



**TOWN OF FALMOUTH  
COMMUNITY PRESERVATION PLAN**

**The Community Preservation Committee  
July 13, 2023**

# COMMUNITY PRESERVATION COMMITTEE 2023

Russell Robbins, Chair, At-Large Member  
Sandra Cuny, Vice Chair, At-Large Member  
Michael Stone, Financial Officer, At-Large Member  
Thomas S. Crane, At-Large Member  
Stephen Patton, Clerk, Housing Authority Representative  
Robert Brown, Recreation Committee Representative  
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Elizabeth Gladfelter, Conservation Commission Representative  
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See also Community Preservation page on Town of Falmouth website at [www.falmouthma.gov](http://www.falmouthma.gov) and the website of the statewide Community Preservation Coalition at [www.communitypreservation.org](http://www.communitypreservation.org).

The CPC meets biweekly during the fall grant cycle, the second and fourth Thursdays of each month, and monthly otherwise at 6:00 PM. Meeting dates, times, places, agendas, and minutes are on the Community Preservation web page of the Town website.

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# THE COMMUNITY PRESERVATION ACT

The Commonwealth of Massachusetts passed the Community Preservation Act (CPA) in 2000 (MGL c. 44B) to provide funding for participating towns to use for community (affordable) housing, historic preservation and open space, to which recreation was added as a funding category in 2012. The CPA has been amended twelve times since being signed into law in 2000. It allows participating towns to establish a Community Preservation Fund through (1) a surcharge of up to 3 percent of the real estate tax on real property and (2) a variable annual state match from the Community Preservation Trust Fund. The Trust Fund draws on a CPA surcharge on all real estate transactions recorded at the registry of deeds.

Falmouth is currently one of 195 towns participating in the CPA. Falmouth Town Meeting adopted the CPA in November 2004 and Falmouth residents approved participation in May 2005. In 2005 Town Meeting appropriated the 3 percent surcharge on real estate taxes, which previously had funded the Cape Cod Land Bank, to fund the Community Preservation Fund (CP Fund). The CP Fund assumed responsibility for retiring the Land Bank debt of \$30 million by 2035. The Community Preservation Committee (CPC) was established, under the CPA to review project proposals and recommend project funding to Town Meeting, which can appropriate recommended funding by majority vote. Both the CP Fund and the CPC took effect in Falmouth on July 1 of fiscal year 2006.

Nine members make up the Falmouth CPC, including one representative each appointed by the Conservation Commission, the Historical Commission, the Housing Authority, the Planning Board, and the Recreation Committee. The Select Board appoints four additional members at large.

## PURPOSE

The Community Preservation Act (CPA) is a smart growth tool that helps communities preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities. CPA also helps strengthen the state and local economies by expanding housing opportunities and construction jobs for the Commonwealth's workforce, and by supporting the tourism industry through preservation of the Commonwealth's historic and natural resources.

## MISSION

The mission of the Community Preservation Committee (CPC) is to evaluate project proposals from Falmouth nonprofit organizations and Town governmental bodies for the preservation of the community and its cultural and natural resources in an open and respectful process.

The CPC recommends projects to Town Meeting for the responsible and creative expenditure of CP funds in the four funding areas on a town-wide basis.

## OBJECTIVES

To fulfill its mission, the Falmouth CPC has agreed on six objectives:

1. Communicate the CPC mission, objectives and processes to the public.
2. Seek public input on Town needs in the four funding areas.

3. Catalyze and encourage original and creative project proposals and, as needed, originate proposals.
4. Consider projects in the four funding areas in the context of Town goals and progress toward those goals.
5. Encourage mixed-use projects to meet multiple community preservation needs and goals.
6. Encourage projects that utilize and leverage multiple public and private funding sources.

The CPC annually reviews this Community Preservation Plan and revises it as needed. The Plan provides information to the citizens of Falmouth about the CPA and the operations of the CPC. It offers detailed information to potential funding applicants about the allowable uses of the CP Fund and the criteria and priorities the CPC will apply in reviewing and recommending projects for funding to Town Meeting. It gives Town Meeting the statutory and operational information it needs to review and vote on each CPC recommendation. The current program in the Plan, based on needs and priorities expressed in the annual public needs assessment, lays out a short- and long-term framework of prioritized needs and available resources for the CPC to use in making funding recommendations to Town Meeting.

The CPC holds an annual public needs assessment hearing and consults with various municipal departments and committees, especially those represented on the Committee. Residents may also offer their assessments and suggestions: (1) by email to [cpfund@falmouthma.gov](mailto:cpfund@falmouthma.gov); (2) on the CP Fund website at [www.cpfundfalmouth.org](http://www.cpfundfalmouth.org); and (3) at CPC monthly meetings during the period for public comment. As applicants are developing project proposals, they may seek clarification and information from Community Preservation staff. Communications between applicants and CPC members regarding project proposals must take place through the CPC application process and comply with the Open Meeting Law.

## **CPA FUND ALLOCATIONS AND OBLIGATIONS**

The CPA requires that at least 10 percent of the Town's CP Fund revenues received in each fiscal year be appropriated or reserved for community housing, historic preservation, and open space and recreation, for a total of 30 percent of CPA annual revenues committed by statute each year. These reserved funds may accrue through the life of the Act, but they must ultimately be used for the purposes for which they were reserved. In addition to the local and state match CP Fund revenues, the Town may also, by a two-thirds majority vote of Town Meeting, issue general obligation bonds or notes to pay for a CPA eligible project in anticipation of appropriating CP Fund revenues to repay the note.

From the remaining 70 percent of CP Fund revenues in each fiscal year, Falmouth was obligated to make the annual principal and interest payment due for Land Bank property purchased by the Town. That payment for FY2016 was \$1.6 million and remained at over \$1 million per year through FY 2021. The state matching funds from the CPA Trust Fund, which generates revenues from a surcharge on all real estate transactions at the state's Registries of Deeds, may not be used for this debt retirement. However, due to action taken by the CPC beginning in 2015 to reserve additional funding above the scheduled debt payment for the following five years, there is now sufficient funding in the Open Space Reserve to assure retiring the Land Bank Debt in FY2035. By that time, the debt will have used approximately 26 percent of total estimated CPA revenues.

## USES OF CPA FUNDS

The Falmouth Community Preservation Fund must be used for public community preservation purposes. Under the CPA, s. 5(b)(2), the Falmouth CPC may make recommendations to Town Meeting for

the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; for the acquisition, creation, preservation and support of community housing; provided, however, that funds expended pursuant to this chapter shall not be used for maintenance. With respect to community housing, the community preservation committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

See the Glossary in the Appendix for the statutory meaning of these and other relevant terms. The CP Fund may also be used for administration costs, such as staff compensation and supplies, for an annual amount not to exceed 5 percent of total annual CP Fund revenues. Town Meeting approves the administrative budget for each fiscal year based on the CPC recommendation.

In reviewing proposed projects, the CPC considers the significance of the property as well as the significance of the project. Proposals for all projects must demonstrate a public purpose and public benefit. That is, they must enhance an area or structure for a significant number of citizens and achieve a balance between cost and public good.

The CPC may **not** recommend funding for any of the following purposes:

- To fund a project lacking sufficient public purpose or public benefit.
- To replace existing Town operating and capital funds. The CPA Fund is a funding source supplementary to the Town's operating and capital budgets.
- To pay for routine maintenance. See glossary at Appendix A for statutory definition. The Falmouth CPC additionally defines maintenance as anything required more frequently than every ten years.
- To construct a gymnasium, stadium, any similar structure or to pay for the acquisition of artificial turf.

One of the six objectives of the Falmouth CPC is to encourage applicants to secure additional funding sources when developing proposals for community preservation projects. Community Preservation funds may be used, for example, as part or all of the local share for state and federal grants for eligible community preservation purposes.

In some cases, funding from another source may be in the form of a reimbursable grant. Several state agencies, including the Massachusetts Historical Commission and the Executive Office of Energy and Environmental Affairs, award grants in the form of reimbursements only. The CPC will consider proposals that involve a full or partial reimbursement from government and non-government sources. CP Fund monies will not be released until a contract is in place with the awarding authority(ies) that outlines the terms and conditions for reimbursement. The CPC's recommendations to Town Meeting will specify that such reimbursements be deposited into the CP Fund.

The Falmouth CPC considers proposals in the context of Town goals and progress toward those goals. Applicants for CP Fund grants should also take these goals into account. To that end, the CPC avails itself of all related Town plans with relevance to the four funding areas, as listed in Appendix B.

Community Preservation funds may also be used for the following general purposes:

- Legal costs related to deed restrictions and other implementation costs.
- Damages payable to property owners for real estate interests taken by the Town by eminent domain for community preservation purposes.
- Annual principal and interest payments and preparation, insurance and marketing costs for bonds or notes for borrowing for community preservation purposes against anticipated future CPA revenues.

# PROJECT APPLICATION AND REVIEW PROCESS

The Falmouth CPC expects to recommend funding for projects in all areas of Falmouth and encourages a diverse range of projects demonstrating new and creative ideas.

In line with its objectives, the CPC considers with priority those proposals that: (1) provide mixed use across the four funding areas to meet multiple community preservation needs and goals; and those that (2) demonstrate the ability to leverage additional public or private funds or both. Applicants are required to provide information on other funding sources that are available, committed, or under active consideration, including commitment and rejection letters. If a proposal asks for Community Preservation funds only, it must explain why other funding sources are not under consideration.

The CPC anticipates that each fiscal year's requests for funding may exceed available Community Preservation funds. Accordingly, the CPC strives to plan in a way that achieves a certain degree of reliability and predictability in funding opportunities each year for community preservation.

## ELIGIBLE APPLICANTS

Town governmental bodies, civic, and non-profit organizations may bring proposals to the CPC. Currently the CPC does not consider applications from private property owners. The Falmouth non-profit organization Together We Can, Inc. exists in part to provide a non-profit umbrella to eligible individuals and groups without non-profit status ([falmouthtogetherwecan.org](http://falmouthtogetherwecan.org), 508-274-0505). The CPC encourages private property owners/entities to work with non-profit/town entities to propose projects, especially for acquiring, creating, preserving, and supporting community housing as well as acquiring, preserving, rehabilitating and restoring historic resources.

The CPC functions primarily to review and recommend proposals and funding rather than to propose projects on its own, but under certain circumstances it can initiate and recommend a project of its own creation.

## TOWN MEETING'S STATUTORY FUNCTION

Town Meeting may approve, reduce, or deny the recommended funding amounts, but it may not increase amounts or initiate new uses. For this reason, the CPC uses consistent and transparent published criteria for applications and project approvals. It also endeavors to provide a strong and consistent rationale for its recommendations to Town Meeting.

## APPLICATION TIMELINE

The primary grant application cycle focuses on recommendations for April Town Meeting and applications are typically due in August of the previous year. The CPC will accept proposals for recommendation at November Town Meeting only if the proposal is clearly time-urgent. The deadline for those proposals is the preceding April. Time urgency requires at least one of the following: (1) risk of significant loss of funding; (2) risk to public safety or risk of damage to or loss of a Town asset; or (3) unforeseen necessity, uncovered during implementation of a previously funded project, or expansion of the project's scope of work.



After submission, over the following months, the CPC reviews and discusses each proposal, interviews applicants, obtains clarification, additional information, and supporting documentation as necessary, works with the Town Financial Department to clarify any revenue questions, and then takes a final vote before the deadline for submission of warrant articles and completion of recommendations for Town Meeting action.

See application and guidelines on the CP Fund website at [www.cpfundfalmouth.org](http://www.cpfundfalmouth.org) and also on the Community Preservation Fund/CPC page of the Town website at [www.falmouthma.gov](http://www.falmouthma.gov).

## GENERAL CRITERIA

In addition to eligibility under the CPA and the criteria of public good, mixed use, multiple or leveraged funding sources, applicants may wish to consider and address other general criteria applicable to all proposals.

Does the project:

- Contribute to the preservation of Falmouth’s unique and essential character?
- Enhance the quality of life for residents and visitors?
- Align with Town needs and goals as expressed in various Town plans (See Appendix B)?
- Preserve or utilize currently owned Town property?
- Preserve resources that are threatened or that serve an under-served population?
- Demonstrate practicality and feasibility and expeditious implementation within a budget and defined timeline?
- Receive relevant endorsement from other governmental bodies, businesses, non-profits, and citizens?
- Demonstrate an ability to maintain the value of a CP Fund investment through on-going self-funded maintenance?

## FUNDING CRITERIA BY CPA FUNDING CATEGORY

Another of the five objectives of the Falmouth CPC is to encourage projects that are original, creative and far-reaching in meeting Falmouth’s community preservation needs and serving Falmouth residents and visitors. To that end, the CPC has identified a set of criteria for proposals in each funding area that it hopes will stimulate fresh, new, and interestingly comprehensive ways of thinking about responses to identified needs across the funding areas.

### Community Housing

(Please see *Appendix A-Glossary* (p. 21) for a definition of “Support of community housing.”)

Proposals for community housing should address as many of the following criteria as possible. Will the project:

- Contribute to the goal of achieving ten percent affordable housing in Falmouth?
- Promote a socioeconomic environment that encourages diversity?
- Provide housing that is harmonious in design and scale with the surrounding community?
- Ensure long-term affordability?
- Promote the re-use of existing buildings or construction of new buildings on previously developed sites?
- Convert market rate units to affordable units?
- Give priority to local residents and Town employees of local businesses to the extent allowed by the law?
- Promote equal opportunity in housing and contribute to meeting the housing needs of the most vulnerable

segments of Falmouth's population, including but not limited to households earning up to 100 percent of the median income, single heads of household, racial and ethnic minorities, older people, and people with special needs?

## Historic Preservation

Proposals for historic preservation should address as many of the following criteria as possible. Does the project protect, preserve, restore and/or rehabilitate:

- Historic, cultural, architectural or archeological resources of significance, especially those that are threatened?
- Town-owned properties, features, or resources of historical significance?
- A site's or property's historical function?

Additionally, will the project:

- Be a contributing structure within a National or Local Historic District?
- Be on a State or National Historic Register, the List of Significant Buildings, or the Falmouth Cultural Resources Inventory?
- Demonstrate the capacity to provide permanent protection of a historic resource?

## Open Space

Proposals for open space should address as many of the following criteria as possible. Will the project:

- Permanently protect important wildlife habitat including areas that: (1) are of local significance for biodiversity; (2) contain a variety of habitats with a diversity of geologic features and vegetation; (3) contain a habitat that is in danger of vanishing from Falmouth; and (4) preserve habitat for threatened or endangered species of plants or animals?
- Provide opportunities for acquisition of conservation restrictions on privately owned land?
- Provide opportunities for passive recreation and environmental education?
- Provide opportunities for open space preservation that may at the same time support environmental purposes?
- Provide increased accessibility for people of all ages who have special needs?
- Protect or enhance wildlife corridors, promote connectivity of habitat, or prevent fragmentation of habitats?
- Provide potential trail linkages or connections with existing trails?
- Preserve scenic views?
- Front on a scenic road?
- Protect water quality in Falmouth's coastal ponds and estuaries?
- Protect drinking water quantity and quality?
- Preserve important surface water bodies, including wetlands, estuaries, vernal pools, and riparian zones?
- Protect existing agricultural lands and provide opportunities for new agricultural endeavors that promote the economic, environmental, and educational benefits of local farming?
- Preserve a primary or secondary priority parcel identified in the Town's Open Space and Recreation Plan?
- Provide a deed restriction held by a third party?

## Recreation Proposals

Proposals for recreation facilities should address as many of the following criteria as possible. Will the project:

- Contribute to equal geographical distribution of projects across the Town?
- Provide opportunities for the acquisition of easements for recreational uses?
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities?
- Make a facility, including an athletic field, more functional for its intended use in answer to projected need?
- Make a clearly defined capital improvement to a recreational facility that adds to its value?
- Involve the broadest possible range of activities, active and passive?
- Provide access to the public, including children, older people, and disabled people as applicable, including ADA accessibility?
- Align with a clearly stated priority in the capital plan of a Town department or of the Town as shown by available documentation?
- Align with and support the goals and initiatives of governmental bodies such as the Conservation Commission, Beach Committee, Bikeways Committee, and Recreation Committee?
- Include a plan for replacement of parts and regular maintenance (a predictable, established source or an ongoing fund-raising plan with designated leadership)?

For clarification and elaboration of these criteria, contact Community Preservation staff or attend a regular CPC meeting. You may speak during the period for public comment, or you may request of staff, well in advance of the meeting, to be placed on the agenda of a regular CPC meeting.

## FALMOUTH COMMUNITY PRESERVATION FIVE-YEAR PROGRAM

### OVERVIEW

Upon adoption of the Community Preservation Act (CPA), a community must develop a Community Preservation Plan (CP Plan) to facilitate implementation of the CPA in their community. After the initial Community Preservation Plan is created, the Community Preservation Committee (CPC) must hold an annual, public information hearing on community preservation needs, possibilities, and resources and update the CP Plan, as needed. [Community Preservation Act, General Law Chapter 44B, Section 5 (b)(1)]

The first section of the Falmouth CP Plan, pages 4 through 11, provides specific information on the CPA in Falmouth and details the operations of the Falmouth CPC. The CP Plan offers information on allowable uses of CPA funding and the criteria and priorities the CPC will consider when reviewing and recommending projects to Town Meeting for funding.

In addition to the statutory requirements of the Community Preservation Act, the Department of Revenue publishes Informational Guideline Releases (IGR) to provide further guidance. IGR No. 00-209, as amended, recommends the CPC also identify long-term and short-term goals and needs, and include a multi-year revenue and expenditure forecast. These components of the CP Plan are detailed in this last section of the document.

## Process Used to Identify Overview Community Preservation Goals

When developing and updating the Community Preservation Plan, the CPC reviews local plans and seeks input from Town departments, boards, committees, and town meeting representatives, from social service agencies serving residents, and from local non-profits.

- ❖ A Needs Assessment public hearing was held in person on May 11, 2023, to solicit citizen input. There were 12 attendees at the hearing.
- ❖ The public hearing was advertised in the Falmouth Enterprise in two consecutive editions prior to the hearing date.
- ❖ Emails announcing the hearing were sent to Town management, all Town departments, boards, committees, commissions, Town meeting representatives and non-profit entities in Falmouth.
- ❖ Notices announcing the hearing were posted on the Community Preservation page of the Town's website and on the CP Fund website.
- ❖ Residents were invited to offer their assessments and suggestions: (1) by email to [cpfund@falmouthma.gov](mailto:cpfund@falmouthma.gov); (2) on the CP Fund website at [www.cpfundfalmouth.org](http://www.cpfundfalmouth.org); (3) by sending comment to CPC Chair Russell Robbins at 59 Town Hall Square, Falmouth, MA 02540; and (4) at the CPC Needs Assessment public hearing. Two (2) written comments were submitted in response to these invitations and were posted on the Community Preservation Fund/Community Preservation Committee page of the Town's website. Seven (7) oral comments were provided during the public hearing.
- ❖ As part of the 2023 Needs Assessment, the CPC developed an online Community Preservation Fund Needs Assessment Questionnaire for residents to provide input on the needs, possibilities and resources of the Falmouth CP Fund. The questionnaire was available online from mid-May through mid-July on Survey Monkey.

# 2023 CPC ANNUAL NEEDS ASSESSMENT SUMMARY REPORT

## (CPC Approved 7/13/2023)

### **Part I – Number of Attendees at Public Hearing and Respondents**

- Number of attendees at May 11, 2023 public hearing – 12
- Number of written comments submitted to CPC – 3
- Number of oral comments at hearing – 8

### **Part II – Comments**

#### **Written Comments by Category**

- Community Housing: 1
- Open Space & Recreation: 1
- Historic Preservation: 1

#### **Summary of Written Comments**

##### Community Housing (1 Comment)

Kimberly Fish, [Falmouth Housing Coordinator](#), submitted a memo to the CPC to address the critical need for attainable, affordable housing across a range of area median incomes. She noted the need for more housing inventory and affordability for young families and the workforce whose inability to find housing is evidenced by the number of students in Falmouth Public Schools decreasing tremendously over the past few years as well as 48% of workers on Cape Cod commuting from off Cape. Kim emphasized the need to ensure that the [Falmouth Affordable Housing Fund \(FAHF\)](#) receives funding to continue to support various affordable housing projects throughout town including a number of potential projects in the near future that may result in FAHF requests totaling approximately \$5.5 million. She expressed gratitude for the CPC support of the FAHF and the hope that the CPC will continue to make housing a priority in working together to address the housing crisis.

##### Open Space and Recreation (1 Comment)

Patricia Gadsby of [Farming Falmouth](#) submitted a written comment to bring attention to the need for protecting our agricultural soils and their capacity to feed us now and into the future. She shared that Falmouth has some of the best soils on the Cape for farming and included the [Association to Preserve Cape Cod \(APCC\) Prime Agricultural Soils – Barnstable County map](#), the [Farms On & Not On Prime Agricultural Soils – Falmouth map](#) and the Falmouth Farmlands 1951-1999 map. Patricia stressed the importance of saving our local agricultural soils as a natural resource, a local legacy and a living biosystem capable of producing nutrient-dense food. She also emphasized the need to develop local food resilience, especially as climate change, lack of water, loss of topsoil and the unintended consequences of industrialized farming are threatening the national food supply. Patricia said now is the time to save our local agricultural resources while we still have some to save.

##### Historic Preservation (1 Comment)

Kathy Walrath, President of [Friends of Nobska Light, Inc. \(FoNL\)](#), emailed to let the CPC know that the General Services Administration (GSA) recently notified FoNL that Nobska Light will be listed as available for divestiture on May 15, 2023. The FoNL is excited to work with the Town of Falmouth to realize its vision of Nobska Light being under local ownership. Kathy noted that when this is achieved there will be a need for further CPA historic preservation funding to preserve the tower and other on-site buildings.

## Oral Comments by Category

- Community Housing: 4
- Open Space & Recreation: 4 (2 comments combined with 2 Community Housing comments; one from T3C and one from Farming Falmouth)
- Historic Preservation: 2 (1 comment combined with Open Space & Recreation comment from Farming Falmouth)

## Summary of Oral Comments by Category

### Community Housing

Kenneth Foreman, Board Member of [The 300 Committee \(T3C\)](#), thanked the CPC for its past support for the Florence Sylvia Woodland and Tony Andrews Farm for open space preservation. Ken brought to the CPC's attention that T3C is increasingly focusing on the idea of a joint open space and affordable housing project with partners. The T3C Board questions whether CP Funds could be used to purchase land for affordable housing despite the precedent for doing that at Little Pond Place that was acquired for open space and affordable housing. Ken was looking for clarification on how the CPC may look upon such a project and if affordable housing projects were required to be 100% affordable. Ken had heard of CP Funds being given to private developers to upgrade their 40B projects to make them 100% affordable. Ken said this seems inconsistent with the guidelines in the CP Plan on p. 9 that specifies eligible applicants as town governmental bodies, civic, and non-profit organizations, but not private property owners.

John Druley spoke about how private developers can provide affordable housing and seek additional funds to create more deed restricted units through the FAHF. John stated that private developers are not required to have all units be affordable.

Maureen Thomas, CPC Coordinator, clarified that a private developer working on a 40B project could get funding to create affordable housing through the FAHF, but not through the CP Fund directly.

Betsy Gladfelter pointed out that the Little Pond Place project did not have a developer in place at the time of the land purchase for open space and affordable housing. Betsy also advised that historic preservation could be coupled with affordable housing along with open space preservation if there is a historic building with land available.

Ken also asked if CP Funds could be used to buy down density on a private development in exchange for increasing open space.

Michael Stone explained the process for review of applications that are submitted to the Coordinator, Consultants and Town Counsel to determine if a project meets the eligibility criteria before the CPC reviews them. Mike mentioned that some projects clearly meet the eligibility criteria while others require more review before making a determination.

Sandy Cuny pointed out that the [Community Preservation Coalition](#) is also a resource for the CPC in determining eligibility of projects. Sandy expressed that she thinks the CPC generally likes the idea of the collaborative projects that Ken described.

Thomas Crane echoed that interest and invited T3C to talk with CPC staff or attend a future meeting to discuss the joint project ideas in more detail.

Ken thanked the CPC for the feedback and said he would discuss it with Jessica Whritenour, T3C Director. Bob Brown, CPC [Recreation Committee](#) Representative, asked if T3C would be willing to partner on

recreational land projects, specifically to create playing fields for Falmouth youth, adults and especially physically challenged individuals. Ken said that there is precedent for that and cited the Trotting Park example.

Karen Bissonnette, Executive Director of the [Falmouth Housing Trust \(FHT\)](#), told the CPC that in the last couple of years FHT has tried to partner with T3C to purchase land with offers being made three different times, twice on the same property, but those offers were not accepted. FHT and T3C are currently in the midst of working on another joint project. Karen talked about how community housing can be created through funding from the FAHF which is much quicker than the CP Fund process. She thanked the CPC for all the help and continued support of funding for affordable housing through FAHF. Karen expressed that land is precious and difficult to purchase because there isn't much open land available. Karen mentioned that FHT is focusing more on small lot developments to build affordable homes and will be seeking funding for those smaller projects. Karen thanked the CPC for the monies the CPC has allocated to community housing, pointing out that more goes to housing than any of the other CP Fund categories, however, she says it is still not enough. In addition to the CP Funds, general government funds, short-term rental and community impact fees, the Affordable Housing Committee is talking about a real estate transfer fee. Karen wants the community to be aware that the transfer fee will generate more funds to supplement existing funding sources in working toward creating the 75 affordable homes per year that are required to meet community housing needs. More funding is needed overall for both non-profits and for-profit developers of affordable housing. In closing, Karen thanked the CPC, not just for the funding, but all the support for FHT's mission to create affordable housing.

Kerri Walton, Chair of the [Falmouth Affordable Housing Committee \(AHC\)](#), thanked the CPC for supporting Brian Switzer's housing crisis film that is currently being edited and will soon be released in a variety of forums. Kerri also mentioned the real estate transfer fee idea to generate more income for affordable housing projects. She said a lot of other towns on Cape have bills this session to enact the real estate transfer fee, but it is a long process.

Maureen Thomas, CPC Coordinator, read Kim Fish's, Housing Coordinator, memo into the record – see written comment summary above under Community Housing.

Jennifer Christian, [Farming Falmouth](#) – see comment below under Historic Preservation & Open Space & Recreation.

#### Open Space & Recreation

Jennifer Christian of [Farming Falmouth](#) thanked the CPC for their help in creating farming at Andrews Farm. Jennifer explained that Farming Falmouth participates in the farming at Andrews Farm through sub leases. She gave an update on what has happened since the farm was saved. Currently there are 145 fruit trees, 800 row feet of apple orchard, more than 45 community garden plots, and a new garden being started to provide food for the Falmouth Service Center. The land is being well-used by the community and they are grateful for the cooperation on the land purchase. Jennifer mentioned that community gardens and agricultural land fall under the category of open space & recreation, but really can meet all CPA categories. She stressed that farmland is open space and referenced Peterson Farm and its increased community value as a result of the farming activities. Farming Falmouth is working on a new community garden at Peterson Farm and is advocating for a lot more agricultural preservation. All of their community gardens are currently on town-owned land where CP Funding assisted with the preservation of some of those lands. Farming Falmouth hopes to come before the CPC for funding as they are now a part of the Community Compact of Cape Cod and are looking to acquire their first parcels of land to keep in active agriculture with regenerative and sustainable practices to preserve ecological function. She hopes the CPC will look favorably upon open space in the future, specifically for agriculture.

Thomas Crane asked that the CPC remind those in attendance of the upcoming CP Fund application deadline of August 9, 2023 for the April 2024 Town Meeting.

Susan Shephard, [Farming Falmouth](#), talked about growing up on a farm and joining Farming Falmouth in the beginning to work on saving Tony Andrews Farm. She gives the CPC a lot of credit for helping with the purchase of the farm. Susan stressed that Farming Falmouth has the climate, children, and our future in mind with their regenerative farming practices and hopes those practices will extend to the remaining portions of the farm when they are no longer farmed commercially.

Robert Brown, [Recreation Committee](#) Representative to the CPC, spoke about a couple of ongoing recreation projects. He thanked the Falmouth Water Stewards for installing the water fountains throughout Town at recreation areas and the Recreation Department with more installations to come. Bob mentioned some other ongoing projects including Nye Park Tennis/Pickleball/Basketball Courts, Shining Sea Bikeway Extension Engineering & Design, Bell Tower Tennis Courts, Guv Fuller Field Improvements, Community Play Space at Emerald Properties, and the Falmouth Youth Baseball Field Improvements. Bob said the Recreation Department may need to come back to the CPC for more funding to complete some of the delayed projects due to effect of inflation on the project costs. Bob referenced the CP-Funded 2017 Athletic Field Master Plan that recommended 9 grass fields or 3 turf fields. To date, no grass fields have been built and no CP Fund applications have been filed for grass fields, but there is hope that some applications will be filed for this purpose. The town has built one turf field. He said the Recreation Department is still looking for funding recreation projects through the capital planning process or through the CP Fund to bring Falmouth recreation facilities into the 21<sup>st</sup> century with accessible restrooms. The time has come for Falmouth to have the quality of recreational facilities that can be found in other towns. He hopes the CPC will see more Recreation applications to meet the needs of our youth, adults and most importantly, the needs of physically challenged people. There are many more active recreation projects needed, including for pickleball courts.

Jed Goldstone, parent of children using recreational facilities, talked about the need for drinking water at Trotting Park through the installation of a water station. He understands a new water main is needed and must run a long distance to connect a water station. Sandy Cuny said this was on the agenda of the Recreation Committee the night before and there is funding available for design of one turf field at Trotting Park, to fix the old skate park, and to build pickleball courts, but there was also discussion on planning for the water main. Sandy mentioned that the DPW is understaffed because there isn't enough affordable housing for staff. Jed Goldstone said he understands there is limited funding as well as competing imperatives.

Kenneth Foreman, Board Member of [The 300 Committee \(T3C\)](#) - See Community Housing comment above

#### Historic Preservation

Jennifer Christian from Farming Falmouth spoke of the importance of advocating for historic barns and homes for agricultural preservation as well as housing farmers. Jennifer has personally struggled with homelessness since moving to Falmouth as a farmer; her profession and chosen calling in life. Housing is always going to be an issue for farmers who don't earn a lot of money to pay for it. She hasn't been able to farm in past two years because of the housing issue.

Betsy Gladfelter, [Conservation Commission](#) Representative to CPC – see Community Housing comment above

#### **Part III – CP Fund Needs Assessment Questionnaire**

In 2023, the CPC broadened its public outreach through an online questionnaire to provide more opportunity for input and to better understand the needs, possibilities, and resources with regard to the CP Fund. The questionnaire went live on Survey Monkey on May 17, 2023 and was closed on July 16, 2023. The link to the



questionnaire was posted on the Town website [CPC webpage](#), on the [cpfundfalmouth.org](#) website, in the Falmouth Enterprise and on FCTV's Government Channel 15 Bulletin Board. The Needs Assessment Questionnaire included twelve (12) questions (Q1-Q12) requesting input on each of the CP Fund categories – community housing, historic preservation, open space and recreation. A total of 53 residents responded to the questionnaire. Included in the questionnaire were the following questions:

1. How familiar are you with the Community Preservation Act (CPA) and the Falmouth Community Preservation Fund (CP Fund)?  
*Answer Choices:* Extremely Familiar; Very Familiar; Somewhat Familiar; Not So Familiar; Not at all Familiar  
*Results:* The majority of the fifty-three (53) respondents were somewhat familiar (43.4%/n=23), very familiar (24.53%/n=13) or extremely familiar (22.64%/n=12) with the CPA and CP Fund. Only five (5) respondents were not familiar with the CPA or CP Fund.
  
2. How important is the need for funding projects in each of the four allowable CPA categories over the next five years?  
*Categories:* Community Housing, Historic Preservation, Open Space & Passive Recreation, Active Recreation  
*Answer Choices:* Not Important; Somewhat Unimportant; Neutral; Somewhat Important; Extremely Important  
*Results:* Community Housing was rated as extremely important by a majority (75.47%/n=40) of the fifty-three (53) respondents, while Open Space & Passive Recreation was also rated as extremely important by 37.74% of the respondents (n=20) with 35.85% of respondents (n=19) rating this category as somewhat important. Historic Preservation was rated as somewhat important by 49.06% of respondents (n=26). Active Recreation was rated as somewhat important by 45.28% of respondents (n=24).
  
3. How important is the need for funding community housing projects to accommodate the following populations:  
*Populations:* Housing Insecure; Low Income; Moderate Income; Families; Seniors  
*Answer Choices:* Not Important; Somewhat Unimportant; Neutral; Somewhat Important; Extremely Important  
*Results:* All of the populations were rated as extremely important to accommodate, though at varying levels. The majority of the fifty-three (53) respondents (67.31%/n=35) rated both the Housing Insecure and Low-Income populations as extremely important. A smaller majority of respondents (58.82%/n=30) rated Families as extremely important to accommodate. A still smaller majority of respondents (50.98%/n=30 & 49.06%/n=26) ranked Seniors and then Moderate-Income populations, respectively, as extremely important to accommodate.
  
4. How important is the need for funding community housing projects to accommodate the following housing types?  
*Housing Types:* Transitional Housing; Accessible Housing; Assisted Living; Rentals; Home Ownership  
*Answer Choices:* Not Important; Somewhat Unimportant; Neutral; Somewhat Important; Extremely Important  
*Results:* The majority of the fifty-three (53) respondents (55.77%/n=29) rated Rentals as extremely important to fund. The majority of respondents ranked the remaining housing types as somewhat important as follows:
  - Transitional Housing – 33.33%/n=17

- Accessible Housing – 39.22%/n=20
- Assisted Living – 38.46%/n=20
- Home Ownership – 41.19%/n=21

5. How important is the need for funding historic preservation projects to accommodate the following activities?

*Activities:* Preserve/Restore Falmouth’s Historic Resources as Essential Assets of the Town; Preserve/Restore Falmouth’s Historic Resources for Public Enjoyment; Improve Handicapped Accessibility to Falmouth’s Historic Resources; Preserve/Restore Falmouth’s Historic Resources for Community Housing

*Answer Choices:* Not Important; Somewhat Unimportant; Neutral; Somewhat Important; Extremely Important

*Results:* The majority of the fifty-one (51) respondents (56.86%/n=29) rated the Preservation/Restoration of Falmouth’s Historic Resources for Public Enjoyment as somewhat important. The next highest majority of respondents (41.18%/n=21) ranked the Preservation/Restoration of Falmouth’s Historic Resources as Essential Assets of the Town as somewhat important. A smaller majority of respondents (33.33%/n=17) ranked the Improvement of Handicapped Accessibility to Falmouth’s Historic Resources as Neutral. The only category where the majority of respondents (32.0%/n=16) ranked the activity as extremely important was the Preservation/Restoration of Falmouth’s Historic Resources for Community Housing.

6. How important is the need for funding more recreational facilities to accommodate the following activities?

*Activities/Answer Choices:* Baseball; Softball; Playgrounds; Football; Rugby; Soccer; Tennis; Pickleball; Basketball; Lacrosse; Ultimate Frisbee; Nature Study/Viewing; Boating/Canoeing/Kayaking; Picnicking; Hiking; Fishing; Hunting; Golf; Bicycling; Ice Skating; Skateboarding; Swimming; Dog Parks; Outdoor

Gym/Exercise Stations; Horseback Riding; Other

*Results:* Among all the activities listed, forty-eight (48) respondents ranked Hiking (58.33%/n=28), Nature Study/Viewing (43.75%/n=21), Boating/Canoeing/Kayaking (41.67%/n=20) and Bicycling (41.67%/n=20) highest as activities that need to be accommodated with more recreational facilities.

7. Please list other recreational activities from Q6 here.

*Results:* Nine (9) respondents chose to mention other recreational activities including: Mountain Biking (n=2), Community Gardens & Farming (n=2), Art & Music (n=1), Frisbee Golf (n=1), Outdoor Educational Spaces for Schools (n=1), Tai Chi, Zumba, Movement, Yoga (n=1). One respondent noted that “traditional sports” should not be accommodated because “clubs and other groups cover them.”

8. Do you think there are sufficient active and passive recreational facilities that serve people with disabilities?

*Answer Choices:* Yes or No

*Results:* The majority of forty-three (43) respondents (72.09%/n=31) replied “No” to indicate insufficient active and passive recreational facilities to serve people with disabilities. A smaller number of respondents (27.91%/n=12) replied “Yes” indicating sufficient facilities to serve people with disabilities. Another 10 respondents skipped this question, perhaps indicating the question should have included the option to choose “I don’t know” as an answer.

9. How important is the need for funding open space projects to accommodate the following?

*Actions:* Preserve/Restore Natural Areas & Wildlife Habitats; Plan for Sea Level Rise for Salt Marsh & Beach Migration; Provide Buffers to Protect Water Quality; Improve/Preserve Public Access to Open Space & Water Resources; Protect Land for Local Agriculture

*Answer Choices:* Not Important; Somewhat Unimportant; Neutral; Somewhat Important; Extremely Important

*Results:* Fifty-three (53) respondents ranked all the above actions as extremely important, but at varying levels of importance as follows:

- Preserve/Restore Natural Areas & Wildlife Habitats – 54.72% of respondents/n=29
- Plan for Sea Level Rise for Salt Marsh & Beach Migration – 67.92% of respondents/n=36
- Provide Buffers to Protect Water Quality – 64.15% of respondents/n=34
- Improve/Preserve Public Access to Open Space & Water Resources – 54.72% of respondents/n=29
- Protect Land for Local Agriculture – 48.08% of respondents/n=25

10. Are there any specific Community Preservation priorities you think the Town should pursue? Or do you have any other thoughts or ideas regarding the Falmouth CP Fund?

*Results:* Sixteen (16) respondents shared their thoughts and ideas on specific Community Preservation priorities the Town should pursue as follows:

- Preserving historic documents and artifacts
- Housing is important, however, the total emphasis of CPA funding should not be placed on housing
- This survey rightly focuses on the need for affordable housing to preserve our workforce, without which our town cannot survive. As a town we are also mindful of protecting our local waters, and the chain of life they support. But what about protecting our agricultural soils (which also team with vital microscopic life) and their capacity to feed us? Falmouth has some of the best soils on the Cape, soils of statewide importance, a natural resource bequeathed by our local geological history, and what are we doing to them? Destroying them with developments that don't serve our workforce and add to our water problems. I am glad to see on question about agriculture in the survey. But one question doesn't begin to address the importance of saving our local agricultural soils as a natural resource, a local legacy, and a living biosystem capable of producing nutrient-dense local food. With national food supplies threatened by climate change, lack of water, loss of topsoil, and the unintended consequences of industrialized farming, increasing attention is being paid at the federal level to developing local food resilience. As a town, we can play our part. There was a time when farmers were told to get big or get out. The times they are a changing. Now is the time to get small and get in and save our local ag resources while we still have some to save.
- Transportation! Public transportation.
- In my view the Town of Falmouth faces three major challenges: affordable housing (particularly for year-round rentals); affordable clean transportation; and the increasing impacts of a warming planet. Investments by the CP Fund to address these areas will improve the quality of life of Falmouth residents and increase the resiliency of our community. The CP Fund's investments in workforce housing, efforts to expand the bike path, and wetland restoration and land preservation are all incredibly important initiatives, and more initiatives like them should be pursued.
- Adopting CPA smartest thing town ever did

- Many Town Meeting members are older. I hope this survey reaches younger people on formats they tend to access.
- Dredging and beach replenishment
- Housing
- New Recreation grass fields and real restrooms
- Unfortunately, we can't do it all and there are so many competing needs, first I think has to be protecting the water supply, second is protecting agricultural land, without food and water no one is living here, too many former civilizations built on their ag land, and it was the reason they aren't here anymore. Then we need to support our families and provide Rentals/Apartments for young low-income singles and help for our seniors who want to keep living here.
- Continue support of the preservation and rehabilitation of Nobska
- Housing
- There is a lot of open space. We need more housing.
- Youth recreation and education. This is a proactive solution to many of our problems and will build youth to be good community members.
- Yes, Wayfinding – establish a committee so that our visitors can easily find local treasures.

Of these sixteen (16) comments, seven (7) respondent's (43.75%) mentioned the need for more housing; the category receiving the most comments. There were also five (5) open space comments (including two on agriculture), three (3) active recreation comments and two (2) historic preservation comments. Transportation, not an eligible use of CP Funds, was also mentioned twice.

#### 11. What is your age?

*Answer Choices:* Under 18; 18-24; 25-34; 35-44; 45-54; 55-64; 65-74; 75-84; 85+

*Results:* The majority of fifty (50) respondents (32%/n=16) were in the 65-74 age range with the next highest majority (24%/n=12) in the 75-84 age bracket. The third highest majority (16%/n=8) was in the 55-64 age group. There were no respondents less than twenty-five years old; one (1) respondent (2%) between the age of 25-34; five (5) respondents (10%) in both the 35-44 and 45-54 age groups; and three (3) respondents (6%) 85 years old or more.

#### 12. How long have you been a full- or part-time resident of Falmouth?

*Answer Choices:* <5 years; 5-10 years; 11-20 years; 21-30 years; 31-40 years; 41-50 years; 51-60 years; 61+ years

*Results:* The majority of fifty-two (52) respondents (21.15%;n=11) have lived in Falmouth for 21-30 years. The next highest majority (15.38%;n=8) have lived in Falmouth for 41-50 years. Seven (7) of the fifty-two (52) respondents (13.46%) have lived in Falmouth for 11-20 years; 31-40 years; or 51-60 years each. Five (5) of the respondents (9.62%) have lived in Falmouth for 61+ years; four (4) respondents (7.69%) for less than five (5) years; and three (3) respondents (5.77%) for 5-10 years.

The comprehensive results of the CP Fund Questionnaire are provided in the Appendix to this report.

The key findings of the questionnaire include the following:

#### Overall Funding Needs (Q2)

- Community Housing ranked as the most important funding need in the next five years.

- Open space and passive recreation ranked as the second most important funding need followed by active recreation and then historic preservation projects.

#### Community Housing (Q3, Q4, Q10)

- Providing community housing for the housing insecure and low-income populations appeared most important to the respondents, followed by housing for families (Q3).
- Rentals were also indicated as the most important housing type to provide, followed by affordable home ownership opportunities. Accessible housing and assisted living were ranked next in importance, followed by transitional housing (Q4).
- Respondents commented about the need for community housing more than any other CPA need when providing additional comment on CP Funding priorities (Q10).

#### Open Space & Passive Recreation (Q6, Q7, Q8, Q9)

- The preservation/restoration of natural areas & wildlife habitats (54.72%/n=29), planning for sea level rise for salt marsh & beach migration (67.92%/n=36), providing buffers to protect water quality (64.15%/n=34), improving/preserving public access to open spaces & water resources (54.72%/n=29) and protecting land for agriculture (48.08%/n=25) were all ranked as extremely important to accommodate in the funding of open space projects (Q9).
- Passive recreational activities ranked higher than active recreational activities in terms of the need for funding more recreational facilities with hiking being ranked highest followed by nature study/viewing, boating/canoeing/kayaking, bicycling, and swimming (Q6).
- Community gardening and mountain biking were mentioned most under Other suggested activities in need of funding (Q7).
- Over 72% (n=31) of 43 respondents did not think there are sufficient passive recreational facilities to serve people with disabilities (Q8).

#### Active Recreation (Q6, Q7, Q8)

- Playgrounds ranked higher than any other recreational activity in terms of the need for funding more recreational facilities followed by pickleball and then tennis (Q6).
- Frisbee golf and community gardening were mentioned under Other suggested activities in need of funding (Q7).
- Over 72% of 43 respondents did not think there are sufficient active recreational facilities to serve people with disabilities (Q8).

#### Historic Preservation (Q5)

- Under Extremely Important, respondents (32.0%/n=16) ranked preserve/restore Falmouth's historic resources for community housing higher than the preservation/restoration of historic resources as essential assets of the Town, for public enjoyment or to improve handicapped accessibility.
- Under Somewhat Important, respondents (56.86%/n=29) ranked preserving/restoring Falmouth's historic resources for public enjoyment above preserving/restoring the Town's historic resources as essential assets of the Town (41.18%/n=21).
- A majority of respondents (33.33%/n=17) were neutral on improving handicapped accessibility to Falmouth's historic resources.

It is important to note that questionnaire design, questions asked, question wording, question order, the self-selection of respondents, and the demographics of the respondents will all impact the results and key findings.

## **Part IV – Goals**

The following list of goals is the result of the CPC’s discussion of the hearing, including oral and written comments, as well as the community questionnaire:

### **Community Housing**

1. Continue to support the funding of affordable housing in both the short- and long-term.
2. Consider setting aside funds in the community housing reserve in addition to appropriations to the Falmouth Affordable Housing Fund (FAHF) to meet both short-term and long-term goals.
3. Expand the CP Fund to allow funding of affordable housing projects by private individuals/entities for community benefit. Funding would be in exchange for permanent affordable housing restrictions.
4. Explore collaborative and creative solutions to address the housing crisis for mutually beneficial purposes. One example would be coupling both affordable housing and open space preservation and/or recreation goals into the same project.

### **Open Space & Recreation**

1. Continue to support the funding of open space & recreation projects in both the short- and long-term.
2. Provide more support for the implementation of recreational projects once funded.
3. Continue to support collaborative efforts to meet open space & recreation needs, especially in and around affordable housing developments as the need increases.
4. Work with the local agricultural community to protect and provide more land for agriculture.

### **Historic Preservation**

1. Continue to support the funding of historic preservation in both the short- and long-term.
2. Continue to fund the Old Burying Grounds project, with the support of Town capital funds, beyond the Condition Assessment Report and Ground Penetrating Radar Survey to allow restoration not only of the gravestones, but also restoration of the entire property as a historical asset for the community.
3. Expand the CP Fund to allow funding of historic preservation projects by private individuals/entities for community benefit. Funding would be in exchange for permanent preservation restrictions.
4. Explore collaborative and creative solutions to address the loss of privately held historical assets for mutually beneficial purposes. One example provided would be to meet both historic preservation and affordable housing goals through a needs-based, income-eligible framework.

### **General CPC Comment in Response to Needs Assessment Hearing**

The CPC will continue to collaborate with local community and nonprofit groups to achieve the goals in each CPA category. Addressing the housing crisis, in particular, will require creative and collaborative solutions.

## **Part V – Annual Needs Assessment Hearing Summary Conclusions**

The 2023 CPC Needs Assessment Hearing engaged 15 community members, through both written and oral comment, on the needs, possibilities, and resources of the Town regarding community preservation. Written comments were evenly dispersed among the four CPA categories while the oral comments centered mainly on affordable housing and open space. In addition, a total of fifty-three (53) community members responded to the 2023 CP Fund Needs Assessment Questionnaire to provide additional input.

In FY2023, the community took significant action to achieve some of the goals identified in the 2022 Needs Assessment. The Town approved its single largest CP Fund allocation to the Falmouth Affordable Housing Fund (FAHF) in the amount of \$2.5 million, which will continue to provide much needed revenue to promote, expand, and retain affordable housing to help address the housing crisis. The next highest allocation of CP Funding, in the amount of \$1.78 million, went to supporting historic preservation goals including the continued

rehabilitation of the Old Burying Ground off Mill Road, the Edward Marks Building, the Dr. Francis Wicks House, and a new project to fund the rehabilitation of Highfield Hall. Close to \$1 million was approved to support open space and recreation needs with the Upper Coonamessett Restoration project and the Little Pond Conservation Area (LPCA) public access improvements; a project that helps to meet the 2022-identified goal of increasing open space and recreation around affordable housing developments.

Despite significant accomplishments in the past year, the participants in the 2023 Needs Assessment made it clear that more needs to be done especially in: 1) addressing the worsening housing crisis ; 2) both funding and implementing identified recreation needs; and 3) supporting local agriculture to ensure food security. The CPC is exploring creative solutions with various community groups to expand the possibilities and resources available to meet these pressing community needs.

The housing crisis is a cross-cutting issue among all CPA categories with open space, recreation, historic, as well as community housing advocates all working together to tackle the problem. The CPC will continue to work with all groups to address the crisis while also being mindful to manage CP Fund resources equitably among all CPA categories – historic preservation, open space and recreation, as well as community housing.

## **APPENDIX A: GLOSSARY (Definitions taken from MGL c. 44B s. 2)**

As used in this chapter, the following words shall, unless the context clearly indicates a different meaning, have the following meanings:

Acquire – obtain by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Acquire shall not include a taking by eminent domain, except as provided in this chapter.

Annual income – a family’s or person’s gross annual income less such reasonable allowances for dependents, other than a spouse, and for medical expenses as the housing authority or, in the event that there is no housing authority, the department of housing and community development, determines.

Capital improvement – reconstruction or alteration of real property that: (1) materially adds to the value of the real property or appreciably prolongs the useful life of the real property; (2) becomes part of the real property or is permanently affixed to the real property so that removal would cause material damage to the property or article itself; and (3) is intended to become a permanent installation or is intended to remain there for an indefinite period of time.

Community housing – low- and moderate-income housing for individuals and families, including seniors.

Community preservation – the acquisition, creation and preservation of open space, the acquisition, creation and preservation of historic resources and the creation and preservation of community housing.

Community preservation committee – the committee established by the legislative body of a city or town to make recommendations for community preservation, as provided in section 5 of the CPA.

Community Preservation Fund – the municipal fund established under section 7 of the CPA.

CP – community preservation.

Historic resources – a building, structure, vessel, real property, document or artifact that is listed on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of a city or town. [The Falmouth CPC defines a resource as historic if it is over 50 years and holds architectural, cultural or historical significance.]

Land Bank Fund (Cape Cod Open Space Land Acquisition Program) – established in 1998 by the MA Legislature (M.G.L. Chapter 293) for the purpose of acquiring land and interests in land for the protection of public drinking water supplies, open space, and conservation land, the creation of walking and bicycling trails, and the creation of recreational areas. All 15 Cape towns approved participation via a 3% property tax surcharge. The Land Bank Fund was replaced by the Community Preservation Act (CPA) in 2005 or, more specifically, a Modified CPA which assumed responsibility for retiring the Land Bank debt through long term debt service through June 2021. By November 2019, Falmouth Town Meeting had appropriated enough CPA funds through the CPA to service the Land Bank debt through 2035 when the debt will be completely retired.

Legislative body – the agency of municipal government which is empowered to enact ordinances or by-laws, adopt an annual budget and other spending authorizations, loan orders, bond authorizations and other financial matters and whether styled as a city council, board of aldermen, town council, town meeting or by any other title.

Low-income housing – housing for those persons and families whose annual income is less than 80 per cent of



the areawide median income. The areawide median income shall be the area wide median income as determined by the United States Department of Housing and Urban Development.

Low- or moderate-income senior housing – housing for those persons having reached the age of 60 or over who would qualify for low- or moderate-income housing.

Maintenance – incidental repairs which neither materially add to the value of the property nor appreciably prolong the property’s life, but keep the property in a condition of fitness, efficiency or readiness. [The Falmouth CPC additionally defines maintenance as anything required more frequently than every ten years.]

Moderate income housing – housing for those persons and families whose annual income is less than 100 percent of the area wide median income. The area wide median income shall be the area wide median income as determined by the United States Department of Housing and Urban Development.

Open space – shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and saltwater 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.

Preservation – protection of personal or real property from injury, harm or destruction.

Real property – land, buildings, appurtenant structures and fixtures attached to buildings or land, including, where applicable, real property interests.

Real property interest – a present or future legal or equitable interest in, or to, real property, including easements and restrictions, and any beneficial interest therein, including the interest of a beneficiary in a trust which holds a legal or equitable interest in real property, but shall not include an interest which is limited to the following: an estate at will or at sufferance and any estate having a term of less than 30 years; the reversionary right, condition or right of entry for condition broken; the interest of a mortgagee or other secured party in a mortgage or security agreement.

Recreational use – 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. “Recreational use” shall not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.

Rehabilitation – capital improvements, or the making of extraordinary repairs, to historic resources, open spaces, lands for recreational use and community housing for the purpose of making such historic resources, open spaces, lands for recreational use and community housing functional for their intended uses including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes; provided, that with respect to historic resources, “rehabilitation” shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties codified in 36 C.P.R. Part 68; and provided further, that with respect to land for recreational use, “rehabilitation” shall include the replacement of playground equipment and other capital improvements to the land or the facilities thereon which make the land or the related facilities more functional for the intended recreational use.

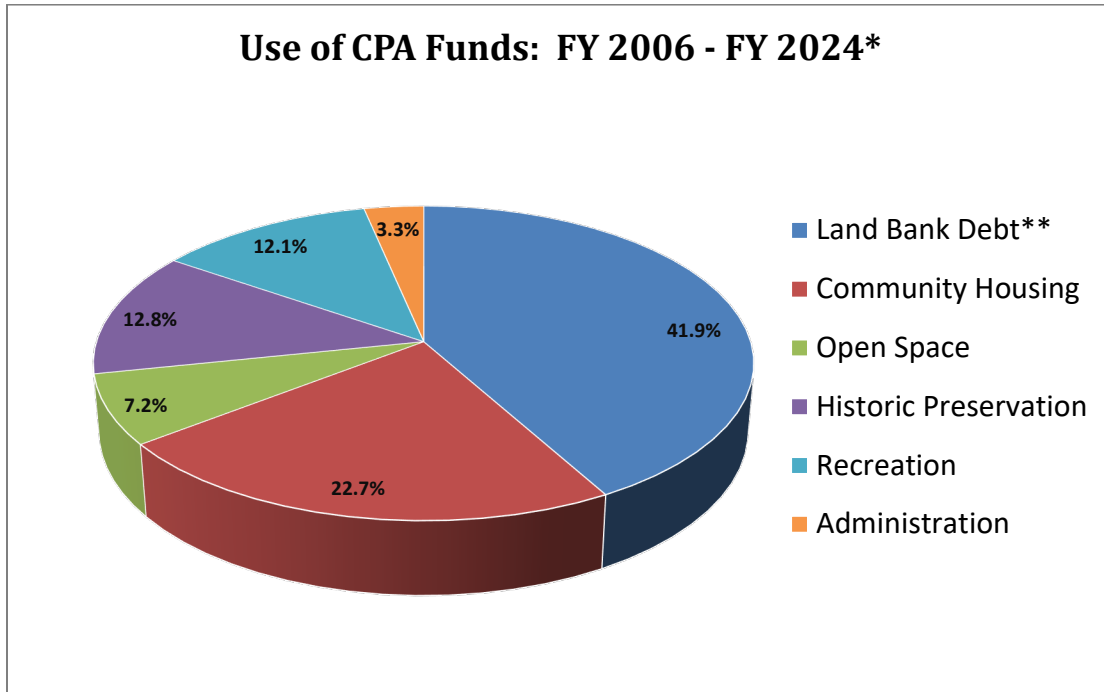
Support of community housing – shall include, but not be limited to, programs that provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing or to an entity that owns, operates or manages such housing, for the purpose of making housing affordable.

## **APPENDIX B: TOWN PLANS WITH RELEVANCE TO COMMUNITY PRESERVATION**

- Falmouth Historic Districts Design Review Guidelines ([Historical Commission](#) page on Town website)
- Falmouth Five-Year Strategic Plan ([Select Board](#) page on Town website)
- Falmouth Historic Districts Design Review Guidelines ([Historical Commission](#) page on Town website)
- Historic Preservation Plan ([Historical Commission](#) page on Town website)
- Housing Production Plan ([Planning Department](#) page and CP Fund/[CPC](#) page on Town website)
- Local Comprehensive Plan sections on Affordable Housing; Historic Preservation and Community Character; Open Space and Recreation; Coastal Resources and Wetlands, Wildlife, and Plant Habitat ([Planning Department](#) page on Town website)
- Open Space and Recreation Plan (approved by Massachusetts Division of Conservation Services and by the Falmouth Planning Department). ([Planning Department](#))
- Relevant plans prepared by various Town Departments (see [Town website](#) for listing)

## APPENDIX C-1: USES OF COMMUNITY PRESERVATION FUNDS IN FALMOUTH

Falmouth Town Meeting adopted the Community Preservation Act in November 2004, and Falmouth residents approved participation in CPA in May 2005. The CPA took effect in Fiscal Year 2006. Community Preservation Funds can be used for Community Housing, Open Space, Recreation, and Historic Preservation. Falmouth Community Preservation Funds were used for the following purposes from FY 2006 through FY 2024.



\*The Use of CPA Funds chart reflects the April 2023 Town Meeting CP Fund project approvals only. Any November 2023 Town Meeting CP Fund project approvals will be included in the 2024 CP Plan.

\*\*The Land Bank Debt refers to debt encumbered for the purpose of acquiring land and interests in land for the protection of public drinking water supplies, open space, and conservation land, the creation of walking and bicycling trails, and the creation of recreational areas (See Appendix A: Glossary, Land Bank Fund). In 2005, the Land Bank Fund was replaced by the CPA which assumed responsibility for retiring the Land Bank Debt.

**APPENDIX C-2: FALMOUTH CP FUND REVENUES FY2005 – FY2023**

<b>Fiscal Year</b>	<b>Local Surcharge</b>	<b>Total Trust Fund Distribution</b>	<b>Percentage</b>	<b>Total Revenue (Local Surcharge + Trust Fund Distribution)</b>
2005	\$1,767,448			\$1,767,448
2006	\$1,815,584	\$1,767,448	100%	\$3,583,032
2007	\$1,900,140	\$1,815,584	100%	\$3,715,724
2008	\$2,034,707	\$1,900,140	100%	\$3,934,847
2009	\$2,115,830	\$1,425,172	70.04%	\$3,541,002
2010	\$2,210,385	\$776,354	36.69%	\$2,986,739
2011	\$2,337,925	\$632,354	28.61%	\$2,970,279
2012	\$2,419,193	\$654,185	27.98%	\$3,073,378
2013	\$2,508,214	\$681,247	28.15%	\$3,189,461
2014	\$2,578,560	\$1,376,543	54.88%	\$3,955,103
2015	\$2,650,329	\$852,813	33.1%	\$3,503,142
2016	\$2,725,554	\$825,746	31.2%	\$3,551,300
2017	\$2,809,051	\$590,288	21.66%	\$3,399,339
2018	\$2,910,074	\$508,847	18.12%	\$3,418,921
2019	\$3,010,745	\$589,551	20.26%	\$3,600,296
2020	\$3,114,208	\$765,384	25.42%	\$3,879,592
2021	\$3,255,260	\$948,697	30.46%	\$4,203,957
2022	\$3,373,835	\$1,519,458	45.04%	\$4,893,293
2023	\$3,275,777	\$1,383,784	42.24%	\$4,659,561
	<b>\$48,812,819</b>	<b>\$19,013,595</b>		<b>\$64,550,637</b>

**APPENDIX C-3: FALMOUTH CP FUND LONG TERM DEBT REPORT FY21 - FY35**

<b>Town Meeting Date</b>	<b>Town Meeting Appropriation Amount to Open Space Reserve/ Long Term Debt</b>	<b>NOTES</b>	
November 2015	\$2,275,000		
April 2017	\$575,000		
April 2018	\$175,000		
November 2018	\$400,000		
April 2019	\$575,000		
November 2019	\$575,000		
<b>Total</b>	<b>\$4,575,000.00</b>		
<b>Fiscal Year</b>	<b>Long Term Debt Service Payment</b>	<b>Open Space Reserve Long Term Debt Debit</b>	<b>Open Space Reserve/ Long Term Debt Account Balance</b>
			<b>4,575,000.00</b>
2021	1,090,449.00	-1,090,449.00	3,484,551.00
2022	961,369.00	-961,369.00	2,523,182.00
2023	613,539.00	-613,539.00	1,909,643.00
2024	370,419.00	-370,419.00	1,539,224.00
2025	357,819.00	-357,819.00	1,181,405.00
2026	169,169.00	-169,169.00	1,012,236.00
2027	110,519.00	-110,519.00	901,717.00
2028	112,784.00	-112,784.00	788,933.00
2029	109,863.00	-109,863.00	679,070.00
2030	111,744.00	-111,744.00	567,326.00
2031	113,331.00	-113,331.00	453,995.00
2032	114,675.00	-114,675.00	339,320.00
2033	115,700.00	-115,700.00	223,620.00
2034	111,500.00	-111,500.00	112,120.00
2035	112,200.00	-112,200.00	-80.00

<b>NOTE: LONG TERM DEBT</b>	
Total Long Term Debt Amount for 2021- 2035 (Confirmed J.Petit Mullen 2/2019)	\$4,575,000
September Fund Balance: Open Space Reserve/Long Term Debt Account	\$4,000,000
To be Appropriated at November 2019 TM	\$575,000
Total Appropriated to Fund Long Term Debt Retirement from 2021-2035	\$4,575,000

Source: Debt Payment from 2021-2035 information provided by J. Petit Mullen 2/2019

Table Updated 10/24/2019

## **APPENDIX D: LISTING OF CP FUND GRANTS 2005-2023 BY FUNDING CATEGORY**

*(The following listing of CPA Grants and funded projects is reviewed for project changes, accuracy, and newly funded projects, and is updated annually.)*

COMMUNITY HOUSING PROJECTS 2005 - 2023						
Art.	Year	Season	Project Name	Location	Applicant	Grant
SB	2006		Construction of three homes - site preparation (Funding from Housing Development Fund - \$75,000)	Ward & Chester Street in N. Fal. and Cloverfield Way in E. Fal.	FHC	\$0.00
A24	2006	APR	Construction of two two-family duplexes	Sam Turner Road, East Falmouth	HHCC	\$60,000.00
A25	2006	APR	Feasibility study for affordable housing	Woods Hole Road, Woods Hole	FAHC, FHT, FHC	\$40,000.00
A26	2006	APR	Construction of three single-family homes	Ward Street and Chester Street in North Falmouth, Cloverfield Way in East Falmouth	FAHC, FHC	\$250,000.00
A27	2006	APR	Transfer to Affordable Housing Retention Fund (\$250,000)(merged with Falmouth Affordable Housing Fund (FAHF) in 2011)		FHA	\$250,000.00
A46	2006	NOV	Transfer to Affordable Housing Development Fund (\$170,000)(merged with FAHF in 2011)		FAHC, FHT, FHC	\$170,000.00
A47	2006	NOV	Transfer to Affordable Housing Retention Fund (\$203,617)(merged with FAHF in 2011)		FHA	\$203,617.00
A48	2006	NOV	Construction of single-family home	Sippewissett Road, Falmouth	HHCC	\$45,000.00
SB	2007		Construction of Schoolhouse Green apartments (\$700,000)(Funding from Housing Development Fund)	100 Teaticket Highway, Teaticket	FHC	\$0.00
A36	2007	APR	Transfer to Affordable Housing Retention Fund (\$330,000)(merged with FAHF in 2011)		FAHC, FHT, FHC	\$330,000.00
A37	2007	APR	Transfer to Affordable Housing Retention Fund (\$80,000)(merged with FAHF in 2011)		FHA	\$80,000.00
A34	2008	APR	Transfer to Affordable Housing Development Fund (\$425,000)(merged with FAHF in 2011)		FAHC, FHT, FHC	\$425,000.00
A36	2008	APR	Transfer to Affordable Housing Retention Fund (\$170,000)(merged with FAHF in 2011)		FHA	\$170,000.00
SB	2009		Buy-down of three homes to ensure affordability (\$137,000)(Funding from Housing Retention Fund)	Sam Turner Road and Esker Place, East Falmouth	FHC	\$0.00
SB	2009		Buy-down of three homes to ensure affordability (\$89,000)(Funding from Housing Retention Fund)	Longshank Circle, East Falmouth	FHC	\$0.00
A21	2009	APR	Transfer to Affordable Housing Development Fund (merged with FAHF in 2011)		FAHC, FHT, FHC	\$282,700.00
A10	2009	APR STM	Preparation of updated Falmouth Housing Production Plan		FAHC	\$20,000.00
A1	2010	APR STM	Acquisition of 21.13 acres for community housing (11.54 ac.) & open space/recreation (9.59 ac.)	Spring Bars Road, East Falmouth	CPC	\$1,500,000.00
A16 A17	2010	APR STM	Transfer to Affordable Housing Development Fund (\$1,336,017)(previously appropriated)		CPC	\$0.00
A24 A25	2011	APR STM	Transfer to Fund (FAHF) of combined Housing Retention and Housing Development funds (\$1,033,617)(previously appropriated)		CPC	\$0.00
A39	2011	NOV	Construction of duplex	Glenwood Avenue, Falmouth	HHCC	\$80,000.00
SB	2012	FAHF	Reconfiguration of home into three apartments (Funding from FAHF - \$180,000)	Shore Street, Falmouth	The Resource Inc.	\$0.00
A47	2012	NOV	Falmouth Affordable Housing Fund (FAHF)		CPC	\$839,353.00
SB	2013	FAHF	Housing Demand Study (Funding from FAHF - \$30,000)		BOS	\$0.00
SB	2013	FAHF	Construction of three homes (Funding from FAHF - \$120,000)	St. Marks Road, East Falmouth	FHT	\$0.00
A17	2013	APR STM	Falmouth Affordable Housing Fund (FAHF)		CPC	\$14,902.00
A40	2013	NOV	Housing Stabilization Fund - affordable housing search support & assistance	Scranton Avenue, Falmouth	FHA	\$40,000.00
SB	2014	FAHF	Construction of eleven apartments: Notantico Woods (Funding from FAHF - \$540,000)	Notantico Woods, Woods Hole Road	FHC	\$0.00
SB	2014	FAHF	Construction of four apartments by adaptive re-use of Odd Fellows Hall (Funding from FAHF - \$215,500)	Odd Fellows Hall, Falmouth	FHT	\$0.00
A40	2014	NOV	Housing Stabilization Fund - affordable housing search support & assistance	Scranton Avenue, Falmouth	FHA	\$45,000.00
A24	2015	APR STM	Housing Stabilization Fund - preservation of affordable family housing	Scranton Avenue, Falmouth	FHA	\$168,280.00
A34	2015	NOV	Housing Stabilization Fund - preservation of affordable housing	Scranton Avenue, Falmouth	FHA	\$40,000.00
SB	2016	FAHF	Construction of 40 units of varying sizes: Little Pond Place (Funding from FAHF - \$750,000)	Little Pond Place (Spring Bars Road)	FHC	\$0.00
A19	2016	APR STM	Falmouth Affordable Housing Fund (FAHF)		CPC	\$500,000.00
A15 A31	2016	NOV	FAHF: Housing Coordinator - 80% of salary and related costs for 3 years		CPC	\$300,000.00
A35	2017	APR	Barrows Road - Land acquisition for construction of single family Community Housing	0 Barrows Road, Waquoit, Falmouth	HHCC	\$362,000.00
A43	2017	APR	Housing Production Plan Update		AHC	\$35,000.00
A47	2017	APR	Falmouth Affordable Housing Fund (FAHF)		CPC	\$300,000.00
SB	2018	MAY	Gifford Workforce Housing I -10 units (Funding from FAHF - \$650,000)	587 Gifford Street, Falmouth	FHC	\$0.00
SB	2018	SEPT	72 Deer Pond - creation 1 affordable owner unit (\$65,000)	72 Deer Pond	FHT	\$0.00
SB	2018	NOV	Megansett Crossing Apt - 10 rental units (Funding from FAHF - \$650,000)		Megansett Crossing, LLC	\$0.00
A31	2018	NOV	Falmouth Affordable Housing Fund (FAHF)		CPC	\$770,000.00
SB	2019	APR	Brick Kiln Place - 15 rental units (Funding from FAHF - \$975,000)	Brick Kiln Road, Falmouth	Northstar Place, LLC	\$0.00
A32	2019	APR	Cape Housing Institute Community Housing Workshops	Falmouth	HAC	\$10,000.00
A34	2019	APR	Willet Way (Barrows Rd.) Site Improvements for 10 Affordable Single Family Homes	Willet Way, Falmouth	HHCC	\$300,000.00

Art.	Year	Season	Project Name	Location	Applicant	Grant
A36	2019	NOV	Falmouth Affordable Housing Fund (FAHF)		CPC	\$425,000.00
SB	2020	SEPT	Gifford Workforce Housing II - 10 units (Funding from FAHF - \$650,000)	587 Gifford Street, Falmouth	FHC	\$0.00
A49	2020	SEPT	Falmouth Affordable Housing Fund (FAHF)		CPC	\$1,357,518.00
SB	2021	FEB	Lewis Neck Road (Funding from FAHF - \$260,000)	Lewis Neck Road, Falmouth	FHT	\$0.00
SB	2021	JUNE	Esker Place (Funding from FAHF - \$85,000)	Esker Place, East Falmouth	FHT	\$0.00
A21	2021	JUNE	Falmouth Affordable Housing Fund (FAHF)		CPC	\$1,833,000.00
SB	2021	JULY	Emerald House (Funding from FAHF - \$25,000)	67 & 81 Davisville Road, East Falmouth	FAHF	\$0.00
SB	2021	SEPT	Main and Scranton (Funding from FAHF - \$2,300,000)	Main Street & Scranton Avenue, Falmouth	FHC	\$0.00
A14	2021	NOV	Falmouth Affordable Housing Fund (FAHF)(\$4,000,000 from Free Cash)		FAHF	\$0.00
A34	2022	APR	Falmouth Affordable Housing Fund (FAHF)		CPC	\$1,860,000.00
SB	2022	MAY	51 Esker Place (Funding from FAHF - \$100,000)	51 Esker Place, East Falmouth	FAHF	\$0.00
SB	2022	SEPT	33 Pheasant Lane (Funding from FAHF - \$100,000)	33 Pheasant Lane, East Falmouth	FAHF	\$0.00
SB	2022	DEC	Main and Scranton (Funding from FAHF - \$2,500,000)	Main Street & Scranton Avenue, Falmouth	FHC	\$0.00
SB	2022	DEC	33 Pheasant Lane (Funding from FAHF - \$32,500)	33 Pheasant Lane, East Falmouth	FAHF	\$0.00
SB	2023	FEB	Housing Production Plan (Funding from FAHF - \$30,000)		AHC	\$0.00
SB	2023	FEB	Housing Crisis Video (Funding from FAHF - \$10,000)		AHC	\$0.00
A42	2023	APR	Falmouth Affordable Housing Fund (FAHF)		CPC	\$2,500,000.00
SB	2023	MAY	Sam Turner Road (Funding from FAHF - \$500,000)	Sam Turner Road, East Falmouth	FAHF	\$0.00
<b>Total Funding 2005 through 2023</b>						<b>\$15,606,370</b>

FAHF/FAHC - Falmouth Affordable Housing Fund/Falmouth Affordable Housing Committee  
 FHA - Falmouth Housing Authority  
 FHC - Falmouth Housing Corporation  
 FHT - Falmouth Housing Trust

HAC - Housing Assistance Corp.  
 HHCC - Habitat for Humanity of Cape Cod, Inc.  
 SB - Select Board



OPEN SPACE PROJECTS 2005-2023						
Art.	Year	Season	Project	Location	Applicant	Grant
A34	2006	NOV	Little Sippewissett Marsh - Sand and Flushing study; Woodneck Beach - water quality analysis	Little Sippewissett Marsh and Woodneck Beach, Falmouth	Falmouth Conservation Commission	\$60,000.00
A35	2006	NOV	Green Pond - shellfish/benthic habitat study	Green Pond, Falmouth	Falmouth Coastal Ponds Management Committee	\$50,000.00
A36	2006	NOV	Hampson parcel - acquisition of 3.64 acres to create George Souza Reserve	Hatchville	The 300 Committee	\$550,000.00
A36	2007	APR	Haddad Parcel - acquisition of 1.9 acre dune system	Foster Road, East Falmouth	The 300 Committee and the Falmouth Beach Committee	\$290,000.00
A42	2007	APR	West Falmouth Harbor - shellfish/benthic habitat study and management plan	55 Old Dock Road, West Falmouth	Falmouth Coastal Ponds Management Committee	\$25,000.00
A37	2008	APR	Caleb's Pond (Grinnell property) - acquisition of 11 acres to create open space and protect Waquoit Bay watershed	110 Metoxit, Waquoit	The 300 Committee	\$400,000.00
A31	2008	NOV	Eel River and Bourmes Pond - shellfish/benthic habitat assessment and management plans	Eel River and Bourmes Pond, East Falmouth	Falmouth Coastal Ponds Management Committee	\$25,000.00
A33	2008	NOV	Amendment to A15 4/05 STM allowing the funds to be used for open space acquired with Land Bank or Community	Amendment to previous article	Town of Falmouth	\$0.00
A22	2009	APR	Oyster Pond - removal of invasive plant species Phase I	Oyster Pond, Woods Hole	Oyster Pond Environmental Trust	\$6,650.00
A11	2009	APR STM	Bartolomei parcel - acquisition to create Bartolomei Conservation Area	667 Sandwich Road, East Falmouth	Falmouth Conservation Commission and The 300 Committee	\$350,375.00
A32	2010	NOV	Spring Bars Road - acquisition of 9.6 acres for open space and recreation (See Little Pond Conservation Area)	89 Spring Bars Road, East Falmouth	Community Preservation Committee and Town of Falmouth	\$0.00
A33	2010	NOV	Estuaries - evaluation of water quality in Megansett Harbor, Rands Harbor, Fiddlers Cove and Wild Harbor (Massachusetts)	Wild Harbor, Rands Harbor, Fiddlers Cove, Megansett Harbor, North Falmouth	Falmouth Department of Public Works	\$142,895.00
A31	2011	NOV	Teaticket Park - acquisition of 10.7 acres for public park	205 Teaticket Highway, Teaticket	Conservation Commission, The 300 Committee, Community Preservation	\$200,000.00
A20	2012	APR STM	Surf Drive Beach - sand replenishment	Surf Drive Beach, Falmouth MA	Falmouth Beach Committee	\$20,000.00
A46	2012	NOV	Oyster Pond - removal of invasive plant species Phase II	Oyster Pond, Woods Hole MA	Oyster Pond Environmental Trust	\$8,600.00
A32	2013	NOV	Little Pond Conservation Area - Implementation of Phase I of Master Plan	89 Spring Bars Road, East Falmouth	Falmouth Conservation Commission	\$50,000.00
A36	2013	NOV	Teaticket Park - construction of boardwalk, observation platform, and ADA-compliant wetland path	205 Teaticket Highway, Teaticket	The 300 Committee	\$63,735.00
A23	2015	APR STM	Oyster Pond - acquisition of Conservation Restriction on 21.92-acre Jannasch property for open space and watershed protection (See also 2014 APR STM A16)	Oyster Pond watershed, Woods Hole	Oyster Pond Environmental Trust	\$250,000.00
A25	2015	NOV	Kelly Woodland - purchase of Conservation Restriction on parcel linking Beebe Woods with Flume Pond Reserve	0 Sippewissett Road, Falmouth	Conservation Commission & The 300 Committee	\$90,000.00
A33	2015	NOV	Shivericks Pond - baseline environmental study for public access	Katharine Lee Bates Road, Falmouth	Conservation Commission & The 300 Committee	\$10,000.00
A27	2016	NOV	Shallow Pond Woodlands (600,000 initial award reimbursed by a 400,000 Massachusetts LAND Grant, for a net award of \$250,000)	0 Thomas Landers Road	Conservation Commission & The 300 Committee	\$250,000.00
A28	2017	NOV	Tony Andrews Farm - Acquisition of Open Space	394 Old Meetinghouse Road	Falmouth Board of Selectmen	\$800,000.00
A38	2020	SEPT	Little Pond Conservation Area Restoration & Access Phase I	89 Spring Bars Road, East Falmouth	Conservation Commission & The 300 Committee	\$121,000.00
A20	2021	JUNE	Florence Sylvia Woodland - Acquisition of Open Space	Millstone Road, North Falmouth	Conservation Commission & The 300 Committee	\$200,000.00
A36	2023	APR	Upper Coonamesett River Restoration	170 Hatchville Road & 0 Thomas B. Landers Road, East Falmouth	Conservation Commission	\$200,000.00
A37	2023	APR	Little Pond Conservation Area Public Access Improvements	89 Spring Bars Road, East Falmouth	Conservation Commission	\$790,720.00
<b>TOTAL 2005 through 2023</b>						<b>\$4,953,975.00</b>

HISTORIC PRESERVATION PROJECTS 2005-2023						
Art.	Year	Season	Project Name	Location	Applicant	Grant
A28	2006	APR	Highfield Hall - installation of HVAC system	56 Highfield Drive, Falmouth	Highfield Hall & Gardens	\$250,000.00
A29	2006	APR	Lawrence Academy (Chamber of Commerce) - restoration of historic interior components	20 Academy Lane, Falmouth	Town of Falmouth	\$150,000.00
A30	2006	APR	East Falmouth Burying Ground - restoration and preservation	451 East Falmouth Highway, East Falmouth	John Wesley United Methodist Church	\$24,900.00
A31	2006	APR	Falmouth Historic Resources - cataloguing of historic structures prior to 1930	59 Town Hall Square, Falmouth	Falmouth Historical Commission	\$30,000.00
A32	2006	APR	Museums on the Green - design of museum-grade climate control system	55 and 65 Palmer Avenue, Falmouth	Falmouth Historical Society	\$28,000.00
A38	2006	NOV	School Administration Building - Phase I restoration design	354 Teaticket Highway, Teaticket	Falmouth School Committee	\$40,000.00
A39	2006	NOV	Long Pond Pumping Station - restoration	Long Pond, 38 Pumping Station Road, Falmouth	Falmouth Water Department	\$370,979.00
A40	2006	NOV	Falmouth town documents - preservation of historic documents	59 Town Hall Square, Falmouth	Falmouth Town Clerk	\$150,296.00
A41	2006	NOV	Edward Marks Jr. Building (formerly Falmouth Poor House) - historic restoration plan	744 Main Street, Falmouth	Town of Falmouth	\$40,000.00
A42	2006	NOV	Highfield Hall - design for theater restoration	56 Highfield Drive, Falmouth	Cape Cod Conservatory	\$25,000.00
A43	2006	NOV	West Falmouth United Methodist Church - restoration of turret roof	636 West Falmouth Highway, West Falmouth	West Falmouth United Methodist Church	\$11,234.00
A44	2006	NOV	Methodist Society Burying Ground - restoration and preservation	744 Main Street, Falmouth	John Wesley United Methodist Church	\$16,300.00
A40	2007	APR	Falmouth Public Library - restoration of Memorial Building Phase I	300 Main Street, Falmouth	Falmouth Library Board of Trustees	\$101,660.00
A41	2007	APR	School Administration Building - restoration Phase II	354 Teaticket Highway, Teaticket	Falmouth School Committee	\$495,534.00
A35	2008	APR	Schoolhouse Green - restoration of village school house	100 Teaticket Highway, Teaticket	Falmouth Housing Corporation	\$100,000.00
A38	2008	APR	Falmouth Public Library - preservation of Memorial building, Phase II	300 Main Street, Falmouth	Falmouth Library Board of Trustees	\$98,955.00
A39	2008	APR	Falmouth Historic Resources - updating of list of historic properties	59 Town Hall Square, Falmouth	Falmouth Historical Commission	\$30,000.00
A40	2008	APR	World War I Monument - restoration	300 Main Street, Falmouth	Falmouth Monument Restoration Committee	\$33,000.00
A29	2008	NOV	Woods Hole Public Library - rehabilitation of windows	581 Woods Hole Road, Woods Hole	Woods Hole Library Board of Trustees	\$48,500.00
A30	2008	NOV	Highfield Hall - restoration of Ice House	56 Highfield Drive, Falmouth	Highfield Hall & Gardens	\$20,000.00
A20	2009	APR	School Administration Building - restoration, continuation of Phase II	354 Teaticket Highway, Teaticket	Falmouth School Committee	\$255,000.00
A9	2009	APR STM	Wauquoit Congregational Church - restoration of roof and steeple	15 Parsons Lane, Wauquoit	Wauquoit Congregational Church	\$190,000.00
A18	2010	APR	Falmouth Historic District Design Review Guidelines - production of guidelines	59 Town Hall Square, Falmouth	Falmouth Historic Districts Commission	\$25,000.00
A34	2010	NOV	Falmouth Fire Department - digitization of historic film	399 Main Street, Falmouth	Falmouth Fire Department	\$1,172.00
A35	2010	NOV	Falmouth Public Library - preservation of historical documents 18th C through 1960	300 Main Street, Falmouth	Falmouth Public Library Foundation	\$4,950.00
A36	2010	NOV	Woods Hole Historical Museum (Bradley House) - restoration of windows	579 Woods Hole Road, Woods Hole	Woods Hole Historical Museum	\$30,000.00
A37	2010	NOV	Davis House restoration (WCAI headquarters)	3 Water Street, Woods Hole	WCAI/WGBH Radio Station	\$267,600.00
A38	2010	NOV	Woods Hole Village Cemetery - restoration and preservation	13 Church Street, Woods Hole	Church of the Messiah	\$77,188.00
A39	2010	NOV	Oak Grove Cemetery - restoration and preservation	Jones Road at Palmer Avenue, Falmouth	Oak Grove Cemetery Association	\$28,093.00
A35	2011	NOV	East Falmouth Burying Ground - preservation of the 68 marble gravestones	451 East Falmouth Highway, East Falmouth	John Wesley United Methodist Church	\$4,620.00
A36	2011	NOV	Falmouth Public Library - digitization of historic documents with searchable electronic access	300 Main Street, Falmouth	Falmouth Public Library Foundation	\$203,894.00
A37	2011	NOV	St. Barnabas Episcopal Church - restoration of five exterior doors	91 Main Street, Falmouth	St. Barnabas Episcopal Church	\$12,500.00
A38	2011	NOV	Woods Hole Public Library - restoration of slate roof	581 Woods Hole Road, Woods Hole	Woods Hole Library Board of Trustees	\$28,500.00
A21	2012	APR STM	Wauquoit Congregational Church - restoration of historic exterior	15 Parsons Lane, Wauquoit	Wauquoit Congregational Church	\$136,424.00
A43	2012	NOV	Museums on the Green - restoration of Conant House	65 Palmer Avenue, Falmouth	Falmouth Historical Society	\$201,500.00
A44	2012	NOV	Church of the Messiah - restoration of belfry	13 Church Street, Woods Hole	Church of the Messiah	\$63,000.00
A16	2013	APR STM	River Bend Silo - restoration	682 Sandwich Road, East Falmouth	The 300 Committee & the Falmouth Historical Commission	\$86,251.00
A31	2013	NOV	Lawrence Academy (Chamber of Commerce) - restoration of cupola and portico (See also NOV 2015 A37)	20 Academy Lane, Falmouth	Town of Falmouth	\$210,000.00
A32	2014	NOV	Oak Grove Cemetery - restoration and preservation	Jones Road at Palmer Avenue, Falmouth	Oak Grove Cemetery Association	\$59,279.00
A34	2014	NOV	Village Green - restoration of fence	68 Main Street, Falmouth	Falmouth Department of Public Works	\$100,000.00
A37	2014	NOV	Highfield Hall - restoration work in main house	56 Highfield Drive, Falmouth	Highfield Hall & Gardens	\$17,450.00
A38	2014	NOV	West Falmouth Harbor Town Landing - restoration of historic pink granite footing	55 Old Dock Road, West Falmouth	Falmouth Department of Public Works	\$300,000.00
A41	2014	NOV	West Falmouth Library - restoration of historic components	575 West Falmouth Highway, West Falmouth	West Falmouth Library Board of Trustees	\$119,870.00
A25	2015	APR STM	West Falmouth United Methodist Church - restoration of exterior doors	636 West Falmouth Highway, West Falmouth	West Falmouth United Methodist Church	\$24,400.00
A35	2015	NOV	Carriage House - rehabilitation of historic windows	294 Old Main Road, North Falmouth	Housing Assistance Corporation	\$85,000.00

Art.	Year	Season	Project Name	Location	Applicant	Grant
A37	2017	APR	Woods Hole Public Library - restoration and repointing of stonework	581 Woods Hole Road, Woods Hole	Woods Hole Library Board of Trustees	\$19,550.00
A39	2017	APR	West Falmouth Library - interior and exterior historic restoration	575 West Falmouth Highway, West Falmouth	West Falmouth Library Board of Trustees	\$122,500.00
A40	2017	APR	Nobska Light Station - restoration of tower	233 Nobska Road, Woods Hole	Friends of Nobska Light, Inc.	\$264,850.00
A41	2017	APR	Oak Grove Cemetery - restoration and preservation	Jones Road at Palmer Avenue, Falmouth	Oak Grove Cemetery Association	\$6,730.00
A42	2017	APR	Falmouth Historical Commission List of Significant Buildings - updating and expansion (Phase 1)	59 Town Hall Square, Falmouth	Falmouth Historical Commission	\$30,000.00
A41	2018	APR	Historic Highfield - Rehab Ballroom & foyer hardwood floors	58 Highfield Drive, Falmouth	Historic Highfield, Inc.	\$23,206.00
A42	2018	APR	Nobska Light Station - Preservation of Light Keeper's House Phase 1	233 Nobska Road, Woods Hole	Friends of Nobska Light, Inc.	\$507,017.00
A43	2018	APR	Falmouth Historical Commission List of Significant Buildings - Phase 2	59 Town Hall Square	Falmouth Historical Commission	\$30,000.00
A37	2019	APR	Nobska Light Station - Preservation of Light Keeper's House Phase 2	233 Nobska Road, Woods Hole	Friends of Nobska Light, Inc.	\$604,384.00
A38	2019	APR	Oak Grove Cemetery - restoration and preservation	59 Town Hall Square	Falmouth Historical Commission	\$30,000.00
A39	2019	APR	Wicks House Rehab Phase 1 & Historic Structures Report	55 Palmer Avenue, Falmouth	Falmouth Historical Society	\$125,100.00
A44	2020	SEPT	Bay View Cemetery Headstone Restoration	15 Parsons Lane, Waquoit	Waquoit Congregational Church	\$154,970.00
A45	2020	SEPT	Inventory of Historic Resources Phase 4	59 Town Hall Square, Falmouth	Falmouth Historical Commission	\$30,000.00
A46	2020	SEPT	Edward Marks Building Historic Structures Report	744 Main Street, Falmouth	Planning Department & Edward Marks Building Advisory Committee	\$50,000.00
A30	2022	APR	Edward Marks Building Exterior Rehabilitation	744 Main Street, Falmouth	Planning Department & Edward Marks Building Advisory Committee	\$119,000.00
A31	2022	APR	Falmouth Station	59 Depot Avenue, Falmouth	Falmouth EDIC	\$248,136.00
A32	2022	APR	Woods Hole Historical Museum Historic Structures Report	579 Woods Hole Road, Woods Hole	Woods Hole Historical Museum	\$65,000.00
A33	2022	APR	Old Burying Grounds Condition Assessment Report	0 Cemetery Lane, Falmouth	Falmouth DPW	\$25,000.00
A38	2023	APR	Edward Marks Building Exterior Rehabilitation Phase II	744 Main Street, Falmouth	Planning Department & Edward Marks Building Advisory Committee	\$577,076.00
A39	2023	APR	Old Burying Grounds Ground Penetrating Radar Survey	0 Cemetery Lane, Falmouth	Falmouth DPW	\$21,725.00
A40	2023	APR	Wicks House Rehab Phase II & Historical Artwork Rehab	55 Palmer Avenue, Falmouth	Falmouth Historical Society	\$73,505.00
A41	2023	APR	Highfield Hall Exterior Rehabilitation & Water Abatement	56 Highfield Drive, Falmouth	Historic Highfield, Inc.	\$1,108,000.00
<b>Total 2005 through 2023</b>						<b>\$8,831,798.00</b>

RECREATION PROJECTS 2005-2023						
Art.	Year	Season	Project	Location	Applicant	Grant
A33	2006	APR	Sandwich Road playing fields - clearing of Town recreational land	890 Sandwich Road, East Falmouth	Falmouth Recreation Committee	\$300,000.00
A35	2006	APR	East Falmouth Community Garden -installation of benches	505 East Falmouth Highway, East Falmouth	East Falmouth Village Association	\$1,400.00
A49	2006	NOV	Guv Fuller Field - installation of lighting	790 Main Street, Falmouth	Falmouth Parks Department	\$125,000.00
A51	2006	NOV	Nye Park - installation of picnic shelter and playground	1 Chester Street, North Falmouth	North Falmouth Village Association	\$26,000.00
A50	2006	NOV	Village Science Playground at Mullen Hall - construction	130 Katharine Lee Bates Road, Falmouth	Mullen Hall PTO	\$50,000.00
A43	2007	APR	Sandwich Road playing fields - installation of infrastructure	890 Sandwich Road, East Falmouth	Falmouth Recreation Department	\$185,000.00
A44	2007	APR	Guv Fuller Field - installation of additional lighting	790 Main Street, Falmouth	Falmouth Parks Department	\$210,000.00
A45	2007	APR	Bike Racks - installation for public use Phase I	Multiple locations	Falmouth Bikeways Committee	\$33,000.00
A33	2008	APR	Sandwich Road Playing Fields - installation of bike racks	890 Sandwich Road, East Falmouth	Falmouth Recreation Department	\$3,500.00
A32	2008	NOV	Sandwich Road Playing Fields - installation of irrigation system	890 Sandwich Road, East Falmouth	Falmouth Recreation Department	\$21,000.00
A27	2009	NOV	Bartolomei Conservation Area - construction of accessible trails	667 Sandwich Road, East Falmouth	The 300 Committee and Community Preservation Committee	\$10,000.00
A20	2012	APR STM	Surf Drive Beach - sand replenishment	Surf Drive Beach, Falmouth MA	Falmouth Beach Committee	\$20,000.00
A33	2013	NOV	East Falmouth Elementary School Playground - ADA-compliant rehabilitation	33 Davisville Road, East Falmouth	Falmouth Department of Public Works & East Falmouth School	\$64,406.00
A34	2013	NOV	Sandwich Road Playing Fields - installation of parking lot and basketball court	890 Sandwich Road, East Falmouth	Falmouth Recreation Department	\$196,948.00
A35	2013	NOV	Skatepark - development and construction of state-of-the-art skate park	350 Gifford Street, East Falmouth	Falmouth Skate park Association & Falmouth Together We Can Inc.	\$185,000.00
A37	2013	NOV	Menauhant and Surf Drive beaches - installation of gates	Surf Drive Beach, Falmouth, and Menauhant Beach, East Falmouth	Falmouth Beach Department	\$17,463.00
A39	2013	NOV	Morse Pond Elementary School Playground - ADA-compliant rehabilitation	323 Jones Road, Falmouth	Falmouth Department of Public Works & Morse Pond School	\$62,000.00
A33	2014	NOV	Swift Park Tennis Courts - rehabilitation	26 Blacksmith Shop Road, West Falmouth	Falmouth Department of Public Works	\$185,744.00
A35	2014	NOV	Backstop Replacement Falmouth Athletic Fields	Multiple locations	Falmouth Recreation Department	\$100,000.00
A39	2014	NOV	Bike Racks - installation for public use Phase II	Multiple Locations	Falmouth Bikeways Committee	\$32,350.00
A42	2014	NOV	Falmouth Golf Course - partial funding for rehabilitation of irrigation system	630 Carriage Shop Road, East Falmouth	Town of Falmouth	\$229,283.00
A26	2015	NOV	Goodwill Park - ADA-compliant rehabilitation of playground	Goodwill Park Road at Gifford, Falmouth	Falmouth Department of Public Works	\$160,580.00
A27	2015	NOV	North Falmouth Elementary School Playground - ADA-compliant rehabilitation	62 Old Main Roda, North Falmouth	Falmouth Department of Public Works	\$57,500.00
A28	2015	NOV	Falmouth Athletic Fields - demand/use study	416 Gifford, Falmouth	Falmouth Department of Public Works	\$20,220.00
A29	2015	NOV	Sandwich Road Playing Fields - installation of basketball court fencing	890 Sandwich Road, East Falmouth	Falmouth Recreation Department	\$16,840.00
A30	2015	NOV	Bristol Beach - installation of beach gates	Bristol Beach, East Falmouth	Falmouth Beach Department	\$16,000.00
A31	2015	NOV	Shining Sea Bikeway - plans, specifications and estimates for improvements of Phase 1 section (Crane Street to Locust Street)	1 Cowdry Lane, Woods Hole to 157 Locust Street, Falmouth	Falmouth Board of Selectmen	\$53,000.00
A32	2015	NOV	Bike Racks - installation for public use Phase III	Multiple Locations	Falmouth Bikeways Committee	\$22,050.00
A36	2015	NOV	Falmouth Golf Course - partial funding for rehabilitation of irrigation system	630 Carriage Shop Road, East Falmouth	Town of Falmouth	\$50,000.00
A36	2017	APR	Coonamesett Greenway Heritage Trail and Gateway Park	Coonamesett River, Lower and Middle Bog Areas	Conservation Commission & The 300 Committee	\$137,164.00
A40	2018	APR	Guv Fuller Field-ADA compliance lift & walkways, safety netting & backstops, and aluminum bleachers	790 Main Street, Falmouth	Falmouth Recreation Dept	\$477,815.00
A41	2018	APR	Rehab and Restore Passive Recreation at Upper Childs River and Farley Bog	Farley Bog - North of Carriage Shop Road	Falmouth Rod & Gun Club	\$150,000.00
A30	2018	NOV	Coonamesett Greenway Trail & Gateway Park - Swift's Crossing	Coonamesett River, Lower and Middle Bog Area	Con Comm & The 300 Committee	\$260,270.00
A33	2019	APR	Refill Reuse Falmouth Water Station Initiative	7 Recreation Sites throughout Falmouth	Falmouth Water Stewards, Inc.	\$68,299.00
A35	2019	APR	Coonamesett Greenway Trail & Gateway Park- Engineer and construct Amphitheater & engineer parking area	Coonamesett River, Lower and Middle Bog Area	Con Comm & The 300 Committee	\$614,500.00
A36	2019	APR	Highfield Hall Gardens ADA Accessibility for Harmony Path	58 Highfield Drive, Falmouth	Historic Highfield, Inc.	\$93,954.00
A40	2019	APR	Lawrence School Tennis & Pickleball Courts and Basketball Court	113 Lakeview Ave. Falmouth	Recreation Dept.	\$310,000.00
A41	2019	APR	Falmouth Inclusive Community Play Space Conceptual Plan	67 & 81 Davisville Road, Falmouth	Falmouth Rec. Dept & Falmouth Commission on Disabilities	\$40,000.00
A39	2020	SEPT	Nye Park Tennis, Pickleball, & Basketball Courts	6 Chester Street, North Falmouth	Recreation Dept.	\$497,500.00
A40	2020	SEPT	Upper Childs River/Farley Bog Restoration - Construction	Carriage Shop Road, East Falmouth	Falmouth Rod & Gun Club, Inc.	\$151,498.00
A41	2020	SEPT	Shining Sea Bikeway Extension	North Falmouth to Bourne Town Line	Falmouth DPW	\$350,000.00
A42	2020	SEPT	Guv Fuller Field Rehabilitation - Phase 2	790 Main Street, Falmouth	Recreation Dept.	\$298,291.00
A43	2020	SEPT	Shiverick's Pond Recreational Trail	Katherine Lee Bates Road, Falmouth	Conservation & Planning Departments	\$310,000.00
A47	2020	SEPT	John Neill Baseball Fields Complex Engineering	525 Gifford Street, Falmouth	Falmouth Youth Baseball/Recreation Dept.	\$45,000.00
A19	2021	JUN	Bell Tower Tennis Courts	1 Bell Tower Lane, Woods Hole	Recreation Dept.	\$250,000.00
A24	2021	JUN	Guv Fuller Field Rehabilitation - Phase 3	790 Main Street, Falmouth	Recreation Dept.	\$314,045.00

Art.	Year	Season	Project	Location	Applicant	Grant
A35	2022	APR	Falmouth Water Stewards Water Stations at Falmouth Beaches	9 Beach Locations	Falmouth Water Stewards, Inc.	\$95,628.00
A36	2022	APR	John Neill FYB Baseball Fields Improvements	525 Gifford Street, Falmouth	Recreation Dept.	\$1,400,000.00
Total 2005 through 2023						\$8,318,248.00

**APPENDIX E. RESULTS FROM SURVEY MONKEY  
2023 FALMOUTH CP FUND NEEDS ASSESSMENT QUESTIONNAIRE**

Q1 How familiar are you with the Community Preservation Act (CPA) and the Falmouth Community Preservation Fund (CP Fund)?

Answered: 53 Skipped: 0

ANSWER CHOICES	RESPONSES
Extremely familiar	22.64% 12
Very familiar	24.53% 13
Somewhat familiar	43.40% 23
Not so familiar	7.55% 4
Not at all familiar	1.89% 1

Q2 How important is the need for funding projects in each of the four allowable CPA categories over the next five years?

Answered: 53 Skipped: 0

	NOT IMPORTANT	SOMEWHAT UNIMPORTANT	NEUTRAL	SOMEWHAT IMPORTANT	EXTREMELY IMPORTANT	TOTAL
Community Housing	0.00% 0	3.77% 2	5.66% 3	15.09% 8	75.47% 40	53
Historic Preservation	3.77% 2	5.66% 3	18.87% 10	49.06% 26	22.64% 12	53
Open Space & Passive Recreation	1.89% 1	7.55% 4	16.98% 9	35.85% 19	37.74% 20	53
Active Recreation	1.89% 1	13.21% 7	13.21% 7	45.28% 24	26.42% 14	53

Q3 How important is the need for funding community housing projects to accommodate the following populations?

Answered: 53 Skipped: 0

	NOT IMPORTANT	SOMEWHAT UNIMPORTANT	NEUTRAL	SOMEWHAT IMPORTANT	EXTREMELY IMPORTANT	TOTAL
Housing Insecure	3.85% 2	0.00% 0	13.46% 7	15.38% 8	67.31% 35	52
Low Income	3.85% 2	1.92% 1	9.62% 5	17.31% 9	67.31% 35	52
Moderate Income	0.00% 0	1.89% 1	16.98% 9	32.08% 17	49.06% 26	53
Families	0.00% 0	0.00% 0	7.84% 4	33.33% 17	58.82% 30	51
Seniors	0.00% 0	3.92% 2	9.80% 5	35.29% 18	50.98% 26	51

## Q4 How important is the need for funding community housing projects to accommodate the following housing types?

Answered: 53 Skipped: 0

	NOT IMPORTANT	SOMEWHAT UNIMPORTANT	NEUTRAL	SOMEWHAT IMPORTANT	EXTREMELY IMPORTANT	TOTAL
Transitional Housing	5.88% 3	3.92% 2	31.37% 16	33.33% 17	25.49% 13	51
Accessible Housing	5.88% 3	1.96% 1	19.61% 10	39.22% 20	33.33% 17	51
Assisted Living	3.85% 2	1.92% 1	30.77% 16	38.46% 20	25.00% 13	52
Rentals	3.85% 2	3.85% 2	9.62% 5	26.92% 14	55.77% 29	52
Home Ownership	1.96% 1	3.92% 2	29.41% 15	41.18% 21	23.53% 12	51

## Q5 How important is the need for funding historic preservation projects to accommodate the following activities?

Answered: 51 Skipped: 2

	NOT IMPORTANT	SOMEWHAT UNIMPORTANT	NEUTRAL	SOMEWHAT IMPORTANT	EXTREMELY IMPORTANT	TOTAL
Preserve/Restore Falmouth's Historic Resources as Essential Assets of the Town	1.96% 1	9.80% 5	19.61% 10	41.18% 21	27.45% 14	51
Preserve/Restore Falmouth's Historic Resources for Public Enjoyment	1.96% 1	7.84% 4	17.65% 9	56.86% 29	15.69% 8	51
Improve Handicapped Accessibility to Falmouth's Historic Resources	3.92% 2	3.92% 2	33.33% 17	29.41% 15	29.41% 15	51
Preserve/Restore Falmouth's Historic Resources for Community Housing	16.00% 8	2.00% 1	30.00% 15	20.00% 10	32.00% 16	50

## Q6 How important is the need for funding more recreational facilities to accommodate the following activities?

Answered: 48 Skipped: 5

ANSWER CHOICES	RESPONSES	
Baseball	14.58%	7
Softball	16.67%	8
Playgrounds	35.42%	17
Football	6.25%	3
Rugby	2.08%	1
Soccer	16.67%	8
Tennis	20.83%	10
Pickleball	31.25%	15
Basketball	12.50%	6
Lacrosse	14.58%	7
Ultimate Frisbee	16.67%	8
Nature Study/Viewing	43.75%	21
Boating/Canoeing/Kayaking	41.67%	20
Picnicking	27.08%	13
Hiking	58.33%	28
Fishing	29.17%	14
Hunting	4.17%	2
Golf	8.33%	4
Bicycling	41.67%	20
Ice Skating	2.08%	1
Skateboarding	2.08%	1
Swimming	37.50%	18
Dog Parks	18.75%	9
Outdoor Gym/Exercise Stations	20.83%	10
Horseback Riding	0.00%	0
Other (please specify)	8.33%	4
Total Respondents: 48		



## Q7 Please list other recreational activities here.

Answered: 9 Skipped: 44

#	RESPONSES	DATE
1	mountain biking	5/23/2023 10:43 AM
2	Community gardening to grow food and foster local resilience, know-how and sense of togetherness	5/20/2023 10:20 PM
3	Community gardens, farming	5/20/2023 6:11 PM
4	No traditional sports (clubs and other groups cover them)	5/17/2023 8:32 PM
5	art, music	5/17/2023 7:48 PM
6	Frisbee gplf	5/17/2023 4:19 PM
7	mountain biking	5/17/2023 12:57 PM
8	Outdoor educational spaces for schools both public and private to utilize as all day classroom experiences	5/17/2023 12:35 PM
9	Tai Chi, Zumba, movement, yoga	5/17/2023 12:00 PM

## Q8 Do you think there are sufficient active and passive recreational facilities that serve people with disabilities?

Answered: 43 Skipped: 10

ANSWER CHOICES	RESPONSES	
Yes	27.91%	12
No	72.09%	31
Total Respondents: 43		

## Q9 How important is the need for funding open space projects to accommodate the following:

Answered: 53 Skipped: 0

	NOT IMPORTANT	SOMEWHAT UNIMPORTANT	NEUTRAL	SOMEWHAT IMPORTANT	EXTREMELY IMPORTANT	TOTAL
Preserve/Restore Natural Areas & Wildlife Habitats	0.00% 0	1.89% 1	16.98% 9	26.42% 14	54.72% 29	53
Plan for Sea Level Rise for Salt Marsh & Beach Migration	3.77% 2	0.00% 0	9.43% 5	18.87% 10	67.92% 36	53
Provide Buffers to Protect Water Quality	0.00% 0	0.00% 0	7.55% 4	28.30% 15	64.15% 34	53
Improve/Preserve Public Access to Open Spaces & Water Resources	1.89% 1	0.00% 0	13.21% 7	30.19% 16	54.72% 29	53
Protect Land for Local Agriculture	0.00% 0	5.77% 3	9.62% 5	36.54% 19	48.08% 25	52

## Q10 Are there any specific Community Preservation priorities you think the Town should pursue? Or do you have any other thoughts or ideas regarding the Falmouth CP Fund?

Answered: 16 Skipped: 37

#	RESPONSES	DATE
1	Preserving historic documents and artifacts	5/30/2023 2:55 PM
2	Housing is important, however, the total emphasis of CPA funding should not be placed on housing.	5/21/2023 7:24 PM
3	This survey rightly focusses on the need for affordable housing to preserve our workforce, without which our town cannot survive. As a town we are also mindful of protecting our local waters, and the chain of life they support. But what about protecting our agricultural soils (which also team with vital microscopic life) and their capacity to feed us? Falmouth has some of the best soils on the Cape. soils of statewide importance, a natural resource bequeathed by our local geological history, and what are we doing to them? Destroying them with developments that don't serve our workforce and add to our water problems. I am glad to see one question about agriculture in the survey. But one question doesn't begin to address the importance of saving our local agricultural soils as a natural resource, a local legacy, and a living biosystem capable of producing nutrient-dense local food. With national food supplies threatened by climate change, lack of water, loss of topsoil, and the unintended consequences of industrialized farming, increasing attention is being paid at the federal level to developing local food resilience. As a town, we can play our part. There was a time when farmers were told to get big or get out. The times they are a changing. Now is the time to get small and get in and save our local ag resources while we still have some to save.	5/20/2023 10:20 PM
4	Transportation! Public transportation	5/19/2023 10:38 PM
5	In my view the Town of Falmouth faces three major challenges: affordable housing (particularly for year-round rentals); affordable clean transportation; and the increasing impacts of a warming planet. Investments by the CP Fund to address these areas will improve the quality of life of Falmouth residents and increase the resiliency of our community. The CP Fund's investments in workforce housing, efforts to expand the bike path, and wetland restoration and land preservation are all incredibly important initiatives, and more initiatives like them should be pursued.	5/18/2023 2:21 PM
6	Adopting CPA smartest thing town ever did	5/18/2023 11:11 AM
7	Many Town Meeting members are older. I hope this survey reaches younger people on formats they tend to access.	5/17/2023 10:36 PM
8	Dredging and beach replenishment	5/17/2023 8:32 PM
9	housing	5/17/2023 7:48 PM
10	New Recreation Grass fields and real restrooms	5/17/2023 7:07 PM
11	Unfortunately we can't do it all and there are so many competing needs, first I think has to be protecting the water supply, second is protecting agricultural land, w/o food and water no one is living here, too many former civilizations built on their ag land and it was the reason they aren't here anymore. Then we need to support our families and provide Rentals/Apartments for young low income singles, and help for our seniors who want to keep living here	5/17/2023 5:53 PM
12	Continue support of the preservation and rehabilitation of Nobska.	5/17/2023 2:35 PM
13	Housing	5/17/2023 2:30 PM
14	There is a lot of open space. We need more housing.	5/17/2023 12:41 PM
15	Youth recreation and education. This is a proactive solution to many of our problems and will build youth to be good community members.	5/17/2023 12:35 PM
16	Yes, Wayfinding - establish a committee so that our visitors can easily find local treasures.	5/17/2023 12:00 PM

## Q11 What is your age?

Answered: 50 Skipped: 3

ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.00%	0
25-34	2.00%	1
35-44	10.00%	5
45-54	10.00%	5
55-64	16.00%	8
65-74	32.00%	16
75-84	24.00%	12
85+	6.00%	3
TOTAL		50

## Q12 How long have you been a full or part-time resident of Falmouth?

Answered: 52 Skipped: 1

ANSWER CHOICES	RESPONSES	
<5 years	7.69%	4
5-10 years	5.77%	3
11-20 years	13.46%	7
21-30 years	21.15%	11
31-40 years	13.46%	7
41-50 years	15.38%	8
51-60 years	13.46%	7
61+ years	9.62%	5
TOTAL		52