response to a previous Town Meeting vote on second water meters) sufficiently addressed equity in billing concerns.

Additionally, while the Board took note that other surrounding communities have allowed for second water meters, the majority of such towns pay higher overall water rates. Finally, the Town Manager and Director of the Department of Public Works shared concerns about the cost of installing second water meters for residents and the costs and effectiveness of reading and monitoring second water meters throughout the Town for the Department of Public Works. Hence, while the Board of Selectmen laud the proponent's commitment to promote water conservation, it recommends no action be taken on this article.

ARTICLE 18

BYLAW AMENDMENT/LAKE STREET SIGNS

VOTED: That no action be taken under Article 18.

(5-0)

COMMENT: The Board of Selectmen heard several citizen perspectives on alteration of the traffic signs on Lake Street to allow residents to make right turns between 4-7 p.m. off Lake Street onto certain residential roads. However, the purpose of the instant article can be achieved by amendment of Board of Selectmen Traffic Rules and Orders, which does not require Town Meeting approval and thus would avoid unnecessarily duplicative regulations. Accordingly, the Board agreed to hear the proponent's proposal as an amendment to Traffic Rules and Order at a later date after referring the proposed change to the Arlington Police Department for review and recommendation. Based on the foregoing, the Board does not recommend any action on this article at Town Meeting.

ARTICLE 22

ACCEPTANCE OF LEGISLATION/COMMUNITY PRESERVATION ACT

VOTED:

That the Town hereby accepts Sections 3 to 7, inclusive, of Chapter 44B of the General Laws, otherwise known as the Massachusetts Community Preservation Act, by approving a surcharge on real property for the purposes permitted by said Act, including the acquisition, creation and preservation of open space, the acquisition, preservation, rehabilitation and restoration of historic resources, the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use, the acquisition, creation, preservation and support of community housing, and the rehabilitation and restoration of such open space and community housing that is acquired or created as provided under said Act; that the amount of such surcharge on real property shall be 1.5% of the annual real estate tax levy against real property commencing in Fiscal Year 2016; and that the Town hereby accepts the following exemptions from such surcharge permitted under Section 3(e) of said Act:

- property owned and occupied as a domicile by any person who qualifies for low income housing or low or moderate income senior housing in the Town, as defined in Section 2 of said Act;
- \$100,000 of the value of each taxable parcel of residential real property; and
- \$100,000 of the value of each taxable parcel of class three, commercial property, and class four, industrial property as defined in section 2A of said Chapter 59.

(4-1)

Mr. Byrne voted in the negative.

COMMENT: This article proposes Arlington adopt M.G.L. c. 44B §§ 3-7, also known as the Community Preservation Act ("CPA"). The CPA is a distinct funding resource for municipalities to address open space, historic preservation, affordable housing, and outdoor recreation needs with monies raised via a surcharge on Town property owners further supplemented by CPA Trust distribution funds from Commonwealth. In sum, adoption of the CPA provides additional financial support from the State and allows local authorities to decide how such additional funds will be used, but requires a local surcharge on real property to also support same. State Representative Sean Garballey and State Senator Kenneth Donnelly supported the adoption of the CPA along with the article's proponents, noting the substantial funds adopting communities have received from the State to complete a variety of successful projects.

The Board recognized that the Town faces several substantial costs in coming years, including potentially significant commitments to Minuteman Regional Vocational School and Arlington High School, among other pressing capital projects, as well as a potential general override. Hence, the Board weighed the CPA's value as a tool for the Town to obtain significant additional resources from the Commonwealth against the additional burden placed on Town taxpayers. The majority of the Board believes that such debate should go before Town Meeting with a recommendation of favorable action. Such action is urged in part because CPA funds can and should be used to address the very capital projects outlined in the five-year capital plan that pose significant future costs to the Town; CPA funds can and should be used to delay and defray the anticipated general override; the CPA requires a ballot referendum before the CPA can be fully adopted and a surcharge could be levied; and the CPA adoption may be revoked five (5) years following passage of the referendum.