

**TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE**

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Nov 10 8 17 AM '11

Minutes: Wednesday, October 26, 2011, Town Hall Conference Room 1, 5:00 PM
Present: Donna Brescia, Floyd Carman, Joe DeStefano, Lisa Harrington, Anne Marie Mahoney, John Owens, Margaret Velie, Paul Solomon
Absent: Ralph Jones
Others: Stuart Saginor - executive Director Community Preservation Coalition, Becky Gallagher - Communications Director CPC, Dick Simmons - Assessing Administrator, Ellen Cushman - Town Clerk and John Dieckmann

Paul Solomon called the meeting to order at 5:03 PM.

Election of Officers:

Chairman - Paul Solomon
Vice Chairman - Anne Marie Mahoney
Secretary - Floyd Carman

Old Business:

Approved informal discussion notes of October 5, 2011 after election of committee officers.

New Business:

The Community Preservation Coalition Executive Director Stuart Saginor provided the Committee with two hours of training. The power point presentation used in the training was provided to Floyd Carman for e-mail distribution to Committee Members.

The following documents were received from Stuart Saginor:

- Power Point Training Presentation/Community Preservation - Town's website www.belmont-ma.gov - Community Preservation Committee
- CPA and Affordable Housing (2/2008) www.chapa.org
- The Commonwealth's Secretary of the Interior's Standards for Rehabilitation to Historic Properties www.communitypreservation.org
- Qualifying Historic Projects for CPA Founding www.communitypreservation.org
- CPA Preservation Fund Allowable Spending Purposes www.communitypreservation.org

The next meeting is scheduled for Wednesday, November 9, 2011 at 5:00 PM, Town Hall Conference Room 1.

The meeting was adjourned at 7:20pm.

Respectfully submitted,



Floyd S. Carman

Attached:

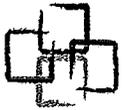
1. The Commonwealth's Secretary of the Interior's Standards for Rehabilitation to Historic Properties.
2. Qualifying Historic Projects for CPA Founding.
3. CPA Preservation Fund Allowable Spending Purposes.

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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Community Preservation Coalition
Preserving our past. Building our future.

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COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES

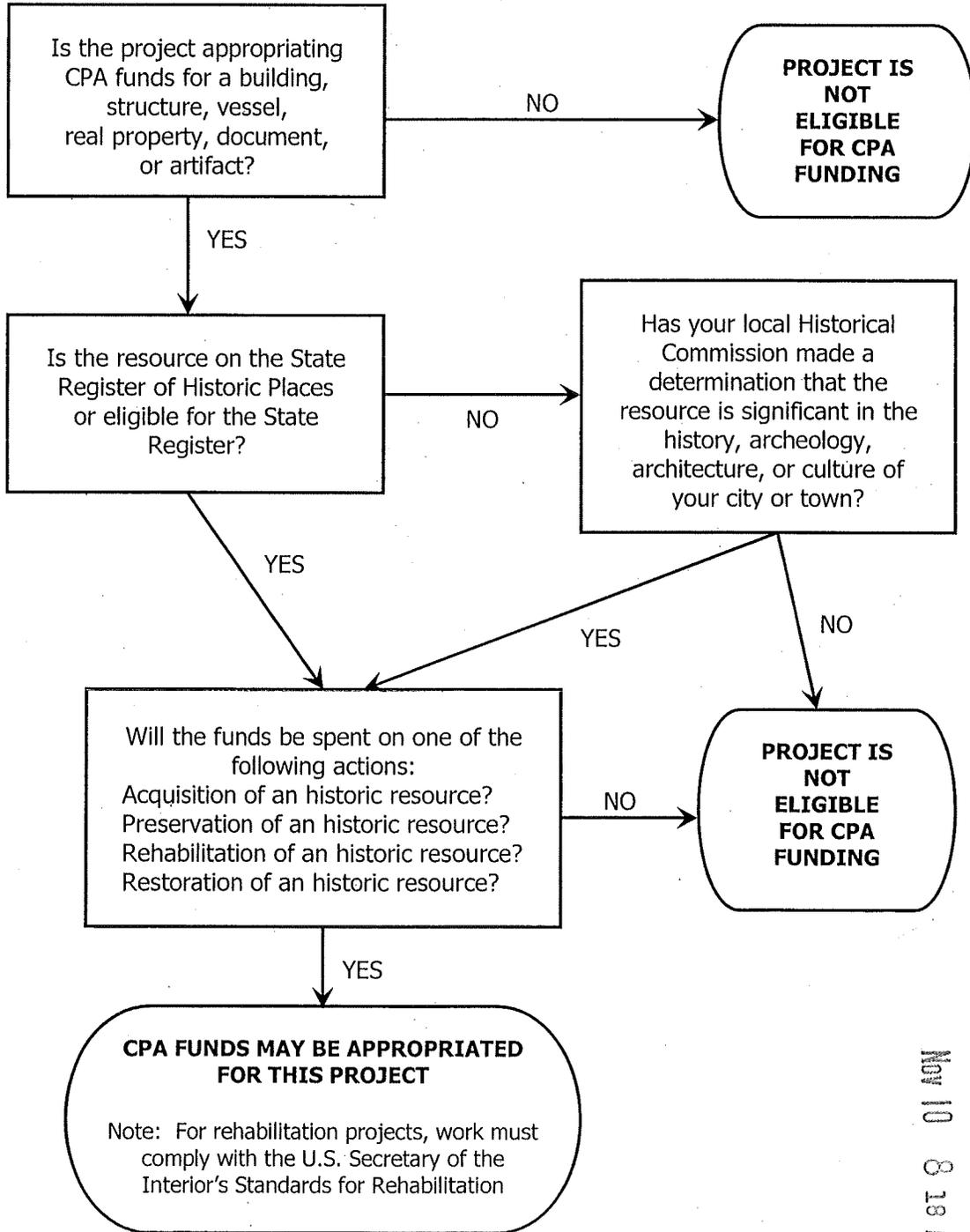
DEFINITION	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel or real property listed or eligible for listing on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for 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 Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUIRE	Yes	Yes	Yes	Yes (effective 12/5/2006)
CREATE	Yes	No	Yes	Yes
PRESERVE Means protect from injury, harm or destruction, not maintenance	Yes	Yes	Yes	Yes
SUPPORT	No	No	No	Yes, includes funding for community's affordable housing trust
REHABILITATE/RESTORE Means remodel, reconstruct or repair (extraordinary, not maintenance) to make property functional for intended use, including improvements to comply with federal, state or local building or access codes or with federal standards for rehabilitation of historic properties	Yes, if acquired or created with Community Preservation funds	Yes	Yes, if acquired or created with Community Preservation funds	Yes, if acquired or created with Community Preservation funds

Chart courtesy of the Massachusetts Department of Revenue

www.communitypreservation.org



QUALIFYING HISTORIC PROJECTS FOR CPA FUNDING



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