

**Town of Canton, Massachusetts**  
**COMMUNITY PRESERVATION COMMITTEE**  
**Minutes of January 4, 2021**

The January 4, 2021 meeting of the Canton Community Preservation Committee was held remotely (on Zoom platform) consistent with Governor Baker’s Executive Order of March 12, 2020 suspending certain provisions of the Open Meeting Law. The meeting was posted on the Town’s website along with directions detailing how the public could participate and was called to order at 7:11 p.m.

Committee members in attendance: Stacey Gorman, George Comeau, Shaun Chu, John McSweeney, Lisa Lopez, Josh Cohen, David McCarthy, Kristin Mirliani, John Leonetti

**MINUTES**

**Upon a motion made by G. Comeau, seconded by K. Mirliani, the Committee was polled and voted 9-0-0 to approve the minutes of December 7, 2020 and December 14, 2020.**

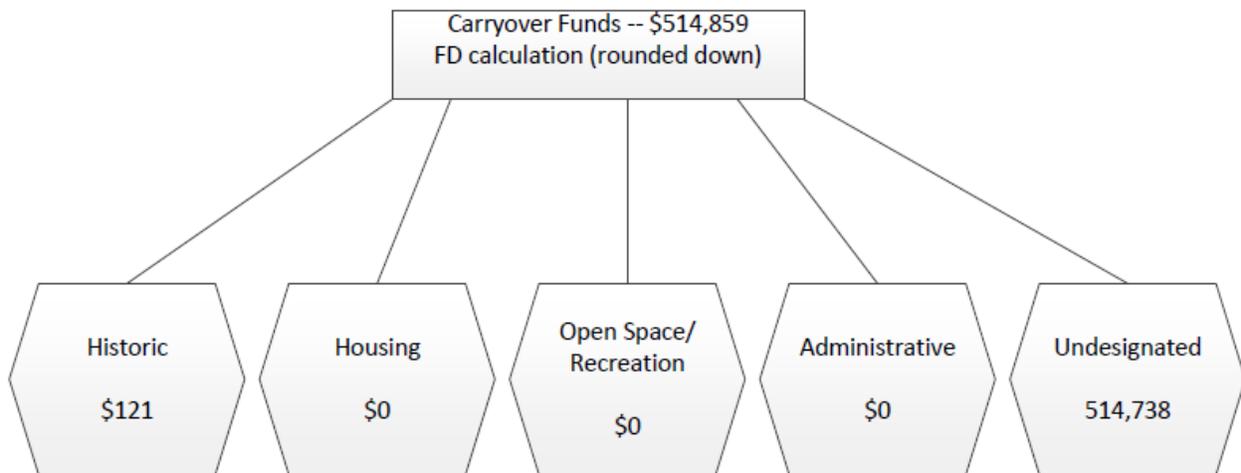
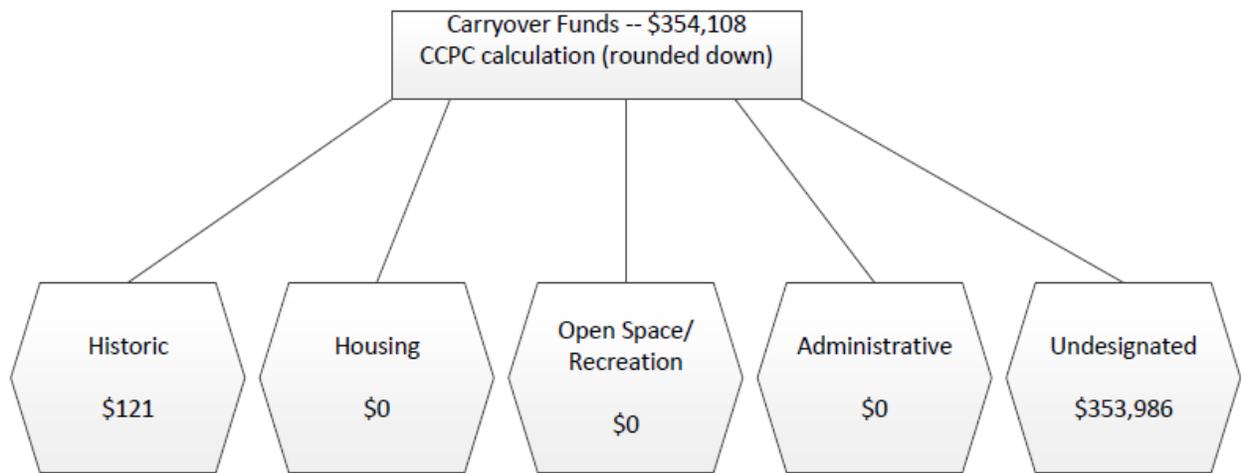
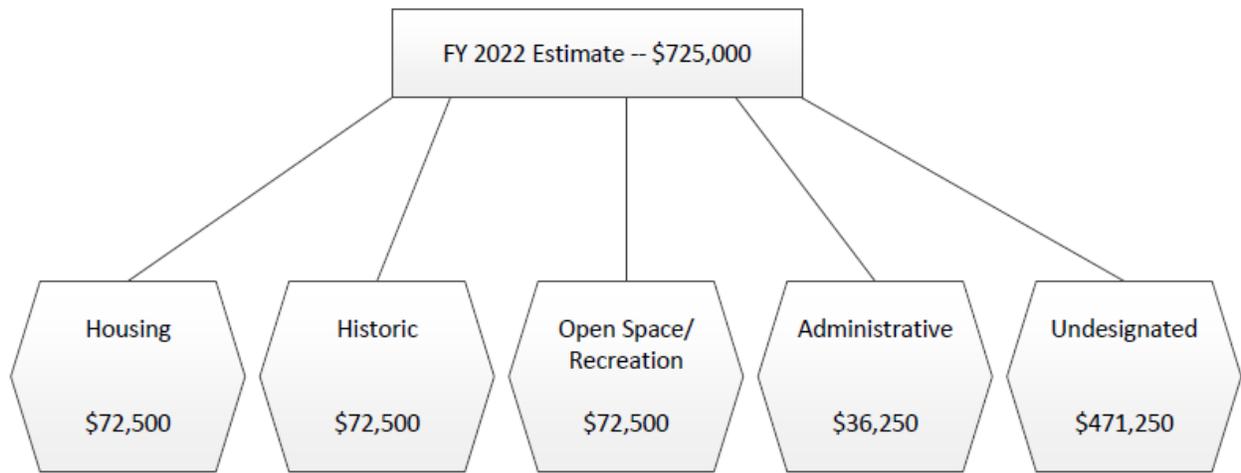
<b>L. Lopez – Aye</b>	<b>D. McCarthy – Aye</b>	<b>K. Mirliani – Aye</b>
<b>J. McSweeney – Aye</b>	<b>G. Comeau – Aye</b>	<b>S. Chu – Aye</b>
<b>J. Leonetti – Aye</b>	<b>J. Cohen – Aye</b>	<b>S. Gorman – Aye</b>

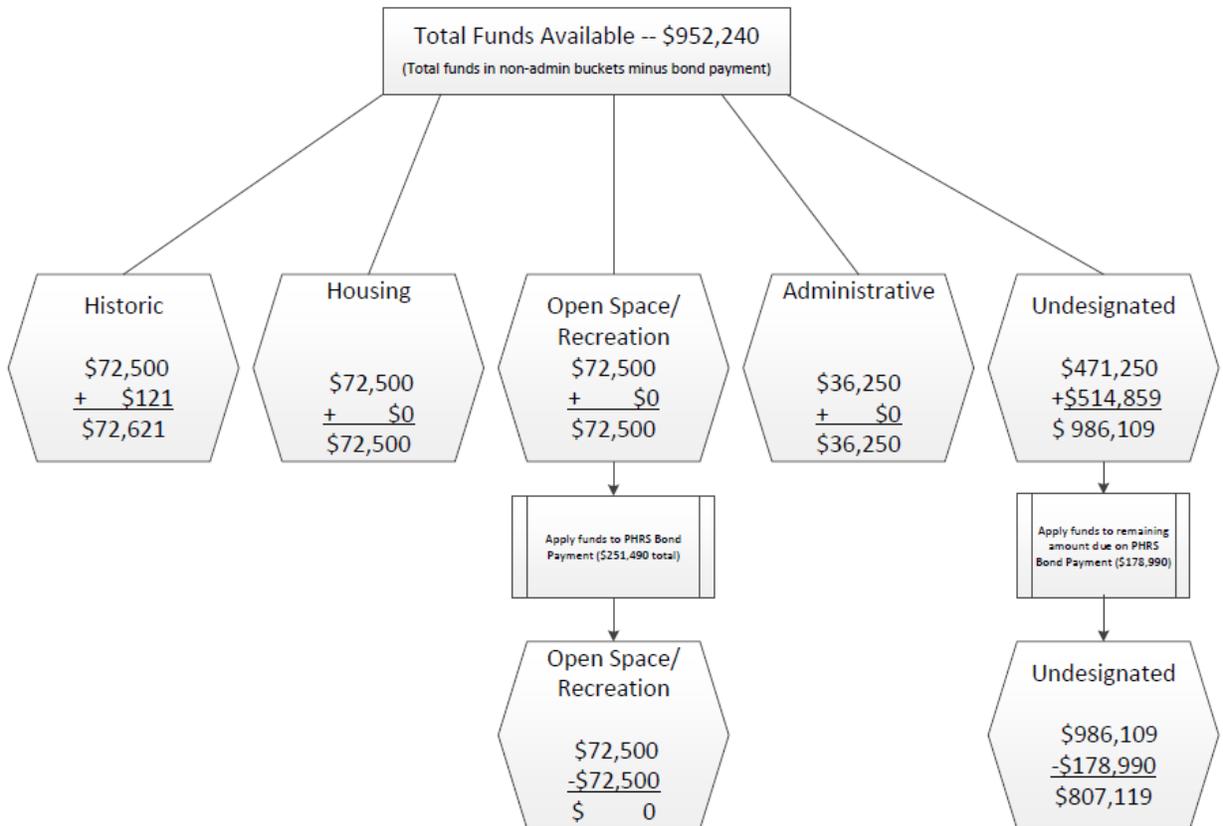
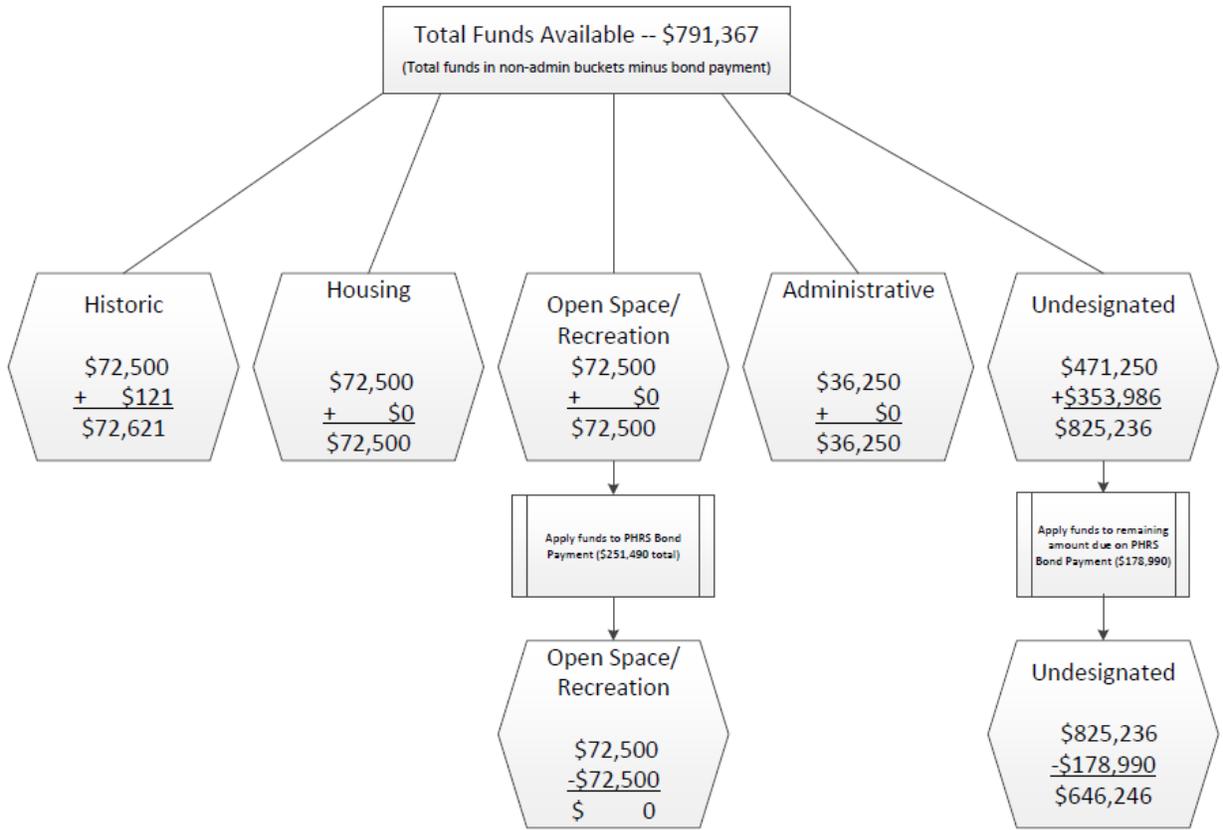
**REVIEW OF FUND RESERVES AND ESTIMATED FY 2022 FUND AVAILABILITY**

S. Gorman reviewed the financial history and outlook as well as fund allocations as shown on the following slides. She noted that the estimated revenue of \$725K for FY 22 was approved by the Finance Director and voted by the CCPC at the close of calendar year 2020.

Fiscal Year	Projected Revenue	Surcharge Revenue	State Grant	Other	Total Actual Revenue
2014		480,994	-	878	481,871
2015		491,960	153,822	5,813	651,594
2016		520,789	145,336	7,341	673,466
2017		545,947	108,001	11,689	665,637
2018	\$600,000	581,952	94,671	25,996	702,619
2019	\$600,000	613,700	110,487	32,524	756,710
2020	\$650,000	619,735	147,419	30,548	797,703
2021	\$700,000	241,724 (as of 10.31.20)	181,402		

- Despite COVID-19 issues, Director of Finance does not anticipate significant drop in surcharge revenue in FY21 or FY22.
- State match for FY2021 exceeded expectation at \$181,402.
- Anticipated revenue for FY2022 is \$725,000 based on Committee recommendation and approval by Finance Director





**HISTORIC**

**FUNDS IN "HISTORIC" BUCKET - \$72,621**  
**AMOUNT SOUGHT: \$334,000**

1) Hooper Bell Preservation Design Study - \$5,000  
 2) Hunneman Hand Tub Restoration - \$46,000  
 3) Memorial Hall Exterior Restoration Design - \$283,000

**OPEN SPACE/RECREATION**

**FUNDS IN "OS/R" BUCKET - \$0**  
**AMOUNT SOUGHT - \$379,322**

1) Conservation Fund - \$25,000  
 2) Gibson Field Restoration - \$34,000  
 3) Warner Trail Design Study - \$50,000  
 4) Luce School Playground - \$270,322

**HOUSING**

**AVAILABLE FUNDS - \$72,500**  
**AMOUNT SOUGHT - \$200,000**

1) Hagan Court Exterior Egress- \$100,000  
 2) Municipal Housing Trust - \$100,000

**UNDESIGNATED**

**AVAILABLE FUNDS - \$646,246 OR \$807,119**

D. McCarthy asked why the bond came out of the open space “bucket” and S. Chu asked whether this worked to detriment of other open space projects. G. Comeau noted that the debt service has to be paid, and the apportionment generally doesn’t impact project review or recommendations. L. Lopez asked whether the CCPC should consider reducing the appropriation to administrative expenses to an amount less than the 5% that has been used to date.

S. Gorman stated that given the timing issues relating to the calculation of carryover funds, a conservative estimate of available funds in the undesignated reserve is approximately \$354K. Discussion of the relative amount of funds to keep in reserve and the implication of what might turn out to be multi-year projects followed. Committee members generally agreed that projects should be judged based on merits and not on what might come before the CCPC in the future.

**CONSIDERATION OF FY 22 APPLICATIONS & VOTE ON RECOMMENDATIONS TO ANNUAL TOWN MEETING**

**Municipal Affordable Housing Trust**

S. Gorman reminded the Committee that two projects totaling \$200K were submitted under the community housing category. With respect to the Housing Trust, she noted that questions from the CCPC had been relayed to the Town Planner. There are currently no concrete answers as to exactly how the requested seed money would be spent as spending priorities will be defined by Trust members who have yet to be appointed.

G. Comeau stated that while he supports the idea of a Housing Trust, he doesn’t think this project is “ripe”, and the fact that the Housing Trust has not yet been formed could become an issue at Town Meeting. J. Leonetti also expressed support for the creation of a Trust, but noted

the absence of a definitive plan for the use of the funding requested and the lack of clarity as to how much money would be needed going forward. He suggested that an alternative funding mechanism might make more sense depending on the funding needs. L. Lopez stated that she is concerned with the time that will be lost if the Trust is not funded this year. J. McSweeney stated that the Housing Authority had voted to support both the Trust and the request for CPA funding. He added that the Trust will need seed money in order to get anything accomplished. J. Cohen echoed concerns about the extent of funding that would be needed. K. Mirliani replied that she expects the needs to be continual and is more concerned with the lack of information about the starting position of a Trust. She is hesitant to put money towards the housing problems without a plan. S. Gorman agreed that she would like to understand the priorities and goals that would be supported by CPA funding. She would be open to the idea of committing a smaller dollar amount to support a definitive program objective.

L. Lopez stated that Housing Trust working group has noted the need to have a dedicated subject matter expert update Canton's 2015 Housing Action Plan. The plan update is a huge exercise and well beyond the capacity of a volunteer board. She suggested that the CCPC consider a recommendation of \$50,000 to be used for the purpose of hiring a housing expert. Discussion about this alternative funding proposal followed.

**Upon a motion made by L. Lopez, seconded by G. Comeau, the Committee was polled and voted 6-3-0 to recommend funding of a Housing Trust in the amount of \$50,000 contingent upon Town Meeting approval of a Municipal Affordable Housing Trust and upon the use of CPA funds to hire a subject matter specialist to assist in the development of a Housing Plan.**

<b>L. Lopez – Aye</b>	<b>D. McCarthy – Aye</b>	<b>K. Mirliani – No</b>
<b>J. McSweeney – Aye</b>	<b>G. Comeau – Aye</b>	<b>S. Chu – Aye</b>
<b>J. Leonetti – No</b>	<b>J. Cohen – No</b>	<b>S. Gorman – Aye</b>

**Hagan Court Preservation – Emergency Egress**

**Upon a motion made by G. Comeau, seconded by J. McSweeney, the Committee was polled and voted 9-0-0 to recommend funding of \$100,000 for the Hagan Court Emergency Egress project.**

<b>L. Lopez – Aye</b>	<b>D. McCarthy – Aye</b>	<b>K. Mirliani – Aye</b>
<b>J. McSweeney – Aye</b>	<b>G. Comeau – Aye</b>	<b>S. Chu – Aye</b>
<b>J. Leonetti – Aye</b>	<b>J. Cohen – Aye</b>	<b>S. Gorman – Aye</b>

**Memorial Hall Restoration (Architectural Design)**

S. Gorman reminded the Committee that the Town is seeking \$283,506 in CPA funding to undertake architectural design work for the \$2.5 million Memorial Hall exterior preservation project. G. Comeau expressed support for this project, noting that the building is on the National Register, is the seat of town government and a memorial to Canton's Civil War dead. He feels it is important for the CCPC to put its stamp on this project. L. Lopez noted that she pushed backed on this project last year, but based on the CPA-funded building study she is fully supportive of the project and feels that partial CPA funding would ensure work is done in accordance with DOI Standards.

Upon a motion made by J. McSweeney, seconded by L. Lopez, the Committee was polled and voted 9-0-0 to recommend funding of \$283,506 for the Architectural Design piece of the Memorial Hall Exterior Restoration project.

L. Lopez – Aye	D. McCarthy – Aye	K. Mirliani – Aye
J. McSweeney – Aye	G. Comeau – Aye	S. Chu – Aye
J. Leonetti – Aye	J. Cohen – Aye	S. Gorman – Aye

### Hunneman Hand Tub Restoration

Upon a motion made by D. McCarthy, seconded by J. McSweeney, the Committee was polled and voted 8-0-1 to recommend funding of \$46,000 for the Hunneman Hand Tub Restoration project.

L. Lopez – Aye	D. McCarthy – Aye	K. Mirliani – Aye
J. McSweeney – Aye	G. Comeau – Abstain	S. Chu – Aye
J. Leonetti – Aye	J. Cohen – Aye	S. Gorman – Aye

### Hooper Bell Restoration Study

S. Gorman noted that additional information addressing purpose of design funds had been submitted by the applicants. There were no further questions or concerns.

Upon a motion made by L. Lopez, seconded by J. Cohen, the Committee was polled and voted 8-0-1 to recommend funding of \$5,000 for the Hooper Bell Restoration Study project.

L. Lopez – Aye	D. McCarthy – Aye	K. Mirliani – Aye
J. McSweeney – Aye	G. Comeau – Abstain	S. Chu – Aye
J. Leonetti – Aye	J. Cohen – Aye	S. Gorman – Aye

### Warner Trail Design

Upon a motion made by G. Comeau, seconded by D. McCarthy, the Committee was polled and voted 9-0-0 to recommend funding of \$50,000 for the Warner Trail Design project.

L. Lopez – Aye	D. McCarthy – Aye	K. Mirliani – Aye
J. McSweeney – Aye	G. Comeau – Aye	S. Chu – Aye
J. Leonetti – Aye	J. Cohen – Aye	S. Gorman – Aye

### Luce School Playground Replacement

G. Comeau noted that price seemed high, but if funds are there he does not object. He added that in a more competitive year he would have trouble supporting. Discussion about urgency, the extent of use, equitable funding across the multiple school playgrounds, the impact of reducing the funding requested, the need for accessible surfacing and whether this proposal would be considered a “destination playground” followed. K. Mirliani reminded the Committee that Luce is in densely populated area of Town and outside of the school day and the playground gets heavy use by residents. She added that the proposed surfacing is necessary to make the space accessible for the greatest number of users and ensure inclusivity. Further, the Luce School is on a priority list as noted in the application and presented by the Recreation Director. Lastly, given the funding demands created by the pandemic, the School Department is not in a position to supplement the project budget. J. Leonetti pointed out that the Luce project meets the review criteria discussed at prior meetings and provides an opportunity for safe outdoor play in a time

when such opportunities are so crucial. J. Cohen voiced his support of this project noting that it benefits a large portion of the population. Questions regarding the cost of this project relative to other recently completed playground projects were asked and answered.

**Upon a motion made by J. McSweeney, seconded by G. Comeau, the Committee was polled and voted 9-0-0 to recommend funding of \$270,322 for the Luce School Playground Replacement project.**

<b>L. Lopez – Aye</b>	<b>D. McCarthy – Aye</b>	<b>K. Mirliani – Aye</b>
<b>J. McSweeney – Aye</b>	<b>G. Comeau – Aye</b>	<b>S. Chu – Aye</b>
<b>J. Leonetti – Aye</b>	<b>J. Cohen – Aye</b>	<b>S. Gorman – Aye</b>

### **Gibson Field Restoration**

**Upon a motion made by G. Comeau, seconded by J. McSweeney, the Committee was polled and voted 9-0-0 to recommend funding of \$34,000 for the Gibson Field Restoration project.**

<b>L. Lopez – Aye</b>	<b>D. McCarthy – Aye</b>	<b>K. Mirliani – Aye</b>
<b>J. McSweeney – Aye</b>	<b>G. Comeau – Aye</b>	<b>S. Chu – Aye</b>
<b>J. Leonetti – Aye</b>	<b>J. Cohen – Aye</b>	<b>S. Gorman – Aye</b>

### **Transfer to Conservation Fund**

**Upon a motion made by G. Comeau, seconded by J. McSweeney, the Committee was polled and voted 9-0-0 to recommend funding of \$25,000 to be transferred to the Conservation Fund.**

<b>L. Lopez – Aye</b>	<b>D. McCarthy – Aye</b>	<b>K. Mirliani – Aye</b>
<b>J. McSweeney – Aye</b>	<b>G. Comeau – Aye</b>	<b>S. Chu – Aye</b>
<b>J. Leonetti – Aye</b>	<b>J. Cohen – Aye</b>	<b>S. Gorman – Aye</b>

### **OTHER BUSINESS**

Committee members were asked whether they were prepared to take a vote on whether to formally support the proposed warrant article to create a Municipal Affordable housing Trust. G. Comeau made a motion to formally support the proposed Housing Trust. The motion did not receive a second as CCPC members requested additional information before taking a position. The Committee agreed to postpone consideration of this matter until their next meeting.

S. Gorman stated that meetings would be less frequent now that applications have been reviewed and recommendations made. She proposed meeting on a monthly basis through Town Meeting and CCPC members agreed to hold their next meeting on Monday, February 22, 2021.

**Motion to adjourn at 9:30 p.m. by G. Comeau, seconded by J. Leonetti, unanimously approved 9-0-0 by roll call vote.**

**Respectfully Submitted by:**

*Kristen Phelps*

**Kristen Phelps  
CPA Administrator**