

## COMMUNITY PRESERVATION COMMITTEE

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### Canton Community Preservation Committee (CCPC) Members

George Comeau, Chair, Historical Commission Representative  
Lisa Lopez, Vice-Chair, Community Representative  
Deb Sundin, Treasurer, Conservation Commission Representative  
John McSweeney, Clerk, Housing Authority Representative  
Kathy Alfano, Board of Selectman Designee  
Stacey Gorman, Recreation Commission Representative  
Michael Mitcheroney, Planning Board Representative  
Reuki Schutt, School Committee Representative  
Robert Panico, Capital Planning Committee Representative  
Kristen Phelps, Administrator

The CCPC welcomed two new members to their ranks in the spring/summer of 2016. Recreation Commission member Larry Bogue stepped down after more than two years on the Committee. He was replaced by Stacey Gorman. Changes to committee assignments on the School Committee saw Reuki Schutt replacing Michael Loughran as that boards designee to the CCPC. Both new members were appointed by the Board of Selectmen in time to fully participate in the FY18 round of CPA funding decisions. The CCPC extends its appreciation to Larry and Michael for their service to the Town and their commitment to community preservation.

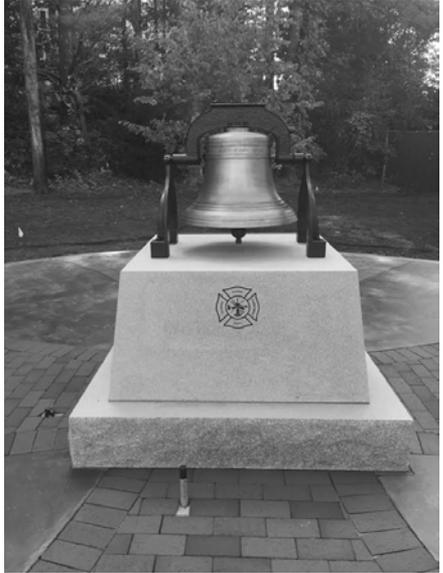
### Purpose

The role of the CCPC is to administer Community Preservation Act funds for projects that benefit the public in the areas of open space protection, historic preservation, community housing and outdoor recreation. Voters approved the statewide Community Preservation Act (CPA) at the 2012 General Election 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 the first \$100,000 of taxable value of all residential real property. At the 2014 Annual Town Meeting (ATM), residents voted to extend the \$100,000 tax exemption to commercial and industrial property owners.

### 2016 Major Accomplishments

With two CPA funding rounds approved and executed since Canton adopted the statute in November of 2012, the CCPC is pleased to report that several projects were completed in the past year. Among these was the restoration of the Canton

Firefighters Memorial Bell (see photo below); a bronze William Blake Bell dating back to 1888. The refurbished bell was installed in front of the Ponkapoag Fire Station this past fall.



Projects at the Canton Corner Cemetery – the nation’s oldest public cemetery in continual use – were also advanced over the past year. Gravestone cleaning and resetting proceeded in the oldest section of the cemetery, while an engineering study of the receiving tomb and adjacent vaults (shown below) produced design specifications for the restoration of these historic features.



On the Community Housing front, the Canton Housing Authority concluded the preservation work on 26 Veterans Housing units on Pequit Street (smoke detector and electrical panel upgrades). A total of \$193,700 of CPA funding for this work was approved in two different fiscal years. The CCPC is happy to announce that the project came in well under budget and more than \$111,000 was re-allocated to the affordable housing reserve capacity.

Beyond the projects note above, progress was made on several other CPA projects over the past year. The following table provides a summary of the projects funded to date with a note regarding project status at the conclusion of the 2016 calendar year.

<b>Project</b>	<b>Fiscal Year</b>	<b>Category</b>	<b>CPA Funding</b>	<b>Status</b>
Canton Corner Cemetery, Phase II	2016	Historic	\$11,000.00	complete/awaiting final invoices
Ponkapoag Station Bell Restoration	2016	Historic	\$15,000.00	complete/awaiting final invoices
Tilden House Restoration	2016	Historic	\$414,150.00	historic structures report complete
Historical Document Master Plan	2016	Historic	\$10,000.00	complete/awaiting final invoices
Martha Howard Petticoat Restoration	2016	Historic	\$5,895.00	complete
FPUU Steeple and Spire Restoration	2016	Historic	\$99,120.00	awaiting approval from MHC
Veteran's Housing Supplemental Funds	2016	Housing	\$100,000.00	complete and under budget
Plymouth Rubber – Land Acquisition	2016	Open Space	\$1,740,000.00	10-year bond will be issued per development agreement
High School Tennis Courts	2015	Recreation	\$200,000.00	complete
Veteran's Housing - Electrical Boxes	2015	Housing	\$30,000.00	complete and under budget
Veteran's Housing – Smoke Detectors	2015	Housing	\$63,700.00	complete and under budget
Canton Corner Cemetery, Phase I	2015	Historic	\$25,000.00	minor restoration work remains
Friendship Quilt	2015	Historic	\$2,705.00	complete
Civil War Soldier Restoration	2015	Historic	\$30,000.00	complete

In addition to monitoring the ongoing projects funded over the last two years, the CCPC reviewed a new round of applications and recommended a total of five projects (across all three funding categories) to Town Meeting in 2016. Total CPA-

funding requests for FY 2017 came in at \$385,815. The CCPC is pleased to report that all five projects recommended for funding were approved at the May 2016 Town Meeting. An outline of the most recent CPA-funded projects follows:

<b>Historic Projects</b>	
<i>Project Description</i>	<i>CPA Funding</i>
<b>Canton Corner Cemetery Receiving Tomb &amp; Vault</b> <ul style="list-style-type: none"> <li>Restore and preserve receiving tomb (1882) and adjacent vaults (1837)</li> </ul>	\$160,000
<b>Old English Burial Ground</b> <ul style="list-style-type: none"> <li>Clean, repair and/or reset a total of forty-four headstones in Canton’s first and oldest cemetery</li> <li>Limited tree removal and way-finding</li> </ul>	\$36,915
<b>Crane’s Guard Militia Flag</b> <ul style="list-style-type: none"> <li>Restore hand-painted silk flag dating to early 1800s</li> <li>Preserve this unique textile in an archival housing to allow display</li> </ul>	\$18,900
<b>Community Housing Projects</b>	
<i>Project Description</i>	<i>CPA Funding</i>
<b>Hagan Court</b> <ul style="list-style-type: none"> <li>Preserve 48 units at senior housing complex</li> <li>Install GFI outlets to comply with building codes</li> <li>Install ventilation systems in bathrooms to prevent mold</li> </ul>	\$120,000
<b>Open Space/Recreation Projects</b>	
<i>Project Description</i>	<i>CPA Funding</i>
<b>Master Plan for Outdoor Recreational Facilities</b> Funds will be used to hire a consultant to: <ul style="list-style-type: none"> <li>Assess existing (outdoor) recreational facilities</li> <li>Quantify demand for recreational opportunities</li> <li>Develop cost estimates and schematics for facility improvements/expansion</li> </ul>	\$50,000

In the Fall of 2016, the CCPC received twelve eligible applications for CPA funding totaling \$1,416,793. The CCPC held four public meetings in November and December to entertain presentations from project proponents and to consider which projects to recommend to Annual Town Meeting in 2017. Final decisions as to recommendations will be reported in early January and voted at ATM in May.

Financials

Total CPA revenues in fiscal year 2016 were \$673,465.96. This includes the State Match totaling \$145,336. FY 2016 numbers are detailed below:

<b>Canton Community Preservation Committee</b>	
<b>FY2016 Cash Balance Sheet</b>	
Previous Balance*	\$764,709.56
<b>Revenue</b>	
CPA Tax	\$520,788.81
State Match	\$145,336.00
Investment Income	\$7,341.15
<b>Total Revenue</b>	\$673,465.96
<b>Total Cash Balance</b>	\$1,438,175.52
<b>Expenses</b>	
Administrative Expenses	\$14,393.06
Project Expenses for FY 16 Approved Projects	
<i>Community Housing</i>	\$100,000.00
<i>Historic Preservation</i>	\$555,165.00
<i>Open Space/Recreation</i>	\$0.00
<b>Total FY16 Project Expenses</b>	\$655,165.00
<b>Total FY16 Expenses</b>	\$669,558.06
Set-aside for Debt Service**	\$234,900.00
Unallocated Funds Available for Future Projects	\$533,717.46
<b>Total Expenses + Appropriations + Unallocated Funds</b>	<b>\$1,438,175.52</b>
*Revenue carryover from prior fiscal years that was not allocated to a project or expended from the administrative budget.	
**FY 2016 ATM approved a 10-year bond for the \$1.74 million purchase of the Paul Revere Heritage site. The bond was not executed in FY 2016, thus that expenditure is not reflected in this report.	

Additional financial information can be found on the Community Preservation Committee website at: <http://town.canton.ma.us/631/Financial-Reports>

### A Guide for CPA at Town Meeting

In addition to voting on projects recommended by the Committee, there are several other CPA motions put forth at Town Meeting. The first motion is for administrative expenses, which by law shall not exceed 5 per cent of the annual revenues in the Community Preservation Fund. The second CPA motion voters will see is a breakdown of monies being transferred between CPA accounts. Under the State's CPA legislation, in each fiscal year and upon the recommendation of the Committee, the legislative body shall spend, or set aside for later spending, not less than 10 per cent of the annual revenues in the Community Preservation Fund for open space, not less than 10 per cent of the annual revenues for historic resources and not less than 10 per cent of the annual revenues for community housing. This motion ensures that some monies are allocated to each category, whether or not a project in that category is recommended for funding in that year. In 2016, voters agreed to allocate \$60,000 to each CPA subaccount, which represents 10% of expected revenues for fiscal year 2017. Each motion for a proposed project will specify the amount taken from the previous year's subaccount balance and once that account is depleted, any monies coming from the main CPA fund.

### Ongoing Initiatives

In 2017, 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 project sponsors to steward those projects through completion. Some projects will be completed quickly and others will be more long term in nature. In all cases, the projects selected and put forward will support the Community Preservation Plan and the edicts of the Community Preservation Act. The Canton Community Preservation Plan is available on our website. We encourage anyone with project ideas to apply using the forms also available on our webpage, or to reach out directly to a member of the Committee.

The Committee wishes to thank past and current project sponsors, Canton citizens, Town officials, the law firm of Deutsch/Williams, the Massachusetts Community Preservation Coalition and each of its Committee members for their continued dedication to CPA.

Respectfully submitted,

George T. Comeau, Esq.  
Chairman