



Canton Finance Committee
801 Washington Street
Canton, MA 02021

Minutes Voted on:
Vote:

**Meeting Minutes
March 23, 2020**

Finance Committee Members Present: David Clough, Dan Cole, Emilio Mauro, Tim McKenna, Barbara Saint André, Cindy Thomas and Wai Wong.

Finance Committee Members Absent: Christos Arsoniadis and Rob Barker.

Guests Present:

Tim McCarthy, Resident
Randy Scollins, Finance Director
Glen Shane, Resident
Laura Smead, Town Planner
Ellen Jones, Finance Committee Secretary

Opening: Chair McKenna called the meeting to order at 7:03 p.m. via Zoom virtual meeting.

Approval of Agenda: Chair McKenna reviewed the agenda.

New Business:

Discussion with Laura Smead, Town Planner – Planning Board Town Meeting Articles

Article 43 - Amend Zoning By-Law Section 9.5 Billboard Zoning Overlay District

Article 43 is related to Article 51. The zoning by-law change would establish definitions for zoning overlay district along highways located in Canton. The article is modeled after a Braintree by-law. This by-law will help to establish where billboards would not be located. This by-law amendment would codify where they are already located in town.

Article 51 - Amend Zoning By-Law Section 6.3.10 Non-Accessory Signs

This by-law amendment would help to manage placement, operation, maintenance and local impacts of billboards. Restrictions would be in place so as not to violate existing scenic areas. Mr. Mauro stated that these zoning by-law changes would help to make Route 138 more esthetically pleasing. If these by-law changes were to pass, any existing billboards not located within the Billboard Zoning Overlay District (such as in the area of Route 138) would become pre-existing non-confirming structures and could be subject to removal once the contracts expire. Ms. Smead is under the impression that the billboards along Route 138 are benefitting more the landowners than the Town as opposed to the billboards along Route 95 which the Town is benefitting from.

Article 44 - Amend Zoning By-Law Section 10.7 Canton Center Design Review

This by-law change would keep the process the same for the review of signs but would transfer the approval process to the Planning Board. Because the Canton Center Design Review Board only meets once per month it prohibits the process from moving along in an expedited manner.

Article 45 - Amend Zoning By-Law Section 3.1.4 Table of Use Definitions Section J Accessory Uses Related to the Keeping of Overnight Motor Vehicles

Article 45 would correct an error in the Table of Use. In the Accessory Uses Table for this regulation the word not should be removed from the phrase of "keeping of not more than five motor vehicles"

Article 46 - Amend Zoning By-Laws Section 3.1.4 Table of Use Regulations Related to Short-Term Rentals

Short-term rentals would be subject to applicable State and town registration, administrative regulations and inspection requirements.

Article 47 - Amend Zoning By-Laws Section 11.0 Definitions – Short Term Rentals

The Planning Board proposes including a definition in the Zoning By-Laws to modernize Canton's regulations for short-term rentals made through hosting platforms such as AirBnB.

Article 48 - Amend Zoning By-Laws Section 4.1.4 Table of Dimensional Requirements – Residence Districts

This is a housekeeping article to remove a footnote in the by-law. This change would allow more flexibility to homeowners for rear yard setbacks for structures such as sheds. Most homes in Canton could not meet the required 100-200 foot setback requirements. Mr. Mauro inquired as to how the size of the shed would be restricted. There would still be building codes that would come into play as to how close a structure could be to a house. Ms. Smead indicated that last year there were restrictions put in place as to the size of structures.

Article 49 - Add Zoning By-Law Section 4.2.9 Retaining Walls along Scenic Ways

The Planning Board is proposing to expand design requirements for retaining walls to include those on scenic ways. The catalyst for this by-law change was a septic retaining wall that was put in place in a subdivision lot on Indian Lane that was lacking aesthetic appeal for which the Planning Board received a lot of negative feedback.

Article 50 - Amend Zoning By-Law Section 7.8 to Remove Expired Temporary Moratorium on the Sale & Distribution of Recreational Marijuana

This is a housekeeping article to keep the Zoning By-Laws up to date and accurate. This is deleting a section that was a temporary moratorium on the sale and distribution of recreational marijuana. Annual Town Meeting 2019 banned recreational marijuana.

Article 52 - Amend Zoning By-Law Section 9.1 Flood Plain Overlay District (FPOD)

The Federal Emergency Management Agency is updating flood maps. A FEMA representative from the state met with the Town and stated that there were required changes the Town had to make to its zoning by-laws as part of the National Flood Insurance Program. If these changes were not made the Town could jeopardize its participation in the National Flood Insurance Program.

Article 3 – Hear Reports of Committees Appointed at Prior Town Meetings

Mr. Mauro inquired of Ms. Smead whether there was any plan to give a report at Town Meeting regarding the updated Master Plan or the Route 138 Corridor Study as a part of the Article 3 portion of the Annual Town Meeting. Ms. Smead thought that would be a great idea and would speak with the Town Administrator.

Voting on Various Town Meeting Articles

Vote – Article 2 Motion 2 – Non-Residents Listing

A motion made by Ms. Thomas to recommend to Town Meeting that the list of non-residents as printed in the warrant be allowed to participate in Town Meeting was seconded by Mr. Mauro.

Roll Call Vote:

Ms. Thomas	Aye	Mr. Clough	Aye
Mr. Mauro	Aye	Mr. McKenna	Aye
Mr. Wong	Aye	Ms. Saint André	Aye
Mr. Cole	Aye		

The motion passed 7-0-0.

Vote – Article 3 – Hear Reports of Committees Appointed at prior ATMs

A motion made by Ms. Thomas to recommend to Town Meeting that the reports of the Economic Development Committee, Community Preservation Committee and the Canton Alliance Against Substance Abuse be heard at Town Meeting was seconded by Mr. Mauro.

Roll Call Vote:

Ms. Thomas	Aye	Mr. Clough	Aye
Mr. Mauro	Aye	Mr. McKenna	Aye
Mr. Wong	Aye	Ms. Saint André	Aye
Mr. Cole	Aye		

The motion passed 7-0-0.

Vote – Article 21 – Increase Solar Facility Stabilization Fund

A motion made by Ms. Thomas to recommend to Town Meeting that \$100,000 be appropriated for the Town Solar Facility Stabilization Fund (Fund 801) and to meet this appropriation \$100,000 be transferred from Solar Facility Receipts (Fund 111) of the town was seconded by Ms. Saint André.

Roll Call Vote:

Ms. Thomas	Aye	Mr. Clough	Aye
Mr. Mauro	Aye	Mr. McKenna	Aye
Mr. Wong	Aye	Ms. Saint André	Aye
Mr. Cole	Aye		

The motion passed 7-0-0.

Vote – Article 25 – Approval of Lease of Land Behind Police Station (Cell Tower Site)

The primary intent of this motion would allow the Board of Selectmen to negotiate and enter into a leasing agreement with a wireless communications company to install a cell phone tower on town-owned land behind the Police Station. Required public hearings for review and permitting would be required for the project. Abutters would have the chance to attend these hearings to voice their concerns. Mr. Cole stated the estimated revenue would be approximately \$45,000 per year.

Mr. Tim McCarthy, a resident from 25 Carey Circle located behind the proposed site for the tower, spoke about his concerns as to the location of the proposed cell tower and the close proximity to three schools (JFK Elementary, Hansen Elementary and Galvin Middle School). He is also voiced his concern about the electro-magnetic radiation from these towers. He is not opposed to cell towers being in Town but the proximity to the schools is of great concern to him.

Mr. Glen Shane, a resident from 27 Carey Circle, stated that he submitted questions by email last week to the FINCOM website but received no response. Chair McKenna stated that he did not see the questions from Mr. Shane. Mr. Shane inquired if the Police Chief was okay with locating this tower close to the Police Station. Mr. Scollins believes the Police Station has their own mono-pole. Ms. Thomas thought there was a “dead zone” in that particular area and that it was one of the reasons that particular location was being considered for a tower. Mr. Shane has no cell phone issues at his residence.

Mr. Shane inquired if the Town sought out a telecommunications company for this tower. Mr. Wong stated that a company came to the Town with their proposed project. Mr. Shane stated that this 150-ft. tower would be three times the height of a telephone pole and could be seen from residences. He inquired if the Finance Committee was in support of this location or if the Committee was exploring other locations.

Mr. McKenna stated that in order to move the process forward the Board of Selectmen and Town Administrator are seeking approval of the article to enter into the negotiation process to enter into a lease agreement. It would still need to go through the hearing process. Ms. Thomas confirmed for Mr. Shane that this motion is specific to property located at 1492 Washington Street.

A motion made by Ms. Saint André to recommend the motion for Article 25 that the Board of Selectmen be authorized to lease to others certain Town property located behind 1492 Washington Street, known as the Police Station, Canton Tax Assessor Map 46 Parcels 89 and 91, for the purposes of wireless communications facilities and related equipment as printed in the warrant was seconded by Ms. Thomas.

Roll Call Vote:

Ms. Thomas	Aye	Mr. Wong	Aye
Mr. Cole	Aye	Ms. Saint André	Aye
Mr. Clough	Aye	Mr. McKenna	Aye
Mr. Mauro	Aye		

The motion passed 7-0-0.

Ms. Thomas thanked the members of the public for attending the Finance Committee.

Vote – Article 26 - Amend Preservation Restriction on First Parish Church Steeple

The BOS is recommending Article 26 be deferred to Town Meeting. Mr. Cole did some research on this and found that at the 2015 Annual Town Meeting \$100,000 was approved under a Community Preservation Committee motion but the Finance Committee’s vote on this recommendation to Town Meeting was 7-4. There was concern about public funds being used for a project on private property. Article 26 is looking to amend the preservation restriction. There are also concerns about the look of the steeple being changed.

The Finance Committee did not vote Article 26 because they were seeking additional information and opinions of the Board of Selectmen and Community Preservation Committee.

Vote – Article 35 - Amend General By-Laws by Adding Sidewalk Betterment Assessment

The Finance Committee did not vote Article 35 because they were seeking additional clarification on 13% level of reserves versus 15% level of reserves in the proposed by-law amendment.

Vote – Article 53 - Amend Additional 43D Priority Development Sites

The Economic Development Committee (EDC) has not taken a vote on Article 53. The members inquired about the name of the tenant but Mr. Mauro could not reveal the name because the BOS and EDC were still in negotiations with the interested party and they were working on a few issues.

The Finance Committee did not vote Article 53 and would review this article at their meeting on March 25.

Vote – Article 43 - Amend Zoning By-Law Section 9.5 Billboard Zoning Overlay District

A motion made by Ms. Saint André that the motion presented by the Planning Board for Article 43 as printed in the warrant be recommended to Town Meeting was seconded by Ms. Thomas.

Roll Call Vote:

Ms. Thomas	Aye	Mr. McKenna	Aye
Mr. Wong	Aye	Ms. Saint André	Aye
Mr. Clough	Aye	Mr. Cole	Aye
Mr. Mauro	Aye		

The motion passed 7-0-0.

Vote – Article 44 - Amend Zoning By-Law Section 10.7 Canton Center Design Review

A motion made by Ms. Saint André that the motion presented by the Planning Board for Article 44 as printed in the warrant be recommended to Town Meeting was seconded by Mr. Mauro.

Roll Call Vote:

Ms. Saint André	Aye	Ms. Thomas	Aye
Mr. Clough	Aye	Mr. Cole	Aye
Mr. Mauro	Aye	Mr. McKenna	Aye
Mr. Wong	Aye		

The motion passed 7-0-0.

Vote – Article 45 - Amend Zoning By-Law Section 3.1.4 Table of Use Definitions Section J Accessory Uses Related to the Keeping of Overnight Motor Vehicles

A motion made by Ms. Saint André that the motion presented by the Planning Board for Article 45 as printed in the warrant be recommended to Town Meeting was seconded by Mr. Wong.

Roll Call Vote:

Mr. McKenna	Aye	Ms. Thomas	Aye
Mr. Clough	Aye	Mr. Cole	Aye
Mr. Mauro	Aye	Ms. Saint André	Aye
Mr. Wong	Aye		

The motion passed 7-0-0.

Vote - Article 47 - Amend Zoning By-Laws Section 11.0 Definitions – Short Term Rentals

A motion made by Ms. Saint André that the motion presented by the Planning Board for Article 47 as printed in the warrant be recommended to Town Meeting was seconded by Mr. Wong.

Roll Call Vote:

Ms. Thomas	Aye	Ms. Saint André	Aye
Mr. Clough	Aye	Mr. Wong	Aye
Mr. Cole	Aye	Mr. McKenna	Aye
Mr. Mauro	Aye		

The motion passed 7-0-0.

Vote - Article 48 - Amend Zoning By-Laws Section 4.1.4 Table of Dimensional

A motion made by Ms. Saint André that the motion presented by the Planning Board for Article 48 as printed in the warrant be recommended to Town Meeting was seconded by Mr. Wong.

Roll Call Vote:

Ms. Thomas	Aye	Ms. Saint André	Aye
Mr. Clough	Aye	Mr. Wong	Aye
Mr. Cole	Aye	Mr. McKenna	Aye
Mr. Mauro	Aye		

The motion passed 7-0-0.

Vote - Article 46 – Amend Zoning By-Laws Section 3.1.4 Table of Use Regulations Related to Short-Term Rentals

A motion made by Ms. Saint André that the motion presented by the Planning Board for Article 46 as printed in the warrant be recommended to Town Meeting was seconded by Mr. Clough.

Roll Call Vote:

Ms. Thomas	Aye	Ms. Saint André	Aye
Mr. Clough	Aye	Mr. Wong	Aye
Mr. Cole	Aye	Mr. McKenna	Aye

Mr. Mauro Aye
The motion passed 7-0-0.

Vote - Article 49 - Add Zoning By-Law Section 4.2.9 Retaining Walls along Scenic Ways

A motion made by Ms. Saint André that the motion presented by the Planning Board for Article 49 as printed in the warrant be recommended to Town Meeting was seconded by Mr. Cole.

Roll Call Vote:

Mr. Wong	Aye	Mr. Clough	Aye
Mr. Saint André	Aye	Ms. Thomas	Aye
Mr. Mauro	Aye	Mr. McKenna	Aye
Mr. Cole	Aye		

The motion passed 7-0-0.

Vote – Article 50 - Amend Zoning By-Law Section 7.8 to Remove Expired Temporary Moratorium on the Sale & Distribution of Recreational Marijuana

A motion made by Ms. Saint André that the motion presented by the Planning Board for Article 50 as printed in the warrant be recommended to Town Meeting was seconded by Mr. Wong.

Roll Call Vote:

Ms. Thomas	Aye	Ms. Saint André	Aye
Mr. Clough	Aye	Mr. Wong	Aye
Mr. Cole	Aye	Mr. McKenna	Aye
Mr. Mauro	Aye		

The motion passed 7-0-0.

Vote – Article 51 - Amend Zoning By-Law Section 6.3.10 Non-Accessory Signs

A motion made by Ms. Saint André that the motion presented by the Planning Board for Article 51 as printed in the warrant be recommended to Town Meeting was seconded by Mr. Wong.

Roll Call Vote:

Mr. Wong	Aye	Mr. Clough	Aye
Ms. Saint André	Aye	Ms. Thomas	Aye
Mr. Mauro	Aye	Mr. McKenna	Aye
Mr. Cole	Aye		

The motion passed 7-0-0.

Vote – Article 52 - Amend Zoning By-Law Section 9.1 Flood Plain Overlay District (FPOD)

A motion made by Ms. Saint André that the motion presented by the Planning Board for Article 52 as printed in the warrant be recommended to Town Meeting was seconded by Mr. Wong.

Roll Call Vote:

Ms. Thomas	Aye	Ms. Saint André	Aye
Mr. Clough	Aye	Mr. Wong	Aye
Mr. Cole	Aye	Mr. McKenna	Aye
Mr. Mauro	Aye		

The motion passed 7-0-0.

Article 22 - Recommendations of the Community Preservation Committee

The Finance Committee did not take any action on Article 22. Revisions to some of the motions in Article 22 still needed to be addressed. Revised motions will be sent to the members for review prior to the meeting on March 25.

Announcements – There were no announcements at the meeting.

Approval of Minutes

A motion made by Mr. Mauro to approve the minutes for February 19, 2020 as written was second by Ms. Saint André.

Roll Call Vote:

Ms. Thomas	Aye	Ms. Saint André	Aye
Mr. Clough	Aye	Mr. Wong	Aye
Mr. Cole	Aye	Mr. McKenna	Aye
Mr. Mauro	Aye		

The motion passed 7-0-0.

A motion made by Mr. Mauro to approve the minutes for February 26, 2020 as written was seconded by Ms. Saint André.

Roll Call Vote:

Ms. Thomas	Aye	Ms. Saint André	Aye
Mr. Clough	Aye	Mr. Wong	Aye
Mr. Cole	Abstain	Mr. McKenna	Aye
Mr. Mauro	Aye		

The motion passed 6-0-1.

A motion made by Mr. Mauro to approve the minutes for March 5, 2020 as written was seconded by Ms. Thomas.

Roll Call Vote:

Mr. McKenna	Abstain	Mr. Cole	Aye
Mr. Wong	Aye	Mr. Clough	Aye
Ms. Saint André	Abstain	Ms. Thomas	Aye
Mr. Mauro	Aye		

The motion passed 5-0-2.

Next Meeting Date - The Finance Committee will meet on Wednesday, March 25, 2020 with the Superintendent and Business Manager of the Blue Hills Regional High School. The Committee will continue to vote articles at that meeting as well.

The Town Meeting document is scheduled to go to the printer on April 6. All of the final motions need to be forwarded to Town Counsel. There is still uncertainty about Town Meeting being deferred to a later date possibly in June as well as the number of people being allowed to gather. The BOS would make this decision but they would be seeking the guidance as per the Governor's recommendations. Discussions still need to be circulated to members.

The Finance Committee decided to hold an additional meeting on April 2 to continue reviewing discussions and the Finance Committee report being prepared by Randy and Tim. Cash Reserves will be discussed.

Adjournment: A motion made by Ms. Saint André to adjourn the meeting at 9:11 p.m. was seconded by Mr. Wong.

Roll Call Vote:

Ms. Saint André	Aye	Mr. Clough	Aye
Mr. Cole	Aye	Ms. Thomas	Aye
Mr. Mauro	Aye	Mr. McKenna	Aye
Mr. Wong	Aye		

The motion passed 7-0-0.

Minutes reviewed by: David Clough
Respectfully submitted,

Timothy McKenna
Chair, Canton Finance Committee

**Canton Finance Committee Meeting
March 23, 2020
Meeting Documents**

Please note: Some meeting documents may be found on the Town's website under the Posted Minutes section (Laser Fiche).

For information regarding department budget requests please follow the below link:

<https://www.town.canton.ma.us/DocumentCenter/View/5658/FY21-Municipal-Budget---Dept-Requests---Jan-2020>

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