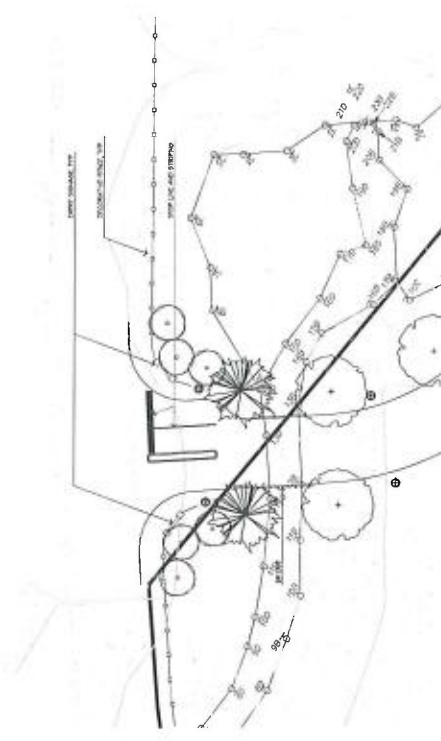


Canton MOA
March 4, 2019

The town has proposed a warrant article to allow CHR an easement over a portion of its property (shown on Exhibit 1) to allow CHR to move its entrance drive at Waterfall Hill.

- Town to give CHR an easement for exclusive rights to 5,110 sf over a portion of town land to move the entrance driveway to Waterfall Hills.
- CHR to gift to the Town the landscaping at the entrance to the aquatic center. Value \$200,000. The design of the landscaping shall be submitted and approved by the Town.
- CHR to maintain landscaping – value \$10,000 a year.
- CHR to give the town an easement of 20,440 s/f of land for walking trails.
- CHR to pay for an appraisal of the 5,110 s/f easement.
- The selectmen will support the article at all relevant pre and post town meeting forums or meetings.
- The town will work with CHR to assure the passage of the article at Town Meeting.
- The town to build and to maintain the walking trails.
- CHR to build and maintain the driveway including the crossing.
- CHR will have sole use of the driveway.
- The town of Canton will assume any liability for the maintenance of the trails
- Town to request a home rule petition to allow the easement on the Park and Rec land.
- Town to approve new signs for Waterfall Hills as allowed pursuant to the sign by-law or mutually agreeable plan which shall also require approval of the ZBA. Town to support two signs at the entrance to Waterfall Hills.
- CHR will not build any additional apartments at the current Waterfall Hills. Town and CHR will agree on a development restriction to be filed at the Registry of Deeds.
- CHR to allow signage on their land for the walking trails.
- CHR submittals to various permitting boards shall be for the underlying project and also for proposed trails.
- The design of the project shall not interfere with the Bolivar Pool project.



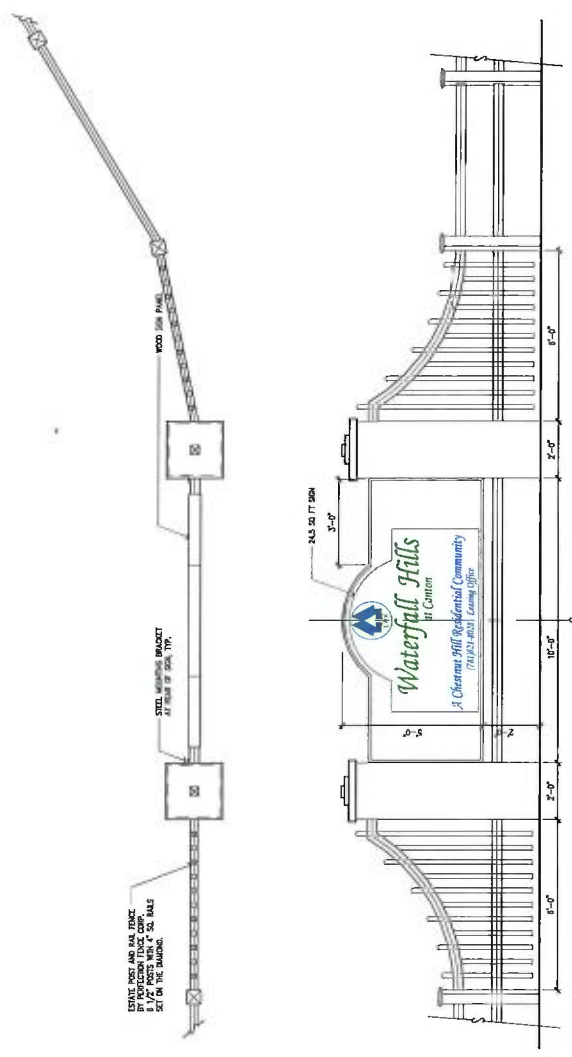
0' 10' 20' 30' 40'

1 SITE ENTRANCE ENLARGEMENT
SCALE: 1" = 20'

NOTES

1. THE CLIENT HAS APPROVED THE SIGNAGE DESIGN FOR THIS PROJECT. ANY CHANGES TO THE DESIGN SHALL BE APPROVED BY THE CLIENT. ANY CHANGES TO THE DESIGN SHALL BE APPROVED BY THE CLIENT.

NO.	DATE	DESCRIPTION	BY	CHKD	APP'D
1	10/10/17	INITIAL DESIGN	AM		
2	10/11/17	REVISED DESIGN	AM		
3	10/12/17	FINAL DESIGN	AM		
4	10/13/17	REVISED DESIGN	AM		
5	10/14/17	FINAL DESIGN	AM		
6	10/15/17	REVISED DESIGN	AM		
7	10/16/17	FINAL DESIGN	AM		
8	10/17/17	REVISED DESIGN	AM		
9	10/18/17	FINAL DESIGN	AM		
10	10/19/17	REVISED DESIGN	AM		
11	10/20/17	FINAL DESIGN	AM		
12	10/21/17	REVISED DESIGN	AM		
13	10/22/17	FINAL DESIGN	AM		
14	10/23/17	REVISED DESIGN	AM		
15	10/24/17	FINAL DESIGN	AM		
16	10/25/17	REVISED DESIGN	AM		
17	10/26/17	FINAL DESIGN	AM		
18	10/27/17	REVISED DESIGN	AM		
19	10/28/17	FINAL DESIGN	AM		
20	10/29/17	REVISED DESIGN	AM		
21	10/30/17	FINAL DESIGN	AM		
22	10/31/17	REVISED DESIGN	AM		
23	11/01/17	FINAL DESIGN	AM		
24	11/02/17	REVISED DESIGN	AM		
25	11/03/17	FINAL DESIGN	AM		



2 SIGNAGE DETAIL
SCALE: 1/2" = 1'

Client/Project:
CHESTNUT HILL REALTY
WATERFALL HILLS
CANTON, MA
Title:
SIGNAGE PLAN
Project No.: 210801107
Scale: AS SHOWN
Drawing No.:
Sheet:

**Canton Aquatic Center
and
Waterfall Hills
July 12, 2016**

Background

- CHR is a family owned real estate company founded in 1969.
- CHR owns and self-manages over 5,000 apartments from Boston to Rhode Island. Our motto is “managing people’s homes with pride” and we aim to achieve that goal for each resident at our properties. To meet this goal, we are constantly looking for ways to improve our properties by infrastructure improvements, renovations, new clubhouses, landscaping and 24-hour resident services. We even employ a full time award winning horticultural staff.
- CHR makes a commitment to each neighborhood and Town we are in and we very involved in many local charities.
- In 2007, Chestnut Hill Realty purchased Waterfall Hills.
- Waterfall Hills contains 243 apartments; 227 two-bedroom and 16 one-bedroom apartments.
- Waterfall Hills consists of land totaling 40.87 acres, including an undeveloped parcel of 13+ acres.
- Directly abutting Waterfall Hills is the town of Canton land totaling 10.8 acres, a portion of which currently contains the Town Aquatic Center.



SITE PLAN
July 11, 2016

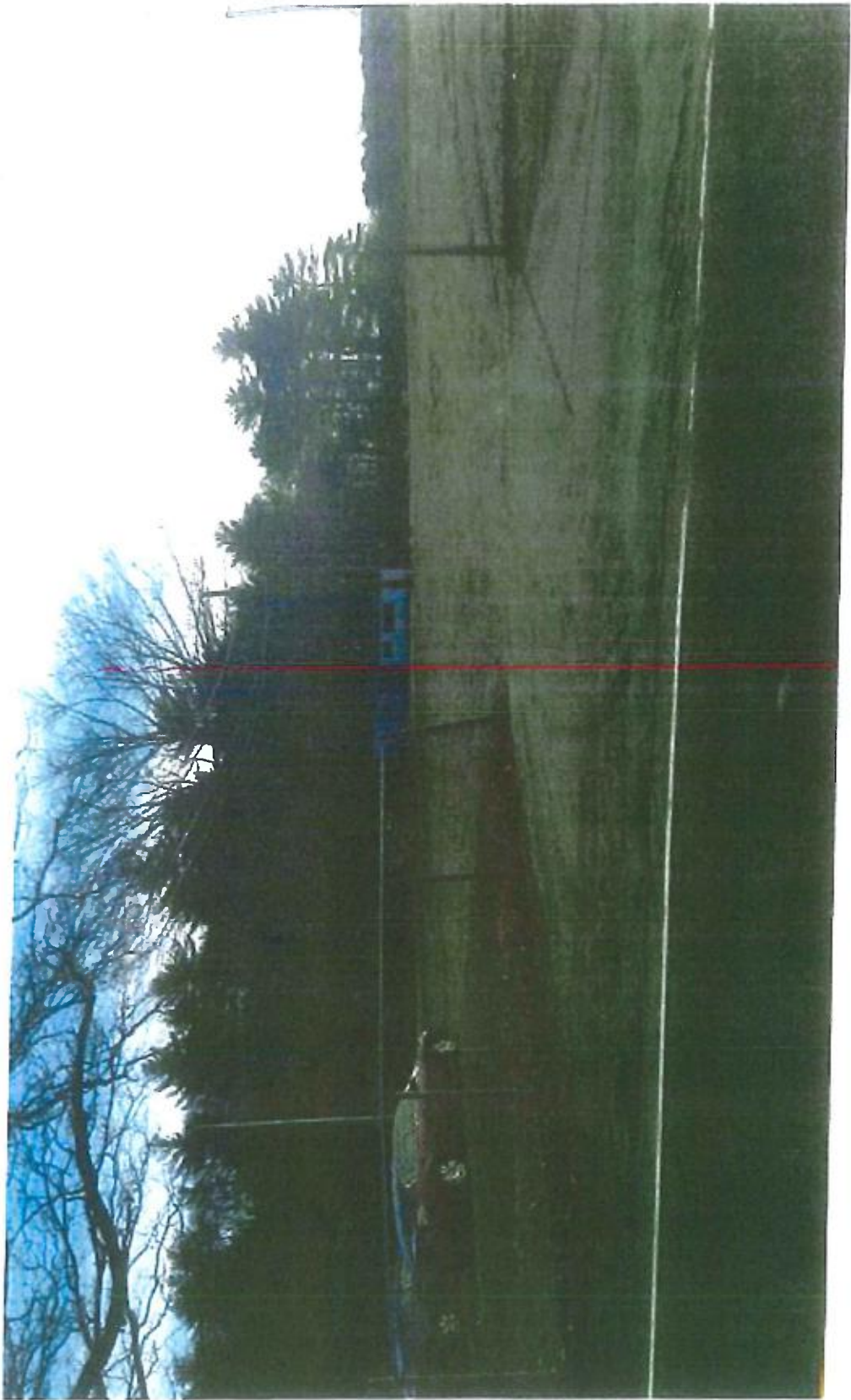
Waterfall Hills
Canton, MA



Drawn from: Office of Geographic and Environmental Information, Department of Environmental Management, Commonwealth of Massachusetts, Summary Sheet of Environmental Assessment Data File



Canton CHR and Town owned land



**Existing Aquatic Center
Entrance**



New Entrance to the Aquatic Center



Existing Aquatic Center



Planning and Landscape Architecture P.C

WATERFALL HILLS

CANTON, MA

Proposed Site Plan - 07.05.2016

New Entrance to Waterfall Hills

CHR is constantly looking to improve Waterfall Hills and the surrounding neighborhood. In the past, we have completed landscaping improvements along Bolivar Street.

We have noticed the entrance to the Canton Aquatic Center could use upgrading.

CHR would like to upgrade and relocate the entrance roadway to Waterfall Hills to a safer and more ideal location next to the Aquatic Center.

To accomplish this, CHR will:

- Work with the Conservation Commission to determine wetland issues and mitigation.
- Spend \$200,000 +/- to upgrade the appearance of the Canton Aquatic Center entrance and fencing.
- Spend \$10,000 annually for upkeep to the entrance and fencing.
- Pay to move the entrance to Waterfall Hills apartments

