

COMMUNITY PRESERVATION
PROGRAM AND PLAN

SPRING 2022

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 Select Board, currently consists of two at-large members (Lee Vorderer, Erin Dorr), and representatives of the Town's Conservation Commission (Steven Hagan), Historic Preservation Commission (Vacant), Housing Authority (Lauren Crews), Housing Partnership (Christina Wilgren), Planning Board (Jacinda Barbehenn), Recreation Commission (Robin Steele), and Select Board Member (Margot Fleischman).

The CPC reviews and updates the Community Preservation Program and Plan annually. 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, 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.

BEDFORD'S COMMITMENT TO COMMUNITY PRESERVATION

For years, Bedford residents have expressed a strong interest in preserving our town character. Our current 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 long-range vision for Bedford's use of CPA funds. 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.

COMPLETED PROJECTS

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 (COMPLETED)

- Fall 2001: \$150,000 appropriated toward purchase of 133 and 135A Shawsheen Road
- 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
- Spring 2003: \$148,981 appropriated for Phase I of Fawn Lake clean up
- Spring 2004: \$65,000 appropriated for Phase II of Fawn Lake clean up
- 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.
- Spring 2005: \$4,100 appropriated for improvements to Bedford's trail system Fall 2006: \$180,000 appropriated for purchase of 1.32 acres of wooded upland near the old reservoir off 2 Page Road
- Spring 2008: \$26,500 appropriated to supplement Fawn Lake clean up
- Fall 2008: \$5,000 appropriated for partial inventory of Town-owned trees
- Spring 2010: \$350,000 appropriated to repair the Old Reservoir Dam
- Spring 2010: \$5,000,000 bond issue authorized for purchase of 350A Concord Road. (Will be paid off in 2026)
- 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
- Spring 2017: \$57,000 appropriated for Jenks Trail/Safe Routes to School improvements.
- Spring 2017: \$45,000 appropriated for the installation of a stone dust trail to link Wiggins Avenue to Bridge Street.
- Spring 2017: \$20,000 appropriated for Community Gardens Feasibility Study to conduct a field survey, wetland delineation, soil testing and any environmental permitting required to either expand the existing site or develop a new site.
- Fall 2017: \$350,000 was funded to re-establish the Land Acquisition Fund for acquisitions made for the Community Preservation purposes of open space, recreational use, affordable housing or historic preservation
- Fall 2018: \$300,000 was appropriated to the Land Acquisition Fund for acquisitions made for the Community Preservation purposes of open space, recreational use, affordable housing or historic preservation

Historic Preservation (COMPLETED)

- Spring 2002 and Fall 2003: \$919,900 appropriated for Town Center Renovation
- Fall 2002 and 2003: \$2,085,340 appropriated to preserve the Old Town Hall (built in 1856) and rehabilitate it for productive reuse

- Spring and Fall 2003: \$56,000 appropriated for preservation projects at the Job Lane House
- Spring 2003: \$10,000 appropriated toward a Town-wide Archaeological Reconnaissance Survey
- Fall 2003: \$125,000 appropriated for restoration of Rail Diesel Car #6211
- Fall 2004: \$15,000 appropriated for Old Billerica Road and Shawsheen Cemetery National Register project
- Spring 2005: \$5,000 appropriated for surveying and invasive species eradication at the Job Lane House
- Spring 2006: \$2,000 appropriated for Rufus Porter Murals Preservation
- Spring 2005 and 2006: \$70,000 appropriated for restoration and preservation of the Old Burying Ground
- Spring 2006: \$16,000 appropriated toward preservation planning at Depot Park
- Spring and Fall 2007: \$145,000 appropriated for preservation of Depot Park area
- Spring 2007: \$35,000 appropriated to repair the slate roof of the historic Shawsheen Well Field Pump House
- Spring 2008: \$6,000 appropriated toward inclusion of Two Brothers Rock/Dudley Road area on the National Register of Historic Places
- Fall 2008: \$10,000 appropriated for interior restoration of Bedford's Freight House at Depot Park
- 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
- Spring 2010: \$25,000 appropriated for the Town Hall mechanical, engineering, and Plumbing study
- Spring 2010 and Spring 2012: \$23,000 appropriated for the Old Bedford Center National Registry project
- Spring 2011: \$49,995 appropriated for Town Center flooring; \$73,380 appropriated for Town Hall reroofing and chimney re-pointing
- Spring 2012: \$30,000 appropriated for Job Lane House Roof – South side
- Spring 2012: \$76,865 appropriated for Town Hall Multi-purpose room Rehabilitation
- Fall 2013: \$22,500 was funded from the Historic Property Preservation Fund for the Old Burying Ground “stone wall” project
- Spring 2014: \$102,953.00 was funded for the Shawsheen Pump House Restoration
- 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
- 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
- Spring 2015: \$75,000 was funded for the Historic Properties Preservation Fund
- Fall 2015: FY16 Bond Payment – Town Hall MEP Project appropriation was reduced by \$31,067 for a revised appropriation of \$16,001
- Spring 2016: \$75,000 was funded for the Historic Properties Preservation Fund
- Spring 2016: \$65,790 was funded to install at Fire Protection Sprinklers at the Job Lane House

- Spring 2017: \$75,000 was funded for the Historic Properties Preservation Fund
- Fall 2017: \$4,000 was appropriated for a Historic House Appraisal for Preservation Restriction on one of Bedford's few remaining homes over 200 years old
- Fall 2017: \$10,000 was appropriated to fund the preparation of an Application to the MA Historical Commission and National Park Service for listing of a historic portion of Concord Road on the National Register of Historic Places

\$693,690.77 remains in the Historic Properties Preservation Fund. No more than \$75,000 can be used on any single property in any fiscal year.

Affordable Housing (COMPLETED)

- Fall 2001: \$131,940 appropriated for the Duplex Conversion Project
- Fall 2001: \$161,200 appropriated for the Condo Buy-Down Program
- Fall 2002 – Spring 2007: \$725,000 appropriated for affordable housing development on a Town-owned parcel at 447 Concord
- FY03-FY07: \$25,000 appropriated each year for a part-time affordable housing consultant
- Spring 2003 and Fall 2004: \$192,500 appropriated to support the Patriot Place affordable housing development
- Fall 2006: \$304,101 appropriated for rehabilitation of the kitchens and baths in the Bedford Housing Authority's Elm Street family housing
- Fall 2006: \$600,000 appropriated for Habitat for Humanity of Greater Lowell to redevelop the 3.47 acre lot at 130 North Road
- Fall 2008: \$452,400 appropriated for energy efficiency improvements to the Housing Authority's Elm Street family housing
- Spring 2010 and 2011: \$10,000 appropriated each year for affordable housing consultant; an additional \$20,000 appropriated for consultant in fall 2011
- Fall 2011: \$145,000 appropriated for the Affordable Housing Reserve Fund for a total of \$462,722
- Fall 2012: \$46,778 appropriated for the Affordable Housing Reserve Fund, for a total of \$609,500
- Fall 2013: \$85,000 appropriated for the Bedford Housing Authority, "Life Management" program
- Spring 2014: \$15,000.00 was funded for Affordable Housing Consultant
- 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
- 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
- Fall 2015: FY16 Affordable Housing appropriation was reduced by \$11,580.10 for a revised appropriation of \$155,080
- Spring 2016: \$30,000 was funded for Affordable Housing Consultant.

- Spring 2016: \$375,000 was allocated to the Municipal Affordable Housing Trust for their Kitchen and Bathroom Replacement project at Ashby Place
- Fall 2016: \$40,000 was allocated to the Bedford Housing Authority for the Life Management Collaborative
- Spring 2017: \$30,000 was funded for Affordable Housing Consultant
- Spring 2017: \$110,000 was funded for Affordable Housing Reserves
- Spring 2017: \$1,500,000 was appropriated from available funds with \$1,500,000 to be bonded to maintain 96 affordable units at Bedford Village
- Spring 2017: \$330,000 was appropriated from the Affordable Housing Reserves for the affordable housing component of the Coast Guard Site Redevelopment
- Fall 2017: \$20,000 was appropriated for a Housing Strategic Study to inform the planning and developing of affordable housing within Bedford
- Fall 2017: Article 21 of the 2017 Annual Town Meeting was amended by rescinding the bonding amount of \$1,500,000 leaving the remaining \$1,500,000 to be bonded
- Spring 2017: \$40,000 was allocated to the Bedford Housing Authority for the Life Management Collaborative
- Spring 2018: \$40,000 was allocated to the Bedford Housing Authority for the Life Management Collaborative
- Spring 2018: \$35,000 was funded for Affordable Housing Consultant
- Spring 2019: \$35,000 was funded for Affordable Housing Consultant
- Fall 2019: \$17,459 was allocated to the Bedford Housing Authority for the Life Management Collaborative
- Fall 2019: \$34,919 was allocated to the Bedford Housing Authority for the Life Management Collaborative
- Spring 2020: \$30,000 was funded for Affordable Housing Consultant
- Spring 2020: \$35,505 was allocated for the Bedford Housing Authority for the Life Management Collaborative

Recreation (COMPLETED)

- Spring 2002: \$85,000 appropriated to build a skate park facility
- Spring 2003: \$25,000 appropriated toward a study examining the possible ways that Springs Brook Park could be improved
- 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
- Fall 2003: \$100,000 appropriated for a new tennis court
- Spring 2004: \$20,000 appropriated for a Schematic Design of Springs Brook Park
- Spring 2004: \$12,000 appropriated to renovate the Town-owned playground on Elliot Street
- Spring 2004: \$9,800 appropriated for improvements to the Minuteman Bikeway and Narrow Gauge Rail Trail
- Spring 2005 and Fall 2006: \$1,472,100 appropriated for Springs Brook Park
- Spring 2006: \$18,000 appropriated for the playground near Town Center
- Spring 2006: \$50,000 appropriated for a study of future needs and opportunities with respect to our playing fields

- Spring 2007: \$15,000 appropriated to add an additional parking area for 35 cars at Springs Brook Park
- Spring 2007: \$14,000 appropriated toward construction of a new tennis practice wall at the high school
- 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 2010: \$150,000 appropriated to establish a Recreation Reserve Fund for field creation
- 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
- Fall 2012: \$250,000 appropriated (\$150,000 from CPA Recreation Reserves and \$100,000 from FY2013 CPA funding) for installation of synthetic turf on the Sabourin Field
- Fall 2013: \$40,000 appropriated for the “Bicycle Master Plan”
- Fall 2013: \$50,000 appropriated for the Fawn Lake “conservation area management plan”
- Spring 2014: \$72,224.00 was funded for the Springs Brook Park Driveway
- Spring 2014: \$76,470.40 was funded for Field Irrigation
- Spring 2014: \$ 40,000.00 was funded for the Pedestrian Master Plan
- Spring 2015: \$1,100 was funded for a Bicycle Repair Stand outdoor, secure, bike stand, pump, and tool set
- Spring 2015: \$56,265 was funded for Bike Path Refurbishment of the Narrow Gauge Rail Trail
- Spring 2015: \$175,000 was funded for the Washington Street Bridge
- Spring 2015 - \$600,000 was funded for Athletic Field Development
- Fall 2015: FY14 Bike Path Resurfacing appropriation was reduced for a revised appropriation of \$20,000
- Spring 2016: \$1,000,000 was appropriated to be bonded for Athletic Field Development on the former St. Michael's land
- Spring 2016: \$26,469 was funded for Town/School Grounds Rehabilitation for Lane and Davis School baseball fields
- Spring 2016: \$100,000 was funded for Fawn Lake Design and Permitting.
- Spring 2016: \$225,000 was funded for the design of the Minuteman Bikeway Extension. (Partially complete, design underway)
- Fall 2016: Article 20-6 Liljegren Way/Mudge Way Athletic Fields Project Bond Payment was reduced from \$38,000 to \$0.00
- Spring 2017: \$10,465 was appropriated to install signage along and adjacent to the Minuteman Bikeway (MMBW) to provide connectivity between the Bikeway and nearby destinations. (Partially complete – waiting for signs to be delivered and final invoice)

- Spring 2017: \$18,000 was appropriated to repair the damage to the existing skate park surfaces
- Fall 2017: \$25,000 was appropriated for 10 percent of the construction costs Bedford Dog Park with the rest would be funded through the Stanton Foundation. They require that the Town commit 10 percent of costs
- Spring 2018: \$110,000 was appropriated to completely reconstruct Job Lane Playground
- Spring 2018: \$60,000 was appropriated for the Springs Brook Park Water Clarity Improvement to provide funding for a pilot project to test a system that would improve the water clarity at Springs Brook Park by installing a large-scale water filtration system
- Spring 2018: \$50,000 was appropriated for the Springs Brook Park Water Park Rehabilitation to replace water features at Springs Brook Park
- Spring 2018: \$11,700 was appropriated to install two Bicycle Shelter at JGMS and Bedford High School.
- Spring 2018: \$429,828 was appropriated for the Davis Road Boardwalk
- Spring 2019: \$1,800,000 was bonded for the Fawn Lake Dredging and Dam Replacement. This project is nearing completion
- Spring 2019: \$165,280 was funded for the Lantern Lane Pedestrian Bridge to connect the Old Stagecoach Road neighborhood to Wilderness Park Conservation Area and Springs Road
- Spring 2019: \$138,364 was funded for Page Baseball Field Rehabilitation: The purpose of this project is to perform repairs and improvements to the Page Field south baseball field, including the field, backstop, dugout, and safety fence

Multiple Areas of Community Preservation (COMPLETED)

- Spring 2004: \$112,500 appropriated for improvements to the Wilson Mill Park
- Fall 2004: \$5,000 appropriated for a feasibility study of extending the Minuteman Bikeway
- Fall 2004: \$19,000 appropriated to fund a feasibility study and design for building boardwalks in the Hartwell Town Forest
- Spring 2007: \$15,000 appropriated to study the stabilized soil option for the Minuteman Bikeway Extension
- Fall 2007: \$425,000 appropriated for playing field development
- Spring 2009: \$906,000 appropriated for Wilson Mill Dam restoration
- Spring 2010: \$210,000 appropriated for the Reformatory Branch Trail improvements

STATUS REPORT ON OPEN PROJECTS

Historic Preservation (ONGOING)

- Spring 2016: \$43,500 was funded to replace the upper part of the exterior stairs wood stairs at Old Town Hall Exterior Stairs. The Facilities Department is waiting to see what will happen with the museum location prior to beginning repairs on the granite, and rotten wood on the Old Town Hall stairs
- Spring 2019: \$285,000 was funded for Old Town Hall Renovation & Rehabilitation. This project is proposed with two different components. The first, to renovate the Great Room on the third floor of Old Town Hall. The second component will renovate the first floor at Town Hall as the initial phase of establishing a Town Historical Museum. A third

component was proposed be to provide a fully ADA accessible entry for the main entrance at Old Town Hall on South Road but was voted down at 2019 Town Meeting due to lack of handicap accessibility once inside front door

OPEN BONDS

- a. FY17 350A Concord Road Bond – end date of FY2026
- b. Town Hall Mechanical/Electrical/Plumbing Project Bond – end date of FY2026
- c. Liljegren Field Bond Payment - end date of FY2027
- d. Bedford Village Bond - end date of FY2028
- e. Fawn Lake Bond – end date of FY2030

DRAFT CPC FY23 BUDGET

Please note: The following projects have been recommended for approval at Town Meeting 2022 per the Community Preservation Committee Public Hearing, held on January 5, 2022.

ADMINISTRATIVE

1. **Administrative Appropriation (\$10,000)** - This annual appropriation covers administrative costs, such as legal fees and dues. Unspent monies are returned to the general CPC fund.

AFFORDABLE HOUSING

2. **Regional Housing Services Office- Annual Contract (\$34,000)** - This annual funding request is to pay for the contract with the Regional Housing Services Office for an affordable housing consultant. Consulting services are essential to ensuring compliance with all affordable housing requirements, and to maintain, or increase, our current level of affordable housing stock.
3. **Bedford Housing Authority Life Management Program (\$36,715)** - This annual funding request is to continue the Life Management Program run by the Bedford Housing Authority. The program is a collaboration between the Bedford Housing Authority and Community Teamwork, Inc., a Lowell based regional social service agency servicing 63 neighboring towns, to provide life management skills to residents in order to guide them toward increased employment and economic independence.
4. **Municipal Affordable Housing Trust (\$600,000)** - To transfer a sum of money to the Municipal Affordable Housing Trust, for a future development project that will support affordable housing.

HISTORIC PRESERVATION

5. **Conservation and Digitization of Early Town Records Books (\$24,690)** - Conservation of historically significant early Town Record Books from 1756-1925. Repairs will include re-backing of bound volumes, stabilization of text blocks in general, surface cleaning,

reattaching loose leaves, mending of tears and creases with Japanese paper, and construction of proper housing for each piece, among others.

6. **Depot Freight Exterior Painting (\$40,500)** - Preservation of the historically significant depot freight by maintaining the asset and performing exterior painting and replacement of exterior wood clapboard siding and trim.
7. **Depot Station Decking (\$217,726)** - Preservation of the historically significant depot station by restoring the exterior decking. The existing decking is warped, resulting in trip hazards.

OPEN SPACE AND RECREATION

8. **Minuteman Bikeway Extension (\$1,500,000)** - To purchase easements necessary for the expansion of the Minuteman Bikeway Extension project. The Town would be acquiring a 22' corridor in fee of the Reformatory Branch Trail. Overall, the acquisition of these property rights will provide the Town with not only a corridor for the Minuteman Bikeway extension, but will also provide the Town with absolute rights to the existing water, sewer, and drainage infrastructure previously built along the Reformatory Trail.
9. **Skate Park Repairs (\$16,400)** - This request is for additional funding needed to make the skate park repairs previously funded at Town Meeting. The funding is needed due to COVID-19 related delays, and increased cost in materials needed for this project.
10. **Springs Brook Water Capital (Shade Structures) (\$43,709)** - For shade structures to be repaired and rehabilitated at Springs Brook Park.
11. **Tennis Court Repairs (\$120,000)** - To rehabilitate significant cracking on the tennis courts across from Bedford High School, and some cracking on the basketball courts.
12. **Town/School Grounds Capital Rehabilitation (Tot Lot and E Field) (\$315,000)** - The Recreation Department and Public Works Ground division has identified the Tot Lot and the dugouts at the E field at the Town Center Campus as seeing more use than in the past and therefore need upgrades. Such repairs will include addressing safety updates to the Tot lot play structures and fence repairs, access, benches and other repairs at the E field. The Tot Lot Playground equipment has reached its scheduled time for rehabilitation.
13. **Trails Committee Pedestrian Bridges, Bogs, Stone Dust and Trail Infrastructure (\$10,000)** - The refurbishment of trail infrastructure, bog bridges, trail signage, trail guides, and kiosks.

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. Each submission is required to show how the proposed project meets some or all of the criteria the Committee uses to evaluate the proposal.

The FY23-28 CPC Six Year Plan is on page 12.

FY23-28 Community Preservation Committee Six Year Plan

	Category	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
Administrative Appropriation	Administrative	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Regional Housing Services Office- Annual Contract	Affordable Housing	\$34,000	\$35,000	\$36,000	\$37,000	\$38,000	\$39,000
Bedford Housing Authority Life Management Program- Annual Contract	Affordable Housing	\$36,715	\$37,816	\$38,951	\$40,119	\$41,323	\$42,563
Conservation and Digitization of Early Town Record Books	Historic Preservation	\$24,690					
Dedicated Outdoor Pickleball Courts	Recreation		\$178,160				
* Depot Freight- Exterior Painting	Historic Preservation	\$40,500					
* Depot Station- Exterior Painting	Historic Preservation		\$59,430				
* Depot Station- Decking Rehabilitation	Historic Preservation	\$217,726					
Minuteman Bikeway Extension Project	Recreation	\$1,500,000					
Municipal Affordable Housing Trust	Affordable Housing	\$600,000	\$500,000	\$400,000	\$400,000	\$400,000	\$400,000
* Old Town Hall- Asphalt Shingled Roofing Replacement	Historic Preservation		\$270,000				
* Old Town Hall- Elevator Controls Replacement	Historic Preservation		\$61,000				
* Old Town Hall- Fire Suppression/Dry Sprinkler	Historic Preservation			\$39,632			
Skate Park Repairs	Recreation	\$16,400					
* Springs Brook Park Water Capital (Shade Structures)	Open Space/Recreation	\$43,709	\$54,636	\$15,914	\$53,045	\$47,741	\$50,000
* Tennis Court Rehabilitation	Recreation	\$120,000					
* Town Hall- Aluminum Windows (Energy Efficiency)	Historic Preservation				\$386,891		
* Town/School Grounds Capital Rehabilitation (Tot Lot and E Field)	Recreation	\$315,000		\$154,500	\$180,000	\$113,330	\$325,000
* Trails Committee- Buehler Conservation Area Rehabilitation	Open Space/Recreation		\$140,000				
Trails Committee- Pedestrian Bridges, Bog Bridges, Stone Dust, Trail Infrastructure	Open Space/Recreation	\$10,000		\$50,000	\$10,000	\$15,000	
* Trails Committee- Springs Brook Conservation Area Boardwalk	Open Space/Recreation						\$412,000
Total Estimated Community Preservation Projects		\$2,968,740	\$1,346,042	\$744,997	\$1,117,055	\$665,394	\$1,278,563

Revenue & Fund Balance

Estimated CPA Revenue	\$2,014,635	\$2,064,951	\$2,116,525	\$2,169,388	\$2,223,573	\$2,279,112
Undesignated Fund Balance	\$2,249,883	\$0	\$0	\$0	\$0	\$0
Release of Prior Year Articles	\$41,365	\$0	\$0	\$0	\$0	\$0
Total Available Revenues	\$4,305,883	\$2,064,951	\$2,116,525	\$2,169,388	\$2,223,573	\$2,279,112

Current Expenditures

Current Debt Cost	\$936,365	\$906,203	\$870,940	\$834,115	\$421,290	\$300,590
10% needed for Affordable Housing		\$38,705	\$50,612	\$67,649	\$79,567	\$95,821
10% needed for Historic Preservation		\$115,120	\$122,827	\$130,664	\$222,357	\$227,911
10% needed for Open Space						\$227,911
Total Current Expenses	\$936,365	\$1,060,028	\$1,044,379	\$1,032,428	\$723,214	\$852,233

Estimated Available Revenue w/o new projects

	\$3,369,518	\$1,004,923	\$1,072,146	\$1,136,960	\$1,500,359	\$1,426,879
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* Estimated Cost 6 yr Capital Projects from Capital Plan

* Estimated Cost 6 yr Debt Projects from Capital Plan

Total from 6 year Capital Plan

	\$746,935	\$585,066	\$210,046	\$629,936	\$176,071	\$375,000
	\$0	\$0	\$0	\$0	\$0	\$0
Total from 6 year Capital Plan	\$746,935	\$585,066	\$210,046	\$629,936	\$176,071	\$375,000

Estimated Available Revenue after Capital Projects from 6 yr. Capital Plan*

	\$2,622,583	\$419,857	\$862,100	\$507,024	\$1,324,288	\$1,051,879
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Other Projects not in Capital Plan

	\$2,221,805	\$760,976	\$534,951	\$487,119	\$489,323	\$903,563
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Estimated Available Revenue after all estimated & current expenditures

	\$400,778	(\$341,119)	\$327,149	\$19,905	\$834,965	\$148,316
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