

**Canton Community Preservation Committee**

**Minutes of meeting – November 6, 2023**

**In Attendance: John McSweeney, David Ermhardt, David McCarthy, John Leonetti, George Comeau, Tom Theodore, Melissa Mayer, Alison Grossman, and Kendall O’Halloran (via Zoom)  
Paul Revere Heritage Site, Copper Mill Hall (4 Rolling Mill Way)**

Chairman John McSweeney opened the meeting at 7:00pm.

There were no public comments.

Applicant Interview: Paul Revere Heritage Site

Committee member George Comeau informed the committee that he sits on board of the Revere & Son Heritage Trust (which manages the Paul Revere Heritage Site), so he is recusing himself from voting on this project.

Vic Del Vecchio presenting for the PRHS Pavilion Project.

Mr. Del Vecchio explained that PRHS does not have a structure for supporting outdoor events; this Pavilion will provide that. It will seat 100 people and will not just be for PRHS events and programs; many people have requested shade to enjoy the park. It will also be available for Parks and Rec programs. Additionally, it adds appeals for renting the PRHS facilities, which provides income for the museum. A consulting firm was brought in back in 2021 said outdoor event space was needed. The Town will actually own this pavilion as they own the site in general.

Committee Questions:

*How large will the structure be?* 2,000sq ft

*What about the limited parking situation?* The town has an agreement to use the MBTA lots for events at the PRHS. Renters will be encouraged to rent a shuttle for guests. Additionally, more parking on Revere Street will be coming.

*Parks & Recreation takes care of the land at the PRHS; would this create more work for them?* Pavilion won’t need maintaining by P&R.

*What furniture would be there on a regular basis?* None planned. Picnic tables would be nice but there’s no storage for when they need to be moved.

*APRA grant funding was mentioned in the application, is the \$50,000 a cap?* That money would be for design, documentations, bidding process, etc. It is monies left over after grant monies for the museum.

*Couldn’t Trust get a loan for this rather than CPA funds?* Trust not in a position to get sizeable loans – it is basically a startup at this point. Grants are more likely, but the Trust is already begging for grants for the future museum, so cannot use that to fund the Pavilion.

*Where did the stated numbers come from?* The design and consulting firm.

*No electricity?* There is electric – 4 outlets. Can’t handle a lot, but could do lights and a bit more if needed.

*If the committee says no are you coming back next year?* Yes.

*Guarantee from construction company for roof/flooring, etc.?* Floor will be concrete. When it goes out to bid Trust would look for guarantees, but the structure would be timber frame which is very sturdy.

*Security? Cameras?* Right now the Barn doesn't have a security system but will be getting one. If Pavilion goes forward a camera facing the pavilion could easily be added on.

Several committee members stated that if the project proceeds and wins the vote they strongly recommend chairs/seating in the Pavilion.

Applicant Interview: Canton Public Schools

Steve Marshall and Derek Folan presenting for 3 projects.

JFK Little League Bathrooms Supplement

Mr. Marshall explained that the initial bids for the project were over budget. Many different departments have put in funding. Project is now well under way; it started at \$300,000 and is now costing over \$1 million. This application is requesting funds to cover cost overruns.

Committee Questions:

*For the project to move forward there had to be full funding, so \$1.172 million is there now – so this \$250,000 is above that?* No, it's part of that. *(The Committee noted that CPA cannot cover reimbursements)*

*Parks and Rec representative asks – wasn't Little League going to put more money in? Why is project going to schools, P&R, and SB for money?* Little League only has \$70,000 to put up. Another committee member pointed out that this is a town project. Little League is behind it and put some money in, but its on school property and will fall under school maintenance. Project applicant in November of 2022 said that the Little League would maintain bathrooms. P&R rep says they have been told that maintenance will fall to P&R.

*What is actual outstanding amount?* None, project is fully funded. This money would be for reimbursing. If CPA money can't be used for that then \$63,000 would be requested to cover the contingency.

*CCPC member who sits on BRC notes that this project will be done before Town Meeting would vote for these funds.*

JFK Playground Project

In 2017 a playground inspection was done – the playground rehab priority list came from them, JFK is the next playground on the list.

The playground currently has a poor layout and there are 3 different vendors with equipment on site, making things complicated. All the equipment is from different years and different sources. The school wants to have pour-in-place rubber rather than woodchips in parts of playground as it is safer. The playground gets a lot of use throughout warmer months and at nights. All current equipment is from 2009 or earlier, some significantly older than that.

Committee questions:

*Will the new playground have the same footprint as the current playground?* Yes, but it will be a slightly different shape and layout; schools don't have final design yet.

*Does the cost listed include demolition and disposal of current equipment?* Yes

*How do we have a price tag if there is no design?* Schools have worked with this vendor in the past; they provide good estimates. If the cost goes over what is requested from the CPA they will try to get funds from the school.

*The Luce playground project 2 years ago was on-budget?* Yes.

Mr. Marshall explained that they are currently working with an anonymous potential donor who may be willing to cover the entire project. By January they should know where things stand with the donation.

*Will the new playground include ADA accessibility?* Yes, that is definitely a priority.

*Are annual inspections done on equipment?* Not by an outside company; school's maintenance and custodial staff inspect almost daily.

#### Gibson Field Lighting Project

There is currently no lighting for this field. The outfield and beyond is also used as rectangular field, so they have to be very cautious about where light poles would go, making the project more expensive than might otherwise be expected. There are two poles on 1<sup>st</sup> base line that can be used. Poles will be added near 3<sup>rd</sup> base and 3-4 poles in the outfield.

#### Committee Questions:

*This project came before CCPC 2 years ago and wasn't funded?* Correct. Committee member points out that it was seen favorably 2 years ago and that should be taken into account.

*Committee member recommends – make sure neighbors know ahead of time, as that can cause it to fail at Town Meeting. Neighbors were made aware when Walsh Field lights were put in.*

*Will they be LED lights?* Yes, they have lower energy consumption.

Administrator Neff explained to the Committee that she was informed by accounting that the August and September financial reports were delayed due to technical issues but would be sent out soon (and likely in quick succession).

Dave Emhardt made a motion to approve the minutes of the October 2<sup>nd</sup>, 2023 meeting as written. Tom Theodore seconded the motion and it passed 9-0-0.

Mr. Theodore made a motion to end the meeting at 8:21pm. Mr. Comeau seconded the motion and it passed 9-0-0.