

Community Preservation Committee Needs Assessment and Plan for Fiscal Year 2011  
[July 1, 2010 – June 30, 2011]

## **Dartmouth Community Preservation Committee**

The Town of Dartmouth adopted the Community Preservation Act (“CPA”) in April, 2002, approving a 1.5% property tax surcharge excluding the taxes on the first \$100,000 in assessed value. This surcharge revenue is also matched with funds from the State Department of Revenue. These funds can be spent in three areas: 1) Affordable Housing, 2) Historic Preservation, and 3) Open Space and Recreation. By statute, at least 10% of the funds must be designated for each of these three areas. These funds are administered by the Community Preservation Committee (“CPC”).

The Dartmouth Community Preservation Committee’s mission is to enhance Dartmouth’s unique character and quality of life by facilitating efforts to preserve historic places and structures, retain and protect open spaces, increase the inventory of land available for recreation, and seek creative solutions that meet the affordable housing needs of our residents. In carrying out its mission, the CPC seeks to support and compliment the efforts of other town committees, boards, organizations, and individuals to improve and preserve the town’s assets and resources related to affordable housing, historic preservation, and open space and recreation.

What follows is the CPC’s assessment of need, goals, objectives, and strategies for CPA funding in fiscal year 2011. This document is based on a review of relevant planning documents adopted by the town, and comments received from Town boards and commissions, organizations, and individuals. These documents include the Dartmouth 2007 Master Plan, 2009 Open Space and Recreation Plan, Dartmouth Historic Commission Five Year Plan dated March, 2008, and the Dartmouth Housing Production Plan. In addition to these documents, the CPC held open discussions on open space and housing at its December meeting and historic preservation at its January meeting. Comments on the annual needs assessment were received from the Dartmouth Natural Resource Trust, the Dartmouth Housing Authority, Dartmouth Historic Commission, and the Dartmouth Superintendent of Parks/Director of Recreation.

## **Open Space and Recreation**

### Community Preservation Goals and Objectives for FY 2011

The Community Preservation Committee has adopted the following open space and recreation goals and objectives as excerpted from the Dartmouth Open Space and Recreation Plan and 2005-2007 Master Plan.

Values [excerpted from the Dartmouth 2007 Master Plan]

- *WE value the rural character of our Town.* The farmland, coastal interface, forests, wetlands, scenic vistas, and historic coastal and countryside village centers all contribute to this shared appreciation. Progress should not diminish or detract from the features that define the nature of our Town.

- *WE value the great natural beauty of our community.* The inland waters, coastal marshes, deciduous forests, meadows, and other natural areas, should be adequately protected from encroachment and degradation related to development.
- *WE value traditional local industries with ties to our natural resources.* Farming, fishing and marine industries have long provided jobs for residents and rooted the community in a harmonious relationship with the land and sea. These industries should be supported—Dartmouth would not be the same without them.
- *WE value the varied water resources that set this Town apart.* The abundance of fresh and saltwater bodies—beaches, rivers, streams, and ponds—provide clean water for drinking and opportunities for recreation.
- *WE value our historical roots. Our heritage includes buildings and significant natural features that link us across time and enrich our community. Preservation of our historic built and natural landscape should be pursued.*

Goals [excerpted from Dartmouth 2009 Open Space and Recreation Plan and 2007 Master Plan]

**1. GOAL:** To conserve and protect the scenic beauty and existing rural character of the Town.

Objectives

- Protect and conserve the scenic landscape.
- Protect and conserve forest and farm land.

**2. GOAL:** To preserve, protect, and maintain the quality of the Town's natural resources.

Objectives

- Protect the quality of Town water resources.
- Provide extra protection to some of the Town's most fragile natural resources.

**3. GOAL:** To provide a range of active and passive recreational facilities and programs to meet changing population and density characteristics within the Town.

Objectives

- Provide diverse, year-round recreational resources (active and passive) for all ages and capabilities throughout Town matched to demographics and resident wishes.
- Increase and improve access to undeveloped land for active use and passive enjoyment.
- Increase access to and improve water resources for active use and passive enjoyment.
- Provide recreational programming that fosters life long leisure activities.

**4. GOAL:** To manage and channel growth so as to preserve the unique quality of the Town and its natural, cultural, and historical resources.

Objectives

- Protect existing scenic roads, views, and sites.
- Promote regional businesses, such as farming and aquaculture.
- Promote a healthy and livable community that encourages non-vehicular transportation and passive recreation opportunities.

## Community Preservation Strategies

- Support land preservation that compliments existing open space and recreational uses.
- Support land preservation of parcels that represent significant environmental, natural, and recreation value to the town.
- Support preservation of agricultural land.
- Encourage and support land preservation projects that incorporate multiple CPA eligible uses such as historic preservation and community housing.
- Encourage and support land preservation projects that are able to make payments to the Town in lieu of taxes.

## Community Housing

### Community Preservation Goals and Objectives for FY 2011

The Community Preservation Committee has adopted the following community housing goals and objectives as excerpted from the Dartmouth Affordable Housing Plan and 2007 Master Plan. According to the Massachusetts Subsidized Housing Inventory dated 9/29/09, 8.6% of the Dartmouth housing units qualify as affordable housing under Chapter 40B.

### Community Values (excerpted from the 2007 Master Plan)

- *WE value the small town feel that endures within a community that has gained big town attractions.* Attention must be paid to the delicate balance of these two traits, with new development integrated in a manner that does not sacrifice small town connections.

### Goals (based upon the 2007 Master Plan and the Dartmouth Affordable Housing Plan)

#### 1. Goal Satisfy demands for affordable housing above and beyond state mandate of 10%

##### Objectives

- Create affordable housing for our elderly and young families.
- Continue Town's Housing Rehabilitation and Repair Program
- Develop opportunities for adaptive reuse
- Establish a soft second mortgage program
- Development of housing on Town Owned Parcels

#### 2. Goal Improve the feasibility of developing affordable housing while promoting a high quality of design

##### Objectives

- Establish a housing partnership
- Create an affordable housing trust fund
- Cluster housing/Prevent clear cutting

#### 3. Maintain and expand town's affordable housing stock.

##### Objectives

- Retain affordability of housing units with expiring affordability commitments
- Maintain the quality of existing affordable housing
- Expand number of affordable housing units

#### Community Preservation Strategies

- Support planning and development consultation to increase town's capacity to promote and guide affordable housing development
- Support affordable housing programs such as the housing repair and rehabilitation fund and a soft second mortgage program that contain restrictions preserving the affordability of units for future renters and home-buyers.
- Support the development of affordable housing units.
- Support acquisition of land for affordable housing development.

### Historic Preservation

#### Community Preservation Goals and Objectives for FY 2011

##### Values (excerpted from the 2007 Master Plan)

- *WE value the rural character of our Town.* The farmland, coastal interface, forests, wetlands, scenic vistas, and historic coastal and countryside village centers all contribute to this shared appreciation. Progress should not diminish or detract from the features that define the nature of our Town.
- *WE value our historical roots.* Our heritage includes buildings and significant natural features that link us across time and enrich our community. Preservation of our historic built and natural landscape should be pursued.

#### Goals

1. Goal Protect historic buildings and sites from demolition or alteration that would destroy historic significance.

##### Objectives

- Explore the feasibility of a historic preservation easement program.
  - Identify resources to provide alternative locations for buildings threatened by demolition.
  - Develop an inventory of historic buildings and sites
  - Streamline permitting process for moving historic buildings threatened by demolition
  - Secure land to which historic buildings could be relocated
2. Goal Restore and preserve historic buildings and sites.

## Community Preservation Committee Strategies

- Support planning and preservation consultation to increase the town's capacity to protect and preserve historic buildings and sites.
- Support restoration and preservation projects for specific historic buildings and sites.
- Support programs and activities to protect and preserve historic buildings and sites.
- Support acquisition of land for the relocation of historic buildings