

**Canton Community Preservation Committee**

**Minutes of meeting – May 15<sup>th</sup>, 2023**

**In Attendance: John McSweeney, George Comeau, Melissa Mayer, Tom Theodore, and John Leonetti**

**Absent: Kendall O’Halloran, Kathy McCormack**

**Paul Revere Heritage Site, Copper Mill Hall (4 Rolling Mill Way)**

Chairman John McSweeney opened the meeting at 7:01pm.

The Chairman began by welcoming Tom Theodore back to the CCPC; Mr. Theodore is serving as the Select Board representative.

- 1) There were no public comments
- 2) George Comeau motioned to accept the minutes of the Community Preservation Committee’s April 24th minutes as written. The motion was seconded by John Leonetti and passed 4-0-1 with Tom Theodore abstaining.
- 3) The March financial statements were reviewed. Projects for which all funds have been disbursed will stop being reflected on the monthly statements at the end of the fiscal year. The Committee went on to discuss pre-application for FY25. John Leonetti suggested that outreach was needed to those who may apply for project funding and Administrator Allison Neff confirmed that there was outreach planned. Melissa Mayer suggested that the committee members needed a place to be able to look at all pre-apps that had come in and Administrator Neff agreed to post them on the CCPC website. It was requested that the Administrator also share her tracking sheet for FY25 funding requests vs. estimated available funds with the Committee.
- 4) The Committee reviewed the report summarizing the Community Preservation Plan input received thus far (see attached) and made note of the committees who they are still waiting to get feedback from: Historical Commission, Select Board, Planning Board, and Parks & Recreation Commission. Administrator Neff requested this input be gathered in advance of the 6/12 meeting. The Committee discussed how input could be incorporated into the Plan and the need to balance the information coming from various sources in addition to or in contrast from the town-wide input received through the outreach done in April 2022.
- 5) The Committee discussed how to approach the June meeting in its capacity as the public input meeting regarding the Community Preservation Plan. George Comeau recommended it be a “work session” along with having time for public comments. It was suggested that Jen Goldson (who did the public outreach in April 2022) be invited to give her perspective.
- 6) Chairman McSweeney noted that a new CCPC representative to the Housing Trust needed to be appointed. This will happen at the June meeting.

Mr. Theodore made a motion to adjourn the meeting at 7:38. The motion was seconded by Ms. Mayer and passed 5-0-0.

# 2023 Community Preservation Plan Input Report

**Kevin Shea, Housing Trust Coordinator:** there is a lot of support in Town for seniors, veterans, and handicapped housing, and for young couples born and raised in Canton who can't afford to move back into town. More public education about the CPA is required.

**Canton Housing Authority:** As of December 2022, Canton's affordable housing currently represents 13.3 percent of its housing stock (state minimum is 10%). Major goal of the Housing Authority is to maintain this >10% figure by:

- 1) preserving and supporting affordable housing in Canton
- 2) supporting the development of additional affordable housing for low-income families, the elderly and persons with disabilities limited to housing for low- and median-income households, seniors, veterans, and starter housing opportunities
- 3) Preserve and maintain the existing housing stock/inventory
- 4) Establishing a first-time home buyer program

**Lisa Lopez** provided a great deal of revision and input for the housing and open space/recreation portions of the plan.

Housing:

- 1) Add specific definitions and figures relating to terms and numbers listed in the Plan
- 2) Add more information about Canton's existing housing and the portion that has deed restrictions, etc.
- 3) Tie in to the Canton Master Plan 2035
- 4) Add in average rental and owner costs for housing currently in Canton
- 5) List of goals should come directly from the Housing Production Plan goals and strategies

Open Space:

- 1) Add specific information about bodies of water in Canton
- 2) Recommendation to "[Reference other funded CPA projects that protected/supported open space, including relating to Warner trail, and grant to Conservation Commission to purchase open space]"
- 3) Check if Pequitside Task Force Redevelopment Plan is still being pursued. Include more info/remove that section as appropriate.
- 4) Include specific projects (Wardwell, Warner Trail, etc.) when appropriate.

Recreation:

- 1) Include information about Paul Revere Heritage Site open space
- 2) Include specific details on number of playgrounds, ballfields, etc., that have been upgraded with CPA funds.
- 3) Include St. Gerard's as a possible opportunity for the addition of more active recreation projects.

- 4) Add: "Leverage Canton's many water body assets by identifying opportunities for public walking and/or biking paths near or around them, and swimming, boating and fishing in them, all while protecting public safety and environmental stewardship." to the general goals list.
- 5) Rank existing public playgrounds in order of need (based on specific evaluation plans)
- 6) Add: "Determine the best locations and strategies to add biking paths and pickleball courts to Canton's recreational offerings, given the importance of these needs as expressed by a recent public survey." to list of specific goals.

### **Conservation Commission:**

ConCom made a number of edits to the Open Space and Recreation portions of the plan. The new ideas which were introduced were:

#### Open Space:

- 1) In recent years Canton has seen over 100 acres cleared for sixty new house lots at Yorkshire Estates and Canton Reserve subdivisions alone. With upland habitats disappearing in our community and the impact of climate change being felt, it is critical that Canton invest in preserving forest habitats now before it is too late.
- 2) Complete a Master Plan for the Wardwell Conservation Area
- 3) Capitalize the Conservation Land Fund with annual contributions

#### Recreation:

- 1) The Conservation Commission owns land where passive recreation is currently allowed or could be possible if improvements were made. Passive recreation includes activities such as hiking, birdwatching, outdoor education, cross country skiing, snowshoeing, horseback riding, trail bicycling, picnicking, canoeing, and more.
- 2) Pursue implementation of a Wardwell Master Plan recommendations for this under-utilized property.

### **Missing Input From:**

Historical Commission

Select Board

Planning Board

Parks & Recreation Commission