

TOWN OF CARVER
COMMUNITY PRESERVATION COMMITTEE

General Criteria

The Carver Community Preservation Committee requires that all proposed projects be eligible for CPA funding according to the requirements described in the CPA legislation. As a requirement of the legislation, a minimum of 30% of the available funds will be allocated for open space, affordable housing and historical preservation (10% each). If not spent in a fiscal year, these funds will be reserved for future projects in these categories.

Projects will be evaluated according to the following criteria:

- Are consistent with the Master Plan, Open Space and Recreation Plan and other planning documents that have received wide scrutiny and input and have been adopted by the town;
- Preserve the essential character of the town as described in the Master Plan;
- Save resources that would otherwise be threatened and/or serve a currently under-served population;
- Either serve more than one CPA purpose (especially in linking open space, recreation, and community housing) or demonstrate why serving multiple needs is not feasible;
- Demonstrate practicality and feasibility, and demonstrate that they can be implemented expeditiously and within budget;
- Provide the best value for the Town;
- Leverage additional public and/or private funds;
- Preserve or utilize currently owned town assets; and
- Receive endorsement by other municipal boards or departments.

NOTE: Community Preservation Act funds may not include maintenance of real or personal property or the use of land for a stadium, gymnasium or similar structure. Please refer to the Community Preservation Coalition web-site at www.communitypreservation.org for more detailed information.

Category Specific Criteria

Open space proposals that address as many of the following specific criteria as possible will receive preference:

- Permanently protect important wildlife habitat, including areas that:
 - are of local significance for biodiversity;
 - contain a variety of habitats, with a diversity of geologic features and types of vegetation;
 - contain a habitat type that is in danger of vanishing from Carver; or preserve habitat for threatened or endangered species
- Preserve Carver's rural, agricultural or wooded character and heritage

- Provide opportunities for passive recreation and environmental education
- Protect or enhance wildlife corridors, promote connectivity of habitat, or prevent fragmentation of habitats
- Provide connections with existing trails or potential trail linkages
- Preserve scenic views
- Border a scenic road
- Protect drinking water quantity and quality
- Provide flood control/storage
- Preserve important surface water bodies, including wetlands, vernal pools, or riparian zones
- Preserve a primary or secondary priority parcel as outlined in the Open Space Plan or as defined by the Open Space Committee and/or the Conservation Commission
- When offered to the Town, preserve key Chapter 61, 61A, or 61B land that meets one or more of the above criteria.

Recreation proposals that address as many of the following criteria as possible will receive preference:

- Support multiple recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities available to Carver residents of all ages;
- Jointly benefit Conservation Commission and Recreation Committee initiatives by promoting passive recreation such as hiking, biking, and cross-country skiing, on town-owned property;
- Maximize the utility of land already owned by Carver (e.g. school property, playgrounds, athletic fields); or
- Promote the creative uses of public corridors or pathways to create safe and healthful non-motorized transportation opportunities.

Historical proposals that address as many of the following criteria as possible will receive preference:

- Protect, preserve, enhance, restore, and/or rehabilitate historic, cultural, architectural, or archaeological resources of significance, especially those that are threatened;
- Protect, preserve, enhance, restore, and/or rehabilitate town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore, and/or rehabilitate the historical function of a property or site;
- Project is within a Carver Historical District, on a State or National Historical Register, or eligible for placement on such registers, or on the Carver Historical Properties Survey;
- Project demonstrates a public benefit; or
- Project demonstrates the ability to provide permanent protection for maintaining the historic resource.

Community Housing proposals that address as many of the following criteria as possible will receive preference:

- Contribute to the goal of 10% affordability;
- Promote a socioeconomic environment that encourages a diversity of income, ethnicity, religion and age;
- Provide housing that is harmonious in design and scale with the surrounding community;
- Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units;
- Ensure long-term affordability;
- Promote use of existing buildings or construction on previously-developed or Town-owned sites;
- Convert market rate to affordable units; or
- Give priority to local residents or town employees.

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