



TOWN OF CANTON, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE

COMMUNITY PRESERVATION PLAN

2017

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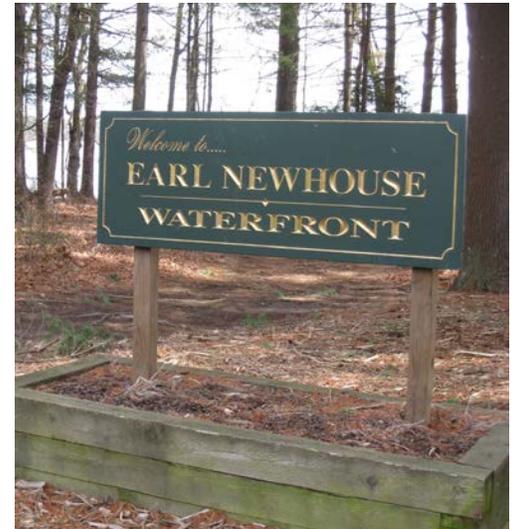


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Introduction

The Town of Canton Community Preservation Committee (CCPC) is pleased to present the 2017 Town of Canton Community Preservation Plan Update (the Plan). The Plan presents a description of the Community Preservation Act (CPA) as it applies to the Town, a definition of CPA goals, and procedures by which the CPA is administered. As such, it represents an informational document for the citizens of the Town, a guideline for applicants seeking project funding through the CPA, and blueprint for this and future Community Preservation Committees in making recommendations to Town Meeting for project funding. In accordance with the CPA statute, the Plan must be updated each year to reflect changing Town needs, goals and priorities.

The Community Preservation Act in Canton

The Community Preservation Act, M.G.L. c. 44B, (“the CPA”) allows Massachusetts cities and towns to raise monies through a surcharge, of up to 3% of the real estate tax levy, on real property. As of November 2016, 172 Massachusetts cities and towns have adopted the CPA. These funds may then be used to acquire, create and preserve open space; acquire, rehabilitate and preserve historic resources; acquire, create, preserve and support community housing; and acquire, create, rehabilitate and preserve land for recreational use. The Act also provides significant State matching funds. While annual State CPA trust fund distributions are down from their original levels, the State match in 2016 was approximately 21% (totaling over \$108,000).

Canton voters approved the Community Preservation Act, M.G.L. c. 44B, at the November 2012 General election. Canton elected to fund the CPA account 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 \$100,000 of taxable value of all residential real property. At the 2014 Annual Town Meeting, voters approved to approve a \$100,000 tax exemption for commercial and industrial property owners.

State Match

According to the statewide Community Preservation Coalition’s website, “the formula used by the Massachusetts Department of Revenue (DOR) to distribute revenue from the statewide CPA Trust Fund contains up to three rounds of funding. After doing the calculations for all three rounds each fall, DOR then distributes the funding to communities by November 15th. Here is a summary of how the funding works: eighty percent (80%) of the total revenue in the Trust Fund at the end of August each year will be paid out in round one, and each of the CPA communities will receive the same percentage match to funds raised locally with their CPA surcharges. If a community’s CPA surcharge is less than 3%, it is not eligible to advance to the second and third round. The funds remaining in the CPA Trust Fund after the first round distribution (20% of the total funds in the Trust Fund) are available for distribution in rounds two and three. Only communities that have adopted the maximum 3% surcharge are eligible to receive additional funding in rounds two and three.

The second and third rounds are weighted so that smaller and less affluent communities receive higher funding. The state’s Commissioner of Revenue is charged with ranking CPA communities based on population and property valuation per capita. Based on this ranking, communities are divided into deciles, which determine the degree of additional funds distributed. Communities with the lowest equalized property valuations and smallest populations are placed in the most favorable deciles, which provide higher matches in the second and third rounds. Decile 1 provides the highest level of funding in rounds two and three (and decile 10 the lowest). As a result of this weighting, it is possible that some smaller CPA communities will still end up receiving a

100% match by the end of the second round. The third round distribution is optional, at the discretion of the Commissioner of Revenue, but the Commissioner has chosen to issue third round funding every year since 2010.”

Community Preservation Committee: Formation and Responsibilities

Consistent with the terms of the CPA and with the Community Preservation Committee Bylaw adopted in 2006, the Community Preservation Committee has been formed to administer the CPA. It consists of nine members appointed by the Board of Selectmen, including one at-large member to represent the community, and eight others selected to represent the Board of Selectmen, Conservation Commission, Historical Commission, Planning Board, Recreation Commission, Housing Authority, School Committee, and Capital Planning Committee.

The original Community Preservation Plan was created after extensive outreach and work by Committee members and other Town staff. It incorporates sections of the Master Plan, Housing Action Plan, and other relevant planning materials for reference and guidance. The Committee makes an ongoing effort to meet with many interest groups, including Town department heads and staff, Town committees, environmental and land trust organizations, and the general citizenry. The Community Preservation Plan is updated each year to reflect changes in goals or priorities. The 2017 Plan Update captures Canton’s current community preservation needs and goals in the CPA target areas. This Plan also outlines the processes by which the Committee solicits, reviews, and recommends proposals for CPA funding, including the application process.

CPA Funding Requirements

The CPA mandates that each fiscal year Canton must spend, or set aside for later spending, at least 10% of the annual Community Preservation Fund revenues that were collected from the local surcharge and State match for each of three CPA target areas: open space, historic resources, and community housing. Beyond these required allocations, Town Meeting decides how much of the remaining 70% of the funds to spend on the three purposes identified above or for recreation, based on the recommendations of the Committee. The spending mix for the remaining 70% of the Fund can be modified each year, and any monies not appropriated remain in the Fund for future distribution.

A recommendation by the Committee and an appropriation by Town Meeting are both required to spend any Fund monies for particular community preservation purposes. Appropriations from the Fund, except in the cases of bonding and eminent domain proceedings under CPA (the latter of which is very rare), are made by a simple majority vote. Borrowing monies and eminent domain proceedings for CPA purposes require a two-thirds majority vote.

Town Meeting may approve, reduce, or reject any amount of spending appropriation recommended by the Committee. At the Committee's recommendation, Town Meeting may also decide to set aside all or part of the annual Fund revenues for later spending by allocating revenues to a reserve, for one or more community preservation purpose categories. Town Meeting may not, however, increase any recommended appropriation or reservation. In addition, Town Meeting may not appropriate or reserve any fund monies on its own initiative, without a prior favorable recommendation by the Committee.

All citizens are welcome to attend the Committee's meetings. The times and locations of these meetings are posted at Town Hall and on the Town website, www.town.canton.ma.us. Written comments or questions are welcome and may be submitted via email to ccpc@town.canton.ma.us or directed to the Community Preservation Committee, c/o Community Preservation Committee, Town Hall, 801 Washington Street, Canton, MA 02021.

Gifts to Community Preservation Fund

The Town of Canton can accept monetary gifts to the Community Preservation Fund. Gifts can be designated for specific purposes consistent with the four statutory categories – open space, community housing, historic preservation, and recreation. Gifts may be made in a variety of forms, including cash and securities. Gifts to the Town of Canton are tax-deductible to the full extent allowed under the Internal Revenue Code. For more information please contact the Committee Chair.

Permissible Uses of Community Preservation Act Funds

Community Preservation Act funds must be used for public community preservation purposes. **Community Preservation** is defined by the Act as, “the acquisition, creation and preservation of open space, the acquisition, creation and preservation of historic structures and landscapes, and the acquisition, creation and preservation of community housing.” **Preservation** is defined as, “the protection of personal or real property from injury, harm or destruction, but not including maintenance.”

As detailed by the CPA, Fund monies may be spent to undertake the following primary community preservation purposes:

- The acquisition, creation, and preservation of open space. Open space, as defined by the CPA, “shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh . . . water marshes and other wetlands, . . . river, stream, lake and pond frontage, . . . lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.”

- The acquisition, creation, preservation, and support of community housing. The CPA defines community housing as, “low-and moderate- income housing for individuals and families, including low-or moderate- income senior housing.” The term “support” includes expenditures such as development of a Housing Needs Assessment for the town, hiring a Housing Coordinator, or creating a rental assistance program for income-eligible residents.
- The acquisition, preservation, rehabilitation, and restoration of historic resources. The CPA recognizes historic resources as, “historical structures and landscapes,” including “a building, structure, vessel, or real property that is listed or eligible for listing on the State register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture of a city or town.” For CPA purposes, the local historic preservation commission is the Town of Canton Historical Commission.
- The acquisition, creation, and preservation of land for recreational use. The CPA defines recreational use as, “active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. ‘Recreational use’ shall not include horse or dog racing or the use of land for a stadium, gymnasium, or similar structure.”

Community Preservation Act funds may also be used for the following purposes:

- The “rehabilitation or restoration of open space, land for recreational use and community housing that is acquired or created” using CPA monies.
- Revenues “set aside” for “later spending.”
- Annual “administrative and operating expenses” of the Committee, not to exceed 5% of the Fund’s estimated annual revenues.
- Annual principal and interest payments, preparation, issuance, and marketing costs for bonds or notes for borrowings for community preservation purposes.
- Damages payable to property owners for real estate interests taken by the Town by eminent domain for community preservation purposes.
- “Local share for state and federal grants” for allowable community preservation purposes.
- Property acquisition-related expenses including appraisal costs, expenses for title searches, and closing fees.

Community Preservation Act funds may not be spent for the following purposes:

- As a replacement or substitute for a municipality’s operating funds. The CPA is a supplementary funding source intended to increase available resources for community preservation acquisitions and initiatives.
- Payment for routine maintenance, defined as, “the upkeep of any real or personal property.”
- Gymnasiums, stadiums, or any similar recreational structure (i.e. recreation funds must be spent on outdoor projects not including artificial turf, which is also excluded).
- Projects without a public purpose or public benefit.

The following table – developed by the Community Preservation Coalition – demonstrates the allowable uses of CPA funds in each of the CPA project categories.

Determining Project Eligibility				
	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	Yes if acquired or created with CPA Funds	Yes	Yes	Yes if acquired or created with CPA Funds

Open Space

Canton residents enjoy a variety of town-owned open space resources as well as open space reservations owned and managed by the State Department of Conservation and Recreation, the Trustees of Reservations and the Massachusetts Audubon Society. In total, more than 2,600 acres – approximately 20.6% of Canton’s total land area – are permanently protected. The open space inventory will increase by approximately 7 acres when the CPA-funded land acquisition approved by Town Meeting in May of 2015 is executed. In addition to the thousands of acres that enjoy permanent protection, Canton’s wetland resource areas are protected by the Massachusetts Wetlands Protection Act and the Canton Wetlands Bylaw and Regulations. These statutes effectively limit development in and around ponds, streams and wetlands; areas which provide important conservation values including wildlife habitat, pollution control, flood prevention and protection of surface water and groundwater supplies. Some of Canton’s most important natural resources – including the Neponset River and its tributary streams and a large Area of Critical Environmental Concern, the Fowl Meadow and Ponkaboag Bog, enjoy some level of protection due to ownership and/or existing environmental regulations.

Notwithstanding the Town’s achievements in protecting and providing access to open space resources, there is still work that can be done. For instance, public access to many of Canton’s ponds is difficult or limited and opportunities to create linkages between the various open space holdings – large and small – have not been pursued. Furthermore, the Town’s Open Space & Recreation Plan has not been updated since 1997, which not only leaves a significant void in coherent and thoughtful planning in this realm, but also makes the town ineligible for grant money offered through various state and federal environmental agencies. Finally, with ongoing interest in Canton for both residential and commercial development, the future of remaining open space parcels and existing institutional lands (from both new and re-development) continues to be a pressing municipal concern.

The CPA allows and encourages the acquisition, creation, and preservation of open space. CPA funds may be used to protect open space by outright purchase, through bonding, through purchases made in conjunction with other private and/or public funds, and/or by extinguishing or limiting development rights through the purchase of permanent land conservation or agricultural preservation easements or restrictions. In identifying multiple land preservation and funding methods, the CPA essentially recognizes the prohibitive costs of land in communities such as Canton, and similarly recognizes that CPA funds alone will likely not be sufficient for the protection of significant tracts of land.

Open Space Goals

General Goals

- Preserve remaining large tracts of undeveloped land that would provide public access to waterways such as the Canton River, Reservoir Pond, and other brooks and ponds.
- Preserve small tracts of undeveloped land that link or abut other conservation lands, protected land, and publicly owned land.
- Preserve lands that protect the quality and quantity of Canton's water supply, wetland resources, wildlife habitats, threatened or endangered flora and fauna, watershed and aquifer protection, and scenic vistas.
- Support projects to create trails for hiking and biking, and improve access to existing conservation land and open space.
- Acquire open space through outright purchase of potentially developable land as well as through methods such as easements and conservation restrictions.

Specific Goals

- Complete and implement a Redevelopment Plan for Pequitside Farm which honors its history yet increases its appeal to users by improving pedestrian and vehicular circulation.
- Complete an architectural study and building code assessment of the historic Pequitside Barn to determine the work needed to make the building fit for public assembly purposes while preserving the historical integrity of the structure. (While this objective falls under Historic Resources, the structure is located on conservation land and improvements will support the general goal of improving access on existing conservation land.)
- In collaboration with other departments and stakeholders, complete an Open Space and Recreation Plan Update and a Comprehensive Master Trails Plan and pursue implementation of plan recommendations.
- In collaboration with other departments and stakeholders, complete a master plan for the Earl Newhouse Waterfront property.
- Work with other departments and stakeholders to publicize little known open spaces such as the Town Forest.

Recreation

Each year, the Parks and Recreation Department offers a variety of opportunities for residents of all ages to participate in leisure activities which contribute to a healthy lifestyle. Playgrounds, athletic fields, programming, and community events present something for everyone to enjoy. The Parks and Recreation Department currently manages several outdoor facilities at the Armando Recreation Facility and the Bolivar Swimming Pool, as well as fields and playgrounds throughout the Town. Parks and Recreation is responsible for the maintenance of nineteen athletic fields and six playgrounds located at thirteen locations throughout the Town of Canton. These facilities service Canton's youth and sports programs as well as other user groups throughout the year.

The Committee will work with Parks and Recreation to support quality facilities and programming to continue to meet the needs of the community.

Recreation Goals

General Goals

- Provide diverse outdoor opportunities such as bike trails, walking trails, and other outdoor passive recreation activities.
- Update and improve current facilities.
- Find a location for a destination playground with new and improved equipment for the safety and enjoyment of Canton residents.
- Acquire land to fulfill current and future identified recreational needs.

Specific Goals

- Continue to replace and upgrade existing public playgrounds, more specifically the Ponkapoag playground site.
- Complete the Bolivar Pool Study and implement the recommendations to improve the pool, bath house and handicap accessibility to the site.
- Work in collaboration with the Conservation Commission to develop recreational opportunities at the Earl Newhouse Waterfront property.

Community Housing

A 1969 State law, called the Comprehensive Permit Law, created a standard for communities to provide a minimum of 10% of their housing inventory as affordable units. The CPA statute defines community housing as housing for low- and moderate-income individuals and families, including senior housing. Low-income housing is for households whose annual income is less than 80% of the area-wide median income. Moderate income housing is for households whose annual income is less than 100% of the area-wide median income. The area-wide median income is determined annually by the United States Department of Housing and Urban Development (HUD).

Canton's estimated area-wide median income in 2015 is \$90,878. For housing units created with CPA funds to be counted toward Canton's 10% affordable housing goal, the units must serve those households whose annual income is less than 80% of the area-wide median income. CPA funds can be used for housing units serving households of 80% - 100% of the Area Median Income even though they will not count toward Canton's 10% affordable housing goal.

In Massachusetts, the term "affordable housing" applies to housing units made affordable to low-and moderate- income households by a recorded deed rider that restricts sale prices and rents in perpetuity to income eligible households.

CPA funds may be expended "for the acquisition, creation, preservation and support of community housing and for the rehabilitation or restoration of community housing acquired with CPA funds," but not including maintenance. The Canton Housing Authority is the local agency primarily responsible for implementation of community housing projects.

Community Housing Resources and Needs

During the development of Canton's Housing Action Plan (2005) and the Town of Canton Master Plan (2004), residents of the Town reaffirmed their commitment to provide affordable housing. In order to retain Canton's community character, it is critical for the Town to "provide homes for a diversity of residents, including those of different social-economic levels and those at different points in the life cycle." These include municipal and school employees, people who work locally, elderly residents, the adult children of Canton residents, and other first time home buyers.

The Canton Planning Board updated the Housing Action Plan in 2013 and will continue to provide guidance to the community with respect to future development.

The high cost of housing continues to be a major concern of Massachusetts residents. Respondents to a 2009 UMass Donahue Institute/CHAPA Housing Poll¹ reported that residents of Massachusetts remain deeply concerned about the affordability of housing in spite of recent declines in housing prices in local markets across the Commonwealth. When compared to other major public policy issues, housing affordability and jobs rank as the public policy issues of greatest concern to state residents. In this poll, housing affordability ranked ahead of other major public policy issues including health care and public safety. These concerns cause residents to seriously consider moving out of Massachusetts, prevent elderly residents from staying in their town and young families from moving in, hurt the local economy because businesses are having a harder time finding and keeping workers, and prevent municipal workers from living in the towns they serve. The national definition of housing affordability assumes that a home is affordable to its owners if their monthly housing costs, a mortgage payment, property taxes, and house insurance, do not exceed 30% of their monthly gross income. When households pay more than 30% of their gross income for housing costs, they are classified as "housing cost burdened." Across the state in 2008, one in six homeowners were paying more than 50% of their income on total housing costs.

Affordable housing opportunities help Canton attract and retain talented employees upon whom the Town depends to provide high quality public services. The average price of homes and rental units in Canton has risen far beyond what many Town employees, first-time homebuyers, and renters are able to afford.

The Housing Action Plan, prepared for the Canton Planning Board by the Metropolitan Planning Council contained the following recommendations:

General Goal 1: Ensure that 10% of all year-round housing in Canton remains on the state's Subsidized Housing Inventory and remains affordable to households earning at or below 80% of the area median income via a deed restriction and regulatory agreement in compliance with Massachusetts General Law Chapter 40B.

Specific Goal 1.1: Develop and adopt a DHCD-approved Housing Production plan to assess housing needs and housing demand, determine the constraints and opportunities of the existing housing inventory, and identify strategies to create and preserve new affordable housing units.

Specific Goal 1.2: Identify locations to encourage the development of "friendly" 40Bs through the Local Initiative Program.

Specific Goal 1.3: Ensure that existing deed-restricted housing is monitored for compliance with restrictions, including occupancy by income-eligible households.

¹ http://www.chapa.org/files/f_1239649661HousingPoll2009Final.pdf

Specific Goal 1.4: Leverage Community Preservation Act funds to acquire, create, preserve, and rehabilitate/ restore when applicable low and moderate income housing for individuals and families, including low or moderate income senior housing.

General Goal 2: Increase the mix of housing options to accommodate smaller households, full-accessibility, and households in need of lower-cost rental and ownership housing options that is consistent with local and regional needs and feasible within the Canton housing market.

General Goal 3: Affirmatively further fair housing throughout the town.

Specific Goal 3.1: Engage in proactive community dialogue about lower-cost housing needs, the development process, and potential development impacts.

Specific Goal 3.2: Ensure use of affirmative fair marketing plans and processes for the rental or sale of affordable housing units.

Specific Goal 3.3: Educate land use decision makers on fair housing requirements and their specific fair housing obligations.

Community Housing Goals

The Town of Canton is one of the few municipalities in the Commonwealth of Massachusetts that has met the requirements of Mass General Laws c40B that mandate a minimum of ten percent of housing stock be in the affordable category in order to avoid the imposition of housing developments that do not conform to the Town's zoning bylaws. As of December, 2014 Canton's affordable housing currently represents 12.3 percent of its housing stock. The Town must be vigilant to ensure this level of affordable housing stays above the minimum level. In order to achieve this, the following goals are established:

- Preserve and support affordable housing in the Town.
- Support the Canton Housing Authority in developing additional affordable housing for low-income families, the elderly and persons with disabilities.
- Preserve the existing housing stock managed by the Housing Authority by supplementing the capital funding extended by the state to maintain the housing inventory.
- Establish a first time home buyer program so that town residents and employees can become homeowners in our community.

Historic Resources

Historic Resources are defined by the CPA as buildings, structures, vessels, documents, artifacts or real properties that are listed on the State Register of Historic Places or are significant in the history, archeology, architecture, or culture of Canton as determined by the Canton Historical Commission. CPA funds may be used for the acquisition, preservation, restoration or rehabilitation of historic resources (including Town-owned historic resources), but not for routine maintenance. Unless such historic resources are in public ownership, the public purpose of investments in historic resources must be apparent, and/or must be protected by a preservation restriction that ensures a public benefit. All projects funded in the Historic Resources category must meet the Secretary of the Interior's Standards for Rehabilitation.

Currently, Canton has a considerable number of historic assets, including municipal buildings, private homes, and ancient artifacts. These resources offer residents and visitors opportunities to learn about their heritage and the history of the Town and nation. Several of Canton's most important historic resources, such as the historic Revere Copper and Rolling Mill, or the site of the Doty Tavern, or even the boundaries of the Ponkapoag Plantation, have no form of recognition or protection. Recognition and protection of the Town's historic resources can help preserve the character of the Town for future generations and serve as an educational resource. There exists a fairly complete inventory of the Town's historic resources, yet the Town lacks a town-wide Historic Preservation Plan. One tool that the community has is the Canton Center Economic Opportunity District which provides for the establishment of a Design Review Board. The Design Review Board has created design guidelines that encourage conservation of the historic buildings in Canton Center and new buildings that complement the area's historic architecture. Canton has a broad range of cultural organizations that help enrich the quality of life of the Town's residents.

Historic Resources and Needs

Canton abounds with history. Dating back to 1637 when it was part of Dorchester, it can claim to be one of the oldest villages in America. It has historic churches, residences, and commercial buildings that greatly contribute to its character and charm. A fairly comprehensive inventory of these resources is included within a Historic Preservation Plan that has been prepared by the Canton Historical Commission and is continually updated as new sites become known. Canton has five sites that are on the National Register of Historic Places. The Canton Viaduct is located at the corner of Neponset and Walpole Streets. It was built between 1824 and 1836 as a railroad viaduct to cross the Canton River. It was placed on the National Register of Historic Places in 1984. The Green Hill Site is an important prehistoric archeological site dating back to the Late Woodland era (8000 to 8499 BC) and

also to the Middle and Late Archaic era (2000 to 2499 BC). The Green Hill Site is part of the Blue Hills and Neponset River Multiple Resource Area (MRA). It was placed on the National Register in 1980. The Redman Farm House is located at the corner of Washington Street and Route 138 and is a fine example of the Federal style. This house was built between 1750 and 1799. The Redman family was one of the first settlers in Canton and one of their children was the first settler born in the community. The house was placed on the National Register in 1980. Brookwood Farm is located on Blue Hill River Road in Canton. It dates to 1800. It is part of the Blue Hills and Neponset River Multiple Resource Area (MRA). Finally, Canton Corner National Historical District covers the second area settled in Canton. This district contains beautiful homes, the Canton Corner Cemetery (the oldest, continually operated public cemetery in the United States), and civic and religious buildings important to the growth of Canton in the 18th and 19th centuries. This district was added to the National Register of Historic Places in 2009.

Canton has two additional sites that are noted in the State Register of Historic Places but are not yet listed on the National Register of Historic Places. The site of Paul Revere's Copper Rolling Mill on the East Branch of the Neponset River (Canton River) was determined to be eligible for listing on the National Register of Historic Places in 1983 but has not been officially listed. Archeological sites abound in Canton and the Meadowlands Archeological Site was restricted to protect its important archeological resources. It was determined to be eligible for listing on the National Register of Historic Places in 1983 but has not been officially listed. There are at least three preservation restrictions in Canton - the Burr Lane Indian Cemetery, a historic Praying Indian Cemetery, located off of Pleasant Street has a Preservation Restriction that provides permanent protection. Another Praying Indian Cemetery on Chapman Street also has protection, and a third unmarked burying ground off of Indian Lane is owned by the Canton Historical Society and as such is protected.

Other Historic Resources

In addition to this sample of buildings there are a variety of other historic neighborhoods, farms and landscapes, including the Town's many ponds and streams that contribute to the Town's scenic interest and are important resources to consider in the development of the master plan. Prowse Farm, once the site of a farm and tavern, played an important role in the nation's history. The Doty Tavern was the site of a conspiratorial meeting in 1774 that drafted the Suffolk Resolves. After being signed in Milton the Resolves were taken by Paul Revere on horseback to Philadelphia where they became the basis of the Declaration of Independence. Other sites of particular importance include:

The David Tilden House (Little Red House) 1701 & 1725
The Davenport House 1711
The Crane House 1748
The Endicott House 1807

Pequitside Farm 1809
The Unitarian Church 1824
The Gridley School 1854
The Priest's Residence 1861
The Wentworth Farm 1876
Ponkapoag Union Chapel 1878
Memorial Hall 1879
Canton Water Works 1888
The Public Library 1902
Elliot School 1894
Canton Historical Society 1911
Hemenway School 1912
The Massachusetts Hospital School 1915
The Ponkapoag Grange 1932
The Bradley Reservation
Ponkapoag Plantation Monument (now lost)
Chapman Street Indian Burial Ground
Burr Lane Indian Burying Ground
Indian Lane Indian Burying Ground
Indian Rock

Canton is rich in historical sites, artifacts and archeological resources. In many cases the general public is only minimally aware of the extensive resources that are part of our historic fabric. In looking ahead at the next several years, the following goals for CPA funding shall take precedent wherever possible.

Historic Preservation Goals

- Support projects that expose Canton's historical resources to the greatest possible audience - including schools and community groups.
- Fund projects that preserve, protect or restore tangible historic resources.
- Wherever possible, dovetail historic projects with open space acquisitions or improvements.
- Continue to support the rehabilitation and use of the Paul Revere & Son Copper Rolling Mills and the Joseph Warren Revere Barn at the Paul Revere Heritage Site, including the excavation and resource recovery at the site of the former Paul Revere House
- Continue to support the preservation and restoration of the David Tilden House, one of the oldest first-period homes in Canton.
- Begin the process of developing additional National Historic Districts that emulate the success of the Canton Corner National Historic District.
- Document, preserve and protect our early colonial records – many of which were public records that date to the late 17th and through the 18th centuries. Work with

the Canton Historical Society, Town Clerk and the Canton Public Library to ensure protection, digitization and accessibility.

- Continue the ongoing commitment to the preservation of the Canton Corner Cemetery.
- Preserve where necessary through the purchase of preservation restrictions.
- Support and dovetail projects with the Conservation Commission for the preservation of Pequitside Farm to further open space, recreational and historic uses.

2017 CPA Project Recommendations

The Committee received nine full applications across the three funding categories in 2017 (for funding in FY 2018). The CCPC voted to recommend eight of the nine projects for consideration at Annual Town Meeting with funding recommendations totaling \$1,036,775. The following table outlines the 2017 recommended projects:

<u>OPEN SPACE / RECREATION</u>	
Project:	Tilden & Devoll Playgrounds
Applicant:	Park & Recreation Commission
Request:	\$420,000
Vote:	Recommend to Town Meeting for funding in the amount of \$401,300
Project:	Kennedy School Athletic Complex – Restrooms & Storage Facility
Applicant:	Canton Little League with Canton Public Schools
Request:	\$245,000
Vote:	Recommend to Town Meeting for funding in the amount of \$173,500
Project:	Open Space & Recreation Planning Projects
Applicant:	Conservation and Recreation Commissions, Board of Selectmen
Request:	\$170,000
Vote:	Recommend to Town Meeting for funding in the amount of \$150,000
Project:	Paul Revere Heritage Site – Conservation Restriction
Applicant:	Town Planner on behalf of the Board of Selectmen
Request:	\$20,000
Vote:	Recommend to Town Meeting for funding in the amount of \$20,000
<u>COMMUNITY HOUSING</u>	
Project:	Install exhaust systems at Rubin Court Senior Housing
Applicant:	Canton Housing Authority
Request:	\$80,000
Vote:	Recommend to Town Meeting for funding in the amount of \$80,000
<u>HISTORIC RESOURCES</u>	
Project:	Install copper roof on Revere Rolling Mill
Applicant:	Town Planner on behalf of the Board of Selectmen
Request:	\$148,975
Vote:	Recommend to Town Meeting for funding in the amount of \$148,975

HISTORIC RESOURCES (continued)

Project: Restore and preserve the historic Library entrance
Applicant: Canton Public Library
Request: \$38,000
Vote: Recommend to Town Meeting for funding in the amount of \$35,000

Project: Architectural Study of historic Pequitside Barn
Applicant: Canton Conservation and Recreation Commissions
Request: \$28,000
Vote: Recommend to Town Meeting for funding in the amount of \$28,000

CPA Approved Projects from Prior Years

Approved projects funded in fiscal years 15, 16 and 17 are summarized in the table below:

CPA Approved Projects with Budget Information				
Title/Category	Fiscal Year	CPA Funding Requested	CPA Funding Approved	Description
Crane's Guard Militia Flag / Historic	2017	\$21,000	\$18,900	Restore and preserve hand-painted, silk militia flag dating to 1820s.
Olde English Burying Ground / Historic	2017	\$36,915	\$36,915	Restore and preserve gravestones and grounds at Canton's oldest cemetery.
Receiving Tomb & Vaults / Historic	2017	\$339,886	\$160,000	Restore and preserve
Hagan Court Preservation / Housing	2017	\$120,000	\$120,000	Install exhaust system and GFI outlets to preserve 48 affordable units.
Master Plan for Recreation Facilities / Recreation	2017	\$50,000	\$50,000	Assess current outdoor recreational resources and evaluate future needs.
FY 2017 Totals		\$567,801	\$385,815	
Canton Corner Cemetery, Phase II / Historic	2016	\$260,000	\$11,000	Develop plans and construction specs for preserving Receiving Tomb, vaults and surrounding grave stones.
Firefighter's Memorial Bell / Historic	2016	\$30,000	\$15,000	Restore bronze "Blake Bell" dating to 1888.
Tilden House, Phase I / Historic	2016	\$478,160	\$414,150	Restore "first period" house (circa 1725)
Library Historical Document Master Plan / Historic	2016	\$10,000	\$10,000	Prepare Master Plan to organize, catalog and preserve Town's historical documents
Martha Howard Petticoat / Historic	2016	\$5,895	\$5,895	Restore and preserve textile dating to early 1800s
First Parish UU Steeple and Spire / Historic	2016	\$110,620	\$99,120	Restore and preserve steeple, spire and weathervane on Canton's oldest church
Veteran's Housing Project / Housing	2016	\$100,000	\$100,000	Install electrical panels and smoke detectors on Veteran's Housing units
Plymouth Rubber Land Acquisition ** / Open Space	2016			** 2015 ATM approved a 10-year bond for \$1.74M Open Space purchase. Debt service will not commence until land is transferred in accordance with Development Agreement
FY 16 Totals		\$994,675	\$655,165	
High School Tennis Courts / Recreation	2015	\$260,000	\$200,000	Restore tennis courts and surrounding fencing at Canton High School

CPA Approved Projects with Budget Information

Title/Category	Fiscal Year	CPA Funding Requested	CPA Funding Approved	Description
Veteran's Housing - Electrical Box Replacement / Housing	2015	\$30,000	\$30,000	Preserve 26 units of Veterans Housing by replacing electrical boxes in compliance with building codes
Veteran's Housing - Smoke Detector Upgrade / Housing	2015	\$63,700	\$63,700	Preserve 26 units of Veterans Housing by installing hard-wired smoke detectors
Canton Corner Cemetery, Phase I / Historic	2015	\$74,210	\$25,000	Preserve historic gravestones in the oldest section of the Canton Corner Cemetery
Friendship Quilt / Historic	2015	\$2,705	\$2,705	Restore and preserve quilt dating to 1840
Civil War Soldier Restoration / Historic	2015	\$47,000	\$30,000	Restore statue and return to former location in front of Town Hall
FY 15 Totals		\$477,615	\$351,405	

The CPA Funding and Application Process

The CCPC looks forward to working with members of the community in the development of projects - small and large - to enhance our Town with CPA funds. If you have a project idea, be sure to inform yourself about the legal requirements as well as the inspiring possibilities of the CPA by visiting www.communitypreservation.org. On this website, the documents "Potential Uses of CPA Funds" and "Community Preservation Fund, Budgeting and Finance Issues" are especially useful.

1. Pre-Application

This initial document will introduce your proposal to the Committee so that it can determine the project's eligibility and offer guidance. The CCPC meets regularly to review project applications. All applications should be sent to Canton Community Preservation Committee, Memorial Hall, 801 Washington St, Canton MA 02021.

Deadline: Submit any time, but as soon as possible, or by 5:00 pm on October 6, 2017 for consideration at the May 2018 Annual Town Meeting.

2. Application for Funding

If the Committee agrees that your proposal is eligible, complete the application for funding as soon as possible. The Committee will review both the pre-application and the application for funding according to the guidelines set forth by the CPA.

Deadline: Submit by 5:00 pm on November 17, 2017 for consideration at the May 2018 Annual Town Meeting.

3. Review Process

Projects will be evaluated and prioritized using the criteria attached to the application form. The Committee will review all applications and schedule hearings to discuss each proposal publicly with applicants. These discussions may lead to the need for proposal revisions. The CCPC must vote to recommend proposals before they can be placed on the Town Meeting warrant.

4. Town Meeting Approval

Each project must be approved at a Town Meeting to receive CPA funds. The Town Meeting can approve, reduce, or reject recommended amounts for a project, by majority vote.

5. Project Implementation

Funds for approved projects will be available July 1, the start of next fiscal year, subject to the satisfaction of any conditions or procedures established by the CCPC.

6. Requesting Payment

Invoices for work completed or for funds allocated to grantees on approved projects should be submitted to the CCPC.

Special Exceptions

Special circumstances sometimes arise that make it infeasible to adhere to the application deadlines. For example, a priority open space property unexpectedly comes on the market just past the application deadline or an historic resource requires immediate attention. The CCPC may waive the deadlines in very limited circumstances.

Applications & Related Documents

Pre-application and full application forms are included in Appendix B below. Application forms, schedules and explanatory documents for the current funding cycle can be found on the CCPC website at:

www.town.canton.ma.us/414/Community-Preservation-Committee-Website

Guidelines for Submission

- 1) A Pre-Application Form must be received prior to submittal of full application.
- 2) Each request must be submitted to the Canton Community Preservation Committee (CCPC) using the Application for Community Preservation Funding form as a cover sheet. Include additional pages as necessary. The application, excluding supporting materials, should not exceed 6 pages in length. Applications should be submitted in one (1) unbound original and one (1) electronic version submitted to ccpc@town.canton.ma.us.
- 3) Requests must include a statement of need, documented with appropriate supporting information such as maps, plans, visual aids, and other supplemental information.
- 4) Each application must include a very brief summary of the project stating the funding category, project goals, key steps to be taken to reach this goal, and a budget summary.
- 5) Applicants must provide an accurate detailed estimate of project costs, including labor, materials, legal, and other implementation costs. Please note that upon recommendation by the CCPC and approval of the project at Town Meeting, the CCPC or a representative will meet with all applicants to establish a milestone and payment schedule consistent with the approved submitted budget.
- 6) If the request is part of a multi-year project, applications should include the total project cost, timeline, and allocations.
- 7) Proposed CPA projects shall demonstrate public benefit. The project must enhance an area or structure for a significant group of citizens and promote a balance between cost and public good.
- 8) Applications for historic preservation projects must include a copy of Addendum 2 — Supplemental Information for Historic Preservation Projects.
- 9) Letters of Support are welcome from the public or other appropriate organizations.
- 10) The CCPC will identify for the applicant which Town Boards or Commissions need to review and make recommendations for the project.
- 11) Applications must be postmarked or delivered by 5:00 pm on November 17, 2017 to be considered for recommendation at the May 2018 Town Meeting.
- 12) Project eligibility is determined by the CCPC. Applicants with eligible projects must attend a CCPC meeting to present and discuss their proposal. Applicants will be notified of the meeting date and time.

Please keep in mind there are legal limitations on the use of CPA funds. Refer to the chart included above on page 8 in this packet to check your project's eligibility.

Conclusion

The Canton Community Preservation Committee developed the Community Preservation Plan to provide guidance for the distribution of CPA funds. In the CCPC's review of eligible projects, it intends to use the above stated goals as a guide when recommending projects to Town Meeting for funding. The CCPC encourages Town Meeting participants, town boards and commissions, and future applicants to refer to this document when seeking CPA funding. This Plan is intended to be an active document and will be updated on a yearly basis to reflect the goals of the Town and Committee.

Continuing Initiatives

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 past project sponsors to steward approved projects through completion. CCPC has been actively seeking additional project ideas that are more long term in nature, such as community housing.

Acknowledgements

The Committee wishes to thank the Town citizens, Town officials, the Massachusetts Community Preservation Coalition, and Committee members, as well as other CPA committees for their assistance and input in the development of this Plan.

For additional information on the CPA statute and how it is being applied in municipalities across the State, visit the Community Preservation Coalition website at www.communitypreservation.org. For information on Canton's Community Preservation activity, visit the Town website at www.town.canton.ma.us.

Appendix A

General By-laws Section 19. Community Preservation Committee

19.1 The Community Preservation Committee is established consisting of nine voting members pursuant to G. L. Chapter 44 B.

19.2 The Community Preservation Committee shall be appointed by the Board of Selectmen and consist of one member each from the:

19.2.1 Conservation Commission as designated by the Conservation Commission, Historical Commission as designated by the Historical Commission and Planning Board as designated by the Planning Board for an initial term of three years and thereafter for a term of three years;

19.2.2 Recreation Commission as designated by the Recreation Commission and Housing Authority as designated by the Housing Authority and the Canton School Committee as designated by the Canton School Committee, for an initial term of two years and thereafter for a term of three years;

19.2.3 Board of Selectmen as designated by the Board of Selectmen, Capital Planning Committee as designated by the Capital Planning Committee and one community member, appointed for an initial term of one year and thereafter for a term of three years.

19.3 The Community Preservation Commission shall study the needs, possibilities, and resources of the Town regarding community preservation. The Committee shall consult with existing municipal boards and hold one or more public informational hearings yearly on the needs, possibilities and resources of the Town regarding community preservation. Notice of these public hearings shall be posted publicly and published for each of two weeks preceding a hearing in a newspaper of general circulation in the Town.

Appendix B

Application Forms for CPA Funding

**Town of Canton
Community Preservation Committee
FY19 CPA Pre-Application Form
Due date: Rolling – No Later than 5:00 pm on October 6, 2017**

Project Sponsor or Organization: _____

Contact Name: _____ Address: _____

Telephone Number: _____ Email: _____

Project Location/Address: _____

Amount of Funding Requested: \$ _____ When required: _____

Is the Project Allowable? Please use the chart below to determine if your project is eligible for CPA funding in one or more of the CPA project categories. If you are unsure about whether or not your project is allowable, please contact CCPC Administrator at ccpc@town.canton.ma.us.

Determining Project Eligibility				
	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	Yes – if acquired or created with CPA Funds	Yes	Yes	Yes – if acquired or created with CPA Funds

For a more detailed chart with definitions, please visit: <http://www.communitypreservation.org>

Request category (ies):

Open Space _____ Historical _____ Community Housing _____ Recreation _____

Number of acres in parcel: _____ Number of housing units proposed: _____

Brief Name of Project: _____

Brief Description of Project:

Estimated Budget:

<i>Requested Amount from CPA Fund</i>	
<i>Matching Funds (if applicable)</i>	
<i>Total Project Cost</i>	

Estimated Timeline to complete work:

Summarize how this request benefits the Town of Canton and meets the goals of the Community Preservation Act:

Other Comments

Provide any other information you think the CCPC should be aware of in evaluating your pre-application.

Date: _____ Applicant Signature: _____

Date received by the CCPC: _____

**Town of Canton
Community Preservation Committee
FY 2019 CPA Application Form
Due date: Friday, November 17, 2017 by 5:00 pm**

Submit one (1) unbound original copy and one (1) electronic version to:

Canton Community Preservation Committee
801 Washington Street
Canton, MA 02021
e-mail: ccpc@town.canton.ma.us

Name of Applicant/Applicant Organization (and co-applicant, if applicable)

Name of Property Owner, if different from applicant (a signed affidavit from the Property Owner may be requested)

Contact Name

Signature of Authorized Representative of Applicant

Mailing Address

Daytime Phone

Project Name

Email

Address of Proposal (or assessor's parcel ID)

Category (check all that apply):

- community housing** **historic resources** **open space** **recreation**

CPA funding requested: \$ _____

Total cost of proposed project: \$ _____

Project Description: Answer the following questions in the space provided or on a separate sheet of paper. Refer to *Guidelines for CPA Funding Requests* while completing this application. Applications will be returned as incomplete if all information is not provided. Include supporting materials, as necessary.

1. Goals: What are the goals of the proposed project? First, explain the relationship of those goals to those of the Community Preservation Act (see Addendum #1 below for information on the CCPA's goals). Second, explain how the project advances the goals of Canton's most recent open space, land use, affordable housing and historic preservation planning documents.

2. Community Need and Public Benefit: Why is this project needed? How does it benefit the public? Consider the following: people who will directly benefit from the completed project; resources that will be protected because of this project.

3. Timeline: What is the schedule for project implementation? Include a timeline for all milestones.

4. Success Factors: How will the success of this project be measured? Be as specific as possible.

5. Credentials: How will the experience of the applicant(s) and any contractors contribute to the successful implementation of this project?

6. Other Funding: What additional funding sources are available, committed, or under active consideration? Include copies of commitment letters or rejection letters and describe any other attempts to secure funding for this project.

7. Maintenance: If ongoing maintenance is required to protect the CPA investment in your project, how will it be funded in the future?

Attachments:

Budget: Applicants must provide accurate and detailed estimates of the total budget for the project and how CPA funds will be spent. All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. Applicants must provide accurate and detailed estimates from potential suppliers. Projects that require deed restrictions or other legal oversight should include these estimated expenses in their proposed budget. The CCPC reserves the right to augment or adjust projected budgets for estimates associated with legal or other professional fees.

Community Support: Include any relevant letters of support for the project including demonstration of other funding sources.

Historic preservation projects: Please provide additional detailed project information as required in Addendum #2 — Supplemental Information for Historic Preservation Projects.

Digital Photography: Please be prepared to submit digital images of the project to the CCPC Administrator for use in the Town Meeting presentation. Images will be requested once project is recommended for funding.

ADDENDUM #1: COMMUNITY PRESERVATION ACT and TOWN of Canton

GOALS and SELECTION CRITERIA

Canton Community Preservation Act Goals

CPA provides a special funding source that is dedicated to community preservation needs related to community housing, historic resources, open space, and recreation. The CPA goals are to:

- o Acquire, Create, and Preserve **Open Space**

- o Acquire, Create, and Preserve **Land for Recreational Use** (*plus* Rehabilitate or Restore **Land for Recreational Use**)

- o Acquire, Rehabilitate, Restore, and Preserve **Historic Resources**

- o Acquire, Create, Preserve, and Support **Community Housing** (*plus* Rehabilitate **Community Housing** *if* the **Community Housing** was acquired or created with CPA funds)

Town of Canton Goals

The CCPC will evaluate all eligible CPA funding proposals keeping in mind the relevant goals stated in Canton's most recent planning documents. Higher priority will be granted to projects that:

- o serve more than one community preservation principle;
- o are supported by one or more relevant town committees
- o leverage multiple funding sources;
- o preserve a threatened resource;
- o allow or promote public access (if applicable);
- o can be completed at a reasonable cost;
- o are consistent with preservation program priorities. (i.e. will not divert funding from higher priority project(s))

**ADDENDUM #2: SUPPLEMENTAL INFORMATION FOR HISTORIC PRESERVATION PROJECTS
(required for proposals submitted under the CPA Historic Resources category)**

Project Evaluation

Community Preservation Act (CPA) funds can be used for the acquisition, restoration, rehabilitation, and preservation of historic resources. The CPA defines an historic resource as a 'building, structure, vessel, real property, document or artifact that is listed on the state or national Register of Historic Places or determined by the local Historical Commission to be significant in the history, archeology, architecture or culture of the town'. Before consideration, the CCPC will determine whether or not the proposal is eligible for CPA historic preservation funds.

Please check all that apply below; this information will assist the CCPC in its evaluation.

- Property is individually listed on the State or National Register of Historic Places (applicant must provide documentation from the State or National Register)
- Property has been determined by the Canton Historical Commission to be significant in the history, culture, architecture or archeology of the town of Canton (applicant must provide documentation to this effect from the Canton Historical Commission)
- Property is located within a National Register Historic District and is considered a 'contributing structure' (applicant must provide documentation supporting the 'contributing structure' status).
- Property is located within a Historic District

Secretary of the Interior's Standards for the Treatment of Historic Properties

Historic preservation projects are required to comply with the 'Secretary of the Interior's Standards for the Treatment of Historic Properties'. The CCPC will review project plans for compliance with the Secretary's Standards. Applicants must provide complete construction drawings and specifications to the CCPC for review before construction funds will be disbursed. CPA funds may also be used for design costs; design plans produced with CPA funds shall also be consistent with the Secretary's Standards. The Secretary of the Interior's Standards are published by the National Park Service and may be accessed online at: <http://www.nps.gov/history/hps/tps/standguide/>.

I, the undersigned, understand that CPA funded historic preservation projects are required to comply with the 'Secretary of the Interior's Standards for the Treatment of Historic Properties'

X _____
Applicant's signature

Date

Deed restrictions

The CPA requires an historic preservation deed restriction as a condition of funding for historic preservation projects, if the historic resource is being acquired by the town.

Supplemental Information required for Historic Resources funding proposals

Unless waived by the CCPC, this information is required in addition to the information requested in the funding application. If you would like to request a waiver, please submit your request in writing with your application

Please provide detailed project information, **as applicable**:

Building preservation, restoration, or rehabilitation projects:

- Provide a copy of construction plans including both existing conditions and proposed alterations, and specifications including description of existing and proposed materials. In certain circumstances, photographic documentation may satisfy the requirement for existing conditions documentation.
- Provide a statement explaining how the project will comply with the 'Standards for Rehabilitation' published in the 'Secretary of the Interior's Standards for the Treatment of Historic Properties'.

Landscape preservation, restoration, or rehabilitation projects:

- Provide a copy of project plans, including existing conditions and proposed alterations, and project specifications, including a description of existing and proposed materials, plus any additional supporting information demonstrating need for preservation, restoration, or rehabilitation. In certain circumstances, photographic documentation may satisfy the requirement for existing conditions documentation.
- Provide a statement explaining how the project will comply with the 'Standards for Rehabilitation' published in the 'Secretary of the Interior's Standards for the Treatment of Historic Properties' and the 'Guidelines for the Treatment of Cultural Landscapes'.

Design services for the preservation, restoration, or rehabilitation of a landscape or building:

- Provide a statement explaining the need for design services related to preservation, restoration, or rehabilitation.
- Provide credentials for architect/designer (specifically addressing historic preservation experience).

