

AGENDA

- Welcome New Members
- 2026-2027 CPC Proposed Schedule
- CPC Grant Eligibility Requirements Review
- Review Preliminary Applications and Discuss Eligibility
- Vote to Close Completed Projects
- Approval of June 16, 2026 Minutes
- Items Not Anticipated Within 48 Hours of the Meeting

2026-2027 CPC Committee

- Nancy MacDonald, Chair, Moderator Appointee
- Eryn Kelley, Vice Chair, SB Appointee
- Vicki Donlan, Recreation Commission Appointee
- TBD, Conservation Commission Appointee
- Tim Sullivan, Housing Authority Appointee ---- **WELCOME TIM!**
- Elizabeth Dings, Historical Commission Appointee
- Crystal Kelley, Planning Board Appointee
- David Ellison, SB Appointee
- Phil Edmundson, Moderator Appointee

2025-2026 Project Updates

- Hingham Affordable Housing Trust - Opportunity Fund
- Hingham Veteran's Services – GAR Elevator Replacement
- Hingham Housing Authority - Roof Replacement Thaxter Apartments
- Hingham Community Center – Campus Improvements
- Hingham Historical Commission – Iron Horse Restoration
- Hingham Recreation Commission – PRS Basketball Courts

Completed Projects

Project	Grant Amount	Remaining Funds
Tree and Park Barn	\$93,000	\$39,750.00
Girls Scout House	\$109,000	\$31,654.21
Scotland Exterior	\$15,592	\$5,331.95
Scotland Garage	\$12,964	\$6,237.24
Harbor Master Plan	\$60,000	\$13.01

2026-2027 Schedule

2026

July 1	New Round of Funding Begins
September 1	Preliminary Eligibility Application Due
September 9	CPC Meeting – Review Preliminary Applications Eligibility
September 30	Final Applications Due
October 14	CPC Meeting – Review Final Applications
October 17	Site Visits
November 4 & 5	CPC Meeting - Project Presentations (2nd date if necessary)
December 9	CPC Meeting – Discussion of Pending Applications

2027

January 6	CPC Meeting - Final Project Presentations (Zoom Only)
January 13	CPC Final Vote
April 26	Town Meeting

FY28 FUNDING REQUESTS

- Hingham Conservation Commission & Open Space Acquisition Committee – Bickford Property
- Hingham Affordable Housing Trust – Lincoln School Apartment
- South Shore Country Club – Pool Spray Deck
- Boston Harbor Islands Archeological Climate Action Plan – Islands
- Hingham Veteran's Services – GAR Fire Panel
- Hingham Historical Society – Old Ordinary Annex
- Hingham Recreation Commission – PRS Softball Field
- First Parish in Hingham – Old Ship Meeting House

Community Preservation Fund Allowable Use Table

ALLOWABLE SPENDING PURPOSES (G.L.C. 44B, § 5)

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
DEFINITION (G.L. c. 44B, § 2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water 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.	Building, structure, vessel, real property listed or eligible for listing on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of a city or town.	Land for 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. Does not include horse or dog racing, the acquisition of artificial turf for athletic fields or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low income seniors. Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUIRE -Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATE -To bring into being or cause to exist. Seideman v. City of Newton, 452 Mass. 472 (2008)	Yes	No	Yes	Yes
PRESERVE -Means protect from injury, harm or destruction, not maintenance	Yes	Yes	Yes	Yes
SUPPORT -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 entity that owns, operates or manages such housing, for the purpose of making housing affordable	No	No	No	Yes, includes funding for community's affordable housing trust
REHABILITATE/RESTORE -Means remodel, reconstruct or repair (extraordinary, not maintenance) to make property functional for intended use, including improvements to comply with federal, state or local building or access codes or with federal standards for rehabilitation of historic properties.	Yes, if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

Project: Bickford Property Acquisition

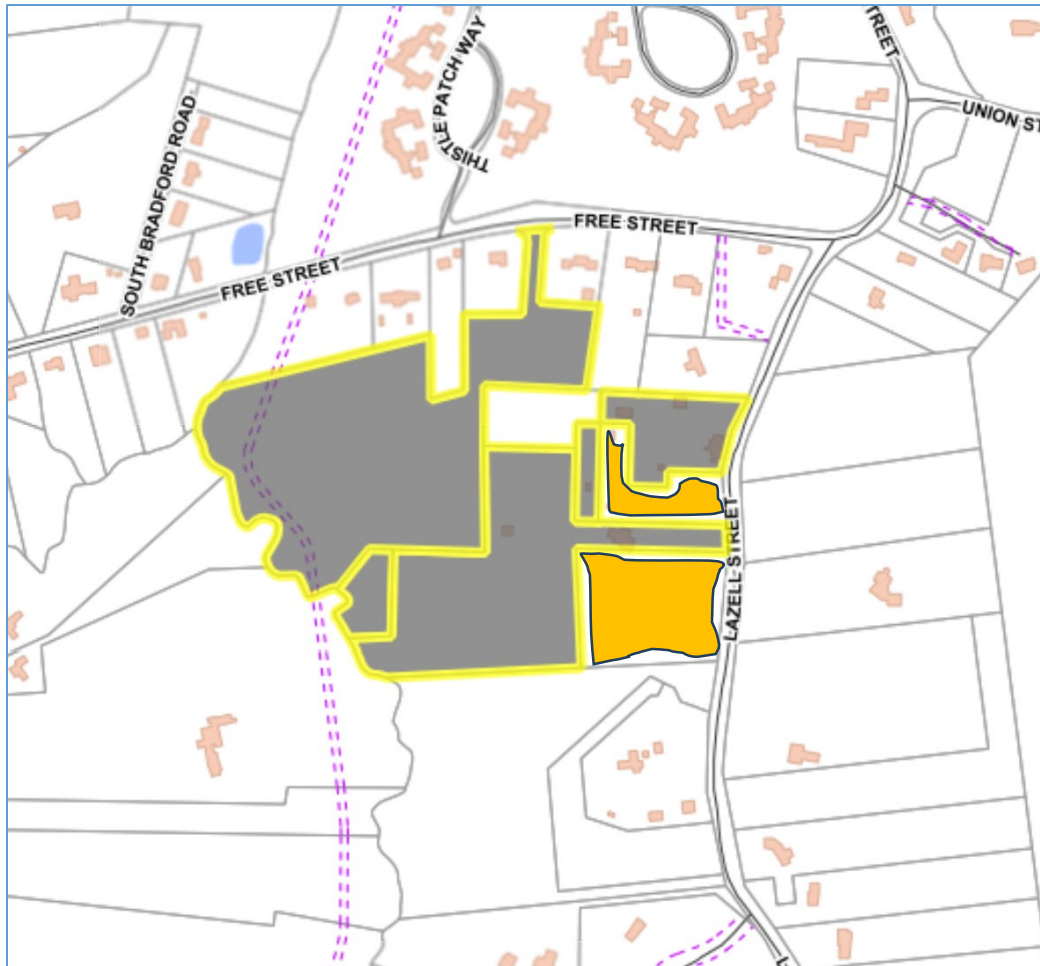
Applicant: Hingham Conservation Commission and Open Space Acquisition Committee
Request: \$300,000
Total Cost: \$3,000,000

Description: Protect 20+ acres of land located within Zone II and in close proximity to the Free Street wellfield. The Conservation Restriction will ensure the existing agricultural land with extensive forests and wetland resources will not be developed.

The project is anticipated to be primarily funded through a [Massachusetts Municipality Vulnerability Preparedness \(MVP\) Action Grant](#) which requires a 10% match commitment by the Town. An appraisal is currently being prepared by the Conservation Commission.

[Application](#)

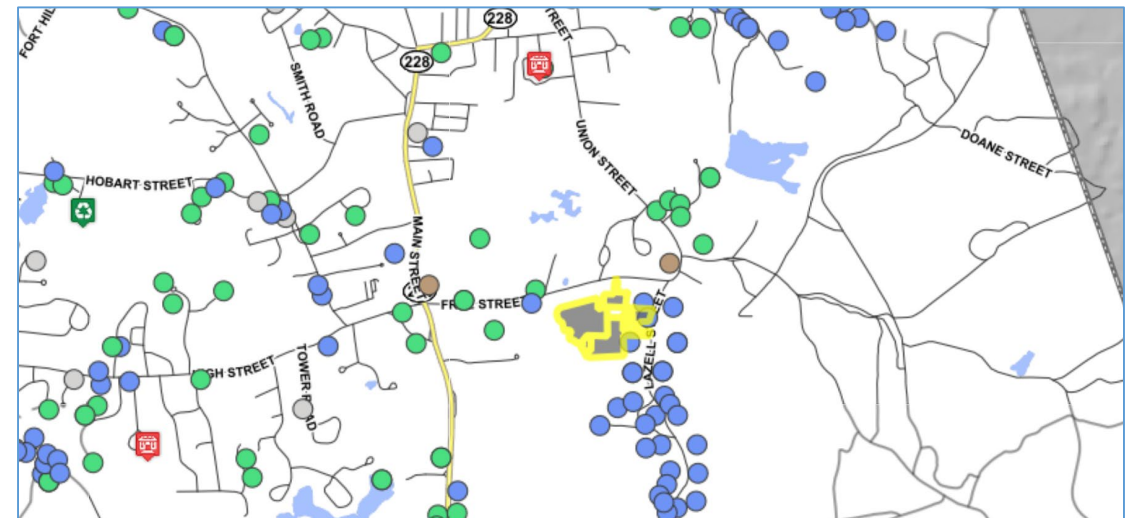
Project: Bickford Property Conservation Restriction



Address	Assessors Parcel Number	Owner	Acreage
53 Lazell Street	119-0-24	Bickford Family Revocable Trust	1.40
65 Lazell Street	119-0-18	Bickford Family Revocable Trust	3.14
59 Lazell Street	119-0-25	Bickford Family Revocable Trust	7.14
0 Lazell Street	119-0-28	Emily Hill and Cady MacPherson	.75
0 Lazell Street	119-0-26	Bickford Family Revocable Trust	.46
0 Lazell Street	119-0-27	Bickford Family Revocable Trust	.75
133 Free Street	119-0-19	Emily Hill and Cady MacPherson	12.03

21.13 total acres

- Properties outlined in yellow are included in the 21.13 total acreage
- Properties in orange are referenced in the above table



Project: Lincoln School Apartments

Applicant: Hingham Affordable Housing Trust
Request: \$1,000,000
Total Cost: \$2,632,600

Description: Repoint one to two of the brick facades of the 1912 brick building at the Lincoln School Apartments, a 60-unit affordable senior housing facility comprised of two buildings 1) the original 1912 school building, and 2) a 1980 addition. Funding is sought for the North and South facades of the 1912 building, which are at the highest risk of failing.

The Town Owns the property and leases it to a managing LLC of which the HAHT is the sole member.

[Application](#)

Project: SSCC Pool Spray Deck

Applicant: South Shore Country Club
Request: \$650,000
Total Cost: \$650,000

Description: The Spray Deck will feature age-appropriate spray features and a separate filtration system. It will be fenced off from the larger pools. The Spray Deck fulfills the original vision of the pool facility providing an area for small children. The current project is designed to allow the addition of the Spray Deck at a later date without disturbance to the current facility.

The Spray Deck was removed from the current project due to budget considerations.

[Application](#)

Project: Boston Harbor Islands Archeological CAP

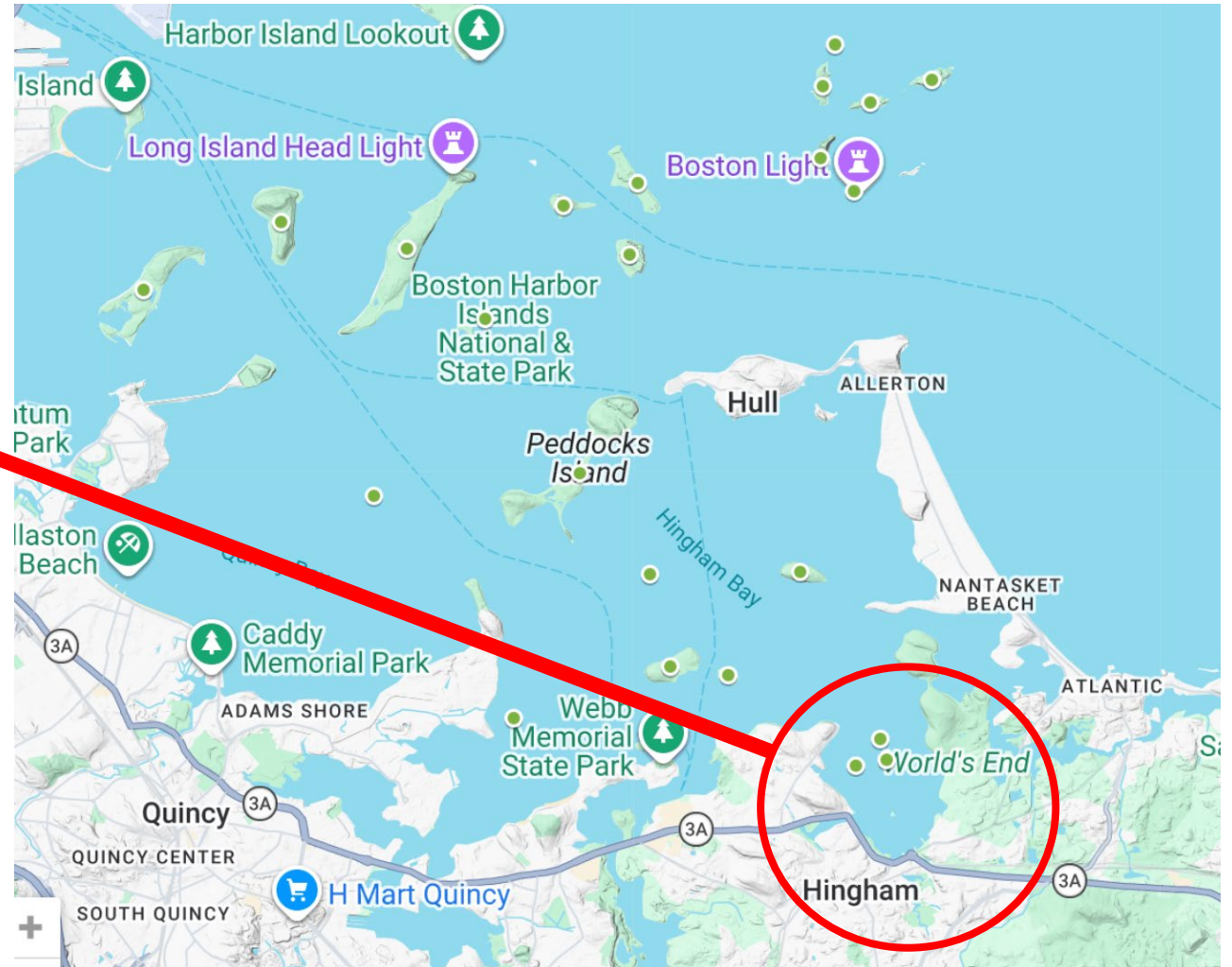
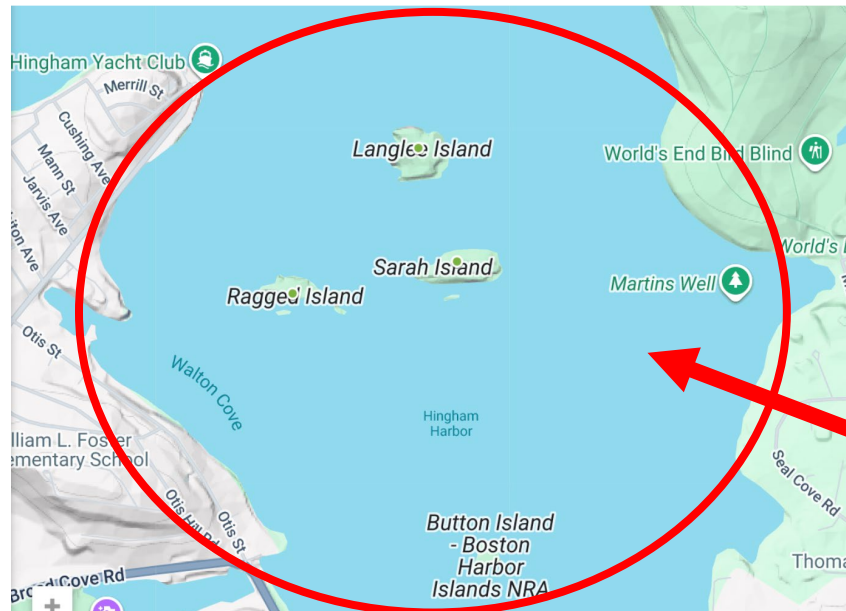
Applicant: City of Boston Archeology Program
Request: \$70,000
Total Cost: \$70,000

Description: Conduct an intensive survey of four islands in Hingham Harbor to determine if there are significant archeological sites and evaluate their vulnerability to erosion caused by climate change. Funds will be used for City of Boston staff management, hiring of Tribal monitors and collaborators, and hiring of archaeological contractors to conduct the surveys.

The project will benefit Hingham in better understanding our historic resources and risk of loss/damage due to climate change. Collaborative Native archaeological site evaluation allows for an underrepresented community's history to be visible within the scope of historic preservation.

[Application](#)

Project: Boston Harbor Islands Archeological CAP



Project: GAR Memorial Hall Fire Panel

Applicant: Hingham Veterans Services

Request: \$40,000

Total Cost: \$40,000

Description: Install a new fire panel for the elevator. During the bidding process for the elevator replacement (CPC FY27 Funding of \$160,000) it was discovered that fire panel that will be used by the elevator is not compliant with current codes.

[Application](#)

Project: Old Ordinary Annex

Applicant: Hingham Historical Society
Request: \$600,000
Total Cost: \$1,600,000

Description: Transform the underutilized Old Ordinary Annex into a fully accessible, flexible education and community gathering space. When paired with the Town's investments in pedestrian improvements at Fountain Square, the project will strength the connect between historic assets, green space, and Hingham Square.

Funds will support the restoration, renovation, and expansion of the Old Ordinary Annex. Work includes raising the historic building onto a new foundation, creating climate-controlled storage areas, and creating accessible, flexible spaces.

[Application](#)

Project: Plymouth River Softball Field

Applicant: Hingham Recreation Commission
Request: \$845,000
Total Cost: \$845,000

Description: Renovate the existing softball field so that children can safely play softball and baseball. Project scope includes design work, permitting, procuring, and management of the construction of the field. Includes new fencing, backstop, benches, infield, outfield, well, and irrigation.

[Application](#)

Project: Old Ship Meeting House

Applicant: First Parish in Hingham
Request: \$225,000
Total Cost: \$450,000

Description: Projects to correct critical deteriorating support systems that threaten the Meeting House and restoration of historic paths to improve open space access to the Meeting House and Cemetery.

1. Replace failing 1930/1962 heating system with pump system and install storm windows.
2. Replace rusted 1962 underground water supply pipes.
3. Restore the 1837 cemetery path from Main Street to the cemetery gate and the 1870 path from Main Street to the Meeting House

[Application](#)

Next Steps

- CPC will notify applicants if the application has been accepted
- CPC Member assigned as liaison to applicants
- Applicants will continue preparation for [Final Application](#)
- Final Application emailed to cpc@Hingham-ma.gov no later than **11:59 PM September 30, 2026**.

No late applications will be accepted

- CPC will review Final Applications
- CPC will conduct Site Visits
- Applicants will Present Projects to CPC via Zoom

Application Preparation

- Planning Stage: Consider possible needs and expenses
- Realistic Budget
- Who will be doing the work
- Aspects to consider
 - Materials, Permits, and Insurance
 - Consulting, Advisory and Legal Services
 - Coordination with Town Departments
 - Maintaining Project Records
 - Tracking Project Finances,
 - Contractor and Site Worker: License, Certification, and Insurance

***Reminder:** Any effort or costs associated with the application process are not reimbursable by the Town or the CPC.*

Application Documentation

Final Application Form—Due September 30, 2026

- ☐ Applicant
- ☐ Project Name
- ☐ Project Description
- ☐ Project Total Cost and CPA Request
- ☐ Additional Funding (if applicable)
- ☐ Budget (Outlined) *Non Profits should include current financial statement*
- ☐ Timing- for approved projects, CPA funds will be available July 1st and work is expected to be completed within two(2) years of that date.
- ☐ Note Any Time Sensitivity
- ☐ Contact Person

Application Documentation continued

- ☐ Project Scope
- ☐ Key Steps for Implementation
- ☐ List of Stakeholders and their respective needs or resources
- ☐ Professional Oversight and Ongoing Project Management Responsibility
- ☐ Anticipated Maintenance
- ☐ Benefits to the Town of Hingham
- ☐ Criteria to Determine Success of Implementation
- ☐ Any Pertinent Additional Information
- ☐ Control of Site
- ☐ Further Needs and Actions

**Email your completed application to cpc@Hingham-ma.gov
by 11:59 PM October 7, 2025.**

No late applications will be accepted.

Additional Attachments

Additional Attachments

- ☐ Itemized quotes from three (3) vendors in the project field (provide date of preparation)
- ☐ Maps, photographs, diagrams or other visual aids
- ☐ Assessors map showing location of the Project
- ☐ Documentation of any existing restrictions
- ☐ Photographs of the site and any existing structures located on the site
- ☐ Architectural Plans and specifications (new construction/renovation), maps, rendering, etc.
- ☐ Historic structures report, existing conditions report
- ☐ Names and addresses of project architects, contractors, consultants
- ☐ Documentation explaining why your application may not follow certain Town or CPC guidelines
- ☐ Certificate of Non-Collusion
- ☐ If your project involves land acquisition, Land Acquisition Form
- ☐ Any other information useful to the Committee to consider the project.

Administrative Items

- Liaison Assignments
- Conflict of Interest Training and Acknowledgement
- Approval of Minutes
- Matters not anticipated within 48 hours of the meeting