

GUIDE TO 2026 CPA ARTICLES

The Community Preservation Act is a state law that authorizes towns to raise local funds for **historic preservation, open space, recreation, and community housing** projects. Since 2011, Shutesbury has awarded CPA funds to 23 projects, amounting to over \$538,400 of direct investment and millions more in matching funding. As a CPA community, we also receive matching funds from the State each year. To date, Shutesbury has received \$197,560 from the MA Community Preservation Trust Fund — representing about 37% of the cost of our past and current CPA projects. In FY25 the average homeowner in Shutesbury paid \$5.83 per month for the Town's CPA funds.



To view Shutesbury's Community Preservation Plan and the applications for the projects being presented to today's Town Meeting, visit shutesbury.org/community_preservation.

In addition to **three grant applications**, the Community Preservation Committee (CPC) is presenting articles to **rescind one grant, transfer CPA revenues to their appropriate accounts**, and **fund CPC administrative costs**. See below for a summary of these and the reverse of this handout for a breakdown of the Town's CPA accounts. CPC meetings are open to the public and every fall the Committee holds a public hearing to collect input on revisions to the Community Preservation Plan.

ARTICLE 24

TRANSFER OF CPA REVENUES

By statute, the Town must set aside 10% of annual CPA revenue for each of the three designated CPA categories. The Department of Revenue also advises putting funds into a reserve account. Remaining funds are put into the Undesignated Funds account, which can be used for projects in any CPA category.

ARTICLE 25

CPC OPERATING COSTS

By statute, the CPC can seek to set aside a portion of CPA revenues for administrative costs, including membership in the Community Preservation Coalition, legal ads, consultants, printing, and so forth. This is a routine article presented by the CPC every year. \$2,500 is the same amount the CPC has asked to set aside for the past nine years.

ARTICLE 26

RESCIND 2021 COMMUNITY GARDEN GRANT

In 2021, Town Meeting awarded a CPA grant to the Recreation Committee for a community garden project at Town Hall. In 2022, Town Meeting voted to move the project to the new library site. In February 2026, the Recreation Committee decided to cancel the project. This article would rescind the \$20,000 in CPA funding awarded the project and return those funds to the Town's Open Space/Recreation CPA account for other projects to use.

ARTICLE 27

AFFORDABLE HOUSING COORDINATOR (FRANKLIN REGIONAL COUNCIL OF GOVERNMENTS)

This article would award \$5,000 in community housing funding to the Franklin Regional Council of Governments (FRCOG) for Shutesbury's portion of a Regional Affordable Housing Coordinator, who will assist the participating communities in FY27 with developing and pursuing affordable housing programs and opportunities. Part of the cost of the Coordinator is being paid by a state grant that FRCOG has been awarded.

ARTICLE 28

ELLIOTT PARK STRUCTURES PROJECT (ELLIOTT PARK COMMITTEE)

This article would award \$9,000 in recreation funding to the Elliott Park Committee for repair and rehabilitation of the storage shed and gazebo at Elliott Park, next to the Randall Road boat ramp at Lake Wyola, with some materials and labor provided by the Buildings Committee.

ARTICLE 29

SOUTH BROOK CONSERVATION AREA EXPANSION (CONSERVATION COMMISSION)

This article would award \$10,000 in open space funding, \$15,000 in community housing funding, and \$64,000 in undesignated CPA funding to purchase the portion of parcel E-2 located between Wendell Road and Locks Pond Road. Part of the funding will also cover due diligence on 2 acres for potential development for affordable housing. The remainder of the parcel would become part of the adjacent South Brook Conservation Area.



2026 CPA Funding Snapshot

Total current CPA balances: \$486,227
Recovered from closed grant: \$20,000
Estimated new CPA surcharge revenue: \$67,000
Estimated state match: \$10,385
Total CPA revenue: +\$97,385
Total grant requests: -\$103,000
Total ending CPA balances: \$480,612



STATE OF SHUTESBURY'S CPA ACCOUNTS

Knowing the financial status of the Town's CPA accounts can help us make informed decisions about grant requests. The information below details how those account balances would be impacted assuming the articles presented to 2026 Annual Town Meeting are approved and given this year's estimated CPA surcharge revenues and matching funding from the State's Community Preservation Trust Fund. This year, the amount of new grant requests was more than new CPA revenues, but because of the Town's careful financial stewardship over the 15 years of being a CPA community, there is sufficient existing CPA funding to support all three new projects. The CPC has divided the amount of each grant between the appropriate CPA categories and the Undesignated Funds balance in order to ensure that all of the category accounts remain sufficiently funded for future potential projects.

Historic Resources Account

Current balance: \$25,268

New CPA surcharge revenue: +\$6,700

State match: +\$1,100

Ending balance: \$33,068



Open Space/Recreation Account

Current balance: \$10,338

Funds from closing community garden grant: +\$20,000

New CPA surcharge revenue: +\$6,700

State match: +1,100

South Brook Conservation Area Expansion grant: -\$10,000

Elliot Park Structures Project grant: -\$5,000

Ending balance: \$13,138



Community Housing Account

Current balance: \$62,753

New CPA surcharge revenue: +\$6,700

State match: +1,100

Affordable Housing Coordinator grant: -\$5,000

South Brook Conservation Area Expansion grant: -\$15,000

Ending balance: \$50,553



Undesignated Fund Account

Current balance: \$350,972

New CPA surcharge revenue: +\$46,900

State match: +\$7,085

South Brook Conservation Area Expansion grant: -\$64,000

Elliott Park Structures Project grant: -\$4,000

Ending balance: \$336,957



Other CPA Accounts

Budgeted Reserve: \$35,000

CPC Operations: \$2,500



For the budget of each of the proposed CPA grant projects, see the grant applications at shutesbury.org/community_preservation:

