004: \$9,800 appropriated for improvements to the Minuteman Bikeway and Narrow Gauge Rail Trail (COMPLETED)
- Spring 2006: \$18,000 appropriated for the playground near Town Center (COMPLETED)
- Spring 2006: \$50,000 appropriated for a study of future needs and opportunities with respect to our playing fields (COMPLETED)
- Fall 2007: \$425,000 appropriated for playing field development (PARTIALLY COMPLETED)
- Spring 2010: \$150,000 appropriated to establish a Recreation Reserve Fund for field creation.
- Spring 2007: \$14,000 appropriated toward construction of a new tennis practice wall at the high school (COMPLETED)
- Spring 2009 – Fall 2010: \$500,000 appropriated for new sidewalks
- Spring 2010: \$36,539.89 appropriated for the creation of new trails on conservation land
- Spring 2011: \$35,500 appropriated for Minuteman Bikeway Extension 25% design
- Fall 2011: \$100,000 appropriated for Recreation Reserve Fund for a balance of \$150,000; also \$200,000 appropriated for new sidewalks for a balance of \$650,000
- Spring 2012: appropriated \$120,787 for Springs Brook Park water clarity improvements
- Fall 2012: up to \$150,000 appropriated to be used for design costs associated with the development of fields located at 9 Mudge Way/7 Liljegren Way for either artificial turf or natural turf athletic fields, including design and permitting funds for a wetlands mitigation area near Page Field. (COMPLETED)
- Fall 2012: \$250,000 appropriated (\$150,000 from CPA Recreation Reserves and \$100,000 from FY 2013 CPA funding) for installation of synthetic turf on the Sabourin Field. (COMPLETED)
- Fall 2013: \$40,000 appropriated for the “Bicycle Master Plan”. (PARTIALLY COMPLETED)
- Fall 2013: \$50,000 appropriated for the Fawn Lake “conservation area management plan”. (PARTIALLY COMPLETED)
- Spring 2014: \$ 40,000.00 was funded for the Pedestrian Master Plan. (PARTIALLY COMPLETED)
- Spring 2014:\$72,224.00 was funded for the Springs Brook Park Driveway.
- Spring 2014: \$76,470.40 was funded for Field Irrigation.
- Spring 2015 - \$1,100 was funded for a Bicycle Repair Stand outdoor, secure, bike stand, pump, and tool set.

- Spring 2015 - \$175,000 was funded for the Washington Street Bridge (Project has not been put out to bid yet).
- Spring 2015 - \$600,000 was funded for Athletic Field Development.
- Spring 2015 - \$56,265 was funded for Bike Path Refurbishment of the Narrow Gauge Rail Trail. (Project needs to be put out to bid again).

### **Multiple Areas of Community Preservation**

- Spring 2004: \$112,500 appropriated for improvements to the Wilson Mill Park (COMPLETED)
- Spring 2009: \$906,000 appropriated for Wilson Mill Dam restoration (COMPLETED)
- Fall 2004: \$5,000 appropriated for a feasibility study of extending the Minuteman Bikeway. (COMPLETED)
- Spring 2007: \$15,000 appropriated to study the stabilized soil option for the Minuteman Bikeway Extension (COMPLETED)
- Spring 2010: \$210,000 appropriated for the Reformatory Branch Trail improvements (PARTIALLY COMPLETED)
- Fall 2004: \$19,000 appropriated to fund a feasibility study and design for building boardwalks in the Hartwell Town Forest (COMPLETED)

### **CPC RECOMMENDED AMENDMENTS FOR FY16 BUDGET**

Article 15-5 - Bond Payment – Town Hall MEP Project, Original appropriation of \$47,068.00

- Amend appropriation to - \$16,001.00

Article 15-11 - Affordable Housing, Original Appropriation \$166,660.10

- Amend appropriation to – \$155,080.00

### **CPC RECOMMENDED AMENDMENTS FOR FY14 BUDGET**

Article 22-07 - Bike Path Resurfacing, Original appropriation of \$125,000 with 53,434.07 unspent

- Amend appropriation to - \$20,000

### Community Preservation Six-Year Plan

The Community Preservation Committee has developed a six-year plan to help us have a better overall view of proposed projects and to better understand the financial resources being requested. While the current year is accurate, years 2 - 6 are based on what we know as of now. This does not preclude additional projects from being proposed but does provide incentive for those who wish to have projects considered to present them to the Committee as far in advance as is possible. As new projects are proposed they will be added to the appropriate years.

Any committee, commission, town department or individuals who live in town can submit a proposal. A submission form is included. Each submission is required to show how the proposed project meets some or all of the criteria the Committee uses to evaluate the proposal. Please return submission forms to the Town Manager's Office at Town Hall.



Estimated Community Preservation Projects										
Capital	Category	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021			
	Regional Housing Services Office – Annual Contract	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000			
	Municipal Affordable Housing Trust - Aff. Housing Ashby Place Kitchen and Bath Replacement		\$316,600	\$316,600						
	Aff. Housing Reserves	\$166,660.10	\$350,000	\$350,000						
	HIS PRES - Historic Properties Preservation Fund	\$75,000	\$100,000							
*	DPW-Athletic Field Development FY2016 to be paid over two years	\$600,000	\$800,000							
	Public Outdoor Bicycle Repair Stand	\$1,100								
	Recreation/Open Space - Boardwalk, Ped. Bridges and Bog Bridges on Trails	\$175,000	\$125,000							
*	DPW-Bike Path Refurbishment FY2016	\$56,265								
*	DPW - Stewalk Construction			TBD	\$200,000	\$200,000	\$200,000			
	HIS PRES - Town Museum		\$50,000	\$500,000						
*	FDT Fire Protection Sprinklers - JLH		\$63,750							
*	FDT Exterior Painting North Wing Renewal - TC FY2016		\$36,744							
*	FDT Exterior Painting Renewal - TH FY2016		\$32,180							
*	FDT Exterior Painting Renewal - DFT FY2016		\$28,413							
*	DPW-Town/School Grounds Capital Maintenance		\$25,649	\$195,699	\$350,116	\$123,285	\$100,000			
*	DPW - Fawn Lake Permitting and Design		\$100,000							
*	Recreation - Money designated in Reserves for Springs Brook Park		\$300,000							
	DPW - Fawn Lake Reserves			\$1,000,000						
	Recreation - Springs Brook Park			\$3,000,000						
*	FDT Asphalt Shingled Roofing Renewal - PS FY2018			\$38,150						
*	FDT Exterior Painting Union School Renewal - TC FY2018			\$32,957						
*	FDT Exterior Painting Renewal - OTH FY2018			\$28,413						
*	FDT Exterior Painting Renewal - PS FY2018			\$21,967						
	<b>Total Estimated Community Preservation Projects</b>	<b>\$1,089,025.10</b>	<b>\$2,343,336</b>	<b>\$5,498,786</b>	<b>\$565,116</b>	<b>\$338,285</b>	<b>\$315,000</b>			
	FDT-MEP Systems Renewal TH FY2016-04 1/2 CPA - FROM AVAILABLE FUNDS	\$889,194	\$0	\$0	\$0	\$0	\$0			
	<b>Total Estimated Community Preservation Borrowed Projects</b>	<b>\$889,194</b>	<b>\$755,995</b>	<b>\$730,958</b>	<b>\$698,596</b>	<b>\$671,359</b>	<b>\$629,273</b>			
	<b>10% needed for Affordable Housing</b>	<b>\$181,660</b>	<b>\$185,867</b>	<b>\$190,489</b>	<b>\$195,226</b>	<b>\$200,081</b>	<b>\$205,058</b>			
	<b>Estimated Available Revenue</b>	<b>\$919,934.90</b>	<b>\$916,807</b>	<b>\$983,438</b>	<b>\$1,058,435</b>	<b>\$1,129,373</b>	<b>\$1,412,079</b>			