

# A great opinion piece from a town which knows the reality of CPA

From the Daily Hampshire Gazette

## Michael J. Wozniak: Vote no again on the CPA in South Hadley

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### Vote no again on the CPA in South Hadley

The Community Preservation Act has reared its ugly head **for a third time** in South Hadley.

On Nov. 8, voters will be asked to vote on whether to adopt the CPA for a third time. This is nothing more than a **back-door tax override**. Voters have defeated this same proposal twice before; once in 2008 and once as recently as April 2016.

How many more times will voters be asked to vote on the same question?

Proponents of this act would have you believe that the average tax burden would be around \$35 per year. This is based on an assessed value of \$231,700.

What they don't tell you is that there are over 1,900 residential and business properties in town that will pay over this amount, in some cases in the hundreds of dollars for residential properties and thousands of dollars for some businesses.

If enacted, the top 5 businesses in town including Loomis Village, Maraline Development, E Ink, Mount Holyoke College and Center Redevelopment would be assessed a surcharge amounting to a combined \$9,200 per year.

Over a 10-year period that comes out to \$92,000. **For a town that is trying to attract businesses** (think former Big Y plaza), this surcharge is counterproductive and will steer businesses away from town.

This is one of those “forever votes” which means that, if enacted, this tax override is here to stay. We are already being taxed to the hilt in this town and this act will place an **additional burden on people with fixed incomes already struggling to get by**.

Remember, 35 percent of the town's population is over 60. Please vote no on the CPA on Nov. 8.

Michael J. Wozniak  
South Hadley

The author is a Town Meeting member in South Hadley.

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Very similar  
situation to  
Holyoke!