



Meeting Minutes
March 15, 2023

Finance Committee Members Present: Dave Clough, Dan Cole, Karen Foley, Emilio Mauro, Tim McKenna, Maureen Menconi, Reuki Schutt and Cindy Thomas.

Finance Committee Members Absent: All members were present for the meeting.

Guests Present:

Charlie Doody, Town Administrator
Mark Driscoll, Canton Representative to the Blue Hills Regional Technical School
Ellen Jones, Finance Committee Recording Secretary
Gene Manning, Interim Town Planner
Michelle Resendes, Business Manager, Blue Hills Regional Technical School
Jill Rosetti, Superintendent, Blue Hills Regional Technical School
Randy Scollins, Finance Director

Call Meeting to Order: Ms. Thomas called the virtual meeting to order at 7:05 p.m.

Ms. Thomas reviewed the Finance Committee's agenda for the meeting and stated the Committee would be hearing about the FY24 Blue Hills Regional Technical School budget request and voting various Town Meeting articles.

Discussion - #840 – FY24 Blue Hills Regional Technical School (BHRTS) Budget

Mr. Driscoll, introduced himself as Canton's Representative to the Blue Hills Regional Technical School Committee. He also introduced Jill Rosetti, the Superintendent, and Michelle Resendes, the Business Manager. Mr. Driscoll turned the meeting presentation over to Ms. Resendes. The following are some of the highlights of Ms. Resendes' presentation (see meeting documents):

- How the Budget is Created – They analyze historical data and plans for the future. Their Leadership Team reviews budgets with their teachers. Basically the team is asked to start with a zero budget and formulate a budget through an in-depth process, based on number of students instructional materials needed to build their budget. Budgets are looked at line by line. The Leadership Team bring their budgets to Ms. Rosetti and Ms. Resendes for discussion of all increases and decreases to the budgets.
- The final budget is brought to the School Committee for their approval. The Superintendent and Business Manager can then determine the assessments to present to the member communities.
- Budget goals are determined prior to starting the budget process. These goals are presented to the School Committee.
- Poverty, low income, Special Education, aging buildings, technology/information, inflation and student learning options continue to be budget expense drivers for BHRTS.
- The Student Opportunity Act has come into play with the Ch. 70 funding that school districts are receiving. The six-year plan started in 2021 and will continue through 2027. Some of the increase in Ch. 70 funding is due to four expense drivers such as Low Income, ELL population, Employee Benefits and SPED. These items make up the foundation budget. The state is looking at the expense drivers to help the school districts to be able to realistically pay for what the costs are to educate the students, thus the significant increase in Ch. 70 aide/funding.
- **Overall the BHRTS budget is increasing by 3.78%** which according to Ms. Resendes is a fairly normal increase and is an indication that their educators, despite inflation, are still allocating funds to appropriate places.
- **There is a 4.54% increase to the BHRTS salary accounts with the majority being contractual increases.** BHRTS is not negotiating any contracts for this year but will be negotiating five contracts next year.
- **The budget is based on a request for the movement of two positions:** .5 Nursing position out of the ESSER grant into the General Fund, thus no increase in FTE. A .5 Athletic Trainer moved from contract services to Blue Hills staff, does result in an increase in FTE but does not have an increase in expenses.
- **Overall salary increase for District School Committee, Superintendent and Business Office is 1.7%. Instructional salary increase overall is 3.4% increase (all contractual).** Food Services had been absorbed into the General Fund budget over the past few years due to COVID. School lunch is now free. In order for the account to not go into the negative the Food Services salary of \$64,000 has been moved into the budget.
- **Expense accounts are increasing 2.92% despite inflation.** The Vocational Director, Curriculum Director and many other BHRTS staff work very hard to get any other allocation of funding through grants, keeping the cost of supplies and materials and technology/equipment down.
- **An Employee Separation cost increase from \$5,000 for FY23 to \$12,500 for FY24 or an increase of 150% is due to the increase in possible retirements by the end of the fiscal year.**

- Ms. Resendes reviewed the Budgeted Expenditures and Revenue by Source. The total FY24 Blue Hills Operating budget is \$25,286,571. E&D (Excess and Deficiency) Funding of \$350,000 is applied to the operating budget to reduce the assessments to the Town.
- With regard to Canton's FY24 assessment based on a 7.9% increase in the number of students from 76 in FY23 to 82 students for FY24** as of 10/1/22, Ms. Resendes summarized the following:

Canton's FY24 Required Contribution per the Governor's Budget:	\$1,431,388
Blue Hills Operating Budget Assessment:	140,222
Renovation Assessment (Capital and Debt Service):	170,438
School to Careers FY24 Assessment:	<u>27,970</u>
Total Requested FY24 Assessment for Canton:	\$1,770,018

As compared to Canton's FY23 assessment of \$1,603,337 the FY24 assessment of \$1,770,018 is an increase of \$166,681 or a 10.40% increase.

Ms. Thomas and Mr. McKenna thanked Ms. Resendes for a very thorough presentation and the excellent process they have in place for establishing the Blue Hills Regional Technical School budget.

Vote - Article 8 – Pay Bills of Prior Fiscal Year - An invoice was received by the Select Board after the Town Accountant closed the books for FY22. Prior year invoices to be paid with current year expenditures must be approved at Annual Town Meeting.

A motion made by Ms. Schutt that the Finance Committee recommend to Town Meeting to pay \$236.08 for a bill from the the prior fiscal year and to meet this appropriation a total of \$236.08 be charged to the FY23 appropriation account voted pursuant to Article 43 of the 2022 Annual Town Meeting was seconded by Mr. Mauro.

Roll Call Vote:

Ms. Schutt	Aye	Mr. Cole	Aye
Ms. Menconi	Aye	Mr. Clough	Aye
Mr. McKenna	Aye	Mr. Mauro	Aye
Ms. Foley	Aye	Ms. Thomas	Aye

Roll Call Vote: 8-0-0.

The motion for the Finance Committee to recommend to Town Meeting Article 8 to pay a prior year bill as written in the warrant passed.

Vote – Article 9 – Motion 1 - Adjust Fiscal '23 Accounts – Mr. Scollins stated that this motion is to transfer \$250,000 to cover a deficit in the Compensated Fund balance as well as additional anticipated expenses in this Fund. There is currently a deficit in this Fund of \$185,000. The \$250,000 will be transferred from three different funding sources: The first transfer is \$150,000 from unused funds in the FY23 Snow and Ice Budget. The second transfer is \$32,500 from a surplus in the Town's Assessment budget for the FY23 Blue Hills Regional Technical School. The Blue Hills Regional Technical School (BHRTS) returned (per state laws) to the Town \$32,551.23 from their Excess and Deficiency (E&D) Fund. BHRTS is required to return to the member communities the amount beyond what they are permitted to carry in their E&D Fund. Canton received a credit on the April Assessment Invoice. The Third transfer is \$67,500 from a surplus in the FY23 Health Insurance budget. The Health Insurance Budget will have a multi six figure surplus in that budget.

The Compensated Balance Fund is used to pay employees who retire and are due payments for accrued vacation and sick time per the various employment contracts. The municipal departments had several senior level employees retiree. The deficit in the Fund from FY23 was allowed to be carried over to FY24 but there was a deduction for this deficit on the Town's Free Cash. Annually the Compensated Fund budget is budgeted with \$80,000. There is \$80,000 budgeted for this year (FY23) and \$80,000 budgeted for next year (FY24). Currently there is a \$185,000 deficit in the Compensated Fund. Because there could be additional senior employees retiring by the end of FY23 Mr. Scollins would like to see this Fund end FY24 in the black, therefore, he is recommending a \$250,000 transfer into this Fund from three funding sources. If there is a balance in the fund at the end of the fiscal year it will carry over to the next year.

A motion made by Mr. McKenna that the Finance Committee recommend the motion for Article 9 Motion 1 for \$250,000 be transferred to fund the Compensated Absences fund deficit and additional anticipated expenses in said Fund 864, and to meet said appropriation with transfers from the following three sources: 1) \$150,000 from unused FY23 funds in the Snow and Ice budget, department 423; \$32,500 from surplus in the FY23 Blue Hills Regional Technical School budget, department 840; and 3) \$67,500 from surplus in the FY23 Health Insurance budget, department 914 was seconded by Mr. Schutt.

Roll Call Vote:

Ms. Schutt	Aye	Mr. Cole	Aye
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Ms. Menconi Aye Mr. Clough Aye
Mr. McKenna Aye Mr. Mauro Aye
Ms. Foley Aye Ms. Thomas Aye
Roll Call Vote: 8-0-0.

The motion for the Finance Committee to recommend to Town Meeting Article 9 Motion 1 as written in the warrant passed.

Vote – Article 9 – Motion 2 - Adjust Fiscal '23 Accounts

A motion made by Mr. Mauro that \$31,609.45 be transferred from surplus in Hansen Roof Repairs project account 43444-58210-A1644, to fund the deficit in the Hansen School Improvements project account 43444-58210-A1824 was seconded by Ms. Schutt.

Roll Call Vote:
Ms. Schutt Aye Mr. Cole Aye
Ms. Menconi Aye Mr. Clough Aye
Mr. McKenna Aye Mr. Mauro Aye
Ms. Foley Aye Ms. Thomas Aye
Roll Call Vote: 8-0-0.

The motion for the Finance Committee to recommend to Town Meeting Article 9 Motion 2 as written in the warrant passed.

Vote – Article 10 Motion 1 - Authorize Certain Revolving Funds – Mr. Scollins stated that balances in Revolving Funds carry over from year to year. A chart of the Existing Revolving Funds is included in the Town's General By-Laws. Town Meeting authorizes the spending limits of the Revolving Funds and makes adjustments to the By-Laws as needed. Motion 1 is to recommend the removal of the Student Parking Revolving Fund #132 from the listing in the By-Laws. This came about as a result of the Finance Director and various other staff reviewing the Town's Chart of Accounts. The Student Parking Fees Fund is governed by a different statute within Massachusetts General Laws and does not need to be included in the Revolving Fund By-Law.

A motion made by Mr. Mauro that the Finance Committee recommend that Article VIII, "Financial Regulations" Section 16 "Departmental Revolving Funds" of the General By-Laws of the Town be hereby amended by removing Revolving Fund #132 – Student Parking Fees from the listing of Departmental Revolving Funds in its entirety was seconded by Ms. Schutt.

Roll Call Vote:
Ms. Schutt Aye Mr. Cole Aye
Ms. Menconi Aye Mr. Clough Aye
Mr. McKenna Aye Mr. Mauro Aye
Ms. Foley Aye Ms. Thomas Aye
Roll Call Vote: 8-0-0.

The motion for the Finance Committee to recommend to Town Meeting Article 10 Motion 1 as written in the warrant passed.

Vote – Article 10 Motion 2 – Authorize Certain Revolving Funds – Mr. Scollins reported that the spending limits for the Revolving Funds have not changed but must be authorized at Annual Town Meeting.

A motion made by Ms. Schutt that the Finance Committee recommend the Revolving Funds as printed in the warrant was seconded by Mr. Mauro.

Roll Call Vote:
Ms. Schutt Aye Mr. Cole Aye
Ms. Menconi Aye Mr. Clough Aye
Mr. McKenna Aye Mr. Mauro Aye
Ms. Foley Aye Ms. Thomas Aye
Roll Call Vote: 8-0-0.

The motion for the Finance Committee to recommend to Town Meeting Article 10 Motion 2 as written in the warrant passed.

Vote – Article 19 – Increase Capital Stabilization Account - \$1,000,000 – Mr. Scollins stated that if a capital need were to arise in the Town, Funds could be withdrawn from the Capital Stabilization Account by a two thirds vote at Town Meeting. The intent of the funds in the Capital Stabilization Account are to be used to pay for borrowing for the Galvin Middle School project under a debt exclusion. These funds will help to defray the cost to the taxpayers for this project.

A motion made by Mr. McKenna that \$1,000,000 be appropriated to the Capital Stabilization Account (#801) and to meet this appropriation, \$1,000,000 be transferred from Free Cash (Undesignated Fund Balance) in the Treasury of the Town was seconded by Ms. Schutt.

Roll Call Vote:

Ms. Schutt	Aye	Mr. Cole	Aye
Ms. Menconi	Aye	Mr. Clough	Aye
Mr. McKenna	Aye	Mr. Mauro	Aye
Ms. Foley	Aye	Ms. Thomas	Aye

Roll Call Vote: 8-0-0.

The motion for Article 19 passed.

Vote – Article 20 – Acquire 27 Neponset Street for Parking Lot - \$320,000 – Mr. Scollins provided information regarding Article 20. The Select Board have proposed combining 25 Neponset Street (which the Town already owns) with 27 Neponset Street to construct a parking lot. The Town Administrator has negotiated a price of \$320,000 for 27 Neponset Street, which is below the assessed value. The source for the \$320,000 funding is Free Cash.

A motion made by Mr. Mauro that the Finance Committee recommend Article 20 for the acquisition of 27 Neponset Street as written in the warrant for an amount of \$320,000 from Free Cash was seconded by Mr. McKenna.

In response to Mr. Cole’s inquiry about the assessed value, Mr. Scollins recalled that the assessed value is \$353,000 and that this acquisition is to address much-needed parking in the downtown area.

Mr. Clough inquired if the Committee had an estimate as to the build out cost of the parking lot after the acquisition and the cost of materials used to build the parking lot. Mr. Clough stated that the asphalt could add a significant cost to the project, possibly \$100,000, as well as adding to the carbon footprint of the Town. Mr. Clough further stated that if the Committee is moving forward with the objectives to the next couple of votes Mr. Clough thought that it should be addressed ahead of this to mitigate any additional carbon footprint that may be caused by the Town. Ms. Thomas deferred to the Town Administrator to address Mr. Clough’s concerns. Mr. Doody was having technicalities with his computer audio but responded in the Chat section of the meeting as follows: “ This was the Select Board’s commitment to the Downtown Businesses who woefully lack parking. The number of cars wouldn’t necessarily increase just provide another place to put them. They’re currently parking on side streets.”

Ms. Schutt stated that she was unsure of the question Mr. Clough was asking. Ms. Schutt stated that she understands how they are going to pave it and the Select Board is not asking for funds from the Finance Committee at this time and that possibly the DPW is doing the paving within their operating budget. However, Ms. Schutt did not understand Mr. Clough’s concern about the carbon footprint. Ms. Schutt asked Mr. Clough if he did not want the property to be a parking lot. Mr. Clough explained that perhaps Ms. Schutt was not at a prior meeting when the DPW Superintendent discussed paving. Ms. Schutt apologized that she was not in attendance for the last two Finance Committee meetings. Mr. Clough stated that the Town’s DPW Superintendent explained that all of the asphalt in the Town is oil petroleum based which adds significant carbon footprint and greenhouse gases to the Town. Mr. Clough further stated that the issue was coming up in two different articles for the Finance Committee’s next vote (Article 27 and 28).

Mr. Clough asked if the Town would be paying for adding additional carbon footprint to the Town when the Committee would be voting to potentially “combat” the carbon footprint. He thought this might be counterproductive. Mr. Scollins added, that not to disagree with the point Mr. Clough is making, and that he understands it, but he believes that under that logic you are saying that the Town shouldn’t be paving any of our roads, which he does not think that Mr. Clough is suggesting that and pavement is put down every year in the Town, again not minimizing your point, but, Mr. Scollins does not think the Town is going to get away from paving roads and paving parking lots in our lifetimes. Mr. Cough believes the Town’s current Master Plan identifies that the DPW needs to identify some issues and potential changes to the infrastructure and to his knowledge the Town has not done this. Mr. Trotta, had mentioned the potential use of concrete. Mr. Scollins confirmed that concrete is used for roads but that it is not the preferred use in the northern part of the country for a variety of different reasons.

Ms. Thomas acknowledged Mr. Clough’s concerns that he was raising. She brought attention to Mr. Doody’s comment in the Chat section of the meeting (see above). Ms. Thomas read it in to the record. Mr. Mauro inquired of Mr. Scollins if the \$320,000 acquisition price included any “peripheral costs” such as purchase and sale closing costs

or would those costs be from a different funding source. Mr. Scollins stated that if the Town incurs any additional costs with regard to the closing those costs would be paid through the Town's legal budget.

Ms. Thomas understands Mr. Clough's concerns 1) the *more pavement* we have, the more pavement *we have* as well as more surfaces that can produce runoff and 2) the cost of installing the parking lot. Ms. Thomas called for the vote.

Roll Call Vote:

Ms. Schutt	Aye	Mr. Cole	Aye
Ms. Menconi	Aye	Mr. Clough	Abstain
Mr. McKenna	Aye	Mr. Mauro	Aye
Ms. Foley	Aye	Ms. Thomas	Aye

Roll Call Vote: 7-0-1.

The motion for Article 20 passed.

Discussion – Article 27 – Sustainability/Climate Action & Related Activities

Discussion - Article 28 – Formation of a Sustainability Action Plan Steering Committee and Initial Steps for the Creation of a Sustainability Action Plan

Ms. Thomas provided a recap on these articles. She had received an email from Tom Birmingham, the sponsor for Article 28. Mr. Scollins did not have an update on Article 27. Ms. Thomas' understanding is that Mr. Birmingham and a member of the Sustainability Committee met with the Town Administrator and a member of the Select Board. The intent of the Select Board is to take a vote at their meeting on March 28 to form a Committee which is the primary difference between Article 27 and 28. Article 28 was including the formation of a Committee but there was concern that the formation of the Committee might be out of order in that formation of such a Committee would come under the purview of the Select Board. Assuming that the Select Board does move forward with their vote on March 28 the Sustainability Committee and citizens group would be supportive of Article 27. Mr. Scollins stated that because the Finance Committee does have a little bit of flexibility with their schedule they could defer voting on Articles 27 and 28 until March 29.

Mr. Clough referred to page 96 on the Town's Master Plan and that if according to the Town's Master Plan roadmap on Page 96, the Town used funds from the Commonwealth to hold a stakeholder's meeting in November 2018 to determine the vulnerabilities of climate change and prioritize actions to address the challenges, strengths and assets. He inquired if the Town had the details of the 2018 plan and have they been incorporated.

Mr. Mauro added to the conversation and stated that the Municipal Vulnerability Preparedness (MVP) Program was conducted in 2018 and that it was prepared more for the Town to prepare for hazards such as floods and droughts. The MVP sets up the plan to obtain grants through some environmental state programs MVP process. Mr. Mauro also stated that these articles have to do with much broader issues such as a climate plan and sustainability plan than the more specific MVP plan which is to prepare towns to figure out a plan to mitigate and respond to hazards which are specific types of hazards such as floods, droughts, fires and brush fires. The Master Plan Implementation Committee voted to support Article 27.

Mr. Clough addressed the issue of PFAS (Perfluoroalkyl and Polyfluoroalkyl Substances) and the concern with the Town's water as an important issue to address as climate changes. Mosquito spraying and treating roads with chemicals could be areas where we are constantly polluting our Town but they are not going to be addressed in these plans. Drinking water and controlling PFAS levels would be a number one priority as well as mitigating phosphorus in the water. Mr. Clough's opinion is that some of these items should be incorporated into these plans.

Mr. Mauro stated that assuming Article 27 or 28 is passed at Town Meeting and the Select Board appoints a committee, the committee would have a process of determining what is needed. This committee would be made up of a cross section of people from different boards and committees. This committee would determine what needed to be done and then work on an action plan including public outreach. There is also a plan to hire a Sustainability Climate Manager as part of what the committee would be looking to develop.

Mr. Clough's understanding with regard to stormwater, runoff and phosphorous levels that it is a federal law and that the Town is out of compliance on these issues. Mr. Mauro reminded the committee that the Town recently hired a Stormwater Manager so the Town is working to address stormwater issues more carefully.

Ms. Thomas' understanding with Article 28 is part of the intent of the Article's sponsors is to have a more cohesive townwide look at the variety of issues and to not have many various departments doing small parts of addressing the problems and issues. The concept of having a Sustainability Manager would be to have a more cohesive plan that will cross over all departments and areas.

Mr. Scollins stated that specifically in regard to PFAS, which regulations are continuing to be evaluated at the federal level, the DPW Superintendent has informed us that with the efforts the Town has made through carbon filtering at our water treatment facilities the Town is below any state levels that the Town is required to be under. With regard to the new regulations that have come out which could be debated for some time with the levels of complexity involved, the federal government identified six chemicals, but there are many more than six chemicals. According to the Town's Superintendent those six chemicals are not even on the list of chemicals regulated by the state. This is an evolving area in which the Town continues to make investments in protecting and cleaning the Town's water supply from PFAS chemicals to the extent that the Town can.

Ms. Thomas suggested moving the vote on Articles 27 and 28 to the Finance Committee's meeting on March 29 at which time the Committee will know how the Select Board voted on the establishment of a Steering Committee as well as how the proponents will address Article 28 and at which time the Finance Committee will be in a better position to take up these two articles.

Vote – Article 2 Motions 1-3 – Adopt Rules to Govern Town Meeting – Mr. Scollins summarized the three motions for Article 2: 1) Motion 1 sets the time and place of Annual Town Meeting, 2) Motion 2 is a list for non-residents that are allowed to attend Annual Town Meeting as non-voting advisors to speak on various articles and 3) Motion 3 sets out to govern the financial aspects of Annual Town Meeting and if a vote arises that is altered or amended the town meeting participant must site a funding source or a fund/account that would be decreased to cover the change being proposed. Ms. Thomas suggested that the Committee vote all three motions together.

A motion made by Mr. McKenna that the Finance Committee recommend to Town Meeting the Motions for Article 2 Motions 1-3 as written in the warrant was seconded by Ms. Foley.

Roll Call Vote:

Ms. Schutt	Aye	Mr. Cole	Aye
Ms. Menconi	Aye	Mr. Clough	Aye
Mr. McKenna	Aye	Mr. Mauro	Aye
Ms. Foley	Aye	Ms. Thomas	Aye

Roll Call Vote: 8-0-0.

The motion for Article 2 Motions 1-3 passed.

Vote – Article 31 Motion 1– Transfers - Appropriate Funds to Meet Expenses for Next Fiscal Year (FY24)

Mr. Scollins explained that Motion 1 of the Budget article is one component of the Revenue Forecast. This motion will transfer funds from various sources to partially fund the General Fund of the FY24 operating budget.

A motion made by Mr. Mauro that \$3,789,723 be transferred to the General Fund in Fiscal Year 2024 in order to fund the Town's annual operating budget as printed in the warrant was seconded by Ms. Foley.

Roll Call Vote:

Ms. Schutt	Aye	Mr. Cole	Aye
Ms. Menconi	Aye	Mr. Clough	Aye
Mr. McKenna	Aye	Mr. Mauro	Aye
Ms. Foley	Aye	Ms. Thomas	Aye

Roll Call Vote: 8-0-0.

The motion for Article 31 Motion 1 passed.

Article 23 – Appropriation of Proceeds from the TNC Ride Assessments Funds

Mr. Manning, Interim Town Planner, provided information regarding Article 23. The following are highlights of the discussion:

- Towns receive funds from the State assessment on transportation network companies (TNC) such as Uber and Lyft similar to the hotel and meals tax the Town receives from the state. These funds are distributed annually to the Town. The Funds are allocated out of assessments the state collects from TNC and then distributes to cities and Towns annually. The funds are reserved in a special revenue account for appropriation at Annual Town Meeting.
- The Town has two years of funds totaling \$13,436.90 related to FY21 and FY22, to appropriate at Annual Town Meeting. The Town will use the funds to pay for the shuttle costs.
- Starting in FY24 the process might change in which fees will not have to be appropriated. The Town Administrator or the Select Board might have the authority to use these funds.
- These funds are used to improve roadways and mitigate traffic conditions.
- The Town has two Royall Street shuttles connecting businesses on Royall Street with four transit stations.

- The Town entered into a contract with the Massachusetts Department of Transportation and the Federal Highway Authority and is administered by Mass Planning Organization (MPO). The annual expenditures to run the shuttle services is approximately \$500,000. Approximately 200 cars are being taken off of the roadways daily. The breakdown in funds: There is approximately \$250,000 of federal highway and infrastructure funds, \$220,000 contributed by the businesses and \$10,000 contributed annually by the Town of Canton.

A motion made by Mr. Mauro that the Finance Committee recommend Article 23 as printed in the warrant was seconded by Ms. Schutt.

Roll Call Vote:

Ms. Schutt	Aye	Mr. Cole	Aye
Ms. Menconi	Aye	Mr. Clough	Aye
Mr. McKenna	Aye	Mr. Mauro	Aye
Ms. Foley	Aye	Ms. Thomas	Aye

Roll Call Vote: 8-0-0.

The motion for Article 23 passed.

Article 30 – Amend General By-Laws to Add New Article XXVI Short Term Rental Residential Property

Mr. Manning provided a summary of Article 30 as follows:

- This article pertains to Airbnb rentals and other companies that rent Canton properties. This is not a Zoning article.
- This article came up as a result of a property that was rented in Canton. The owner was away from the property and town emergency services and first responders could not respond to an emergency on the street because the roadway was blocked because the individuals renting the property were having a party.
- The Town did not know who the owners were and could not be located, creating a hazardous situation
- This article was brought forth to the Select Board by the Building Commissioner, the Police Chief, the Fire Chief and various life safety departments in Canton.
- This amendment would require owners wanting to rent their properties through Airbnb or a home rental service to register their properties with the Town Clerk's office. Approximately 50-60 municipalities have this already in place. It would also require an Inspectional Services piece that would allow the Building Commissioner to check a property for life safety systems. The Town would receive a tax stream of 6% revenue, similar to the hotel tax, meals tax and Uber tax.
- The article has several goals. This By-Law does not restrict in any way any resident from renting their property. The Town needs to know who the homeowner is so the Town will have a system of processes in place to confirm the property through the Board of Assessors office. The property would be registered and inspected. If there were any issues the Town would have the option to reach out to the homeowner. There is no plan to have this new By-Law be "heavy handed".
- The Town has had several instances where Uber cars come and go, parties being held during all hours of the night with the abutters and the Town not being notified and first responders not knowing if there were renters in the house.
- This By-Law requirement would serve the Town to have a paper trail.
- The Town will receive from the Department of Revenue the tax revenue as well.

In response to Mr. Clough's inquiry if the Town has a system in place with the various rental companies to be informed that the property is registered with the Town, Mr. Manning responded that the Town would work with Airbnb and Vrbo which has divisions that work with municipalities around the country. Boston, Cambridge, Somerville and Brookline have this process in place. The Town would register with Vrbo and Airbnb. The companies would prompt the owner that the property would have to be registered and they would be directed to visit the Town Clerk's office similar to licensing a dog or any municipal permitting. The owner would be informed that they would be notified by the Town. The property would then be verified by the Assessor's office that the property is indeed in their name, the property would be inspected and then the Town would notify the owner that they were approved. At the time the rental fees are set up by the owner there would be an additional 6.25% Mass tax and a local 6% tax. At this time there is no inspection fee

A motion made by Mr. Mauro that the Finance Committee recommend Article 30 to Amend the General By-Laws to add a new Article XXVI Short Term Rental of Residential Property as printed in the warrant was seconded by Mr. McKenna.

Roll Call Vote:

Ms. Schutt	Aye	Mr. Cole	Aye
Ms. Menconi	Aye	Mr. Clough	Aye
Mr. McKenna	Aye	Mr. Mauro	Aye
Ms. Foley	Aye	Ms. Thomas	Aye

Roll Call Vote: 8-0-0.

The motion for Article 30 passed.

Article 29 – Amend Zoning By-Law Section 3.1.4 Table of Use Regulations

Per Mr. Manning this article is related to several changes in updating the index that limited manufacturing on Route 138. This would apply to the intersection of Randolph Street southbound to the Stoughton town line. There was a Scribner’s error and Mr. Manning believes the Planning Board will offer a substitute motion on the floor of Town Meeting that will keep the current manufacturing designations of properties on Turnpike Street. There is a new storage facility currently being built on Rt. 138. If the limited industrial uses were changed this would have prohibited manufacturing at this new facility. The Town did not want to limit growth in the Rt. 138 area.

Banking News - Mr. Scollins reported that due to the recent Bank failures in the news, there has been no impact to the Town’s deposits or investments. He has been contacted by several of the banks the Town is engaged with who reassured him that the Town’s investments are safe and not at risk.

School Target for FY24 Operating Budget – Mr. Scollins confirmed that the School Target FY24 Operating Budget of \$53,490,54 voted by the Finance Committee at the March 9th meeting to support a shift of \$200,000 of the State aid school increase to the municipal budget was supported by the School Committee at their meeting on March 9th.

Update – Sub-Committee Report and Recommendations – Elected Officials Compensation – Ms. Thomas will follow up with the Town Administrator. Given how the year has progressed, Ms. Thomas suggested to stay with the same salary schedule as printed in the warrant with no new change to the salaries as in the past.

Next Meeting Date: The next Finance Committee meeting will be held virtually on Wednesday, March 22, 2023, at 7:00 p.m. at which time the Committee will hear from the School Department regarding their FY24 Operating Budget and the Capital Planning Committee regarding their capital recommendations. Mr. Scollins will provide an ARPA update as well.

Approval of Minutes - A motion made by Mr. McKenna to approve the March 8, 2023 Finance Committee minutes was seconded by Mr. Mauro.

Roll Call Vote:

Ms. Schutt	Aye	Mr. Cole	Aye
Ms. Menconi	Aye	Mr. Clough	Abstain
Mr. McKenna	Aye	Mr. Mauro	Aye
Ms. Foley	Aye	Ms. Thomas	Aye

Roll Call Vote: 7-0-1

The motion to approve the March 8, 2023 Finance Committee minutes passed.

A motion made by Mr. McKenna to adjourn the meeting at 8:53 p.m. was seconded by Mr. Mauro.

Roll Call Vote:

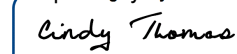
Mr. Cole	Aye	Mr. Clough	Aye
Ms. Thomas	Aye	Ms. Menconi	Aye
Ms. Schutt	Aye	Mr. Mauro	Aye
Mr. McKenna	Aye	Ms. Foley	Aye

Roll Call Vote: 8-0-0

The meeting adjourned at 8:53 p.m.

Minutes reviewed by: Dave Clough

Respectfully submitted,



Cindy Thomas
Chair, Canton Finance Committee
Sub-Committee to Review Compensation of Elected Officials

**Finance Committee
Meeting Documents
March 15, 2023**

Please note: Some meeting documents may be found on the Town's website under the Posted Minutes section (Laser Fiche).

Agenda for March 15, 2023.

2024 Blue Hills Operating Budget provided by Michelle Resendes, BHRTS Business Manager (20 pages).
2024 Blue Hills Operating Budget – Assessment Calculation (10 pages).

Article 23 information provided by Gene Manning, Interim Town Planner – (8 pages).

FY24 Municipal Operating Budgets Summary, dated 2/27/23 (3 pages).
Fixed Costs and State and County Assessments, dated 2/27/23 (1 page).
Water Sewer and Rink Enterprise Fund Operating Budgets, dated 2/27/23 (1 page).99