

DRAFT 3/16/18

CPA Article	Project	Total Appropriation	Source of Appropriation
A	To fund, for historic preservation purposes, the FY19 debt service payment for the town offices renovation project.	\$392,575	\$392,575 from FY19 CPA projected revenues
B	To fund, for historic preservation purposes, a backup generator for the Pierce House.	\$16,480	\$16,480 from CPA historic reserves
C	To fund, for historic preservation purposes, decking and other carpentry repairs at the Pierce House.	\$25,000	\$25,000 from general CPA fund balance
D	To fund, for historic preservation purposes, an inspection and replacement study of the wood gutters at the Pierce House.	\$1,000	\$1,000 from general CPA fund balance
E	To fund, for historic preservation purposes, chimney repair at the Pierce House.	\$12,000	\$12,000 from general CPA fund balance
F	To fund, for historic preservation purposes, the replacement of the fire detection system at the Codman Farm Barn.	\$1,500	\$1,500 from CPA historic reserves
G	To fund, for historic preservation purposes, a study to determine locations for wayfindings on the historic Battle Road Byway.	\$1,000	\$1,000 from general CPA fund balance
H	To fund, for open space purposes, the placement of two conservation restrictions totaling approximately 8 acres at 241 and 247 Old Concord Road.	\$100,000	\$100,000 from general CPA fund balance
I	To fund, for affordable housing purposes, a transfer of money to the Affordable Housing Trust Fund.	\$278,329	\$278,329 from CPA community housing reserves
J	To fund, for historic preservation purposes, the preservation of the Plan of the Town of Lincoln 1830.	\$895	\$895 from CPA historic reserves
K	To fund, for historic preservation purposes, the preservation of the Plan of Concord Road to Cambridge.	\$3,445	\$3,445 from CPA historic reserves
L	To fund, for historic preservation purposes, the preservation of Assessors Valuation Lists 1861 and 1865.	\$5,746	\$5,746 from CPA historic reserves
M	To fund, for historic preservation purposes, the preservation of the Plan of New County Road from Lincoln Meetinghouse to Watertown.	\$3,785	\$3,785 from CPA historic reserves
N	To fund, for historic preservation purposes, the restoration of the Lincoln Library's 1884 entrance.	\$6,500	\$6,500 from FY19 CPA projected revenues

O	To fund FY19 debt service payments due on permanent borrowing for previously voted CPA projects.	\$127,550	\$127,550 from FY19 CPA projected revenues
P	To fund CPC administrative expenses.	\$3,000	\$3,000 from FY19 CPA projected revenues
	Project Appropriation Subtotal:	\$978,805	
Reserves:			
Q	Housing Reserve	\$92,235	From additional FY18 state revenue and FY19 CPA projected revenues
R	Open Space/Land Acquisition Reserve	\$0	
S	Historic Preservation Reserve	\$0	
T	Recreation Reserve	\$0	
	Reserves Subtotal:	\$92,235	
	Additional Appropriation:		
	Grand Total of all CPA funded Appropriations:	\$1,071,040	
U	To amend votes previously taken to transfer a sum of money to the Affordable Housing Trust Fund for the purpose of purchasing affordable housing buy-downs, to instead provide that such funds be used for land and/or property acquisitions for the purpose of affordable housing.	\$140,000	Amend use of \$140,000 currently in the Affordable Housing Trust Fund

Article 10 Explanations

This article proposes projects recommended by the Community Preservation Committee under Lincoln's Community Preservation Act (CPA) passed at the March, 2002 Annual Town Meeting and the November, 2002 Election. The descriptions of the proposed projects/actions are contained below:

- A. **Debt Service on Town Offices Renovation** – The 2011 Town Meeting approved project costs of \$6.8 million to renovate the Town Office Building. Of that total, \$1,000,000 was appropriated from CPA funds to reduce the Town borrowing. The annual debt service on the bond is \$392,575. It is recommended that CPA funds be used for this historic purpose in FY 2019.
- B. **Pierce House Back-up Generator** – The purchase of a back-up generator for the Pierce House insures the preservation of the historic integrity of the house in the event of a power-outage. It will also allow for continuous operations of the house to serve those whom the Pierce House has contracted with for special events.
- C. **Pierce House Carpentry & Decking Repairs** – Repairs to the exterior decking are necessary to preserve the historic aesthetics of the house, as well as preserve the structural integrity of the deck for safety reasons. Interior carpentry repairs include, but are not limited to, the repair of interior pocket doors that were previously nailed shut and are needed to preserve the historic value and function of the house.

- D. **Pierce House Wood Gutter Inspection and Replacement Study** – Many areas of the existing wood gutters are found to be deteriorating and lacking in structure. The deterioration was found during the 2017 Pierce House exterior painting project. A gutter system is needed to properly handle rainwater run-off to keep the envelope of the house in good stead.
- E. **Pierce House Chimney Repair** – Break down and rebuild portions of the chimney to remedy existing deterioration and to preserve the aesthetic and historic value of the home. These funds will be combined with the FY2018 CPC allocation of \$5,000 for a total project cost of \$17,000. After a deeper inspection of the chimney was performed, it was deemed more extensive than originally planned.
- F. **Codman Farm Barn Fire Detection System** – Installation of a new fire detection system is necessary to protect the Barn from injury, harm or destruction. All of the existing heat detectors in the fire alarm system are past their life expectancy by more than 5 years.
- G. **Battle Road Byway Wayfinding Study** – The Battle Road Byway traces the route of the Colonial and British soldiers during the American Revolution. The Byway Committee includes the Towns of Arlington, Lexington, Concord and Lincoln as well as the Minute Man National Historical Park. The wayfinding study is a collaborative effort among the four Towns and the Park to determine locations for wayfinding to guide visitors along this historic byway. Each entity has been asked to contribute an amount according to its size and population.
- H. **Conservation Land Acquisition** – This appropriation will place a conservation restriction of approximately 4 acres at 241 Old Concord Road and another conservation restriction, also approximately 4 acres, at 247 Old Concord Road. These abutting properties include valuable floodplain, wetlands, and forested habitat along Fairhaven Bay and their protection will complete a significant and permanently preserved contiguous riparian corridor. RLF, the Historic Commission, and FOMA will contribute to placing an Historic Preservation Easement on 241 Old Concord Road, in addition to a Trail Easement.
- I. **Affordable Housing Trust Transfer** – In 2006, Town Meeting authorized the creation of an Affordable Housing Trust to create and preserve affordable housing. Since then, the Housing Trust in collaboration with the Lincoln Housing Commission and Community Preservation Committee (CPC) added 21 units to Lincoln's Subsidized Housing Inventory. In addition to adding units, the Trust and CPC worked together to preserve the affordability of 125 units at Lincoln Woods by placing a permanent deed restriction to ensure the units remain on Lincoln's Subsidized Housing Inventory in perpetuity. Lastly, in collaboration with the Lincoln Foundation the Trust and CPC "bought down" 7 units at Battle Road Farm to preserve their affordability. This allocation and transfer represents community preservation funds previous year's 10% set aside for community housing purposes, and, if approved, will authorize the transfer of funds from the CPA Fund to the Affordable Housing Trust Fund for the purpose of purchasing property and/or land for community housing purposes, to continue to mitigate the impacts of 40B's and to add to the Town's SHI.
- J. **Plan of the Town of Lincoln 1830** – Lincoln was a rural town at its inception in 1754. Over time the character of the Town became more suburban. When did that happen? How did that happen? By preserving and digitizing the Plan of the Town of Lincoln 1830, researchers will have information about how Lincoln looked nearly 200 years ago.

- K. **Plan of the Concord Road to Cambridge** – This Plan describes what is assumed to be the road that became Route 2A. By preserving and digitizing the Plan of the Concord Road to Cambridge researchers will be able to study how one plan became a major thoroughfare in Lincoln.
- L. **Assessors Valuation Lists 1861 and 1865** – This historic information consists of handwritten lists of residents and an itemized list of their worth, including monetary amounts, livestock, and furniture. These lists offer valuable historical insight concerning the Town. For example, was Lincoln a community with average incomes? Who were the wealthiest Lincoln residents?
- M. **Plan of New County Road from Lincoln Meetinghouse to Watertown** – This plan describes an anticipated roadway beginning at the Meeting House located at the corner of Sandy Pond and Bedford Roads. Once constructed, it eventually became the thoroughfare we know today as Trapelo Road.
- N. **Lincoln Library 1884 Entrance** – The library is located at the center of Lincoln and the original entrance of the library is highly visible. Preserving the original entrance of this historic town landmark is important to preserving Lincoln’s character. The current condition of the original entrance is severely weather damaged. To restore the original entrance, the wood must be sanded, stained, and given six coats of marine varnish. New weather stripping will be added.
- O. **FY19 Debt Service Payments** – Debt payment costs associated with the second year of permanent financing for previously voted CPA project pursuant to Article 11 of the March 25, 2017 Town Meeting for the purchase of land and development of an athletic field.
- P. **Administrative Expenses** – These funds will be used primarily to pay the annual membership dues in the Community Preservation Coalition, a statewide organization that represents the interests of CPA communities. Other administrative expenses include costs associated with public information, mailings and public hearings. Any funds not spent prior to the end of FY19 will be returned to the CPA Fund.
- Q. **Housing Reserve** – The CPA requires that a minimum of 10% of annual revenues be spent or set aside for affordable housing.
- R. **Open Space/Land Acquisition Reserve** – The CPA requires that a minimum of 10% of annual revenues be spent or set aside for open space/land conservation.
- S. **Historic Preservation Reserve** – The CPA requires that a minimum of 10% of annual revenues be spent or set aside for historic preservation.
- T. **Recreation Reserve** – The CPA permits, but does not require, the Town to spend or set aside funds for recreational purposes. No funds are reserved for recreational purposes at this time.
- U. **Affordable Housing Trust Remove Buy-down Restriction** – At three previous town meetings (2010, 2011, and 2012), \$140,000 in Community Preservation Funds were appropriated and transferred to the Affordable Housing Trust Fund for the purpose of purchasing affordable housing buy-downs. The CPC is recommending removing the restriction on these funds and amending the agreement to instead provide that such funds be used for land and/or property acquisitions in order to give the Affordable Housing Trustees more flexibility when presented with affordable housing opportunities.