

Town of Canton, Massachusetts

OFFICE OF THE SELECTMEN

BOARD OF SELECTMEN

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POLICE COMMISSIONERS
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TOWN ADMINISTRATOR
CHARLES J. ASPINWALL

July 10, 2016

Ann M. MacAdam
18 Lexington St.
Canton, MA 02021

RE: Board of Selectmen Response to Petition Requesting the Town of Canton to Stop Remediation and Redevelopment of the Paul Revere Heritage Site off Revere Street, Canton with New Roadway

Dear Ms. MacAdam

The Town of Canton ("Town") Board of Selectmen ("Board") has received a copy of the petition that you submitted on behalf of various residents ("Request") regarding the proposal by the owner of private property located off Revere Street in Canton and now known, in part, as the Paul Revere Heritage Site ("Site") to construct a road through the developer's property ("Proposed Road") to connect Revere Street and Neponset Street at or near the intersection of Norfolk Street and Neponset Street.

It appears you may have sent your Request to multiple Town boards, commissions and committees. Each of the Town's boards, commissions and committees that you appear to have sent your Request are independent public bodies subject to their own rules, regulations, charges and other legal requirements that they are legally bound to follow.

This response to your Request is solely the response on behalf of the Board of Selectmen. It is not a response for the Town's other public bodies for which the Board cannot speak.

As you likely know, the Board and the owner of the Site ("Owner") entered into a development agreement ("Agreement") for the remediation and redevelopment of the Site ("Project"). Both the Agreement and the Project specifically require the construction of the Proposed Road.

In addition to being intertwined with the completion of the Project, the Proposed Road is necessary from a traffic, safety and pedestrian access standpoint. Failing to construct the Proposed Road or limiting use of the Proposed Road as part of the Project would greatly undercut the traffic, safety and pedestrian aspects of the Project.

Perhaps more importantly, the Town, at its May 11, 2015 Special Town Meeting and after overwhelming support from Town boards, committees, departments and officials, voted positively by a significant margin to adopt several measures to authorize the Owner and the Town to implement the Agreement, including the construction of the Project and Proposed Road.

Both the Agreement and the Special Town Meeting were preceded by many public discussions on the merits of the Project over the course of many months, and outreach efforts included

extensive information about the Project being posted on the Town's webpage for public review and consideration. The results of those discussions and the Special Town Meeting were such that the Project and the construction of the Proposed Road would be deemed a great benefit to the Town of Canton with little financial risk to the Town. Some of the many benefits of the Project to be realized by the Town include:

- demolition of rundown buildings and environmental remediation of a former industrial site;
- the creation of approximately 270 residential housing units, including the creation of 15 moderate income housing units for persons over 55 years old such that the Town should be credited for adding 60 units toward the Town's subsidized housing inventory;
- the creation of approximately nine acres of new open and recreational space;
- the renovation of the historic Copper Rolling Mill and Barn to be owned by the Town;
- Town ownership of waterways and Upper and Lower Forge Pond;
- \$1.25 million per year in new annual tax revenue to the Town;
- \$2 million contribution to fund school capital improvements;
- the creation of pedestrian access to the Canton Junction Commuter Rail Station and ADA-compliant public walking paths at the Site; and
- the creation of a new bike lane along Revere Street.

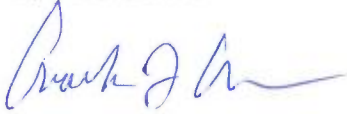
Based upon such prior public discussions, votes by the 2015 Special Town Meeting and many benefits of the Project to the Town, the Town is squarely on the path of allowing the Proposed Road to be constructed subject only to the Owner obtaining any necessary permits and approvals needed for the Project to proceed.

Because the Town's public bodies conduct their own public hearings related to the Project and Site, you may wish to consider whether you want to participate in those public hearings. You may also wish to learn more about the Project at the Town's website, which provides information related to the Project.

If you wish to review any legal options you may have related to the Project, the Proposed Road or the various public processes and legal requirements of Town boards and committees, please note that the Board is not in a position to provide you or other private citizens with any legal advice or representation. You may wish to consider consulting with an attorney to assist you with such legal matters.

This letter will be posted on the Town Web Site page relative to the project.

Very truly yours,



Charles J. Aspinwall
Town Administrator

cc: Board of Selectmen
Planning Board
Zoning Board of Appeals
Conservation Commission
Blue Ribbon Traffic Committee
Paul Revere Heritage Commission
Community Preservation Committee
Board of Health
Historic Commission
Beautification Committee
Board of Assessors
Board of Public Works
Paul R. DeRensis, Town Counsel