

## CPA PROJECT UPDATE

### OPENING SOON



#### Town Hall Renovation Project

Jointly funded with the town's Capital Improvements funds and a State CDBG grant to remove physical barriers, completion of renovations to historic Town Hall is anticipated this summer. Exterior restoration includes repointing bricks, and installing thermally efficient windows and doors. New elevator, storage vault, and building systems brings the building's interior into compliance with current codes. New construction and entrance at the rear of the building allows for more efficient use of office space.

### COMPLETE

#### Carter Hill Acquisition and Half Mile Hill Acquisition

Both watershed properties are now owned by the Town of North Andover and open to the public to enjoy. Carter Hill has a parking area off South Bradford Street and Half Mile Hill may be accessed via Osgood Hill trails. Both are ideal locations for hikes, sledding, and picnics.

### COMING SOON



#### Drummond Field Lights

Site work has begun and the new lights are in the process of being installed around the field. The old lights will be removed shortly afterwards. The new lights be operating in time for end of May.

### STARTING SOON



#### Town Common Historic Restoration Project

This project restores the monument setting, improves drainage and site amenities (benches and litter bins), provides for historic markers, new walkways and recreational event staging, and tree and shrubbery maintenance. Phased in sequence between the Underground Utilities project and the Old Center Traffic Roundabout project, the Old Center Common Landscape project is currently out to bid. Anticipated work starts after 4th of July activities.

### STARTING SOON

#### Sharpner's Pond Soccer Field

Site walks with contractors for bid preparation are being conducted this Spring. The North Andover Soccer Association intends to complete final bid selection on approximately June 1, 2004, and start work after the Spring season ends in mid-June. Work will be completed over the summer to have the fields fully functional at the start of the Fall athletic season on September 1, 2004.

### UNDER CONSTRUCTION

#### Old Burying Ground

Dead and diseased tree and poison ivy removal completed. Seasonal work resumes with this 2-3 year project. Treatment schedule includes mapping, freeing fragmented stones from tree roots, casting bases, adhesive repair, alignment and washing. Approximately 15 markers completed.



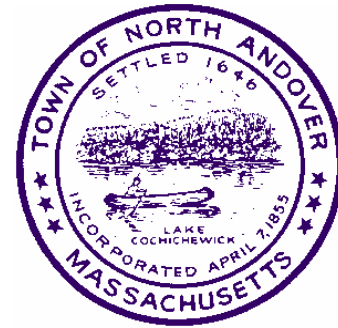
CPA and NA Historical Commission wishes to acknowledge the DPW assistance and the NA Improvement Society for their donation towards tree removal.

### COMPLETE



#### Scholfield Mill

The site (172 Sutton St) has been restored to its historic setting. Registration of the building and site on the State Register of Historic Place has been initiated. A historical marker with text detailing the 'oldest continuous woolen manufactory in this country (1801)' will be in place this Spring. Recent activity prompted recording of an oral history of the Town's mills.



### 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 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:

**John Simons, Chair**  
Planning Board

**William McEvoy**  
Recreation Department

**Linda Tremblay**  
Historical Commission

**Jack Mabon**  
Conservation Commission

**Felipe Schwarz**  
Board of Selectmen Designee

**Ron Headrick**  
Board of Selectmen Designee

**Susan O'Brien**  
Board of Selectmen Designee

**Open**  
Board of Selectmen Designee

**Open**  
Housing Authority

## TOWN OF NORTH ANDOVER

## COMMUNITY PRESERVATION COMMITTEE

.....Administering the Community Preservation Act

## TOWN MEETING REPORT 2003-2004

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 including land for recreation use.

### ARTICLE 17—APPROPRIATION FROM COMMUNITY PRESERVATION FUND

#### HISTORIC PRESERVATION

\$22,000	<b>Machine Shop Village Master Plan</b> Develop a plan for historic streetscape improvements.
\$30,000	<b>Preservation of Historic Town Records</b> Study and preserve historic information in need of preservation.
\$46,000	<b>Stevens Memorial Library</b> Rehabilitate the front step brickwork in order to protect the historic front façade, Phase II of previously approved project.
\$141,670	<b>North Parish Church—Steeple and Foundation Restoration</b> Restore the steeple and foundation as part of a major preservation project for one of North Andover's most historic structures.
\$319,000	<b>Stevens Estate at Osgood Hill—Fire Protection System</b> Rehabilitate the Stevens Estate by installing a sprinkler system.

#### OPEN SPACE

\$500,000	<b>Half Mile Hill Summit</b> Principal and interest.
\$775,000	<b>Half Mile Hill</b> Principal and interest.
\$525,164	<b>Carter Hill</b> Principal and interest.

#### AFFORDABLE HOUSING

\$202,000	<b>Reserve for Future Expenditure</b>
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#### LAND FOR RECREATION USE

\$25,000	<b>Sharpner's Pond Recreational Area</b> Renovate baseball fields to increase usability.
\$25,000	<b>Grogan Field Playground</b> Replace and enlarge a playground at Grogan Field.

#### ADMINISTRATION

\$5,000	<b>Expenses including appraisals and Report copies</b>
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**\$2,615,834 TOTAL CPA APPROPRIATION**



## North Andover CPA Projects

### 2001

Carter Hill Acquisition

### 2002

Half Mile Hill Acquisition

Old Burying Ground Restoration

Stevens Estate Gutters and Downspouts

Town Hall Renovation Project

### 2003

Town Common Historic Restoration Project

Stevens Estate Water Service and Sprinklers

Stevens Memorial Library North Entry Restoration

Scholfield Mill Site Restoration

Open Space Improvements

Sharpner's Pond Field Rehabilitation

Drummond Field Rehabilitation

## CPA NEWS

- As expected, the state matching funds received in October 2003 were 100% match from previous tax revenue raised.
- All recent legislative attempts to divert funds from the state community trust fund were defeated by the House.
- CP Committee held its annual public forum on January 14, 2004 to solicit ideas and discuss CPA projects.
- A new website for CPA can now be found off the Town's website, [www.townofnorthandover.com/cpa](http://www.townofnorthandover.com/cpa).
- CP Committee meets once a month at the Community Development office, see the town website for meeting dates and times.
- CP Committee has an open position appointed by the Board of Selectmen. If you are interested, contact the Town Manager's office.
- CPA question or comments may be sent to [cpa@townofnorthandover.com](mailto:cpa@townofnorthandover.com).

## AFFORDABLE HOUSING – "CREATING MOMENTUM"

Of the three main goals of CPA funding, affordable housing has been more challenging to fund due to the lack of project proposals to date. Our research has shown that CPA-towns such as North Andover are having similar issues regarding affordable housing and CPA. We will continue to solicit ideas from residents, community groups, town departments, or non-profit organizations in order to continue the momentum for affordable housing

Over the past year, we have contacted **North Andover Senior Center, Habitat for Humanity, Rebuilding Together**, as well **Community Teamworks** to investigate potential project ideas. In addition, the Board of Selectmen has convened a **Housing Partnership Committee** in order to study housing issues and offer recommendations to meet the town's housing needs. Furthermore, the Housing Authority has a new executive director, **Joanne Commerford**. Again, our hope is that this momentum will lead to a CPA project and we welcome anyone to offer a CPA housing idea.

## ANNUAL PUBLIC FORUM

On January 14, 2004, the CP Committee hosted a public forum to solicit ideas and discuss CPA in general. This year's focus was on affordable housing and trying to learn innovative ways how other towns are using CPA funds for affordable housing.

**Susan Moses** of the Essex County Community Foundation was the guest speaker and offered great housing ideas and details for such projects as first time homebuyers programs, condo buy-back mechanisms, as well as senior rehab programs. The handouts she provided may be found on the CPA website.

**Sen. Steve Baddour, Rep. Bruce Tarr, and Rep. Barbara L'Italien** spoke about their experiences with CPA in their districts. As a committee, we urged them to defeat any legislative attempts which would compromise the state CPA trust fund.

## CPA PROJECT FINANCING DETAILS

Project Details	FY 02	FY 03	FY 04	FY 05	FY 06	FY 07	FY 08	FY 09	Total
<b>Affordable Housing</b>									
Project									
Reserve for Future Expenditure	\$79.4	\$169.9	\$189.1	\$202.0	\$182.4	\$187.9	\$166.4	\$56.0	\$1,233.0
<b>Open Space Protection/Recreation</b>									
Project									
Land Acquisition - Carter Hill (p + i)	\$263.1	\$372.0	\$385.0	\$525.2	\$0.0	\$0.0			\$1,545.3
Land Acquisition - Half-Mile Hill (p+i)	\$0.0	\$733.1	\$574.9	\$775.0	\$682.4	\$0.0			\$2,765.4
Land Acquisition - Half Mile Hill Summit				\$500.0	\$500.0	\$900.0	\$954.4		\$2,854.4
Drummond Park - Lights and fields			\$70.0						\$70.0
Sharpners Pond Fields - Soccer			\$25.0						\$25.0
Kiosks			\$17.0						\$17.0
Sharpners Pond Fields - Baseball				\$25.0					\$25.0
Grogan Playground				\$25.0					\$25.0
Other Costs/ reserve	\$0.0	\$5.0	\$20.0	\$0.0	\$5.0	\$5.0			\$35.0
<b>TOTAL</b>	<b>\$263.1</b>	<b>\$1,110.1</b>	<b>\$1,091.9</b>	<b>\$1,850.2</b>	<b>\$1,187.4</b>	<b>\$905.0</b>	<b>\$954.4</b>	<b>\$0.0</b>	<b>\$7,362.1</b>
<b>Historic Preservation</b>									
Project									
Reserve for Future Expenditure	\$0.0	\$0.0	\$0.0	\$0.0	\$182.4	\$187.9	\$166.4	\$56.0	\$592.7
Old Burying Ground	\$0.0	\$67.0							\$67.0
Town Hall	\$0.0	\$500.0							\$500.0
Osgood Hill Gutters		\$85.0							\$85.0
Town Common			\$205.0						\$205.0
Stevens Library Stairs			\$50.0						\$50.0
Stevens Estate (Water Line and sprinklers)			\$260.0						\$260.0
Scholfield Mill Restoration			\$3.0						\$3.0
Stevens Estate (Sprinklers - Phase 2)			\$319.0						\$319.0
Stevens Library Stairs (Phase 2)			\$46.0						\$46.0
North Parish Church (Steeple and Foundation)			\$141.7						\$141.7
Preservation of Town Records			\$30.0						\$30.0
Machine Shop village (Master Plan)			\$22.0						\$22.0
<b>TOTAL</b>	<b>\$0.0</b>	<b>\$652.0</b>	<b>\$518.0</b>	<b>\$558.7</b>	<b>\$182.4</b>	<b>\$187.9</b>	<b>\$166.4</b>	<b>\$56.0</b>	<b>\$2,321.4</b>

### Notes

- Assumes a 100% State Match from Community Preservation Trust Fund through FY05; 75% for next two years; and 50% in following two years
- FY04 revenue projection based on current billing level; projected revenue growth rate is 3% thereafter.
- Expenditures based on current projects approved by CPC Committee
- Amortization of debt for Carter Hill and Half Mile Hill based on interest factors from Town Treasurer
- Reserves of 10% of total revenue for years in which there are no specific projects by category

# CPA FUND OVERVIEW

(all numbers are in thousands of dollars)

	Completed Years			Planning Years					Total
	FY 02	FY 03	FY 04	FY 05	FY 06	FY 07	FY 08	FY 09	
<b>Beginning Balance</b>	\$0.0	\$700.1	\$863.1	\$950.1	\$454.0	\$721.0	\$1,319.2	\$1,695.6	\$0.0
<b>Projected Revenue</b>									
From CPA Tax Surcharge	\$793.6	\$896.0	\$995.0	\$1,024.9	\$1,055.6	\$1,087.3	\$1,119.9	\$0.0	\$6,972.2
From State Matching Funds	\$0.0	\$802.7	\$896.0	\$995.0	\$768.6	\$791.7	\$543.6	\$559.9	\$5,357.6
Self Help Grants	\$250.0	\$250.0	\$0.0	\$0.0	\$0.0	\$0.0			\$500.0
Private Contributions		\$151.2							\$151.2
Funds avail. from projects completed under budget				\$100.0					\$100.0
<b>Total Revenue</b>	<b>\$1,043.6</b>	<b>\$2,099.9</b>	<b>\$1,891.0</b>	<b>\$2,119.9</b>	<b>\$1,824.2</b>	<b>\$1,879.0</b>	<b>\$1,663.5</b>	<b>\$559.9</b>	<b>\$13,081.0</b>
<b>Projected Expenditures</b>									
Affordable Housing	\$79.4	\$169.9	\$189.1	\$202.0	\$182.4	\$187.9	\$166.4	\$56.0	\$1,233.0
Open Space Protection	\$263.1	\$1,110.1	\$1,091.9	\$1,850.2	\$1,187.4	\$905.0	\$954.4	\$56.0	\$7,362.1
Historic Preservation	\$0.0	\$652.0	\$518.0	\$558.7	\$182.4	\$187.9	\$166.4	\$56.0	\$2,321.4
Administration	\$1.0	\$5.0	\$5.0	\$5.0	\$5.0	\$0.0			\$21.0
<b>Total Expenditures</b>	<b>\$343.5</b>	<b>\$1,937.0</b>	<b>\$1,804.0</b>	<b>\$2,615.9</b>	<b>\$1,557.2</b>	<b>\$1,280.8</b>	<b>\$1,287.1</b>	<b>\$112.0</b>	<b>\$10,937.4</b>
<b>Ending Balance</b>	<b>\$700.1</b>	<b>\$863.1</b>	<b>\$950.1</b>	<b>\$454.0</b>	<b>\$721.0</b>	<b>\$1,319.2</b>	<b>\$1,695.6</b>	<b>\$2,143.6</b>	<b>\$2,143.6</b>

## ARTICLE 18 ACQUISITION OF HALF MILE SUMMIT – \$2.6 MILLION

Submitted by Brad Wakeman, North Andover Land Preservation Trust

Located behind Edgewood Farm on Osgood Street, the 30-acre Half Mile Hill Summit property has more than 280 feet of frontage on Lake Cochichewick, North Andover's sole source of drinking water. The steep hillside property, which connects two town-owned parcels of protected open space, Osgood Hill and Half Mile Hill (also known as the Mary Charles land), provides spectacular view of the lake and surrounding farms, hills and woodlands. Owned by Michael L. Kettenbach, the land has long been North Andover's top priority for watershed protection.



In the fall of 2003, the Board of Selectmen asked the Trust for Public Land ("TPL"), a national nonprofit conservation organization to help protect the property. TPL was similarly involved in the previous CPA-funded open space acquisition, Half Mile Hill in 2002 and Carter Hill in 2001. Local supporters and TPL grant writing expertise have been seeking private donations and grants to reduce the Town's cost. The proposed purchase price is \$2.6 million.

The CP Committee deliberated this project in great detail and voted to recommend this project for Town Meeting because the project fits within the goals of CPA and open space protection. Protection of the site will safeguard North Andover's drinking water, expand opportunities for recreation, preserve amazing scenic vistas, and protect past investments in open space. The acquisition is also consistent with goals and recommendations in North Andover's Master Plan 2000, Open Space and Recreation Plan 200-2005, and the Lake Cochichewick Watershed Plan 1987.



## ARTICLE 17 PROJECT DESCRIPTIONS

### MACHINE SHOP VILLAGE STREETScape IMPROVEMENT MASTER PLAN— \$22,000

Submitted by **Heidi Griffin**, Community Development Office and **Liz Fennessy**, Machine Shop Village Improvement Committee.

Located near downtown, Machine Shop Village, a National Register of Historic Places resource, is one of three historic districts in Town. The proposed project would fund landscape architecture master planning services, including an inventory and assessment of existing conditions, and a streetscape improvement plan. The plan would include public participation and provide recommendations for improvements that would be consistent with the historic nature of the district.



### STEVENS ESTATE FIRE PROTECTION SYSTEM — \$319,000

Submitted by **Albert Cullen**, Chairman, Trustees of the Stevens Estate

The proposed CPA funding to the Stevens Estate will assist in the design and installation of a fire sprinkler protection system. The Stevens Estate is a nationally registered historic building, owned and managed by the Town for weddings, conferences and banquets. Installation of the system is required to meet fire protection codes and to protect this landmark property. All work is to be performed in a manner that is consistent with preserving the historic character of the former estate, located on the Osgood Hill property.



### SHARPNER'S POND FIELDS: BASEBALL — \$25,000

Submitted by **Cliff Bourie**, President, North Andover Booster Club Little League

The proposed CPA funding for the rehabilitation of the Sharpner's Pond Fields will change the layout of Field #2 to correct drainage problems that currently exist on the left side of the infield and address safety concerns, specifically the limited vision of the batters and catchers caused by the setting sun during the early evening. The revised layout will relocate and rotate the infield area from the current location to an area that is currently the far end of the right field foul line. The proposed funding also includes tilling existing loam, regrading the field, installing clay and sod.



### NORTH PARISH CHURCH: STEEPLE AND FOUNDATION RESTORATION — \$141,670

Submitted by **Phila & Dick Slade** and **Rev. Lee Bluemel**, North Parish Preservation Task Force

Located in the Old Center, North Parish Church is one of the Town's most visible and photographed historic landmarks. The building served as the town meetinghouse for North Andover. The 1855 Andover annual town meeting was held in the parish hall; a later vote split the two parishes. The proposed funding will contribute to a Parish effort to preserve the 1836 steeple tower and foundation. Steeple work includes replacement of rotted tower posts, resupport of Paul Revere bell bearings and pillowblocks, and restoration of balustrades. Foundation work includes realignment of four pilasters, reconstruction of front steps, and repointing mortar to prevent further water damage. As a condition of the proposed funding the Committee will receive a Historic Preservation Restriction in order to protect the Town's investment in this historic landmark.



### STEVENS MEMORIAL LIBRARY STAIRS — \$46,000

Submitted by **Sue Ellen Holmes**, Director

As the final phase of the Front Entry Repair Project, this proposed funding includes the rebuilding of the front granite steps as well as restoration work of the Barrel Vault wall supporting the stairway structure.

### HISTORIC RECORDS PRESERVATION PROJECT — \$30,000

Submitted by **Joyce A. Bradshaw**, Town Clerk

First of a multi-year proposal to establish a Records Management Program that will include scanning, records retention, and preservation of Town records dating to 1861. Prior to relocation to new Town Hall vaults, records and books would be cataloged and restored including deacidification, reinforcement of paper, and re sewn, as appropriate. This project is a cooperative effort with the North Andover Historical Commission and North Andover Historical Society.

### GROGAN PLAYGROUND — \$25,000

Submitted by **Joyce L. Smith**, Francis Street

The proposed CPA funding for the Grogan Playground, located at Grogan Field, will contribute to a community effort to preserve neighborhood playgrounds and parks. The proposed funding will be used to purchase and install playground equipment. This project will also utilize donated funds and donated labor.

If you are interesting in volunteering time, money, and/or labor to help renovate this playground, please contact **Joyce Smith** at 978.257.2163.

