



TOWN OF NORTH ANDOVER

Community Preservation Committee

..... Administering the Community Preservation Act

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 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

Linda Tremblay

Historical Commission

Deborah Feltovic

Board of Selectmen Designee

Felipe Schwarz

Board of Selectmen Designee

Tom Coppa

Board of Selectmen Designee

Brad Wakeman

Board of Selectmen Designee

Alberto Angles, Jr.

Board of Selectmen Designee

Terry Holland

Recreation Department

Town Meeting Report | 2009-2010

The Community Preservation Committee (CPC) 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 29 – Appropriation from Community Preservation Fund

HISTORIC PRESERVATION	
Town Common: Scenic restoration; underground utilities	\$450,000
Ridgewood Cemetery: Restoration of gates, Veteran's lot, grave markers and landscapes (Phase II)	\$70,150
Stevens Library: Restoration of main walkway	\$50,000
Main Street Fire House: Refurbishment of building infrastructure (Phase II)	\$22,500
Hay Scales Building (Town Common); Building Restoration (Phase II)	\$7,695
AFFORDABLE HOUSING	
Reserve for future expenditures	\$182,400
OPEN SPACE PROTECTION	
Principal and Interest expenses: Windrush Farm	\$650,000
Rolling Ridge: Purchase of conservation restriction, public trail access and parking area	\$600,000
Windrush Farm: Parking area	\$15,000
ADMINISTRATIVE AND OPERATING EXPENSES	
Administrative Costs	\$30,000
TOTAL APPROPRIATIONS	\$2,077,745

Summary of Proposed Community Preservation Projects

HISTORIC PRESERVATION



Town Common: Scenic Restoration and Utility Pole Removal

- ❖ Cash advance to accelerate the removal of the above ground utilities around the Town Common
 - ❖ To be refunded via continuation of 2% surcharge on phone bills
 - ❖ No impact to the final cost of the project or the amount surcharged to phone customers
 - ❖ Alternative is to keep above ground utilities in place until Verizon collects already incurred costs and full cost of remainder of the project, which could take 10+ years
 - ❖ Will require written agreement with Verizon to ensure terms are acceptable to the Town
-

Main Street Fire House: Infrastructure Refurbishment

- ❖ Refurbishment of 2nd floor bathroom and associated plumbing work
-



Ridgewood Cemetery Restoration (Phase 2)

- ❖ Restoration of gates on Salem Street and Marbleridge Road
 - ❖ Enhancements to Veterans' lot
 - ❖ Refurbishment of grave markers and landscape
 - ❖ Ridgewood provides a quasi-municipal service as it is the only non-sectarian cemetery in NA; Ridgewood is also contributing its funds into this program
 - ❖ Ridgewood has agreed to provide increased public access to the property
-



Stevens Library: Walkway Restoration

- ❖ Replacement of main brick walkway to front entrance of library

- ❖ Part of ongoing restoration program for library (roof, stairway and window work funded in prior years)
-

Hay Scales Building Restoration (Phase 2)

- ❖ Refurbishment of building exterior based on engineering study from prior year
-

AFFORDABLE HOUSING

Reserve for Future Expenditure

- ❖ Allocation of 10% of total funding for coming year to future affordable housing projects
-

OPEN SPACE PROTECTION



Windrush Farm: Principal and Interest Payment

- ❖ Current year payment for purchase of Windrush Farm in 2009
- ❖ Purchase to be fully paid off in 2011

Windrush Farm Parking Area

- ❖ Construction of a parking area on the town land at Windrush Farm
-



Rolling Ridge: Purchase of conservation restriction, public trail access and parking area

- ❖ Rolling Ridge is a historically significant and scenically beautiful 38 acre property directly on Lake Cochichewick.
- ❖ This project will provide a conservation restriction on the property (which excludes future development), public trail access, boat access and a dedicated parking area.
- ❖ Benefits to the Town include protection of the water supply, preservation of one of the most significant open space vistas in the Town, access to trails and the lake for recreation purposes and greater resident access to one of the most architecturally significant estates and gardens in the area.
- ❖ The gardens were designed by Fletcher Steele, one of the pre-eminent landscape architects of the early 20th century.
- ❖ There will be no bonding or borrowing associated with this project.
- ❖ We have received an appraisal for the property that closely matches the proposed purchase price.
- ❖ The CPA has exchanged drafts of a proposed conservation restriction and are working out the final details.
- ❖ An open house was held at Rolling Ridge on Saturday, May 8, for residents to tour the property. As part of this arrangement, Rolling Ridge also plans to hold multiple events during the year for the benefit of the Town.

Enhancing North Andover | One CPA Project at a Time!

2001

1. Carter Hill Acquisition

2002

2. Half Mile Hill Acquisition
3. Old Burying Ground Restoration
4. Stevens Estate Gutters and Downspouts
5. Town Hall Renovation Project

2003

6. Town Common Historic Restoration Project
7. Stevens Estate Water Service & Sprinklers
8. Stevens Memorial Library Entry Restoration
9. Scholfield Mill Site Restoration
10. Sharpners Pond Soccer Field Rehab
11. Drummond Field Rehab

2004

12. Half Mile Hill Summit Acquisition
13. Machine Shop Village Master Plan
14. Preservation of Town Records
15. Stevens Memorial Library Restoration Phase 2
16. North Parish Church – Steeple and Foundation
17. Stevens Estate Fire Protection System
18. Sharpners Pond Baseball Field Rehab
19. Grogan Playground

2005

20. Affordable Housing Master Plan
21. First-Time Homebuyers Program
22. Machine Shop Village Phase 1
23. Stevens Estate Gate House
24. Stevens Estate Plant House

2006

25. Sunny Ridge Property Acquisition
26. Stevens Pond Beachhouse
27. Alpin Field Playground
28. Reynolds Fields Playground
29. Open Space Stewardship
30. Main Street Fire Station Roof
31. Stevens Library – Roof and Windows
32. Machine Shop Village Grant Application
33. Preservation of Town Records (Phase 2)

2007

34. Sharpners Pond Rehabilitation
35. Grogan Middle School Fields Rehab
36. Town Common Drainage Rehab
37. Preservation of Town Records (Phase 3)
38. Stevens Estate – Windows
39. Stevens Estate Interior

2008

40. Stevens Corner
41. Old Police Court Refurbishment
42. Stevens Estate – Windows (Phase 2)

2009

43. Stevens Estate – Restoration of Gate House (Phase 2)
44. Ridgewood Cemetery
45. Machine Shop Village – Signage and Streetscape
46. Grogan's Field Building Restoration
47. Restoration of Historical Town Record (Phase 4)
48. Old Police Court Restoration
49. Hay Scales Building
50. Bingham Way Roof
51. Fountain Drive Walkway
52. Windrush Farm

**Actually 52 CPA Projects since
2001!**

**Leveraging ~\$2.5 Million in
private donations**

**Achieving \$7.4 Million in State
Matching Funds!**

NORTH ANDOVER COMMUNITY PRESERVATION COMMITTEE - LONG RANGE PLAN (Base Case)

(all numbers are in thousands of dollars)

	Completed Years									Plan Years					Total
	FY 02	FY 03	FY 04	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	
Beginning Balance	\$0.0	\$700.1	\$863.1	\$974.2	\$538.1	\$634.5	\$923.3	\$865.2	\$2,408.6	\$3,413.3	\$3,184.2	\$3,967.9	\$5,322.2	\$6,717.1	\$0.0
Projected Revenue															
From CPA Tax Surcharge	\$793.6	\$896.0	\$1,021.8	\$1,042.4	\$1,126.0	\$1,159.8	\$1,231.7	\$1,283.0	\$1,321.5	\$1,361.1	\$1,402.0	\$1,444.0	\$1,487.3		\$15,570.2
From State Matching Funds	\$0.0	\$802.7	\$896.0	\$1,021.8	\$1,051.2	\$1,126.0	\$1,159.8	\$901.4	\$489.8	\$462.5	\$476.4	\$490.7	\$505.4	\$520.6	\$9,904.3
Self Help and Other Grants	\$250.0	\$250.0							\$750.0						\$1,250.0
Private Contributions		\$151.2		\$25.0					\$1,000.0						\$1,176.2
Other					\$136.7	\$50.0	\$75.0	\$100.0	\$60.0						\$421.7
TOTAL Revenue	\$1,043.6	\$2,099.9	\$1,917.8	\$2,089.2	\$2,313.9	\$2,335.8	\$2,466.5	\$2,284.4	\$3,621.3	\$1,823.7	\$1,878.4	\$1,934.7	\$1,992.8	\$520.6	\$28,322.4
Projected Expenditures															
Affordable Housing	\$79.4	\$169.9	\$191.8	\$206.4	\$213.6	\$228.6	\$239.1	\$286.4	\$175.0	\$182.4	\$187.8	\$193.5	\$199.3	\$52.1	\$2,605.2
Open Space Protection	\$263.1	\$1,110.1	\$1,091.9	\$1,855.2	\$1,582.4	\$1,614.5	\$1,715.4	\$218.4	\$2,031.6	\$1,265.0	\$719.0	\$193.5	\$199.3	\$52.1	\$13,911.4
Historic Preservation	\$0.0	\$652.0	\$518.0	\$558.7	\$416.5	\$290.5	\$565.0	\$231.2	\$380.0	\$600.4	\$187.8	\$193.5	\$199.3	\$52.1	\$4,844.9
Administration	\$1.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$30.0	\$30.0					\$96.0
Less: Proj done under budget				(\$100.0)			(\$91.6)			(\$25.0)					(\$216.6)
TOTAL Expenditures	\$343.5	\$1,937.0	\$1,806.7	\$2,525.3	\$2,217.5	\$2,047.0	\$2,524.5	\$741.0	\$2,616.6	\$2,052.8	\$1,094.7	\$580.4	\$597.8	\$156.2	\$21,240.9
Ending Balance	\$700.1	\$863.1	\$974.2	\$538.1	\$634.5	\$923.3	\$865.2	\$2,408.6	\$3,413.3	\$3,184.2	\$3,967.9	\$5,322.2	\$6,717.1	\$7,081.5	\$7,081.5

Notes

- 1 Assumes a 35% State Match from Community Preservation Trust Fund for all future years
- 2 FY11 revenue projection based on current billing level; projected revenue growth rate is 3% thereafter.
- 3 Expenditures based on current projects approved by CPC Committee
- 4 Reserves of 10% of total revenue for years in which there are no specific projects by category

NORTH ANDOVER COMMUNITY PRESERVATION COMMITTEE - LONG RANGE PLAN (Base Case)

(all numbers are in thousands of dollars)

Affordable Housing

Project	FY 02	FY 03	FY 04	FY 05	FY 06	FY 07	FY 08	FY 09	FY10	FY11	FY12	FY13	FY14	FY15	Total
Reserve for Future Expenditure	\$79.4	\$169.9	\$191.8	\$206.4	\$0.0	\$228.6	\$239.1	\$0.0	\$0.0	\$182.4	\$187.8	\$193.5	\$199.3	\$52.1	\$1,930.2
Affordable Housing Master Plan					\$40.0										\$40.0
First Time Homebuyer's Program					\$225.0										\$225.0
Stevens Corner (create 42 affordable units)								\$1,350.0							\$1,350.0
Bingham Way Roof Replacement									\$150.0						\$150.0
Fountain Drive: Replacement of Walkways									\$25.0						\$25.0
Less: Use of Prior Reserves					(\$51.4)			(\$1,063.6)							(\$1,115.0)
TOTAL Expenditures - Affordable Housing	\$79.4	\$169.9	\$191.8	\$206.4	\$213.6	\$228.6	\$239.1	\$286.4	\$175.0	\$182.4	\$187.8	\$193.5	\$199.3	\$52.1	\$2,605.2

Open Space Protection/Recreation

Project	FY 02	FY 03	FY 04	FY 05	FY 06	FY 07	FY 08	FY 09	FY10	FY11	FY12	FY13	FY14	FY15	Total
Land Acquisition - Carter Hill (p + l)	\$263.1	\$372.0	\$385.0	\$525.2	\$0.0	\$0.0									\$1,545.3
Land Acquisition - Half-Mile Hill (p+l)	\$0.0	\$733.1	\$574.9	\$775.0	\$682.4	\$0.0									\$2,765.4
Land Acquisition - Half Mile Hill Summit				\$500.0	\$900.0	\$900.0	\$519.6								\$2,819.6
Land Acquisition - Cullen Property						\$400.0	\$1,138.4								\$1,538.4
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
Aplin Field Playground						\$28.5									\$28.5
Reynolds Field Playground						\$30.0									\$30.0
Stevens Pond						\$186.0									\$186.0
Sharpners Pond Rehabilitation							\$39.0								\$39.0
Middle School and Grogans Field Rehab							\$18.4								\$18.4
Open Space Stewardship						\$70.0									\$70.0
Land Acquisition - Windrush Farm									\$2,250.0	\$650.0	\$719.0				\$3,619.0
Less: Use of Prior Reserves									(\$218.4)						(\$218.4)
Land Acquisition (Cons. Restriction) - Rolling Ridge										\$600.0					\$600.0
Windrush Farm Parking Area										\$15.0					\$15.0
Other Costs/ reserve	\$0.0	\$5.0	\$20.0	\$5.0		\$0.0		\$218.4				\$193.5	\$199.3	\$52.1	\$693.2
TOTAL Expenditures - Open Space Protection/Recreation	\$263.1	\$1,110.1	\$1,091.9	\$1,855.2	\$1,582.4	\$1,614.5	\$1,715.4	\$218.4	\$2,031.6	\$1,265.0	\$719.0	\$193.5	\$199.3	\$52.1	\$13,911.4

NORTH ANDOVER COMMUNITY PRESERVATION COMMITTEE - LONG RANGE PLAN (Base Case)

(all numbers are in thousands of dollars)

Historic Preservation															
Project	FY 02	FY 03	FY 04	FY 05	FY 06	FY 07	FY 08	FY 09	FY10	FY11	FY12	FY13	FY14	FY15	Total
Reserve for Future Expenditure	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$109.7	\$0.0	\$0.0	\$187.8	\$193.5	\$199.3	\$52.1	\$742.3
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
Scolfield 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
Machine Shop Village (Phase 1)					\$250.0										\$250.0
Stevens Estate (Gate House)					\$96.5										\$96.5
Stevens Estate (Plant House)					\$70.0										\$70.0
Main Street Fire Station						\$140.0									\$140.0
Stevens Library - Roof and Windows						\$95.5									\$95.5
Machine Shop Village - Grant Application						\$5.0									\$5.0
Preservation of Town records - Phase 2						\$50.0									\$50.0
Town Common - Drainage Rehab							\$330.0								\$330.0
Preseration of Town Records - Phase 3							\$40.0								\$40.0
Stevens Estate Restoration - Windows							\$100.0								\$100.0
Stevens Estate Restoration - Interiors							\$95.0								\$95.0
Old Police Court Refurbishment								\$91.5							\$91.5
Stevens Estate Restoration - Windows (Phase 2)								\$30.0							\$30.0
Stevens Estate (Gate House - Phase 2)									\$207.2						\$207.2
Ridgewood Cemtery Restoration									\$107.3						\$107.3
Machine Shop Village (Phase 2)									\$95.0						\$95.0
Grogan's Field Building Refurbishment									\$45.2						\$45.2
Preservation of Town Records - Phase 4									\$15.0						\$15.0
Old Police Court Refurbishment - Phase 2									\$15.0						\$15.0
Hay Scales Building									\$5.0						\$5.0
Town Common - Underground Utilities										\$450.0					
Ridgewood Cemetery Restoration - Phase 2										\$70.2					
Stevens Library Walkway Restoration										\$50.0					
Main Street Fire Station - Phase 2										\$22.5					
Hay Scales Building - Phase 2										\$7.7					
Less: Use of Prior Reserves										(\$109.7)					(\$109.7)
TOTAL Expenditures - Historic Preservation	\$0.0	\$652.0	\$518.0	\$558.7	\$416.5	\$290.5	\$565.0	\$231.2	\$380.0	\$600.4	\$187.8	\$193.5	\$199.3	\$52.1	\$4,244.5