



TOWN OF CANTON, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE

COMMUNITY PRESERVATION PLAN 2015

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Introduction

The Town of Canton Community Preservation Committee (“CCPC or the Committee”) is pleased to present the 2015 Town of Canton Community Preservation Plan (“the Plan”). This Plan describes the process for administering the Community Preservation Act (CPA) in the Town of Canton. The Plan presents a description of the CPA as it applies to the Town, a definition of CPA goals, and procedures by which the CPA is administered. As such, it represents an informational document for the citizens of the Town, a guideline for applicants seeking project funding through the CPA, and blueprint for this and future CPA Committees in making recommendations to Town Meeting for project funding. The Committee recognizes and encourages that the Plan be modified by future CPA Committees in response to changing goals and experience with the CPA over time.

The Community Preservation Act in Canton

The Community Preservation Act, M.G.L. c. 44B, (“the CPA”) allows Massachusetts cities and towns to raise monies through a surcharge, of up to 3% of the real estate tax levy, on real property. As of December 2014, 158 Massachusetts cities and towns have adopted the CPA. These funds may then be used to acquire, create and preserve open space; acquire, rehabilitate and preserve historic resources; acquire, create, preserve and support community housing; and acquire, create, rehabilitate and preserve land for recreational use. The Act also provides significant State matching funds. Annual State CPA trust fund distributions matched 100% of locally raised CPA funds in 2003 through 2007, 67% in 2008, 35% in 2009, and 27% in 2010.

Canton voters approved the Community Preservation Act, M.G.L. c. 44B, at the November 2012 General election. Canton elected to fund the CPA account through a 1% surcharge on all real estate property tax bills with two exemptions: Residential property owned and occupied by any person who qualifies for low-income housing, or low- or moderate-income senior housing and \$100,000 of taxable value of all residential real property. At the 2014 Annual Town Meeting, voters approved to extend the \$100,000 tax exemption to commercial and industrial property owners.

State Match

According to the statewide Community Preservation Coalition’s website, “the formula used by the Massachusetts Department of Revenue (DOR) to distribute revenue from the statewide CPA Trust Fund contains up to three rounds of funding. After doing the calculations for all three rounds each fall, DOR then distributes the funding to communities by November 15th. Here is a summary of how the funding works: eighty percent (80%) of the total revenue in the Trust Fund at the end of August each year will be paid out in round one, and each of the CPA communities will receive the same percentage match to funds raised locally with their CPA surcharges. If a community’s CPA surcharge is less than 3%, it is not eligible to advance to the second and third round. The funds remaining in the CPA Trust Fund after the first round distribution (20% of the total funds in the Trust Fund) are available for distribution in rounds two and three. Only communities that have adopted the maximum 3% surcharge are eligible to receive additional funding in rounds two and three. The second and third rounds are weighted so that smaller and less affluent communities receive higher funding. The state’s Commissioner of Revenue is charged with ranking CPA communities based on population and property valuation per capita. Based on this ranking, communities are divided into deciles, which determine the degree of additional funds distributed. Communities with the lowest equalized property valuations and smallest populations are placed in the most favorable deciles, which provide higher matches in the second and third rounds. Decile 1 provides the highest level of funding in rounds two and three (and decile 10 the lowest). As a result of this weighting, it is possible that some smaller CPA communities will still end up receiving a 100% match by the end of the second round. The third round distribution is optional, at the discretion of the Commissioner of Revenue, but the Commissioner has chosen to issue third round funding every year since 2010.”

Community Preservation Committee: Formation and Responsibilities

Consistent with the terms of the CPA and with the Community Preservation Committee Bylaw adopted in 2006, the Community Preservation Committee has been formed to administer the CPA. It consists of nine members appointed by the Board of Selectmen, including one at-large member to represent the community, and eight others selected to represent the Board of Selectmen, Conservation Commission, Historical Commission, Planning Board, Recreation Commission, Housing Authority, School Committee, and Capital Outlay and Planning Committee.

This Plan was created after extensive outreach and work by Committee members and other Town staff. It incorporates sections of the Master Plan, Housing Action Plan, and other relevant planning materials for reference and guidance. The Committee makes an ongoing effort to meet with many interest groups, including Town department heads and staff, Town committees, environmental and land trust organizations, and the general citizenry. This Community Preservation Plan captures Canton's current community preservation needs and goals in the CPA target areas. This Plan also outlines the processes by which the Committee solicits, reviews, and recommends proposals for CPA funding, including the application process. It will be updated every year to reflect changes in goals or emphasis.

CPA Funding Requirements

The CPA mandates that each fiscal year Canton must spend, or set aside for later spending, at least 10% of the annual Community Preservation Fund revenues that were collected from the local surcharge and State match for each of three CPA target areas: open space, historic resources, and community housing. Beyond these required allocations, Town Meeting decides how much of the remaining 70% of the funds to spend on the three purposes identified above or for recreation, based on the recommendations of the Committee. The spending mix for the remaining 70% of the Fund can be modified each year, and any monies not appropriated remain in the Fund for future distribution.

A recommendation by the Committee and an appropriation by Town Meeting are both required to spend any Fund monies for particular community preservation purposes. Appropriations from the Fund, except in the cases of bonding and eminent domain proceedings under CPA (the latter of which is very rare), are made by a simple majority vote. Borrowing monies and eminent domain proceedings for CPA purposes require a two-thirds majority vote.

Town Meeting may approve, reduce, or reject any amount of spending appropriation recommended by the Committee. At the Committee's recommendation, Town Meeting may also decide to set aside all or part of the annual Fund revenues for later spending by allocating revenues to a reserve, for one or more community preservation purpose categories. Town Meeting may not, however, increase any recommended appropriation or reservation. In addition, Town Meeting may not appropriate or reserve any fund monies on its own initiative, without a prior favorable recommendation by the Committee.

All citizens are welcome to attend the Committee's meetings. The times and locations of these meetings are posted at Town Hall and on the Town website, www.town.canton.ma.us. Written comments or questions are welcome and may be submitted via email to ccpc@town.canton.ma.us or directed to the Community Preservation Committee, c/o Community Preservation Committee, Town Hall, 801 Washington Street, Canton, MA 02021.

Gifts to Community Preservation Fund

The Town of Canton can accept monetary gifts to the Community Preservation Fund. Gifts can be designated for specific purposes consistent with the four statutory categories – open space, community housing, historic preservation, and recreation. Gifts may be made in a variety of forms, including cash and securities. Gifts to the Town of Canton are tax-deductible to the full extent allowed under the Internal Revenue Code. For more information please contact the Committee Chair.

Community Preservation Act funds must be used for public community preservation purposes. The following guidelines summarize these public purposes.

Community preservation is defined by the Act as, “the acquisition, creation and preservation of open space, the acquisition, creation and preservation of historic structures and landscapes, and the acquisition, creation and preservation of community housing.”

Preservation is defined as, “the protection of personal or real property from injury, harm or destruction, but not including maintenance.”

As detailed by the CPA, Fund monies may be spent to undertake the following primary community preservation purposes:

- The acquisition, creation, and preservation of open space. Open space, as defined by the CPA, “shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh . . . water marshes and other wetlands, . . . river, stream, lake and pond frontage, . . . lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.”
- The acquisition, creation, preservation, and support of community housing. The CPA defines community housing as, “low-and moderate- income housing for individuals and families, including low-or moderate- income senior housing.” The term “support” includes expenditures such as development of a Housing Needs Assessment for the town, hiring a Housing Coordinator, or creating a rental assistance program for income-eligible residents.
- The acquisition, preservation, rehabilitation, and restoration of historic resources. The CPA recognizes historic resources as, “historical structures and landscapes,” including “a building, structure, vessel, or real property that is listed or eligible for listing on the State register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture of a city or town.” For CPA purposes, the local historic preservation commission is the Town of Canton Historical Commission.

- The acquisition, creation, and preservation of land for recreational use. The CPA defines recreational use as, “active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. ‘Recreational use’ shall not include horse or dog racing or the use of land for a stadium, gymnasium, or similar structure.”

Community Preservation Act funds may also be used for the following purposes:

- The “rehabilitation or restoration of open space, land for recreational use and community housing that is acquired or created” using CPA monies.
- Revenues “set aside” for “later spending.”
- Annual “administrative and operating expenses” of the Committee, not to exceed 5% of the Fund’s estimated annual revenues.
- Annual principal and interest payments, preparation, issuance, and marketing costs for bonds or notes for borrowings for community preservation purposes.
- Damages payable to property owners for real estate interests taken by the Town by eminent domain for community preservation purposes.
- “Local share for state and federal grants” for allowable community preservation purposes.
- Property acquisition-related expenses including appraisal costs, expenses for title searches, and closing fees.

Community Preservation Act funds may not be spent for the following purposes:

- As a replacement or substitute for operating funds. The CPA is a supplementary funding source intended to increase available resources for community preservation acquisitions and initiatives.
- Payment for routine maintenance, defined as, “the upkeep of any real or personal property.”
- Gymnasiums, stadiums, or any similar structure.
- Projects without a public purpose or public benefit.

The following helpful Table was provided by the Community Preservation Coalition:

Determining Project Eligibility				
It’s all about the VERBS!				
	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	-	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	-	-	-	Yes
Rehabilitate and/or Restore	Yes – if acquired or created with CPA Funds	Yes	Yes	Yes – if acquired or created with CPA Funds

Open Space and Recreation

Canton completed its Open Space and Recreation Plan in 1997. The plan is briefly summarized below. Open space and recreation plans cover a five-year span of time and the Canton plan is due for an update.

A. Open Space Resources and Needs

Canton has 20.6% (2,606 acres) of its total area permanently protected. In addition, the Massachusetts Wetlands Protection Act and the Canton Conservation Commission regulations effectively protect wetlands and a small buffer area around them. The future of institutional lands are a major open space issue that the town will face in coming years.

The CPA allows and encourages the acquisition, creation, and preservation of open space. CPA funds may be used to protect open space by outright purchase, through bonding, through purchases made in conjunction with other private and/or public funds, and/or by extinguishing or limiting development rights through the purchase of permanent land conservation or agricultural preservation easements or restrictions. In identifying multiple land preservation and funding methods, the CPA essentially recognizes the prohibitive costs of land in communities such as Canton, and similarly recognizes that CPA funds alone will likely not be sufficient for the protection of significant tracts of land.

The Town of Canton is rich in natural resources providing protection of water supplies and wildlife habitat as well as scenic beauty. The most important natural resources have been identified as the Neponset River and its tributary streams, ponds, and associated wetlands, the two large Areas of Critical Environmental Concern, the Blue Hills and Fowl Meadow, and the remaining large patches of natural vegetation in town.

Currently, public access to many of Canton ponds is difficult or limited. It is important to the town to continue to protect and enhance the quality of water, flood protection and wetland resources as well as improve wildlife habitat and provide recreational amenities.

Despite the increasing fragmentation of the Town's natural areas, the existence of large patches gives Canton the opportunity to plan now to create open space linkages. Specifically, CPA funding for the following goals shall be given priority wherever possible.

Open Space Preservation Goals

- Preserve large tracts of undeveloped land that would provide public access to waterways such as the Canton River, Reservoir Pond, and other brooks and ponds.
- Preserve small tracts of undeveloped land that link or abut other conservation lands, protected land, and publicly owned land.
- Preserve lands that protect the quality and quantity of Canton's water supply, wetland resources, wildlife habitats, threatened or endangered flora and fauna, watershed and aquifer protection, and scenic vistas.

- Support projects to create trails, hiking and biking, and improve access on existing conservation land and open space.
- Obtain open space through outright purchase of potentially developable land as well as through methods such as, conservation restrictions.

B. Recreational Resources and Needs

Each year, the Recreation Department offers a variety of opportunities for residents of all ages to participate in leisure activities which contribute to a healthy lifestyle. Playgrounds, athletic fields, programming, and special events present something for everyone to enjoy. The Committee will work with Recreation to support quality facilities and programming to continue to meet the needs of the community.

The Recreation Department currently manages several major facilities: the Armando Recreation Facility, Metropolis Skating Rink, and the Bolivar Swimming Pool. In addition, Recreation is responsible for the maintenance of nineteen athletic fields and seven playgrounds located at thirteen locations throughout the town of Canton. These facilities service Canton's youth sports programs in baseball, softball, football, lacrosse, and soccer, as well as, adult softball leagues and other rental groups throughout the year.

Recreation Goals

- Provide more outdoor opportunities for families such as bike trails, walking trails, a dog park and other outdoor activities.
- Update and improve current facilities.
- Find a location for a destination playground with new and improved equipment for the safety and enjoyment of Canton residents.

Community Housing

A 1969 State law, called the Comprehensive Permit Law, created a standard for communities to provide a minimum of 10% of their housing inventory as affordable units. The CPA statute defines community housing as housing for low- and moderate-income individuals and families, including senior housing. Low-income housing is for households whose annual income is less than 80% of the area-wide median income. Moderate income housing is for households whose annual income is less than 100% of the area-wide median income. The area-wide median income is determined annually by the United States Department of Housing and Urban Development (HUD).

Canton's estimated area-wide median income in 2012 is \$97,800 for a family of four. However, for housing units created with CPA funds to be counted toward Canton's 10% affordable housing goal, the units must serve those households whose annual income is less than 80% of the area-wide median income. In 2012, according to the Massachusetts Department of Housing and Community Development, this is about \$65,000 for a family of four. CPA funds can be used for housing units serving households of 80% - 100% of the Area Median Income even though they will not count toward Canton's 10% affordable housing goal.

In Massachusetts, the term affordable housing applies to housing units made affordable to low-and moderate- income households by a recorded deed rider that restricts sale prices and rents in perpetuity to income eligible households.

CPA funds may be expended "for the acquisition, creation, preservation and support of community housing and for the rehabilitation or restoration of community housing acquired with CPA funds," but not including maintenance. The Canton Housing Authority is the local agency primarily responsible for implementation of community housing projects.

Community Housing Resources and Needs

During the development of Canton's Housing Action Plan (2005) and the Town of Canton Master Plan (2004), residents of the Town reaffirmed their commitment to provide affordable housing. In order to retain Canton's community character, it is critical for the Town to "provide homes for a diversity of residents, including those of different social-economic levels and those at different points in the life cycle." These include municipal and school employees, people who work locally, elderly residents, the adult children of Canton residents, and other first time home buyers.

The Canton Planning Board has been updating the Housing Action Plan during 2013 and will continue in 2014 with a grant from the Massachusetts Area Planning Council to provide guidance to the community for future development.

The high cost of housing continues to be a major concern of Massachusetts residents. Respondents to a 2009 UMass Donahue Institute/CHAPA Housing Poll¹ reported that residents of Massachusetts remain deeply concerned about the affordability of housing in spite of recent declines in housing prices in local markets across the Commonwealth. When compared to other major public policy issues, housing affordability and jobs rank as the public policy issues of greatest concern to state residents. In this poll, housing affordability ranked ahead of other major public policy issues including health care and public safety. These concerns cause residents to seriously consider moving out of Massachusetts, prevent elderly residents from staying in their town and young families from moving in, hurt the local economy because businesses are having a harder time finding and keeping workers, and prevent municipal workers from living in the towns they serve. The national definition of housing affordability assumes that a home is affordable to its owners if their monthly housing costs, a mortgage payment, property taxes, and house insurance, do not exceed 30% of their monthly gross income. When households pay more than 30% of their gross income for housing costs, they are classified as "housing cost burdened." Across the state in 2008, one in six homeowners were paying more than 50% of their income on total housing costs.

Affordable housing opportunities help Canton attract and retain talented employees upon whom the Town depends to provide high quality public services. The average price of homes and rental units in Canton has risen far beyond what many Town employees, first-time homebuyers, and renters are able to afford. The average assessed value of a residential property in 2012 in Canton was \$465,743.

In 2005, the Town completed the Housing Action Plan, which identified these five housing needs:

- To increase Canton's number of low and moderate income units by at least a total of sixty-five units every calendar year until the percentage of affordable units exceed ten percent of the total housing units in the community;
- To address, but not be limited to, a mix of housing, such as rental and home ownership opportunities for families, individuals, persons with special needs, and the elderly that are consistent with our local and regional needs and feasible within our housing market;
- To develop use restrictions that will ensure that each affordable housing development shall be affordable long term and occupied by low and moderate income families and individuals;
- To recognize existing and previously officially unacknowledged housing, such as accessory apartments that contribute to the stock of units affordable for low and moderate income households; and
- To increase the supply of affordable housing units in Canton Center, where services, shopping, and job opportunities are more plentiful than in areas outside the Center.

¹ http://www.chapa.org/files/f_1239649661HousingPoll2009Final.pdf

Community Housing Goals

The Town of Canton is one of the few municipalities in the Commonwealth of Massachusetts that has met the requirements of Mass General Laws c40B that mandate a minimum of ten percent of housing stock be in the affordable category in order to avoid the imposition of housing developments that do not conform to the Town's zoning bylaws. As of September 2014 Canton is currently at 12.2% of its housing stock. The Town must be vigilant to ensure this level of affordable housing stays above the minimum level. In order to achieve this, the following goals are established:

- Preserve and support affordable housing in the Town.
- Support the Canton Housing Authority in developing additional affordable housing for low-income families, the elderly and persons with disabilities.
- Preserve the existing housing stock managed by the Housing Authority by supplementing the capital funding extended by the state to maintain the housing inventory.
- Establish a first time home buyer program so that town residents and employees can become homeowners in our community.

Historic Resources

Historic Resources are defined by the CPA as buildings, structures, vessels, documents, artifacts or real properties that are listed on the State Register of Historic Places or are significant in the history, archeology, architecture, or culture of Canton as determined by the Canton Historical Commission. CPA funds may be used for the acquisition, preservation, restoration or rehabilitation of historic resources (including Town-owned historic resources), but not for routine maintenance. Unless such historic resources are in public ownership, the public purpose of investments in historic resources must be apparent, and/or must be protected by a preservation restriction that ensures a public benefit. All projects funded in the Historic Resources category must meet the Secretary of the Interior's Standards for Rehabilitation.

Currently, Canton has a considerable number of historic assets, including municipal buildings, private homes, and ancient artifacts. These resources offer residents and visitors opportunities to learn about their heritage and the history of the town and nation. Several of Canton's most important historic resources, such as the historic Revere Copper and Rolling Mill, or the site of the Doty Tavern, or even the boundaries of the Ponkapoag Plantation, have no form of recognition or protection. Recognition and protection of the Town's historic resources can help preserve the character of the Town for future generations and serve as an educational resource. There is a fairly complete inventory of the Town's historic resources yet the town lacks a town-wide Historic Preservation Plan. One tool that the community has is the Canton Center Economic Opportunity District which provides for the establishment of a Design Review Board. The Design Review Board has created design guidelines that encourage conservation of the historic buildings in Canton Center and new buildings that complement the area's historic architecture. Canton has a broad range of cultural organizations that help enrich the quality of life of the Town's residents.

Historic Resources and Needs

Canton abounds with history. Dating back to 1637 when it was part of Dorchester, it can claim to be one of the oldest villages in America. It has historic churches, residences, and commercial buildings that greatly contribute to its character and charm. A fairly comprehensive inventory of these resources or Historic Preservation Plan has been prepared by the Canton Historical Commission and is continually updated as new sites become known. Canton has five sites that are on the National Register of Historic. The Canton Viaduct is located at the corner of Neponset and Walpole Streets. It was built between 1824 and 1836 as a railroad viaduct to cross the Canton River. It was placed on the National Register of Historic Places in 1984. The Green Hill Site is an important prehistoric archeological site dating back to the Late Woodland era (8000 to 8499 BC) and also to the Middle and Late Archaic era (2000 to 2499 BC). The Green Hill Site is part of the Blue Hills and Neponset River Multiple Resource Area (MRA). It was placed on the National Register in 1980. The Redman Farm House is located at the corner of Washington Street and Route 138 and is a fine example of the Federal style, this house was built between 1750 and 1799.

The Redman family was one of the first settlers in Canton and one of their children was the first settler born in the community. The house was placed on the National Register in 1980. Brookwood Farm is located on Blue Hill River Road in Canton. It dates to 1800. It is part of the Blue Hills and Neponset River Multiple Resource Area (MRA). Finally, Canton Corner National Historical District covers the second area settled in Canton. This district contains beautiful homes, the Canton Corner Cemetery, and civic and religious building important to the growth of Canton in the 18th and 19th centuries. This district was added to the National Register of Historic Places in 2009.

Canton has three additional sites that are noted in the State Register of Historic Places but are not yet listed on the National Register of Historic Places. The site of Paul Revere's Copper Rolling Mill on the East Branch of the Neponset River (Canton River). It was determined to be eligible for listing on the National Register of Historic Places in 1983 but has not been officially listed. Archeological sites abound in Canton and the Meadowlands Archeological Site was restricted to protect its important archeological resources. It was determined to be eligible for listing on the National Register of Historic Places in 1983 but has not been officially listed. There are at least three preservation restrictions in Canton - the Burr Lane Indian Cemetery, a historic Praying Indian Cemetery, located off of Pleasant Street has a Preservation Restriction that provides permanent protection. Another Praying Indian Cemetery on Chapman Street also has protection, and a third unmarked burying ground off of Indian Lane is owned by the Canton Historical Society and as such is protected.

Other Historic Resources

In addition to this sample of buildings there are a variety of other historic neighborhoods, farms and landscapes, including the Town's many ponds and streams that contribute to the Town's scenic interest and are important resources to consider in the development of the master plan. Prowse Farm was once the site of a farm and tavern, this site played an important role in the nation's history. The Doty Tavern was the site of a conspiratorial meeting in 1774 that drafted the Suffolk Resolves. After being signed in Milton the Resolves were taken by Paul Revere on horseback to Philadelphia where they became the basis of the Declaration of Independence. Other sites of particular importance include:

The David Tilden House (Little Red House) 1701 & 1725

The Davenport House 1711

The Crane House 1748

The Endicott House 1807

Pequitside Farm 1809

The Unitarian Church 1824

The Gridley School 1854

The Priest's Residence 1861

The Wentworth Farm 1876

Ponkapoag Union Chapel 1878

Memorial Hall 1879

Canton Water Works 1888

The Public Library 1902

Elliot School 1894
Canton Historical Society 1911
Hemenway School 1912
The Massachusetts Hospital School 1915
The Ponkapoag Grange 1932
The Bradley Reservation
Ponkapoag Plantation Monument (now lost)
Chapman Street Indian Burial Ground
Burr Lane Indian Burying Ground
Indian Lane Indian Burying Ground
Indian Rock

Canton is rich in historical sites, artifacts and archeological resources. In many cases the general public is not aware of these resources. The following goals for CPA funding shall take precedent wherever possible.

Historic Preservation Goals

- Support projects that expose Canton's historical resources to the greatest possible audience - including schools and community groups.
- Fund projects that deal with tangible historic resources.
- Support the rehabilitation and acquisition of historic resources; in particular, the Revere Copper & Rolling Mill and the David Tilden House.
- Document conservation of our colonial records.
- Preserve through the purchase of preservation restrictions.

2015 CPA Project Recommendations

Overview

The Committee received eight full applications for funding in 2015 totaling \$1,004,675. The majority of project applications submitted for consideration at the 2015 Annual Town Meeting were historic in nature, which is indicative of 1) Canton's rich and extensive historical background and 2) a backlog of projects needing funding that are typically overlooked due to lack of resources.

2015 Financials

Fiscal Year 2015 YTD Summary as of 12.23.2014			
	Original Budgeted	YTD Actual	
Beginning Balance		\$476,620.66	
Revenue			
CPA Tax	\$490,000.00	\$245,467.42	
State Revenue (received 11.14.14)	\$153,822.00	\$153,822.00	
Interest & Earnings on Investment		\$928.45	
Total Revenue	\$643,822.00	\$876,838.53	
	FY2015 Budget	YTD Paid	Available Budget
Administrative Expenses			
Administration	\$30,000.00		
Payroll		\$1,175.10	
Postage		\$1.17	
Other Charges/Expenditures (\$1,750 Coalition dues)		\$2,027.92	
		\$3,204.19	\$26,795.81

CONT'D Fiscal Year 2015 YTD Summary as of 12.23.2014

Distributions			
Committed 2014 Project Expenses	\$351,405.00		
<i>Open Space & Recreation</i>			
High School Tennis Courts	\$200,000.00		\$200,000.00
<i>Community Housing</i>			
Veteran's - Electrical Boxes	\$30,000.00	\$1,823.25	\$28,176.75
Veteran's - Smoke Detectors	\$63,700.00	\$3,701.75	\$59,998.25
<i>Historic Resources</i>			
Canton Corner Cemetery	\$25,000.00		\$25,000.00
Friendship Quilt	\$2,705.00	\$2,705.00	\$0.00
Civil War Soldier Restoration	\$30,000.00	\$30,000.00	\$0.00
Total Project Expense	\$351,405.00	\$38,230.00	\$313,175.00
Total Expense	\$381,405.00	\$41,434.19	\$339,970.81
Total Unused Funds		\$835,404.34	
Total Unallocated Funds		\$495,433.53	

2015 Project Recommendations to be voted on at Annual Town Meeting

The Committee is recommending the following seven projects to be approved at the 2015 Annual Town Meeting, totaling \$665,165:

Open Space & Recreation

There were no Open Space & Recreation projects recommended this funding cycle.

Community Housing

Veteran's Housing Project **\$100,000**

Perform electrical box and fire alarm upgrades at the Veteran's Housing on Pequit Street.

Historic

David Tilden House Restoration, Phase One **\$414,150**

Restoration and preservation of the David Tilden House at Pequitside Farm.

First Parish Unitarian Steeple and Spire Restoration	\$99,120
Restoring and preserving the First Parish Unitarian Steeple.	
Ponkapoag Station Fire Bell Restoration	\$15,000
Restoring and preserving the fire bell at the Ponkapoag Fire Station.	
Canton Corner Cemetery Receiving Tomb and Retaining Wall Studies	\$11,000
The first study shall investigate the Canton Corner Cemetery Receiving Tomb and the second shall study the retaining wall to protect and preserve several historic graves.	
Historical Society and Public Library Historical Document Master Plan	\$10,000
Creating a master plan for preserving and protecting historic documents at the Canton Historical Society and making such documents available publicly through the Canton Public Library.	
Martha Howard Petticoat Restoration and Preservation	\$5,895
Restoration and preservation of the Martha Howard early 19 th century petticoat at the Canton Historical Society.	

2014 CPA Approved Projects

Overview

In its inaugural year, The Committee was pleased to receive fourteen pre-applications for project funding coming from Town committees, Town departments and citizens. Based on the Committee's initial feedback to project sponsors, CCPC subsequently received seven full applications for funding. (One project was ultimately deemed ineligible). At Annual Town Meeting, voters approved \$351,405 in CPA funding, fully funding the six projects that were recommended by the Committee. The Committee elected not to allocate all of the 2014 budget of \$480,000 for projects, thus saving funds for future CPA initiatives.

Approved Projects

2014 Approved CPA Projects Summary				
Title	Total Project Cost	Requested Amount	Proposed Funding	Category
High School Tennis Courts	\$356,000	\$260,000	\$200,000	Open Space & Recreation
Veteran's Housing - Electrical Box Replacement	\$30,000	\$30,000	\$30,000	Housing
Veteran's Housing - Smoke Detector Upgrade	\$63,700	\$63,700	\$63,700	Housing
Canton Corner Cemetery	\$74,210	\$74,210	\$25,000	Historic
Friendship Quilt	\$3,505	\$2,705	\$2,705	Historic
Civil War Soldier Restoration	\$47,000	\$47,000	\$30,000	Historic
Total Project Costs	\$574,415	\$477,615	\$351,405	

Project Descriptions

Open Space & Recreation

Canton High School Tennis Courts Restoration

\$200,000

Project Sponsor: School Committee

This project entails reconstruction of the tennis courts creating new courts in the same space as well as removing and replacing the fencing that surrounds the tennis courts.

Community Housing

Veteran's Housing Electrical Box Upgrades \$30,000

Project Sponsor: Canton Housing Authority

Replace outside electrical boxes at 13 two family Veteran's housing units located on Pequit Street. The current 200A, 240/120V overhead service will be replaced with two 100A main circuit breakers to address an electrical fire safety hazard and building code violation, caused by age and weather damage to the current boxes. These housing units, which are owned by the Commonwealth, are managed by the Canton Housing Authority.

Veteran's Housing Smoke Detector Upgrade \$63,700

Project Sponsor: Canton Housing Authority

Replace individual battery operated smoke detectors at 26 multi-family Veteran's housing units on Pequit Street, with hard wired, interconnected smoke detectors as required by applicable building codes. These housing units, which are owned by the Commonwealth, are managed by the Canton Housing Authority.

Historic

Canton Corner Cemetery Gravestone Restoration, Phase 1 \$25,000

Project Sponsor: Historical Commission and DPW

Preserve and rehabilitate certain historic gravestones in the Canton Corner Cemetery which are in danger, due to their age, of deteriorating past the ability to preserve them, thus risking the permanent loss of one of the Town's historic treasures.

1840 Friendship Quilt \$2,705

Project Sponsor: Canton Historical Society

Clean, repair and prepare for storage the 1840 Friendship Quilt owned by the Canton Historical Society, one of the oldest remaining quilts crafted by Canton women available for public viewing. *This project is complete. The Quilt has been repaired and the Canton Historical Society is planning to have a public viewing in the near future.*

Civil War Soldier Statue Restoration at Memorial Hall \$30,000

Project Sponsor: Veteran's Agent

Repair and restore the Town's Civil War statue, so that it may be returned to its prior and more desirable location in front of Town Hall. The statue was moved inside Town Hall, largely out of sight, after it was vandalized in the 1960's. *This project has been completed. The statue can now be viewed in its original location outside Memorial Hall.*

The CPA Funding and Application Process

The CCPC looks forward to working with members of the community in the development of projects - small and large - to enhance our town with CPA funds. If you have a project idea, be sure to inform yourself about the legal requirements as well as the inspiring possibilities of the CPA by visiting www.communitypreservation.org. On this website, the documents "Potential Uses of CPA Funds" and "Community Preservation Fund, Budgeting and Finance Issues" are especially useful.

1. Pre-Application (located on the CCPC web page under "links")

This initial document will introduce your proposal to the Committee so that it can determine the project's eligibility and offer guidance. The CCPC meets regularly to review project applications.

All applications should be sent to Canton Community Preservation Committee, Memorial Hall, 801 Washington St, Canton MA 02021.

Deadline: Submit any time, but as soon as possible, or by October 1, 2015 for consideration at the May 2016 Town Meeting.

2. Application for Funding

If the Committee agrees that your proposal is eligible, complete the application for funding as soon as possible. The Committee will review both the pre -application and the application for funding according to the guidelines set forth by the CPA.

Deadline: November 17, 2015 for consideration at the May 2016 Town Meeting.

3. Review Process

Projects will be evaluated and prioritized using the criteria attached to the application form. The Committee will review all applications and schedule hearings to discuss each proposal publicly with applicants. These discussions may lead to the need for proposal revisions. The CCPC must vote to recommend proposals before they can be placed on the warrant.

4. Town Meeting Approval

Each project must be approved at a Town Meeting to receive CPA funds. The Town Meeting can approve, reduce, or reject recommended amounts for a project, by majority vote.

5. Project Implementation

Funds for approved projects will be available July 1, the start of next fiscal year, subject to the satisfaction of any conditions or procedures established by the CCPC.

6. Requesting Payment

Invoices for work completed or for funds allocated to grantees on approved projects should be submitted to the CCPC.

Special Exceptions

Special circumstances sometimes arise that make it unfeasible to adhere to the application deadlines. For example, a priority open space property unexpectedly comes on the market just past the application deadline or an historic resource requires immediate attention. The CCPC may waive the deadlines in limited circumstances.

Guidelines for Submission

- 1) A Pre-Application Form must be received prior to submittal of full application.
- 2) Each request must be submitted to the Canton Community Preservation Committee (CCPC) using the Application for Community Preservation Funding form as a cover sheet. Include additional pages as necessary. The application, excluding supporting materials, should not exceed 6 pages in length. Applications should be submitted in one (1) unbound original and one (1) electronic version submitted to ccpc@town.canton.ma.us.
- 3) Requests must include a statement of need, documented with appropriate supporting information such as maps, plans, visual aids, and other supplemental information.
- 4) Each application must include a very brief summary of the project stating the funding category, project goals, key steps to be taken to reach this goal, and a budget summary.
- 5) Applicants must provide an accurate detailed estimate of project costs, including labor, materials, legal, and other implementation costs. Please note that upon recommendation by the CCPC and approval of the project at Town Meeting, the CCPC or a representative will meet with all applicants to establish a milestone and payment schedule consistent with the approved submitted budget.
- 6) If the request is part of a multi-year project, applications should include the total project cost, timeline, and allocations.
- 7) Proposed CPA projects shall demonstrate public benefit. The project must enhance an area or structure for a significant group of citizens and promote a balance between cost and public good.
- 8) Applications for historic preservation projects must include a copy of Addendum 2 — Supplemental Information for Historic Preservation Projects.
- 9) Letters of Support are welcome from the public or other appropriate organizations.
- 10) The CCPC will identify for the applicant which Town Boards or Commissions need to review and make recommendations for the project.
- 11) Applications must be postmarked or delivered by November 17, 2015 to be considered for recommendation at the May 2016 Town Meeting.
- 12) Project eligibility is determined by the CCPC. Applicants with eligible projects must attend a CCPC meeting to present and discuss their proposal. Applicants will be notified of the meeting date and time.

Please keep in mind there are legal limitations on the use of CPA funds. Refer to the chart included above on page 7 in this packet to check your project's eligibility.

Conclusion

The Canton Community Preservation Committee developed the Community Preservation Plan to provide guidance for the distribution of CPA funds. In the CCPC's review of eligible projects, it intends to use the above stated goals as a guide when recommending projects to Town Meeting for funding. The CCPC encourages Town Meeting participants, town boards and commissions, and future applicants to refer to this document when seeking CPA funding. This Plan is intended to be an active document and will be updated on a yearly basis to reflect the goals of the Town and Committee.

Continuing Initiatives

The Committee will continue to build relationships with the community and community leaders to solicit project ideas that will benefit the Town. Additionally, the Committee will work with the 2014 project sponsors to steward those projects through completion. CCPC has been actively seeking additional project ideas that are more long term in nature, such as community housing. Additionally, based on community feedback, the Committee has set a goal to hold workshops for prospective applicants for CPA funds. The first workshop will be held soon after the 2015 Town Meeting.

Acknowledgements

The Committee wishes to thank the Town citizens, Town officials, the Massachusetts Community Preservation Coalition, and Committee members, as well as other CPA committees for their assistance and input in the development of this Plan.

For additional information on the CPA statute and how it is being applied in municipalities across the State, visit the Community Preservation Coalition website at www.communitypreservation.org. For information on Canton's Community Preservation activity, visit the Town website at www.town.canton.ma.us.

Appendix

General By-laws Section 19. Community Preservation Committee

19.1 The Community Preservation Committee is established consisting of nine voting members pursuant to G. L. Chapter 44 B.

19.2 The Community Preservation Committee shall be appointed by the Board of Selectmen and consist of one member each from the:

19.2.1 Conservation Commission as designated by the Conservation Commission, Historical Commission as designated by the Historical Commission and Planning Board as designated by the Planning Board for an initial term of three years and thereafter for a term of three years;

19.2.2 Recreation Commission as designated by the Recreation Commission and Housing Authority as designated by the Housing Authority and the Canton School Committee as designated by the Canton School Committee, for an initial term of two years and thereafter for a term of three years;

19.2.3 Board of Selectmen as designated by the Board of Selectmen, Capital Planning Committee as designated by the Capital Planning Committee and one community member, appointed for an initial term of one year and thereafter for a term of three years.

19.3 The Community Preservation Commission shall study the needs, possibilities, and resources of the Town regarding community preservation. The Committee shall consult with existing municipal boards and hold one or more public informational hearings yearly on the needs, possibilities and resources of the Town regarding community preservation. Notice of these public hearings shall be posted publicly and published for each of two weeks preceding a hearing in a newspaper of general circulation in the Town.

Pre-Application Form

**Town of Canton
Community Preservation Committee
FY16 CPA Pre-Application Form
Due date: Rolling – No Later than October 1, 2015**

Project Sponsor or Organization: _____

Contact Name: _____

Address: _____

Telephone Number: _____

Email: _____

Project Location/Address: _____

Amount of Funding Requested: \$ _____ When required: _____

Is the Project Allowable? Please use the chart below to determine if your project is eligible for CPA funding in one or more of the CPA project categories. If you are unsure about whether or not your project is allowable, please contact CCPC Administrator at ccpc@town.canton.ma.us.

Determining Project Eligibility				
	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	Yes – if acquired or created with CPA Funds	Yes	Yes	Yes – if acquired or created with CPA Funds

For a more detailed chart with definitions, please visit: <http://www.communitypreservation.org>

Request category (ies):

Open Space _____ Historical _____ Community Housing _____ Recreation _____

Number of acres in parcel: _____ Number of housing units proposed: _____

Brief Name of Project _____

Brief Description of Project:

Estimated Budget:

<i>Requested Amount from CPA Fund</i>	
<i>Matching Funds (if applicable)</i>	
<i>Total Project Cost</i>	

Estimated Timeline to complete work:

Summarize how this request benefits the Town of Canton and meets the goals of the Community Preservation Act:

Other Comments

Provide any other information you think the CCPC should be aware of in evaluating your pre-application.

Date: _____ Applicant Signature: _____

Date received by the CCPC: _____

Application Form

**Town of Canton
Community Preservation Committee
FY16 CPA Application Form
Due date: November 17, 2015**

Submit one (1) unbound original and one (1) electronic version to:
Canton Community Preservation Committee

Name of Applicant/Applicant Organization (and co-applicant, if applicable)

Name of Property Owner, if different from applicant
(a signed affidavit from the Property Owner may be requested)

Contact Name

Signature of Authorized Representative of Applicant

Mailing Address

Daytime Phone, City, State, Zip

Project Name

Email

Address of Proposal (or assessor's parcel ID)

Category (check all that apply):

- community housing** **historic resources** **open space** **recreation**

CPA funding requested: \$ _____

Total cost of proposed project: \$ _____

Project Description: Answer the following questions in the order listed below. Refer to *Guidelines for CPA Funding Requests* while completing this application. Applications will be returned as incomplete if all information is not provided. Include supporting materials, as necessary.

1. Goals: What are the goals of the proposed project? First, explain the relationship of those goals to those of the Community Preservation Act (see Addendum #1 below for information on the CCPA's goals). Second, explain how the project advances the goals of Canton's most recent open space, land use, affordable housing and historic preservation planning documents.

2. Community Need and Public Benefit: Why is this project needed? How does it benefit the public? Consider the following: people who will directly benefit from the completed project; resources that will be protected because of this project.

3. Timeline: What is the schedule for project implementation? Include a timeline for all milestones.

4. Success Factors: How will the success of this project be measured? Be as specific as possible.

5. Credentials: How will the experience of the applicant(s) and any contractors contribute to the successful implementation of this project?

6. Other Funding: What additional funding sources are available, committed, or under active consideration? Include copies of commitment letters or rejection letters and describe any other attempts to secure funding for this project.

7. Maintenance: If ongoing maintenance is required to protect the CPA investment in your project, how will it be funded in the future?

Attachments:

Budget: Applicants must provide accurate and detailed estimates of the total budget for the project and how CPA funds will be spent. All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. Applicants must provide accurate and detailed estimates from potential suppliers. Projects that require deed restrictions or other legal oversight should include these estimated expenses in their proposed budget. The CCPC reserves the right to augment or adjust projected budgets for estimates associated with legal or other professional fees.

Community Support: Include any relevant letters of support for the project including demonstration of other funding sources.

Historic preservation projects: Please provide additional detailed project information as required in Addendum #2 — Supplemental Information for Historic Preservation Projects.

Digital Photography: Please be prepared to submit digital images of the project to the CCPC Administrator for use in the Town Meeting presentation. Images will be requested once project is recommended for funding.

ADDENDUM #1: COMMUNITY PRESERVATION ACT and TOWN of Canton

GOALS and SELECTION CRITERIA

Canton Community Preservation Act Goals

CPA provides a special funding source that is dedicated to community preservation needs related to community housing, historic resources, open space, and recreation. The CPA goals are to:

- o Acquire, Create, and Preserve **Open Space**

- o Acquire, Create, and Preserve **Land for Recreational Use** (*plus* Rehabilitate or Restore **Land for Recreational Use**)

- o Acquire, Rehabilitate, Restore, and Preserve **Historic Resources**

- o Acquire, Create, Preserve, and Support **Community Housing** (*plus* Rehabilitate **Community Housing** *if* the **Community Housing** was acquired or created with CPA funds)

Town of Canton Goals

The CCPC will evaluate all eligible CPA funding proposals keeping in mind the relevant goals stated in Canton's most recent planning documents. Higher priority will be granted to projects that:

- o serve more than one community preservation principle;
- o are supported by one or more relevant town committees
- o leverage multiple funding sources;
- o preserve a threatened resource;
- o allow or promote public access (if applicable);
- o can be completed at a reasonable cost;
- o are consistent with preservation program priorities. (i.e. will not divert funding from higher priority project(s))

ADDENDUM #2: SUPPLEMENTAL INFORMATION FOR HISTORIC PRESERVATION PROJECTS (required for proposals submitted under the CPA Historic Resources category)

Project Evaluation

Community Preservation Act (CPA) funds can be used for the acquisition, restoration, rehabilitation, and preservation of historic resources. The CCPA defines an historic resource as a 'building, structure, vessel, real property, document or artifact that is listed on the state or national Register of Historic Places or determined by the local Historical Commission to be significant in the history, archeology, architecture or culture of the town'. Before consideration, the CCPC will determine whether or not the proposal is eligible for CPA historic preservation funds.

Please check all that apply below; this information will assist the CCPC in its evaluation.

- Property is individually listed on the State or National Register of Historic Places (applicant must provide documentation from the State or National Register)
- Property has been determined by the Canton Historical Commission to be significant in the history, culture, architecture or archeology of the town of Canton (applicant must provide documentation to this effect from the Canton Historical Commission)
- Property is located within a National Register Historic District and is considered a 'contributing structure' (applicant must provide documentation supporting the 'contributing structure' status).
- Property is located within a Historic District

Secretary of the Interior's Standards for the Treatment of Historic Properties

Historic preservation projects are required to comply with the 'Secretary of the Interior's Standards for the Treatment of Historic Properties'. The CCPC will review project plans for compliance with the Secretary's Standards. Applicants must provide complete construction drawings and specifications to the CCPC for review before construction funds will be disbursed. CPA funds may also be used for design costs; design plans produced with CPA funds shall also be consistent with the Secretary's Standards. The Secretary of the Interior's Standards are published by the National Park Service and may be accessed online at: <http://www.nps.gov/history/hps/tps/standguide/>.

I, the undersigned, understand that CPA funded historic preservation projects are required to comply with the 'Secretary of the Interior's Standards for the Treatment of Historic Properties'

X _____
Applicant's signature

Date

Deed restrictions

The CPA requires an historic preservation deed restriction as a condition of funding for historic preservation projects, if the historic resource is being acquired by the town.

Supplemental Information required for Historic Resources funding proposals

Unless waived by the CCPC, this information is required in addition to the information requested in the funding application. If you would like to request a waiver, please submit your request in writing with your application

Please provide detailed project information, **as applicable**:

Building preservation, restoration, or rehabilitation projects:

- Provide a copy of construction plans including both existing conditions and proposed alterations, and specifications including description of existing and proposed materials. In certain circumstances, photographic documentation may satisfy the requirement for existing conditions documentation.

- Provide a statement explaining how the project will comply with the 'Standards for Rehabilitation' published in the 'Secretary of the Interior's Standards for the Treatment of Historic Properties'.

Landscape preservation, restoration, or rehabilitation projects:

- Provide a copy of project plans, including existing conditions and proposed alterations, and project specifications, including a description of existing and proposed materials, plus any additional supporting information demonstrating need for preservation, restoration, or rehabilitation. In certain circumstances, photographic documentation may satisfy the requirement for existing conditions documentation.

- Provide a statement explaining how the project will comply with the 'Standards for Rehabilitation' published in the 'Secretary of the Interior's Standards for the Treatment of Historic Properties' and the 'Guidelines for the Treatment of Cultural Landscapes'.

Design services for the preservation, restoration, or rehabilitation of a landscape or building:

- Provide a statement explaining the need for design services related to preservation, restoration, or rehabilitation.

- Provide credentials for architect/designer (specifically addressing historic preservation experience).

Public Hearing and Questionnaire Responses

Elected and Appointed Official Input

Each member of the CCPC solicited feedback from their respective Committees and shared their findings with CCPC. These solicitations took place in open meetings so that all members could participate. The following are summaries of the reports from the CCPC members:

Planning Board

The Planning Board provided feedback in 2014 to CCPC and their input remained unchanged when asked for any additional feedback in 2015.

- The Planning Board is aware that the Town is currently above the legal requirement for affordable housing, but might support converting some two family properties or duplexes to community housing units.
- The Town has adequate "open space." However, some areas of open space have no community access, and have never been developed so that the Town could actually use the property. For example, it would be valuable if trails (walking, biking?) could be created on some open space so that the space could become usable. (It was clarified that CPA funds cannot be used for maintenance).
- The Town needs recreation facilities beyond ball fields and soccer fields. Perhaps a dog park such as the one in Sharon. The Reservoir might be developed for hiking, kayaking or sailing. There are synergies between open space and recreation that should be examined and leveraged. The Bradley Estate is a good example of combining passive and active use of space.
- The Revere Rolling Mill and Red Barn are potential projects for historical preservation. Moreover, the Canton Corner cemetery near the UCC Church needs preservation.

Board of Selectman

The Board of Selectman submitted the following suggestions in 2014 and no further updates have been submitted to CCPC.

- Historic Preservation - We have enough open space and fields for recreation already. Instead of more fields we need to better maintain existing buildings and fields and make them more functional. Ex. Little Red House should be more than museum, should have bathrooms for public.

- Leverage of larger electorate. Fully educated voters by way of a well-organized campaign. Address specific issues brought to CCPC attention. Committee should be focused on small projects for big results. Bring business community on-board and think of the larger good of the town.
- Bank IT. Learn your long term goals. Maintain existing before making big purchases, ex sod fields. Go for low hanging fruit. Bond and leverage.
- A) No more apts. Veteran preference. Offer low or no interest loans for purchases or repairs.
- B) Focus historic preservation on Little Red House, Plymouth Rubber, barn at Pequitside, Gridley School, Native American Burial Grounds, Suffolk Resolves(Doty Tavern)
- C) Just open space with walking trails. Watch market and be ready to buy opportunities. Creation of possible Dog Park. Fix what we have already. Town Forest Maps... Bike Trails connecting our many open spaces... like Emerald Necklace. Connect existing by working with DCR, Trustees of Reservation, and Audubon. Creation of Smartphone app which read about each space. Appreciate what makes Canton special.
- D) Skating Rink will need roof and repairs. Town Pool - update building, create kiddy splash field. Fix CHS tennis courts used by general public. Enhancements at roller park.
- Work with DCR, Trustees, Audubon ... future plans, coordinate and connect them. Work with capital planning and finance to achieve most results. Be certain about what the law permits, particularly around housing.

Historical Commission

The Historical Commission was awarded CPA funding in 2014 and is looking forward to submitting future projects to the Committee. The following feedback was submitted in 2014 and no further suggestions have been received.

- Historic preservation of our earliest colonial and post-colonial sites as well as ongoing work in our cemeteries. Also, to raise awareness and through education of our citizens, provide knowledge of our historic assets and help protect them from development. There is a concern over the current trend of development and its impact to the town and historical significance of properties.
- Ongoing historical projects deserve consideration as they have already been deemed qualified.

- Projects combining more than one element of the CPA.
- Projects that may be able to leverage CPA monies with other types of project funding.
- Affordable housing, ongoing cemetery maintenance.

Community housing project possibilities:

- Repairs and upgrades to qualified housing.
- Assistance to elderly, low income and veterans.

Historic preservation project possibilities:

- Repairs and upgrades to the following: The Tilden House, Canton Corner Cemetery, Sheppard Pond Dam, Pequitside Barn, and the Revere Copper Mill.

Open space project possibilities:

- Repairs and upgrades to the Waterfront on the Reservoir, playgrounds, and tot lots.

Recreation project possibilities:

- Ponkapoag Golf Course.

Project possibilities that cover multiple CPA categories:

- Restoration to operation of the Pine Street water station.

Conservation Commission

The Conservation Commission did not provide any updates to their initial feedback to the Committee. Their priorities and suggestions remain unchanged.

Canton's Greatest Community Preservation Needs:

- Water Pumping Station (1889)
- Pequitside
- Restore Barn for use as place for the Recreation Dept summer camp
- Little Red House Improvements
- Pequitside Tennis Courts Improvements
- Maintain Historic Vistas
- Enlarge Community Gardens
- Pequitside Woods Canoe Launch
- Restore the four historical signs around town.
- Plymouth Rubber Site
- Trails maps and signs - Reconstitute the Planning Board Trails Committee
- Strand Jewelers as possible site for Community Housing

In CPA categories order of importance:

- Open Space

- Historic Preservation
- Community Housing
 - Veterans and Handicap Accessible Housing

Board of Library Trustees

The Board of Library Trustees shared feedback in 2014 and their suggestions remain unchanged.

Greatest community preservation needs?

- Hiking trails for the community to use.
- Town should look at purchasing the Plymouth Rubber site. Site could be used for: A community center, community gardens, senior housing, and open recreation space.
- Dog park would be a nice addition to the town.
- Kiddy pool installed at the current town owned pool.
- Additional veterans housing for the town.
- Preservation of documents and books in the Library

What issue won the vote for CPA in Nov. 2012?

- Persistence by the committee. Better understanding of how the money would be spent and how the state would provide additional funding.

Under ideal circumstances, how do you think the share of future CPA funds should be divided over the next three years?

- For the greatest needs of the citizens of Canton.
- Open space
- Community Housing

In each CPA category, what types of projects or specific projects should be given priority in future CPA funding rounds?

- Community Housing
 - Affordable barrier free housing
- Historic Preservation
 - Lighting for the front of the library to highlight the historical front entrance.
- Open Space
 - Provide more open space. See Plymouth Rubber information above
- Recreation
 - See Plymouth Rubber information above.
- Project possibilities that cover multiple CPA categories
 - Plymouth Rubber

Recreation Commission

The Recreation Commission did not have further updates from their initial input to the Committee in 2014.

What are Canton's greatest community preservation needs?

- The Recreation Commission saw a need for upgraded playgrounds and a new turf field. They expressed a need for a better down town environment that created less traffic jams.

What issues won the vote for CPA in Nov. 2012?

- Historic preservation, recreation and open space.

In each CPA category, what types of projects or specific projects should be given priority in future CPA funding rounds?

- Community housing project possibilities:
 - Renovating existing senior housing to make it more handicap accessible.
- Historic preservation project possibilities:
 - Preserving and creating a use for the little red house, perhaps public bathrooms. Renovating the Gridley School to make it handicap accessible and expand its use as a public building. Renovating the barn at Pequitside for use as a public facility to be rented out and/or to be used for recreation purposes such as dances, kids activities etc.
- Open space project possibilities:
 - Purchasing open space at Plymouth Rubber.
- Recreation project possibilities:
 - The installation of a new turf field, understanding that the turf field could not be purchased with CPA money, the creation of a "destination playground" at Pequitside farm, upgrading the current playground equipment at multiple neighborhood playgrounds, upgrading of tennis courts at the high school and Pequitside, creation of outdoor basketball courts.
- Project possibilities that cover multiple CPA categories:
 - creating recreation, open space and historical preservation at Plymouth Rubber.

School Committee

The School Committee was happy to receive CPA funds in 2014 and are looking forward to future projects improving Canton Public Schools.

What are Canton's greatest community preservation needs:

- Open space, upgrade and improve recreational facilities, restore historic buildings (Little Red House), improve/add public house facilities (disabled, low income, veterans), tennis courts.

What issues won the vote for CPA in November 2012?

- Good voter turnout

Under ideal circumstances, how do you think the share of future CPA funds should be divided over the next three years?

- 20% housing, 35% historic, 45% recreation & open space need

In each CPA category, what types of projects or specific projects should be given priority in future CPA funding rounds?

- Community Housing Project Possibilities:
 - Upgrade existing public housing; longtime residents who are also veterans given priority; disabled housing
- Historic Preservation Project Possibilities:
 - Restore Little Red House; restore Civil War soldier and return to rightful place in front of Memorial Hall

Open Space Project Possibilities:

- Walking path around the reservoir with quiet areas for meditation and peace; Plymouth Rubber acquisition; tennis courts at Plymouth Rubber site; playground and ball field in “East Canton”
- Recreation Project Possibilities
- More programs directed to teens and young adults; tennis courts and other improved recreational facilities (e.g. playgrounds, fields); relocate tennis courts
- Project Possibilities that Cover Multiple CPS Categories:
- Plymouth Rubber

Is there anything else that you wish to share with me at this time?

- Playground at Rodman being separated by a busy roadway used by CHS poses a safety concern. Relocate tennis courts – everybody wins!
- With respect to Q4, there should be a way to score proposed projects based on urgency (time), safety, need, quality of life, etc. Also, there may be a temptation to spread resources too thin; monies are best used when utilized for the long-term. In other words, don’t do anything half-way because this is “found money”!

Economic Development Commission

What are Canton’s greatest community preservation needs?

- Canton has a rich heritage deserving of preservation as well as many multi-purpose open spaces needing improvement.

What are some advantages of having CPA in Canton?

- The possibilities that are now available to provide protection and access to previously little known assets within the community.
- Access to state matching funds to improve affordable housing, historic preservation efforts and open spaces.

Under ideal circumstances, how do you think the share of future CPA funds should be divided over the next three years?

- Projects combining more than one element of the CPA would best utilize funds.
- Projects that may be able to leverage CPA monies with other types of project funding, private or public.

In each CPA category, what types of projects or specific projects should be given priority in future CPA funding rounds?

- Community Housing Project Possibilities:
 - Assistance for elderly, low income and veterans' housing.
- Historic Preservation Project Possibilities:
 - Repairs and improvements to the following; The David Tilden House, Pequitside Barn and the Revere Copper Mill.
- Open Space Project Possibilities:
- Public use and access to the Plymouth Rubber site. Recreation Project Possibilities
 - Repairs and improvements to fields with cooperation from user groups such as Youth Soccer, etc.
- Project Possibilities that Cover Multiple CPS Categories:
 - A priority continues to be the community sensitive development of the Plymouth Rubber property.

Is there anything else that you wish to share with me at this time?

- There remains a concern over the current trend of development and its impact to the town and its services.

Housing Authority

Greatest community preservation needs?

- More affordable housing, especially barrier free housing.

What issue won the vote for CPA in Nov. 2012?

- Persistence by the committee and a large voter turnout.

Under ideal circumstances, how do you think the share of future CPA funds should be divided over the next three years?

- The majority of the funding should go for affordable housing and to maintain the existing housing stock managed by the Canton Housing Authority.

In each CPA category, what types of projects or specific projects should be given priority in future CPA funding rounds?

- Community Housing
- Barrier free housing
- Housing coordinator
- Single Occupancy Veterans Housing
- Site acquisition for future affordable housing
- Renters Assistance

Historic Preservation

- Defer to the Historical Commission

Open Space

- Defer to Conservation Commission

Recreation

- Defer to the Recreation Commission

Project possibilities that cover multiple CPA categories?

- Maybe a project with the Historical Commission to work on preserving the Hemingway building.

Community Input

The CCPC, through public hearings, the Town of Canton website, and “Word Walls” solicited input from the general public. The following is a compilation of all three sources:

Public Hearing - September 15, 2014

Members of the public were invited to address the Committee on how it should prioritize CPA projects or otherwise, how CPA is being administered in Canton, but no members of the public attended. Notice of the public hearing was advertised at the Library, Town Hall and on the Town’s website.

Public Hearing - September 17, 2013

This was the first of a series of two public hearings scheduled to gain input towards the creation of a Community Preservation Plan as required by statute. The Chairperson explained the four statutory imperatives of the CPA as well as updating the audience on the accomplishments of the CCPC to date. Also, there was an explanation of the application process and review procedures for CPA funding. Finally, before opening the floor for public discussion, the Chair outlined the process for gathering input for the Community Preservation Plan.

A Canton resident asked about the procedure for applying for funds and who can get funds through the CPA.

She then brought three ideas. The David Tilden House, 1725 and explained how the house is badly in need for historic preservation. Once restored, this resident felt it would be a great headquarters for the CCPC once restored. The second idea presented was to have the Town of Canton acquire the Plymouth Rubber (Revere Rolling Mill) and satisfy all three CPA imperatives. In particular, it was discussed that rather than allow for industrial use, the transfer to the Town of Canton would create “an Eden” in the center of Canton. And, finally, this resident presented the idea of an ongoing project to preserve and protect the Canton Corner Cemetery headstones. She has investigated the topic with the DPW and but for a lack of funds they are unable to do so.

Another resident felt that the Plymouth Rubber was a long-term project and yet she would like to see something that establishes Canton’s history. In comparing other communities, we have bits and pieces and no cohesive interpretation of our community history. This resident suggested that a place like Plymouth Rubber could be beautified and tied to our industrial and colonial history as a base for the community. The idea presented was one that a project could be completed over the years and yield great progress.

Another resident spoke to discuss the historic needs of the Sherman Street neighborhood. Specifically, she spoke about a developer plans to build a single house at 95 Sherman Street. As a result the group discussed the need to create a National Historic District on Sherman Street. Over 23 homes have been catalogued for inclusion to the State Register of Historic Places.

CCPC member George Comeau discussed the work of the local Historical Commission over the years that lay the groundwork for historic preservation. Comeau felt that more discussion was needed around the areas of community housing and open space initiatives.

As for recreation a resident spoke about the tennis courts at the Canton High School and supported a “fabulous tennis court facility” at Plymouth Rubber. And then extend the playground at the Rodman Center.

Another resident spoke about the Reservoir Pond and the issues of access and use. Perhaps a boat ramp, she suggested, or some other recreational activities that could be part of the use of the pond. This resident favored bigger projects that would make an impact on the various initiatives.

Public Hearing - September 23, 2013

This was the second of a series of two public hearings scheduled to gain input towards the creation of a Community Preservation Plan as required by statute. The Chairperson explained the four statutory imperatives of the CPA as well as updating the audience on the accomplishments of the CCPC to date. Also, there was an explanation of the application process and review procedures for CPA funding. Finally, before opening the floor for public discussion, the Chair outlined the process by which we are gathering public input for the Community Preservation Plan.

A Canton resident representing the Canton Historical Society spoke about the artifacts in great need for preservation. She made an argument for the artifacts and textiles – in particular militaria, quilts and other rare artifacts in the Society collection. She spoke about the Martha Howard Quilt, perhaps the oldest “whole cloth” quilt made in 1787. The Society conserved the quilt and, yet there is a second quilt equally important that would need preservation efforts. The Wild Goose Chase pattern – a friendship quilt will need preservation. This resident spoke passionately for the need to preserve these artifacts.

CCPC member George Comeau, on behalf of the Historical Society, also spoke about the textiles and the further need to preserve paper and additional artifacts.

Another resident asked whether the Town has an inventory of historic places and artifacts. George Comeau stated that over 400 structures and gave an overview of the historic assets of the community. This resident then went on to inquire about open space. The Conservation Commission and the Tax Collector also may have information on open space records. The preservation and conservation of historic “Canton” artifacts and spaces as well as the open spaces that hold “views.” Biking trails and fully accessible trails are also important, especially along ponds and scenic vistas.

Another resident asked about the use of walking trails and whether we have statistics on use. The CCPC was not aware of any.

The Gridley School, (1854) was also brought up a historic asset that needs careful attention as to use and thus preservation.

Word Wall Results

Word walls are poster boards where the community is invited to offer suggestions for projects or comments to the Committee by writing them on index cards and affixing them to a poster.

2015

The Committee did not solicit word wall suggestions in 2015 as not enough time had passed to expect significant results and the input gathered the initial year is still relevant.

2014

The word walls were installed at the Library, Town Hall and the Senior Center. They went up in September and were taken down at the end of October. The total number of projects suggested exceeded expectations for projects. The Library word wall was clearly the most used with over seventy suggestions. One of the Librarians told a story about the word wall. A three year old girl asked about the word wall and what it was for. After explaining why it was there the three year old said “how about a cat park.” She then had her mother fill out a suggestion card for that idea. The Town Hall word wall had a much smaller response and the Senior Center had no suggestions. At the Senior Center this might be the result of the water pipe break that closed the Senior Center while rugs were replaced and repairs made.

Recreation options were clearly the overall frontrunner with fifty suggestions. Open Space, Housing and Historic suggestions followed in that order. The two projects with the most suggestions are for new bike paths and a dog park. As with any such exercise there was also negative comments such as suggestions to reduce the wait list for subsidized housing, and to lower taxes. Other project suggestions such as a new middle school, more sidewalks in town, establish a soup kitchen or establish a farmers market are projects that could not be funded by CPA funds.

Word Wall Results		<u>No. of Suggestions</u>
<i>Community Housing</i>	Repair Roofs at Rubin Court	1
	Veterans Housing	2
	Wait List too Long for Housing	1
	Veterans Housing with Dogs allowed	1
	Senior Housing Updated and Reasonable	1
<i>Open Space</i>	Purchase more Conservation Land	1
	Rezone Chicken Factory to Parkland	1
	Need more parks	3
	Purchase Plymouth Rubber	5
<i>Historic</i>	Restore the Tilden House	1
	Use the Gridley for meeting space	1
	Install historic signage and interpretation	1
	Enhance connection b/w Paul Revere and Plymouth Rubber site	1
<i>Recreation</i>	Bike Paths	13
	Dog Park	10
	Boat Launch at Reservoir Pond	2
	Repair and Light High School Tennis Courts	8
	Walking Trails	8
	Public Garden and Composting Site	2
	Skateboard/Skating Rink	4
	Recreation Center	2
	Soccer Field	1
	Playground	1
Cat Park	2	