

Town of Canton, Massachusetts
COMMUNITY PRESERVATION COMMITTEE
Minutes of February 22, 2021

The February 22, 2021 meeting of the Canton Community Preservation Committee was held remotely (on Zoom platform) consistent with Governor Baker’s Executive Order of March 12, 2020 suspending certain provisions of the Open Meeting Law. The meeting was posted on the Town’s website along with directions detailing how the public could participate and was called to order at 7:02 p.m.

Committee members in attendance: Stacey Gorman, George Comeau (left at 7:25 p.m.), Shaun Chu, John McSweeney, Lisa Lopez, David McCarthy, Kristin Mirliani, John Leonetti

MINUTES

Upon a motion made by L. Lopez, seconded by D. McCarthy, the Committee was polled and voted 8-0-0 to approve the minutes of January 4, 2021.

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| D. McCarthy – Aye | L. Lopez – Aye | K. Mirliani – Aye |
| J. McSweeney – Aye | G. Comeau – Aye | S. Chu – Aye |
| J. Leonetti – Aye | S. Gorman – Aye | |

MUNICIPAL AFFORDABLE HOUSING TRUST – DISCUSSION & VOTE

S. Gorman noted that the Committee had discussed this topic briefly at the last meeting and that the draft warrant article had been distributed for review.

Noting the lack of information about funding sources outside of CPA, J. Leonetti expressed his ongoing concerns about how the proposed Housing Trust will be financed going forward. He asked if there was any other information with respect to additional funding. L. Lopez stressed the demonstrated need for community housing units in Canton and drew the comparison between the proposed Trust and the formation of the Community Preservation Committee. The CCPC was established without a business plan, and the groups goals and funding priorities were defined after the Town adopted and implemented CPA. Similarly, the priorities of a Housing Trust will be identified once the Trust is formed. In terms of funding beyond CPA, she pointed to grants from the Commonwealth and other organizations, “in-lieu-of” payments as might be permitted through the inclusionary zoning bylaw, and appropriations from general town budget. J. Leonetti noted that unlike a Housing Trust, the revenue structure for the CCPC was in place prior to adoption. He remains reluctant to tap into limited CPA funding without knowing how much funding will be needed and whether there will be other funding mechanisms. G. Comeau stated that a Housing Trust is critical to solving the problem of how to spend CPA housing dollars outside of financing Housing Authority projects. Based on experiences in other communities, he is confident that there are ways to fund a Housing Trust beyond CPA.

Upon a motion made by G. Comeau, seconded by L. Lopez, the Committee was polled and voted 7-1-0 in support of the warrant article (ATM 2021, Article 32) sponsored by the Canton Select Board for the establishment of a Municipal Affordable Housing Trust.

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| D. McCarthy – Aye | L. Lopez – Aye | K. Mirliani – Aye |
| J. McSweeney – Aye | G. Comeau – Aye | S. Chu – Aye |
| J. Leonetti – No | S. Gorman – Aye | |

ONGOING PROJECTS – UPDATES & DISCUSSION

G. Comeau stated that work at Canton Corner Cemetery and the Olde English Burying Ground is largely complete. He expects signage to be installed at both locations in the summer and anticipates that a portion of the project budgets will be returned.

S. Gorman explained that many projects are complete but for signage and noted that project proponents are reluctant to purchase signs without an approved template. The following projects remain open for this purpose: (1) Tilden & Devoll Playgrounds; (2) Ponkapoag Playground; (3) Kennedy Basketball Courts; (4) Shine Slide at the Luce School; and (5) Athletic Fields. D. McCarthy would like to see signage installed so the public is aware of how CPA funds are being spent to benefit the community, but he questioned whether there is a point at which projects should be closed rather than waiting for signs. S. Chu explained that the sign guidelines appear to be complete and that they set out approved colors, fonts and other elements. He is not aware of anyone taking the guidelines and creating an actual template. He requested that the Wayfinding Committee be contacted for their input on CPA signs. L. Lopez suggested that there might not necessarily be a single sign template as different projects will call for different signs. She would like applicants to submit proposed designs for CCPC review.

S. Gorman summarized the recent activity on the Kennedy School Restroom & Storage Facility including ongoing efforts to redesign the building. J. Leonetti stated that there is a (non-CPA) warrant article to appropriate additional funds to fill the funding differential for this project. He later inquired as to whether funds remaining in this project budget would be returned to the CPA Fund if this year's effort to appropriate additional funds should fail. S. Gorman explained the process involved in extending projects.

S. Gorman explained the timing for payouts on the Revere Rolling Mill Copper Roof project. L. Lopez provided an update on the interpretive signs at the Revere Heritage site, noting that additional signs had been designed and are expected to be installed when the weather permits.

In light of the CCPC's recent recommendation to appropriate for design funds relating to the exterior restoration of Memorial Hall, L. Lopez suggested that funds remaining in the project budget for the study preceding that recommendation be returned to the CPA Fund (rather than rolling those funds into the new project). K. Phelps will confirm that all related bills have been paid after which the Committee can vote to close the project.

PUBLICIZING FY22 PROJECT RECOMMENDATIONS - DISCUSSION

S. Gorman explained the efforts to publicize CPA recommendations in the past and asked for suggestions to consider this year. J. Leonetti stated that the recent Canton Citizen article provided an accurate and succinct explanation of the recommendations and suggested that a properly noticed Question and Answer discussion with applicants might be appropriate in a virtual forum. L. Lopez added that there is a plan to have 2 virtual public meetings in advance of ATM. She suggested that the CPA article be part of the Town-sponsored, pre-Town Meeting events. In addition, she suggested that project proponents be invited to submit short videos that can be hosted on the Town website. Discussion about a combined approach followed: (1) request, publish and publicize availability of project videos; (2) participate in Town-sponsored, pre-Town Meeting forums; and (3) provide notice and host CCPC meeting to answer questions from the public.

OTHER BUSINESS

S. Gorman confirmed that the Finance Director will attend a future meeting. She added that the CCPC will be presenting to Fin Com on March 10th at 7:00 p.m. and she explained the intent of that meeting. Discussion about changes to CPA motions followed. The Committee agreed to schedule their next meeting for March 22, 2021 pending the availability of the Finance Director. Future discussion items included the Community Preservation Plan Update,

Motion to adjourn at 8:20 p.m. by D. McCarthy, seconded by L. Lopez, unanimously approved 7-0-0 by roll call vote.

Respectfully Submitted by:

Kristen Phelps

**Kristen Phelps
CPA Administrator**