Town of Southampton
Community Preservation Plan

Last Updated: January 2026

Table of Contents

Introduction....2
About the Community Preservation Act (CPA)....2
CPA in Southampton – the Community Preservation Committee (CPC)....2
Southampton's Community Preservation Plan (CP Plan)....3
CPA Funds Sources and Allowed Uses....4
Where Does CPA Funding Come From? (Corrected 3/29/26)....4
How CPA Funds Can and Cannot Be Used....6
Open Space & Outdoor Recreation....9
Resources & Goals....9
Potential Future Projects....13
Category Specific Eligibility – Open Space....13
Category Specific Eligibility – Outdoor Recreation....13
Project History....14
Historic Preservation....16
Resources & Needs....16
Goals & Possibilities....16
Category Specific Eligibility....18
Project History....20
Community Housing....21
Resources and Needs:....21
Definitions:....21
Housing Production Plan:....22
Affordable Housing Trust....24
Category Specific Eligibility....25
Project History....25
CPA Projects Application Process....26
Instructions:....26
CPA Project Proposal Form....29

Introduction

About the Community Preservation Act (CPA)

The Community Preservation Act (CPA) is a Massachusetts statute enacted in 2000 that allows participating cities and towns to adopt a real estate tax surcharge of up to 3% in order to create a local Community Preservation Fund for the four community preservation purposes of open space protection, historic preservation, community housing, and outdoor recreation.

In addition to the local tax surcharge, the state of Massachusetts provides matching funds that are not less than 5% and not more than 100% of the funds raised by the community. The actual percentage varies from year-to-year, depending on the health of the Commonwealth's community preservation trust fund, which is funded by a surcharge on Registry of Deeds transactions.

As of early 2026:

- 201 communities have adopted CPA (57% of the state's cities and towns)
- Over $3.7 billion has been raised for community preservation funding statewide
- 18,742 CPA projects have been approved by local legislative bodies
- 39,860 acres of open space have been preserved
- Over 4,000 outdoor recreation projects have been initiated
- Over 8,100 appropriations have been made for historic preservation projects
- More than 15,600 affordable housing units have been created with an additional 21,000 units supported

CPA in Southampton – the Community Preservation Committee (CPC)

Southampton adopted the CPA with a 3% tax surcharge for property values over $100,000 at the May 2001 Annual Town Meeting. Since then Southampton has collected $4,555,900 through the local surcharge and has been awarded $3,471,201 from the State Community Preservation Trust Fund. This is a total revenue of $8,027,101. The town has received 76 cents from the state for every dollar collected locally. This has allowed the town to fund more than 110 projects and has provided the required match for innumerable State Grants making the town's CPC funds even more effective.

The law requires that a municipality adopting the CPA to establish a Community Preservation Committee (CPC) to oversee its Community Preservation Fund. The CPC in Southampton is made up of nine members including one member each from the Select Board, Planning Board, Finance Committee, Open Space Committee, Conservation Commission, Housing Authority, and Historical Commission, along with two At-Large members.

Current members of the Community Preservation Committee as of January 2026:

Chair / Housing Authority Rep	Sierra Simmons
Vice Chair	Mark Kassis
Clerk	Janet Brown
Select Board Rep	Ellen DeBruyn
Parks Commission Rep	Randall Kemp
Historical Commission Rep	Robert Kozub
Conservation Commission Rep	vacant
Planning Board Rep	Mark Darnold
Finance Committee Rep	Doug Hamel

The committee's primary responsibility is to recommend projects for funding to the Select Board and Annual Town Meeting. This plan is a tool to help us achieve this goal. The CPC does not initiate projects; rather it collects and reviews proposals submitted by individuals or groups, and then votes whether or not to recommend these proposals to the town.

Southampton's Community Preservation Plan (CP Plan)

This CP Plan evolved from previous work of the CPC, Open Space Committee, Housing Authority, Historical Commission, and other Committees. It builds on prior CPC projects. The CPC seeks ongoing input from many interest groups, including town departments and committees, environmental and land trust organizations, and the general citizenry. This CP Plan attempts to capture Southampton's community preservation needs and goals in the four CPA target areas. It also outlines the processes by which the Committee solicits, reviews, and recommends project proposals for CPA funding. It will be updated regularly to reflect changes in goals.

CPA Funds Sources and Allowed Uses

Where Does CPA Funding Come From? (Corrected 3/29/26)

CPA Funds come from two sources. First, Southampton has adopted a local CPA property tax surcharge of 3% on assessed property value after excluding the first $100,000. Based on Southampton's 2026 tax rate, this surcharge results in an annual additional tax of $157.32 on a home with an assessed value of $500,000. Second, the state matches a percentage of these locally raised funds from a CPA Trust Fund funded by the state. The amount of this state match varies each year, depending on how much was brought into the state Trust Fund and how many towns and cities are participating in the CPA. Since adopting CPA in 2002, Southampton has received an average of 76 cents in State match for every dollar collected from local surcharge.

Funds collected by Southampton under the CPA since its inception:

Fiscal Year	Local Surcharge	State Trust Fund Distribution	Trust Fund Match Percentage	Total Revenue (Local Surcharge + Distribution)
2002	$57,597			$57,597
2003	$65,475	$57,597	100%	$123,072
2004	$85,347	$65,475	100%	$150,822
2005	$99,960	$85,347	100%	$185,307
2006	$114,660	$99,960	100%	$214,620
2007	$129,942	$114,660	100%	$244,602

2008	$135,411	$129,942	100%	$265,353
Fiscal Year	**Local Surcharge**	**State Trust Fund Distribution**	**Trust Fund Match Percentage**	**Total Revenue (Local Surcharge + Distribution)**
2009	$144,815	$135,411	100%	$280,226
2010	$153,542	$144,815	100%	$298,357
2011	$163,866	$122,592	79.84%	$286,458
2012	$166,478	$125,248	76.43%	$291,726
2013	$176,238	$128,090	76.85%	$304,328
2014	$176,974	$176,238	100%	$353,212
2015	$186,281	$155,204	87.70%	$341,485
2016	$196,735	$151,040	81.50%	$347,775
2017	$205,847	$111,173	56.51%	$317,020
2018	$213,549	$96,919	47.25%	$310,468
2019	$237,909	$127,497	59.70%	$365,406
2020	$335,456	$165,521	69.57%	$500,977

2021	$258,904	$233,324	69.55%	$492,228
Fiscal Year	**Local Surcharge**	**State Trust Fund Distribution**	**Trust Fund Match Percentage**	**Total Revenue (Local Surcharge + Distribution)**
2022	$280,967	$258,904	100%	$539,871
2023	$301,865	$280,967	100%	$582,832
2024	$326,929	$178,774	59.22%	$505,703
2025	$341,152	$164,735	50.39%	$505,887
2026	pending	$161,768	47.42%	pending
TOTAL	**$4,555,900**	**$3,471,201**	**76.19%**	**$8,027,101**

Additional Funds through Bonding and Leveraging

Communities can also issue bonds that are later paid with future CPA revenue in order to fund large projects for which adequate CPA funds are not currently available. Southampton utilized this in 2019, taking out a bond of $400,000 to acquire 14.38 acres of land at 68 Pomeroy Meadow Rd.

Many CPA applicants leverage their CPA grants by acquiring additional funds from other sources. These might include state and federal grant programs, other local funds, non-profit organizations, or private entities.

How CPA Funds Can and Cannot Be Used

The CPA requires that communities spend, or set aside for future spending, a minimum of 10% of annual CPA receipts for each of the following:

- Historic Preservation
- Community Housing
- Open Space and Outdoor Recreation (combined in one funding line)

The remaining 70% of funds, in the undesignated account, may be allocated to any one or a combination of the four main uses, on the recommendation of the Community Preservation Committee and subject to the approval of the Town vote.

Up to 5% of annual CPA receipts may be spent on the administrative costs of the CPC.

Not Allowed: maintaining existing facilities or supplanting other costs

CPA funds cannot be used for routine maintenance of existing facilities. For example, communities cannot use CPA funds to maintain a municipal park (such as mowing the lawn, emptying trash barrels or dumpsters, etc.) or to maintain a historic town hall (such as cleaning the common areas or paying for utilities.

CPA funds are intended to augment municipal funds, not replace existing funding. To this end, CPA funds may not be appropriated to pay for project costs that have already been appropriated from another source. Any CPA eligible costs for a project that are identified in a municipality's capital improvement program are eligible for funding under the Act, if the municipality has not made a prior funding commitment to pay for such costs.

Usage Category Specific Criteria

Each usage category also carries specific requirements that applications must meet in order to qualify for CPA funds. The table below summarizes these criteria; more detail on these criteria is provided in the following sections of this Plan. For more information visit https://www.communitypreservation.org/allowable-uses.

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	No (unless acquired or created with CPA $$)	Yes	Yes	No (unless acquired or created with CPA $$)

Open Space & Outdoor Recreation

Resources & Goals

Southampton's Open Space & Recreation Committee published the 2021-2028 Open Space and Recreation Plan Update stating our town's commitment to protect and improve the open space and recreational resources that contribute to the quality of life in Southampton. The plan is packed with excellent information on the state of open space and recreation facilities in our town. You can see the complete plan at the website Southampton OSRP Full Document_072321.pdf (dropbox.com). The following excerpt from the Southampton Open Space Plan Update 2021 summarizes the OSC Goals.

The town of Southampton is a rural residential community in the northern Springfield Metropolitan District of Massachusetts, comprising 29.1 square miles of richly varied terrain, including forests, farms, parks and other open spaces. Along with the larger region, the town has seen significant growth over the past several decades. Although The rate of new building has decreased from a boom that occurred in the 1990's and early 2000's, Southampton is currently subject to significant pressure from residential development. In response to this pressure, residents feel it is important to take steps to preserve the scenic views,productive farmlands, diverse wildlife habitat, and overall rural character of the town. Through a process of community engagement, Southampton residents gave input on what they saw as the most important issues facing their open spaces. Their top desires include adequate and well managed recreational spaces, a greenway connecting open space areas,and clean drinking water, among others. Overall, the following broad goals for the town's open spaces were determined:

Goal 1: Identify and preserve important parcels for ecological, recreational, cultural and historical value to create a town-wide green network.

Goal 2: Protect Southampton's remaining agricultural lands, promote local farming,and create opportunities for residents to become involved in local agriculture.

Goal 3: Protect Southampton's water resources.

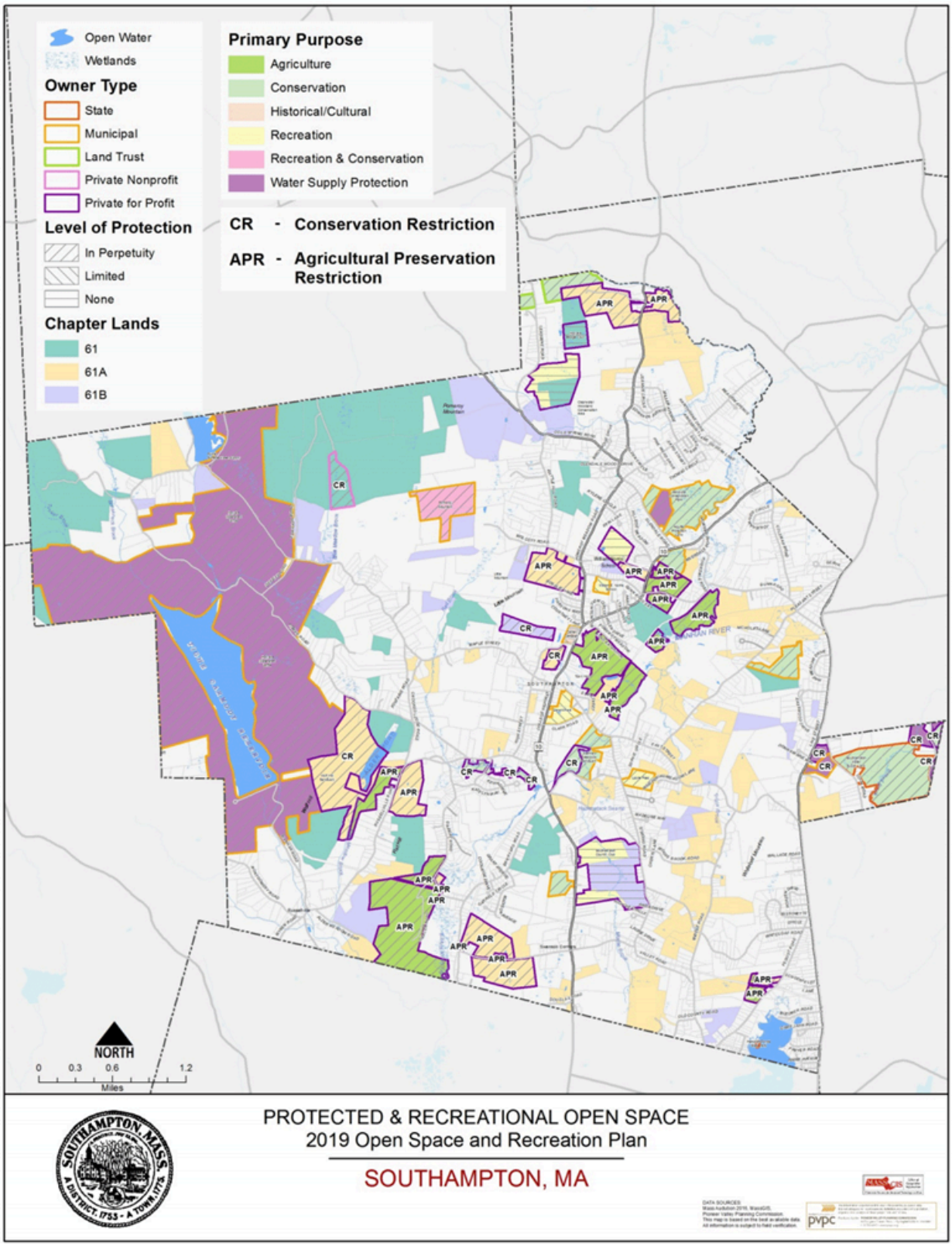
Goal 4: Promote land use policies that protect the town's natural lands and rural community character.

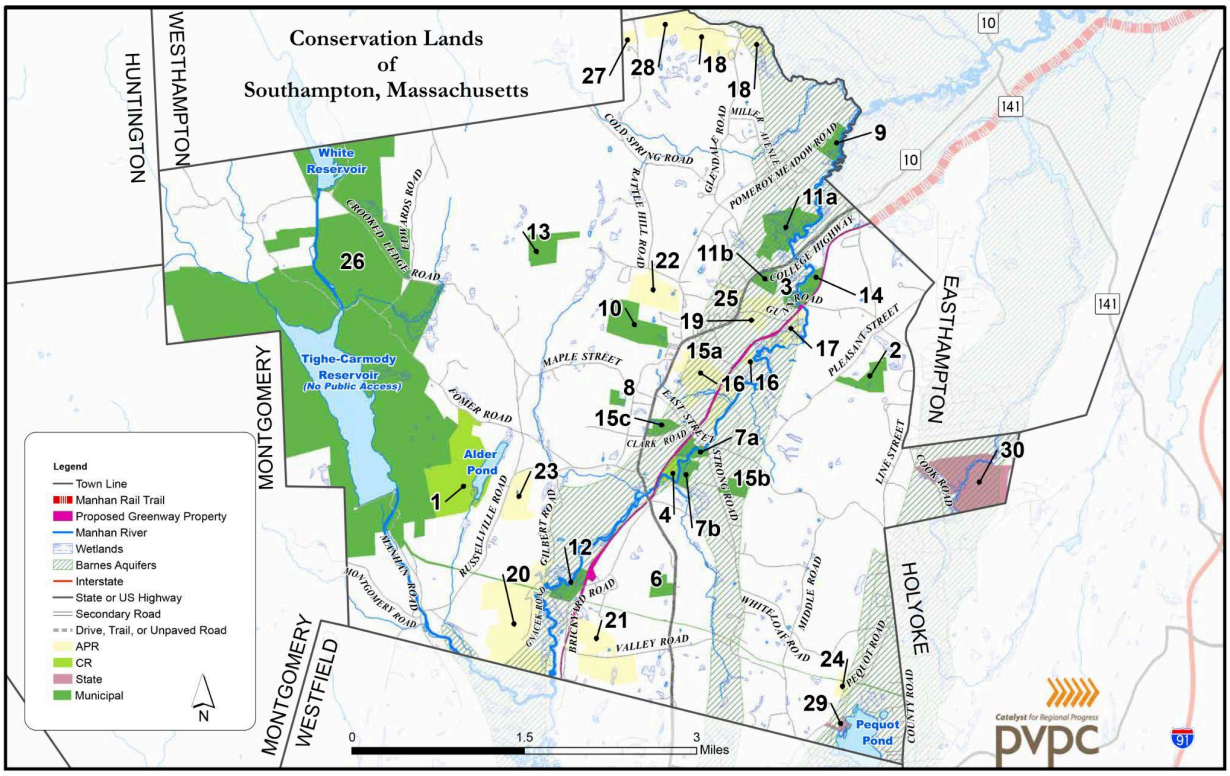
Goal 5: Provide adequate recreational facilities to serve a variety of needs for all citizens of Southampton.This plan is an update of Southampton's 2012 Open Space and Recreation Plan and continues a rich history of open space planning in the town. It presents an updated inventory of the town's open spaces, analysis of the town's open space needs, and an action plan of how the community's goals can be achieved.

The Open Space Committee has noted that a portion of the Southampton Select Board's charge to the Open Space Committee, edited as related to CPA Funding, is:

"…to ensure protection of the Town's farmlands, woodlands, wetlands, scenic views, and other open spaces vital in sustaining the Town's historic, agricultural and rural character and in maintaining the quality of air, water, and wildlife habitat for the health and wellbeing of all residents. The following strategies will be pursued to achieve the Mission:.. Acquire funding through federal, state, local and private sources to achieve the Mission. And, to fulfill the mission … CPA funds are identified as "local funding".

Figure 5.1 – Inventory of Open Space





CONSERVATION LANDS

1 Wolf Hill Sanctuary – 200 acres
A Conservation Restriction was purchased in 2009 by the Town of Southampton; Fomer Road, Off Road Parking and Signed Trails, Hiking & Passive Recreation Only: No Fires or Picnicking.

2 Alice Brown Conservation Area – 18.5 acres
Pleasant Street, Access from Street, Hiking Only, No Fires or Picnicking.

3 Anne Bussler Environmental Center – 11 acres
Riverdale Road, Access from Street Only: Wetland Area, Hiking Restricted.

4 Howland Conservation Area – 9 acres
Private ownership with Conservation Restriction held by the Town; Brickyard Road Extension; Contiguous with the Manhan Meadows Sanctuary; Off Road Parking: Connecting Trail to Manhan Meadows under Development, Hiking & Fishing Site, No Picnicking or Fires.

6 Lyman Conservation Area – 20 acres
College Highway, Access from Route 10 Only, Hiking, No Fires or Picnicking.

7a Manhan Meadow Sanctuary (Hazel A. Young Conservation Area) – 23.5 acres
West of Manhan River, Access from East Street, Connected via a bridge to Parsons Memorial Forest, East Street Parking. Hiking, No Fires or Picnicking.

7b Parsons Memorial Forest – 39 acres
Abuts Manhan Sanctuary; Access from Brickyard Road Extension Hiking, No Fires or Picnicking.

8 Mt. Springs Waterworks (Connor Dukeshire Conservation Areas) – 10 acres
High Street, Access from Street Only, Hiking, No Fires or Picnicking.

9 Nancy Whittemore Conservation Area – 35 acres
Parking at end of Meadow Lane Road, Hiking Only, Fires and Picnicking only with Permission from the Southampton Conservation Commission.

10 New Cemetery and Town Open Space – 85 acres
Owned by the Conservation, Cemetery and Water Commissions; access via unmarked Little Mountain Rd off of Wolcott Rd. Hiking, and Passive Recreation, No Fires or Picnicking.

11a Szczypta Farm Conservation Area – 83.5 acres
Acquired through Massachusetts Self Help Grant; farmland with ponds bordered by Manhan River; Access from Parking Lot on Glendale Road, Hiking and Passive Recreation, No Fires or Picnicking without Permission from the Southampton Conservation Commission.

11b Old Canal Conservation Area – 20 acres
Includes old Szczypta barn and remnants of 1825 New Haven and Northampton Canal Locks; College Highway, Hiking, No Fires or Picnicking, Access from Riverdale Rd only.

12 Manhan River South Wetland – 22.3 acres
Located on the Manhan River at the corner of Brickyard and Gilbert Roads, adjacent to proposed Greenway. Mostly wetland with no hiking or camping allowed.

13 Pomeroy Mountain / Durell's Path – 51 acres
Access from Private Property at End of Wolcott Road via a Right of Way, Hiking, No Fires or Picnicking.

14 Riverdale Road Conservation Area – 21 acres
Road at Gunn Road Access from Riversdale Rd. Wetland Area, Hiking Restricted.

PARKS & RECREATION

15a Helen Drive Community Park – 1.12 acres
Residential Park with Benches, Street Parking, Location Helen Drive and Pomeroy Meadow Road Extension.

15b Labrie Field – 19.4 acres
Multi-field Athletic Complex on Strong Road. Off Road Parking.

15c Conant Park – 18.5 acres
Recreational ballfields, picnic pavilion, parking; historic North District School Number 2 was relocated to this site; Clark Street, College Highway, East Street.

APR LANDS

16 Cross Farm – 130 acres
17 Fowles Farm – 40 acres
18 Fournier Farm – 100 acres
19 Fowles Farm – 53 acres
20 Gnacek/Wynne Farm – 268 acres
21 Kaniecki Farm – 129 acres
22 Fowles Farm – 59 acres
23 Searle Farm – 99 acres
24 Shiel / Paszko Farm – 22 acres
25 Szczypta-Fletcher Farm – 13 acres

CITY OF HOLYOKE

26 Tighe-Carmody Reservoir – 2,203 acres
City of Holyoke watershed protection area; Fomer Road, No public access.

NEW ENGLAND FORESTRY FOUNDATION

27 Hartnett-Manhan Memorial Forest – 10 acres
Dennis E. Hartnett bequeathed this parcel on the Manhan River to NEFF. The property is of considerable historic interest with an abandoned lead mine which may have provided bullets for the Revolutionary War.

28 North Branch Conservation Area – 36 acres
Adjacent to Hartnett-Manhan Memorial Forest along North Branch of Manhan River; behind Ashley Circle.

COMMONWEALTH OF MASSACHUSETTS

29 Hampton Ponds State Park – 36 acres
Owned and managed by MA Dept. of Conservation and Recreation; water-based recreation; Route 202 in Westfield.

30 Southampton Wildlife Management Area – 169 acres
Owned and managed by MA Dept. of Fisheries and Wildlife; Cook Road.

Conservation Lands
of
Southampton, Massachusetts

Southampton, MA Conservation Commission

210 College Highway, Suite 7
Southampton, MA 01073

Potential Future Projects

Likely upcoming funding requests include local matching funds for MassTrails grants for ongoing design and engineering of the Southampton Greenway and payment of the bond for 68 Glendale Road. A few properties in town are considered to be of significant conservation interest. Funding to acquire those properties, should the opportunity arise, would require grants and local funding, i.e. CPA match. Other projects for which the Open Space Committee anticipates possibly requesting CPA funds include updating old maps or creating new maps of conservation areas.

Category Specific Eligibility – Open Space

CPA funds may be spent on the acquisition, creation, and preservation of open space, and for the rehabilitation or restoration of any open space that has been acquired or created using CPA funds. It is important to note that a permanent deed restriction that protects the property for conservation in perpetuity is required for all real property interests acquired under CPA. This includes, but is not limited to, the following:

- Land to protect existing and future well fields
- Aquifers, recharge areas, and watershed land
- Agricultural land
- Grasslands, fields and 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
- Land for recreational use (see separate category information, below)

Category Specific Eligibility – Outdoor Recreation

CPA funds may be used for the acquisition of land to be used for recreation, or for the creation of new recreational facilities on land a community already owns. A 2012 amendment to CPA broadened the law to also allow for the rehabilitation of existing, outdoor recreational facilities. The amendment made it clear that with respect to land for recreational use, "rehabilitation" could include the replacement of playground equipment and other capital improvements to the land or the facilities thereon to make them more functional for their intended recreational use. Eligible projects might include (but not be limited to) the use of land for:

- Community gardens

- Trails
- Noncommercial youth and adult sports
- Parks, playgrounds or athletic fields

The Community Preservation Coalition has an excellent page with more information on eligibility at https://www.communitypreservation.org/allowable-uses

Project History

From 2018-2024, multiple projects under the Open Space umbrella, in small or large part, have been possible due to Town Meeting vote approving expenditure of CPA funds. Open Space and Recreation Projects completed in Southampton during the last 6 years with CPA funding include the following:

- **Labrie Field Improvement and Completion of phases 2 through 4**. ($675,000) For a number of years the Labrie Field, purchased originally with CPA funds and a state grant, had not been completed. As it had been used for soccer, baseball and softball fields were also in need of improvements. This project will allow the completion of work, including a storage area, playground for small children and other improvements. plus the upgrading and improvements to the actual playing fields. Some actual work will be done by volunteers. 05/01/2018
- **111 Glendale Road.** ($292,000) Clearwater Woodland at 111 Glendale Road, 84.75 acres, acquired with a State LAND grant and CPA funds for open space. 07/26/2018
- **68 Pomeroy Meadow Road.** ($450,000) Purchase of 14 acres of land that is the recharge area for the Town's main well. $400,000 bonded for 14 acres of open space and forested land at 68 Pomeroy Meadow Road acquired for Drinking Water with a State Drinking Water Protection Grant and CPA funds. The town has been paying down the bond annually from CPA funding. 05/07/2019
- **Moveable scoreboard for softball field.** ($6,000) Moveable s scoreboard for softball field 10/22/2019
- **PlayGround Shade Shelter**. ($16,000) The playground for the Pre-K classes is in direct sunlight and would become quite warm in some seasons. This provides a shelter so part of the area can be shaded. 10/22/2019
- **Match of Mass Trails Gran**t. ($17,000) The Conservation applied for a Mass Trails Grant which requires a 20% matching payment from the Town.It would continue the work following the trails restoration. 08/15/2020
- **Safe Access to Manhan Meadows Trails.** ($7,000) An area along the Manhan River is Town owned and has some walking trails. As it is near the center of Town it is easily accessed and used often. A microburst hit that area of town and brought down trees and left hanging branches. This area needs work to restore it to safe use. 08/15/2020
- **PickleBall Courts.** ($115,000) Pickleball is a game which has become popular, especially with older players. Students from our local elementary school are also

playing it. Two courts will be created in the same area as our tennis courts are. 10/17/2020

- **Barnes Aquifer Educational Material**. ($3,500) Southampton's Open Space Committee created a flier to be mailed to every house h0ld in Town to explain what the Aquifer is, where it is and why it is necessary to protect it. 06/13/2021
- **Greenway Right of Way and Acquisition and Design.** ($270,000) The project will fund the acquisition of the right of way for the Greenway (bike path) and for the design work. 12/14/2021
- **Conant Park Walking Paths and Splash Pa**d. ($92,500) There is a commitment for reimbursement of funds through a PARC grant for the installation of a splash pad and improved walking trails at Conant Park, near the Town center. .12/14/2021
- **Land Purchase for Aquifer Protection**. ($230,000) The Water Department describes this 76 acre piece of land as crucial to the protection of the aquifer which is the main source of water for the Town. One boundary area is the North Branch of the Manhan River. The Town well receives water from this area. The property was acquired with a State Drinking Water Protection Grant and CPA Funds. 06/07/2022
- **Conant Park Sign**. ($3,000) For the acquisition of one additional Conant Park sign, said funds to be taken from Community Preservation Surcharges Open Space Recreation account; 12/13/2022
- **Greenway Right of Way and Acquisition and Design**. ($100,000)For the local match required for a MassTrails Grant to help pay the design costs for the Greenway Rail Trail bike and pedestrian path. 12/13/2022
- **Safe Access to Manhan Meadows Trails.** ($7,000) To meet the increased cost of completing the foot bridge over the Manhan River as part of a Mass Trails Grant (Phase II) project in the Manhan Meadows Sanctuary. 05/09/2023
- **Greenway Right of Way and Acquisition and Design.** ($65,000) For the local match required for a MassTrails Grant to help pay the design costs for the Greenway Rail Trail bike and pedestrian path. 05/09/2023
- **Magic For Maddie Playground at Labrie Field**. ($241,419) Pay for purchase and installation of Large Playground at Labrie FIeld. 05/09/2023
- **Mountain Waters Project**. ($420,688) To protect 741 acres in Southampton as a match for the total project cost of $3.5 million. The Mountain Waters Project wherein 660 acres representing eight parcels of Southampton open space, forested and agricultural land, jointly considered of significant value for protection of wildlife habitat, agriculture public recreation and drinking water supply protection were protected with a combination of State funds (a MA Landscape Partnership Grant), additional private and state funding, and Southampton CPA Funds. The CPA portion $420,688 represented 12% of the total project cost. The Mountain Waters Project included other properties in adjoining towns. The total acreage protected in the project totaled 1011 acres. 12/06/2023
- **Mountain Waters Project- Conservation Restriction at Fomer Road (Reimbursement)**. ($250,000) To acquire a conservation restriction on the 25 acre parcel of land on Tax Map 27, Lot 4, or a portion thereof, under the custody

of the Southampton Conservation Commission. These funds will be reimbursed in full from the Landscape Partnership Grant. 05/07/2024

- **2024 Grant Match for Greenway Design.** ($23,000) To the Greenway Committee to match funds from the 2024 Mass Trails Grant program for Phase 3 of the Southampton Greenway bicycle and pedestrian path design and engineering. 05/07/2024
- **2025 Grant Match for Greenway Design.** ($66,000) To the Greenway Committee to match funds from the 2025 Mass Trails Grant program for Phase 3 of the Southampton Greenway bicycle and pedestrian path design and engineering. 05/06/2025
- **Acquisition of 40 acres off of Wolcott Road.** ($50,000) for the purchase in fee for conservation and recreation purposes. Kestrel Land Trust will reimburse the town for these funds.
- **Acquisition of 27 acres on Fomer Road.** ($426,900) after the purchase $281,754 will be reimbursed to the CPA by the state LAND Grant program. After this reimbursement only $145,146 or a 34% match to the LAND grant will come from the CPA funds. KLT will hold the CR on this property.
- **Acquisition of 2.3 acres on Glendale Road.** ($50,000) CPA funds will be used with Conservation Commission funds to place a bid on this property in hopes of acquiring the property..

Historic Preservation

Resources & Needs

Southampton's historic resources are places, artifacts, memorials, structures, or vessels that provide meaningful connections to the past. In some cases, these links to the past have been preserved or protected through the efforts of government and institutions.

There are 3 Southampton listings on the National Register of Historic places - the Lockville Historic District, the Southampton Center Historic District, and the Center Cemetery.

An inventory of Southampton's historic buildings and structures is recorded in the Massachusetts Cultural Resource Information System (MACRIS) database. There are more than 200 entries and the age criterion is 100 years or older. Southampton has adopted a Demolition Delay Bylaw to help protect historically significant resources in the community.

Goals & Possibilities

Southampton Master Plan Update of January 2011 listed the following Implementation Goals and Strategies for Historic and Cultural Resources:

Goal 3-1: Ensure continued and expanded efforts to preserve and enhance the historical assets of the town of Southampton.

Strategy 3-1A: Develop a plan for the future use of municipally owned historic properties, such as the old Town Hall and Fire Station. Work to determine the best use of these properties and how to re-purpose the buildings while keeping historical character intact.

Strategy 3-1C: Expand number of properties/districts/areas designated on the National and State Register to increase eligibility for matching grants for preservation work.

Goals 3.2: Educate and engage town residents and visitors on Southampton's unique historical and cultural assets

Strategy 3-2B: Create a historical walking / driving tour based on the Points of Interest Map.

Strategy 3-2D: Work with landowners to ensure public access to key historic sites, and provide signage for access to these sites.

Strategy 3-2E: Encourage schools to create classroom history and oral history projects and produce multimedia historic documentaries, including written works.

Strategy 3-2F: Collect historical photographs and create a gallery display of the photographs at Celebrate Southampton and for an extended period of time at the Public Library

Strategy 3-2G: Add a summary of the history of Southampton on the town's Wikipedia entry

Strategy 3-2H: Provide signage on roads designated as Scenic to educate town residents and visitors the location of these protected roadways.

Goal 3-3: Increase awareness of the arts and other cultural activities in Southampton.

Strategy 3-3C: Organize nature and farm walks on conservation and town owned lands. Conservation

Goal 3-4: Support growth management that will protect and preserve the rural landscape, scenic vistas, and historic resources that define the community character of Southampton.

Strategy 3-4A: Adopt local Design Guidelines or Standards that portray architectural features the Town of Southampton would like to promote in designated Local Historical Districts.

Strategy 3-4C: Enforce the protection status and regulations for officially designated Scenic Roads.

Strategy 3-4D: Adopt zoning regulations that could help to protect open space, key scenic views and vistas as well as enhance rural character.

Strategy 3-4E: Modify and enforce signage regulations that will enhance rural, community character and minimize visual impact.

Other Goals:

Digitize historical photographs of Southampton and provide public access through the Historical Society.

The Master plan included the following discussion: Goal 3-1 can be met with assistance by consultants to engage in planning studies for the municipally-owned historic properties and expanding the various locations in town to increase eligibility for matching grants for preservation work. CPA funds can be used to support many of the strategies identified in Goal 3-2.

The Massachusetts Cultural Council offers grant opportunities to the local cultural council, of which Southampton can utilize its annual funds to assist with programming that provides for cultural arts and opportunities.

Goal 3-3 can be met by prioritization of programming by the local council. The Planning Board, along with the Historic Commission, Highway and Building Departments, will play an important role to examine how design of buildings and preservation of scenic vistas are handled in Southampton. Guidance can also be found in MGL Ch. 40, Section 15C. The PVPC has model zoning bylaws and documents to assist with adoption and administration of the various regulations that help protect important amenities

Category Specific Eligibility

The Act requires that a participating community "…shall spend or set aside for later spending…not less than 10% of the annual revenues for historic resources."

An historic resource is defined as a building, structure, vessel, or other real property, document or artifact that is:

- Listed on the State Register of Historic Places, or
- Determined by the local **Historical Commission** to be significant to the history, archeology, architecture, or culture of the city. The applicant must provide proof of either of these statuses during the application process

CPA funds may be spent on the acquisition, preservation, rehabilitation and restoration of historic resources. Communities using CPA funds on historic resources must adhere to the United States Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Community Preservation Coalition provides more information on eligibility at https://www.communitypreservation.org/allowable-uses.

A note about eligibility of religious institutions:

Churches played an integral role in the history of Massachusetts, and are also often local historic landmarks that serve broad community needs, providing space for public uses and activities. Many religious institution projects have been funded with CPA historic preservation funds across the Commonwealth. However, there are specific guidelines that communities must follow when considering providing CPA funds to active religious institutions. All CPA funding requests involving religious institutions are reviewed by legal counsel prior to being brought to vote at Town Meeting. More information about eligibility for projects involving religious institutions can be found at communitypreservation.org/church-projects

Examples of historic resource projects that may be carried out under the CPA:

Acquisition

- Acquire a historic site or landscape
- Provide a match for federal or state grants such as the Massachusetts Preservation Projects Fund

Preservation

- Purchase a preservation easement to protect façade or other historical features
- Restore historic buildings to reverse inappropriate alterations
- Establish or expand signage or markers at historic sites
- Conduct historical or archeological surveys necessary for a preservation project or creation of a new historic district
- Restore archival documents
- Provide grants to acquire or preserve an historic property in private nonprofit ownership provided that city acquires a preservation restriction to protect the public's investment

Rehabilitation and Restoration

- Rehabilitation and restoration of artwork, statues, public art, etc.
- Restore or upgrade municipal historic resources such as town halls, libraries, town commons, parks, or cemeteries
- Adaptively reuse historic sites such as the upgrade and rehabilitation of fire houses, churches, mills, police stations, town halls, or schools for community housing or another municipal use

- Capital improvements to historic resources that are necessary to comply with state building codes
- Provide new utilities and other site work necessary for a preservation project
- Mitigate environmental contamination at historic sites
- Provide Americans with Disabilities Act (ADA) and Massachusetts Architectural Access Board (MAAB) compliant accessibility at historic sites, such as elevators, ramps and restrooms.
- Restore and preserve historic landscape

Project History

Historic Preservation projects supported with CPC funding over the last 6 years have included the following projects:

- **Restoration of the Town owned Historic Red Barn**. ($40,000) The Town owned Historic Red Barn needs restoration. This is the first phase in securing the building and focus on the roof area.01/16/2018
- **Restoration of doors at historic Town Hall**. ($10,000) The doors to one entrance of the historic building, now used as the Town Hall need to be restored as they have weathered. 01/16/2018
- **Survey of immediate needs to stabilize the Old Town Hall**. ($30,000) The historic building, currently known as The Old Town Hall, needs stabilization soon. The front steps cannot be used, bricks are unstable in walls, windows are no longer tight, in addition to other problems. This project would allow for an assessment of immediate needs. 01/16/2018
- **Funds to clean and restore Revolutionary War and Civil War Veterans Grave Markers.** ($10,000) This project will clean and restore Revolutionary and Civil War Veterans grave markers in the Center Cemetery. 05/01/2018
- **Expand online access of historical documents held by Edwards Library.** ($6,000) This would allow materials already on line to be accessed through a new more accessible web site. 02/05/2019
- **Flag pole for historic school**. ($2,000) The old one room school which was closed in the 1930 needed a flag pole so a flag could be flown in front of the building. 02/11/2020
- **Restoration of the Historic Clark Chapman House**. ($53,000) The Clark Chapmen House, so named for two families important to the history of the Town. The Historical Society owns the property with many Town artifacts stored there. The rooms are furnished for different time periods. The schools and other groups visit regularly. It is in need of restoration, especially the roof and some wall deterioration is taking place. 08/15/2020
- **Accessibility Ramp for Community Cupboard**. ($1,200) The Community Cupboard, a food bank type activity which is housed in three separate rooms at the Congregational church needs a study handicapped ramp for people with disabilities to have safe access. The Community Cupboard serves many people

from the surrounding area and is not connected with any religious activity of the congregation. The building is one of buildings in town from it's past having been constructed in the early 1800s. 08/15/2020

- **Historic Town Document Preservation.** ($6,420) This is a continuation of a previously funded project. 06/17/2021
- **New Haven Canal Mapping**. ($20,000) The Pioneer Valley Planning Commission New Haven Northampton Canal Project will identify and record the path of the canal. The cities and towns along the canal will share in the cost. 12/14/2021
- **Historic Center Cemetery Fence Restoration.** ($24,500) For the repair and restoration of the Southampton Center Cemetery's historic metal fence. 05/07/2024
- **Historic Preservation of First Congregational Church of Southampton**. ($15,000) To install three heat pumps in the portion of the church used by the public for community activities, to preserve this historic building. (3/22/2025)

Community Housing

Resources and Needs:

Southampton strives to ensure that it is a community where housing affordability, housing choice and fair access to housing is ensured for all community members. Even considering the tightness of the current housing market, there is a variety of homeownership and rental options at varying price points in town. However, housing affordability continues to be a challenge due to a multitude of different reasons – population growth, stagnation of housing production, an aging population desiring to age in place, and millennials and younger families trying to gain entry into the housing market with housing stock not aligned with their financial resources.

Definitions:

The CPA statute defines "Community Housing" as housing for low- and moderate-income individuals and families, including senior housing. "Low-income housing" is for households whose annual income is less than 80% of the area-wide median income. "Moderate income housing" is for households whose annual income is less than 100% of the area-wide median income. The area-wide median income is determined annually by the United States Department of Housing and Urban Development (HUD).

Southampton Area Median Income as of 2023

Hampshire County

Amherst, Belchertown, Chesterfield, Cummington, Easthampton, Goshen, Granby, Hadley, Hatfield, Huntington, Middlefield, Northampton, Pelham, Plainfield, Southampton, South Hadley, Ware, Westhampton, Williamsburg, Worthington

Household Size	1	2	3	4	5	6	7	8
80% Income Limit	$58,650	$67,000	$75,400	$83,750	$90,450	$97,150	$103,850	$110,550
100% Income Limit	$73,300	$83,800	$94,250	$104,700	$113,100	$121,500	$129,850	$138,250

Housing Production Plan:

In 2022, The Massachusetts Department of Housing and Community Development approved Southampton's Housing Production Plan, which was informed by community and regional data, survey data, and community engagement efforts. A Housing Production Plan expresses a community's proposed approach to assuring affordable housing – prices and rents – for people who wish to live there. Although there are other community documents, like the Master Plan or Open Space and Recreation Plan, that may address housing, it is the purpose of an HPP to present a clear strategy that will enable the community to meet its housing needs in a manner consistent with Massachusetts General Law Chapter 40B and other related state and federal regulations.

During the past three decades, Southampton has become one of the fastest growing communities in the Pioneer Valley. Most of this growth is residential which has led to some tension within the community between its historical identity, and as an agriculturally based rural New England town. The COVID-19 pandemic has also created a new pathway for the town's long-term economic health. Its influence will be present in the coming years as revenues, municipal and school services are discussed, and the town's ability to house residents and those who would like to move to Southampton will need to be considered.

The 2022 Southampton Housing Production Plan identified the following challenges, goals, and strategies for housing in Southampton.

Challenges:

1. Increasing land and housing values are beginning to price first-time home buyers out of the market. Additionally, long-time residents, including the elderly, may be unable to afford living in Southampton or not have the appropriate housing to age in place. With this said, the population in Southampton is growing. The 2020 Census resulted in the town having the largest population growth in the Pioneer Valley region at 7.5 percent. Additionally, the population is aging - the segment of population that is age 65 or older represents 19.5 percent of the total population, a larger percentage than the averages of

Hampshire County and the Commonwealth as a whole.

2. There are 56 residential units in the Town's Subsidized Housing Inventory (SHI) – those units that are available for those earning at or below 80 percent of the Area Median Income (AMI). In order to reach the 10 percent community goal established in Massachusetts General Law Chapter 40B, another 196 units of income restricted affordable housing are needed in Southampton.

3. There are certain areas of Southampton that have been included in the town's Master Plan for either preservation or areas of increased residential density. With efforts by the town to incorporate preservation of open space in decision making, one of the challenges to navigate would be how to balance the various town perspectives. A review of the zoning and regulatory tools could allow for a greater impact to allow development of low income residential units in town.

Goals:

1. Consider amendments to Southampton Zoning Bylaw to expand housing options in Southampton and clarify ambiguous zoning definitions like apartments and how affordable housing terms are used throughout the Bylaw.

2. Continue to increase awareness of housing needs and available housing resources to both current and new residents.

3. Create affordable housing opportunities in Southampton based on the State's Subsidized Housing Inventory of 56 Units to 252 Units, to meet the goal established b.G.L. Chapter 40B of having 10% of the town's housing stock be affordable.

4. Identify ways Southampton can expand housing choices through various grant opportunities, while meeting the housing needs of all ages and income levels.

5. Balance residential development with the protection of the town's natural, scenic and historic resources.

Strategies:

Outreach, Partnership and Support

1. Publicize and conduct outreach on existing affordable housing resources.

2. Continue to partner with town committees and boards and explore relationships with local nonprofit developers.

3. Support the creation of local land trust to assist with acquiring land for future affordable housing.

Programmatic and Identification

4. Increase capacity of the Housing Trust Fund to receive, purchase, and convey real or personal property.

5. Work with the Southampton Planning Board and other town boards to identify suitable property for the development of affordable housing, mixed income housing, mixed-use housing and assisted living housing.

6. Purchase existing single-family homes for affordable housing and convert into two or more rental or homeownership units.

7. Continue to monitor town land taken for failure to pay taxes for affordable housing development.

8. Subsidize affordable units in future mixed-use and/or mixed-income housing developments.

9. Fund a Housing Rehabilitation Program or Housing Repair Program to assist income-eligible households make necessary repairs to their homes.

Regulatory Actions

10. Revise existing Accessory Dwelling Unit (ADU) By-law to increase housing options in Town and promote its use (currently in progress)

11. Review and refine the Inclusionary Zoning Bylaw to increase affordable housing opportunities in Southampton.

12. Revise Southampton Zoning Bylaw to expand housing options in Southampton and clarify ambiguity. Some of those components include:

- Cluster Development with mixed residential types
- Apartments in the mixed-use district
- 40R District, or starter home district
- Infill development to allow residential development on smaller, existing non-conforming lots

Affordable Housing Trust

In 2022, the Housing Authority worked with the Select Board to write a bylaw to create a Municipal Affordable Housing Trust. This bylaw passed at the December 13, 2022 Special Town Meeting, the town voted to establish an Affordable Housing Trust, and over the next three years, the Select Board recruited trustees for the Board. The Affordable Housing Trust will enhance the town's ability to purchase, develop, and renovate property for affordable housing. In 2025, the Housing Trust gained the 5 trustees necessary to begin its work, and they plan to request a substantial portion of the CPA Community Housing fund reserves to be transferred to the Housing Trust. These funds would then be used for CPA-eligible purposes such as purchasing and developing properties for community housing, and an annual report on the use of these funds would be furnished to the Community Preservation Committee.

Category Specific Eligibility

CPA funds may be spent on the acquisition, creation, preservation and support of community housing and for rehabilitation or restoration of Community Housing that has been acquired or created using CPA funds. 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.

The CPA requires that whenever possible, preference be given to the adaptive reuse of existing buildings or construction of new buildings on previously developed sites.

Project History

Community Housing projects supported by CPA funds in the last 5 years include:

06/07/2022 Southampton Land Purchase Housing Authority - ($125,000) To purchase an undeveloped property at 354 College Highway for the purposes of developing affordable housing. The lot is 1.34 acres, partially wooded, abuts the Lyman Conservation Area, and is located close to amenities. The Housing Authority will oversee the use of this property to achieve this goal.

> Status Update - January 2026: On behalf of the Housing Authority, the Town of Southampton issued a Request for Proposals (RFP) for the development of 1-2 affordable housing units on this site for homeownership. In response to the RFP, we received one complete proposal that met all requirements, from Pioneer Valley Habitat for Humanity (PVHH). Based on this proposal, PVHH will build 1 home on this property, to be completed by 2030, and manage the home's sale via lottery and adherence to affordable housing restrictions in accordance with MGL Chapter 184 and Executive Office of Housing and Livable Communities standards.

CPA Projects Application Process

Instructions:

1. Determine Project Eligibility:

Please refer to the following Massachusetts Community Preservation Coalition resource to determine eligibility of their project:
communitypreservation.org/allowable-uses

2. Submit your completed application via email or mail:

cpc@townofsouthampton.org

Community Preservation Committee
Southampton Town Hall

210 College Highway
Southampton, MA 01073

A complete application includes:

I. Project Proposal Form - (below)

II. Quotes or Other Substantiation of Costs - For projects involving contracted work, three itemized, comparable quotes should be provided.

III. Supporting Documents **-** Photos, maps, renderings, design plans, etc

Deadlines:
Applicants are strongly encouraged to submit their projects a **minimum** of 60 days prior to the next scheduled Annual Town Meeting or Special Town Meeting. Submitting applications **well in advance** of a Town Meeting increases the likelihood, but does not guarantee, that the Community Preservation Committee will vote in time to advance the project to the next Town Meeting.

3. Present Project at Community Preservation Committee (CPC) Meeting:
Once the proposal is received, applicants will be invited to a CPC meeting to discuss the project. Visit mytowngovernment.org/01073 to see the next scheduled meeting.

Applicants are encouraged to invite project partners and supporters to attend and speak on behalf of their applications. All CPC meetings are open to the public.

The committee may vote to recommend the requested funds, moving the project forward for Town Meeting vote. However, the committee may also:

- Recommend partial funding of the request
- Require more time to deliberate
- Require additional information and/or documentation
- Request modification of the project
- Not recommend the project at all

Criteria considered by the Southampton CPC when approving or rejecting proposals:

- Does the project meet eligibility requirements for CPA funding?
- Is the project consistent with the interests of the Town of Southampton as defined by the Master Plan and other strategic plans such as Open Space, Land Use, Conservation, etc?
- Does this project contribute to the preservation of Southampton's unique character, boost the vitality of the community, and enhance quality of life for residents?
- Does this project save (historical / open space) resources that would otherwise be threatened?
- Would this project serve multiple needs and populations and/or more than one CPA purpose?
- Does this project leverage additional public or private funds, or demonstrate that other funding sources are not readily available or sufficient?
- Does this project preserve or better utilize town-owned assets?
- Does this project demonstrate cooperation with other town boards, departments or groups?
- Is this project reasonably feasible to implement within budget?
- Does this project demonstrate a high benefit/cost value?
- Has the applicant team successfully implemented projects of similar type and scale, or has demonstrated the ability and competency to implement the project as proposed?

- Has the applicant demonstrated support from abutters and the neighborhood where the project is proposed, if applicable?

- Has the applicant planned and accounted for ongoing costs and other maintenance ramifications of the project?

Please note: Meeting several of these criteria will increase the chance that a project will be recommended for funding. It is not required that a project meets all of these criteria.

4. Town Meeting Vote:

If the majority of the CPC votes in favor of the project, it will be advanced for inclusion on the next Town Meeting Warrant. Southampton's Annual Town Meeting is generally in May. Sometimes, a Special Town Meeting is scheduled in the Fall or Winter. The residents of the Town of Southampton have the final authority to award Southampton CPA funds. It is highly recommended that the applicant(s) attend the Town Meeting to speak in favor of the project and answer any questions. Members of the public may speak in favor of or against the project at Town Meeting.

5. Disbursement and Monitoring of Funds

CPA monies are public funds raised from dedicated Southampton tax revenues and from State subsidies. Projects funded with CPA funds must comply with all applicable State and municipal requirements. Funds are administered and disbursed by the Town of Southampton according to city disbursement procedures.

Please note that Chapter 30B of the Massachusetts General Laws, the Uniform Procurement Act, establishes uniform procedures for local governments to use when contracting for supplies, services, and real property**.** For questions about procurements and other financial requirements and procedures, please contact the Southampton Chief Procurement Officer.

6. **Progress Updates and Unused Funds:**
The individuals leading the project are expected to keep the Community Preservation Committee updated (informally, via email) on their progress, including any delays, changes, and once the project is complete. This allows the CPC to maintain accurate accounting and fulfill reporting requirements with the town and the state. When the project is completed, all unused funds will be returned to the CPA account from which they were appropriated**.**

CPA Project Proposal Form

I: Applicant Information
Contact Person:
Organization (if applicable):
Mailing Address:
Phone #:
E-mail address:
Additional project partners / organizations involved (if applicable) :

2: Project Information
Project Title:
Project Description: *Describe the project in detail, including how it meets CPA funding criteria. Please specify who owns any properties involved. If using printed form, attach additional pages if necessary.*

Project Timeline:

Explain the steps for the project, including estimated start date and completion date.

CPA Program Area (check 1 category that best applies):
(Visit communitypreservation.org/allowable-uses for definitions or feel free to contact the CPC at cpc@townofsouthampton.org)

__ Open Space ___Recreation __ Historic Preservation __ Community Housing

Project Purpose (check 1 category that best applies):

__ Acquisition __ Creation __ Preservation __ Support __ Rehabilitation/Restoration

III: Project Budget

Total Estimated Cost of the Project:_____

Expense detail:
Please provide a detailed budget including cost estimates for all tasks and materials.

If ongoing maintenance is required, please explain how this will be accomplished, including estimated maintenance costs and funding sources:
Amount requested from CPA funds: _____
Total Funds Raised from Other Sources:_____ Funding Source Details and Amounts:
Applicant's Signature: **Date:**