

CPA GOALS

For over 30 years, North Andover residents have promoted Community Preservation goals, which the Committee will use as a focus in reviewing CPA fund requests:

- Preserve our natural resources, especially Lake Cochichewick, for future generations.
- Control property taxes by slowing development through land conservation.
- Expand recreational opportunities for all residents.
- Preserve the unique historic character and buildings of North Andover.
- Preserve our Town's rural character, working farms, woodlands, and open space.
- Provide affordable housing assistance to our residents in need.

5-YEAR FINANCIAL PLAN

(all numbers are in thousands of dollars)

	assumes sunset						
	FY 02	FY 03	FY 04	FY 05	FY 06	FY 07	Total
Beginning Balance	\$0.0	\$598.8	\$383.4	\$701.3	\$750.4	\$1,085.1	\$0.0
Projected Revenue							
From CPA Tax Surcharge	\$769.9	\$793.0	\$816.8	\$841.3	\$866.5	\$0.0	\$4,087.5
From State Matching Funds	\$0.0	\$769.9	\$793.0	\$612.6	\$420.6	\$433.3	\$3,029.4
Other Sources	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Revenue	\$769.9	\$1,562.9	\$1,609.8	\$1,453.9	\$1,287.2	\$433.3	\$7,116.9
Projected Expenditures							
Affordable Housing	\$77.0	\$156.3	\$161.0	\$145.4	\$128.7	\$43.3	\$711.7
Open Space Protection	\$16.1	\$965.0	\$965.0	\$1,109.0	\$690.0	\$43.3	\$3,788.4
Historic Preservation	\$77.0	\$652.0	\$161.0	\$145.4	\$128.7	\$43.3	\$1,207.4
Administration	\$1.0	\$5.0	\$5.0	\$5.0	\$5.0	\$0.0	\$21.0
Total Expenditures	\$171.1	\$1,778.3	\$1,292.0	\$1,404.8	\$952.4	\$130.0	\$5,728.5
Ending Balance	\$598.8	\$383.4	\$701.3	\$750.4	\$1,085.1	\$1,388.4	\$1,388.4
Project Details							
Affordable Housing							
Project	FY 02	FY 03	FY 04	FY 05	FY 06		Total
Reserve for Future Expenditure	\$77.0	\$156.3	\$161.0	\$145.4	\$128.7	\$43.3	\$668.4
TOTAL	\$77.0	\$156.3	\$161.0	\$145.4	\$128.7	\$43.3	\$668.4
Open Space Protection							
Project	FY 02	FY 03	FY 04	FY 05	FY 06		Total
Land Acquisition - Carter Hill (p + I)	\$13.1	\$385.0	\$385.0	\$529.0	\$0.0	\$0.0	\$1,312.1
Land Acquisition - Half-Mile Hill (p+I)	\$0.0	\$575.0	\$575.0	\$575.0	\$685.0	\$0.0	\$2,410.0
Other Costs/ reserve	\$3.0	\$5.0	\$5.0	\$5.0	\$5.0	\$43.3	\$66.3
TOTAL	\$16.1	\$965.0	\$965.0	\$1,109.0	\$690.0	\$43.3	\$3,788.4
Historic Preservation							
Project	FY 02	FY 03	FY 04	FY 05	FY 06		Total
Reserve for Future Expenditure	\$77.0	\$0.0	\$161.0	\$145.4	\$128.7	\$43.3	\$555.4
Old Burying Ground	\$0.0	\$67.0					\$67.0
Town Hall	\$0.0	\$500.0					\$500.0
Osgood Hill Gutters		\$85.0					\$85.0
TOTAL	\$77.0	\$652.0	\$161.0	\$145.4	\$128.7	\$43.3	\$1,207.4

Notes

- 1 Assumes a 100% State Match from Community Preservation Trust Fund for first two years, 75% in Year 3 and 50% in Years 4 and 5.
- 2 Projected revenue growth rate is 3%; FY02 numbers based on current collection pattern
- 3 Expenditures based on current projects approved by CPC Committee
- 4 Amortization of debt for Carter Hill and Half Mile Hill based on interest factors from Town Treasurer
- 5 Reserves of 10% of total revenue for years in which there are no specific projects by category

MANY THANKS....

The Community Preservation Committee would like to formally thank the following persons and companies for donating their time and effort in creating the small parking area at Carter Hill:

North Andover Boy Scout Troop 81

Alex Sampson
Alex Mako
Garret Melson
Richard Callard
Geoff Prugh
Andy Chaisson

Greg Brown
Ryan Smedile
Joshua Fenton
Peter Salemi
Dan Wilkinson
JB Fitzgerald

Tom Sawyer
 Arco Excavators
John Cyr
 North Andover DPW
Kevin Spicer
 Uptown Landscaping



CPA HISTORY

North Andover is one of the first communities in the state to take advantage of the Community Preservation Act. Over 70% majority approved the Act at Town Meeting in January 2001. The CPA was then put on the March Town Election ballot, where it garnered 54% approval. The Town voted in favor of a 3% property surcharge with two exemptions (\$100,000 off of the value of each residential property and persons who qualify as low income or low or moderate income senior households).

Community Preservation Committee members:

William McEvoy
 Recreation Department

Linda Tremblay
 Historical Commission

John Simons
 Planning Board

Scott Masse
 Conservation Commission

Hope Minicucci
 Housing Authority

Felipe Schwarz
 Open Space Committee

Ron Headrick
 Board of Selectmen Designee

William Barrett
 Board of Selectmen Designee
Open Position
 Board of Selectmen Designee

TOWN OF NORTH ANDOVER

SPRING 2002

COMMUNITY PRESERVATION COMMITTEE

.....Administering the Community Preservation Act

TOWN MEETING REPORT 2001-2002

RECOMMENDATIONS FOR TOWN MEETING

The Community Preservation (CP) Committee voted to recommend the following CPA funding articles for Town Meeting approval. As stated in CPA legislation, CPA funds are limited to historic preservation, affordable housing, and open space protection.

ARTICLE 19

a. Restoration of the Old Burying Ground—\$67,000

Completion of 15-yr effort to restore and reset historic gravestones of our Town's founders.



b. Osgood Hill Estate: Gutters and Rain-spouts—\$85,000

Replacement of historic copper gutters and downspouts at Town owned historic Stevens Estate



c. Town Hall Renovation—\$500,000

Restoring the historic character of our Town Hall.

d. Reserve for Future Expenditure-Affordable Housing—\$156,300

e. Administrative expenses—\$5,000

Costs associated with CP Committee (appraisals, public notices, etc.)

f. Bank Fees associated with borrowing of funds—\$3,000

Transaction fees from Carter Hill acquisition.

g. Principal and Interest: Carter Hill—\$385,000

Scheduled annual payments must be made at Town Meeting

h. Principal and Interest: Half Mile Hill—\$575,000 (See Article 20)

ARTICLE 20

Acquisition of Half Mile Hill—\$2,650,000

- 37+ acres behind Edgewood Farm, between Osgood and Weir Hill, with 600' of frontage on Lake Cochichewick.
- Spectacular views of lake, surrounding farms, hills and woodlands.
- Listed as High Priority for land protection in Open Space and Recreation Plan.
- Trust for Public Land negotiated deal on behalf of the Town.
- Proposed purchase includes State Open Space Grant \$250,000 and private fundraising ~\$150,000.



COMMUNITY PRESERVATION OBJECTIVES



The State's Executive Office of Environmental Affairs, Office of Conservation Services awarded North Andover a \$250,000 Open Space for the proposed purchase of Half Mile Hill. The CP Committee worked with the Trust for Public Land, a non-profit land conservation organization, on pursuing the grant, which provides an additional funding source for the proposed purchase. The Town received the same grant from EOE last year for the Carter Hill purchase, a 27+ acre parcel in the Town's watershed. The Town must approve the purchase at Town Meeting in order to receive the funds from the Open Space grant.

OPEN SPACE PROTECTION

The historic landscapes in the Lake Cochichewick watershed have long been and will continue to be a priority for the Town of North Andover. The Community Preservation Committee will use the hard work done by the Open Space Committee as a guide when evaluating land acquisition priorities. The 2000 North Andover Open Space and Recreation Plan cites the following as criteria for evaluating land of conservation interest:

- Land adjacent to a Lake Cochichewick tributary.
- Land within the boundaries of the Lake Cochichewick watershed.
- Land abutting existing/protected open space.
- Recreation field opportunities
- Land with development risks (i.e. private ownership chapter 61 or APR status, Town Property)
- Unique aesthetics/historic value/community character.
- Trail network connections.
- Unique wildlife-wetlands/river corridors/riparian habitat values.

HISTORIC PRESERVATION

In historical preservation concerns, the Community Preservation Committee works in partnership with the Historical Commission. Goals of the NAHC which relate to the Community Preservation Act include:

- Restoration of historic sites which illustrate the legacy of our Town's founders.
- Preservation of Town owned buildings that will continue to serve as historic municipal office space.

- Restoration of historic properties listed on the National Register of Historic Places.
- Acquisition of threatened properties of particular historical significance.
- Acquisition of historic properties with the potential of being reused for a community-needed use, such as affordable housing.
- Restoration of historic parks and Town Common.
- Preservation efforts at our historic school buildings.
- Rehabilitation of our historic agricultural structures of particular historical significance.

AFFORDABLE HOUSING

The North Andover Master Plan of 1998 presents various housing and residential development goals. Objectives for the Committee in funding affordable housing solutions include:

- Create diversity in housing stock in North Andover.

- Maintain neighborhood character by preserving traditional housing stock.
- Ensure that new affordable housing is harmonious with the existing community.
- Strive to surpass the 10% state standard for affordable housing, eliminating the threat of 40B developments.
- Leverage other public and private resources to the greatest extent possible.

PROJECT SELECTION PROCESS & CRITERIA

Funds collected under the Community Preservation Act can only be invested in certain community preservation projects: open space, historic preservation, affordable housing, and land for recreational use. In addition, at least 10% of the funds received in any fiscal year must be allocated for each of the first three of those areas (open space, historic preservation, and affordable housing). The remaining 70% of each year's funds can be spent in any of the four areas as determined by North Andover (ultimately at Town Meeting). Community Preservation Funds cannot be used for maintenance or used to supplant funds being used for existing community preservation purposes. In addition, up to 5% of annual Community Preservation revenues can be spent on administrative and operating expenses of the Community Preservation Committee.

In summary, each proposal recommended by the Community Preservation Committee:

- Will have followed the regime detailed in this Project Submission Sheet;
- Will be consistent with North Andover's Master Plan Goals and Policies adopted by the Town in May 2000;
- Will have been presented to both the Board of Selectman and the Finance Committee;
- Will have submitted the Community Preservation Submission Sheet;
- Will have been vetted at a public hearing;
- Will have been voted on at a public hearing of the Community Preservation Committee by a majority of its members.

WHAT'S NEW WITH CPA IN NORTH ANDOVER?

The Town is currently collecting CPA tax revenue within current tax bills. This year, North Andover's CPA tax revenue is estimated to total \$769,900

State matching funds from the State are estimated to be at 100% for this year and next year. See Financial Plan on next page.

Tax exemption procedures are now in place at Town Hall.

Carter Hill acquisition, approved in May 2001 Town Meeting, was completed in June 2001. Also, thanks to the Boy Scouts and donated supplies, the Town-owned 27+ acres also has a small parking area for public access.

The CP committee met regularly throughout the past year, distributed project submission sheets and also held its first public information hearing to solicit ideas.

A 5-year financial plan has been drafted to better understand the projected revenue and expenditures of the North Andover CP fund. See Financial Plan on next page.

Successfully obtained an Open Space Grant from the State for the proposed acquisition of Half Mile Hill with assistance from the Trust for Public Land.

An Open House was held at Half Mile Hill on May 4, 2001 in order to allow residents to hike the property.

PROJECT CRITERIA

Project Description
Eligibility
Project status/parameters
Self Funding
Cooperative Funding
North Andover's character
Multiple Benefits
Time Sensitivity
Duration of funding
Town Goals
Board or Committee Support