

Stacey Gorman, Chairman  
Lisa Lopez, Vice-Chairman  
Robert Panico, Treasurer  
George Comeau, Clerk  
Thomas Theodore, Board of Selectmen  
Nichola Gallagher, School Committee  
Josh Cohen, Conservation Commission  
John McSweeney, Housing Authority  
David McCarthy, Planning Board

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The Canton Community Preservation Committee (CCPC) is comprised of nine members, all but one of whom represent another Town board or committee. Given the make-up of the CCPC, turnover is experienced each year at varying levels. In 2018, four members were either rotated off this service or chose not to seek reappointment. Kathy Fox Alfano (Board of Selectman Designee) joined the CCPC at its inception. Serving from 2013 through 2018, Kathy played an instrumental role in getting the Community Preservation statute adopted in Canton. Michael Mitcheroney served on the Committee as the representative from the Planning Board for two years. Emilio Mauro and John Bonnanzio, representatives of the Capital Planning Committee and the School Committee, respectively, each served one year on the CCPC. Following the departure of these four members, the CCPC welcomed David McCarthy from the Planning Board, School Committee member Nichola Gallagher, Selectman Thomas Theodore, as well as Capital Planning representative Bob Panico who served on the CCPC from 2013 to 2017. All four members were appointed by the Board of Selectmen in time to fully participate in the FY20 round of CPA funding decisions. The CCPC extends its appreciation to Kathy, Michael, Emilio and John for their service to the Town and their commitment to community preservation.

### **Purpose**

The role of the CCPC is to administer Community Preservation Act funds for projects that benefit the public in the areas of open space protection, historic preservation, community housing and outdoor recreation. Voters approved the statewide Community Preservation Act (CPA) at the 2012 General Election 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 the first \$100,000 of taxable value of all residential real property. At the 2014 Annual Town Meeting (ATM), residents voted to extend the \$100,000 tax exemption to commercial and industrial property owners.

### **2018 Major Accomplishments**

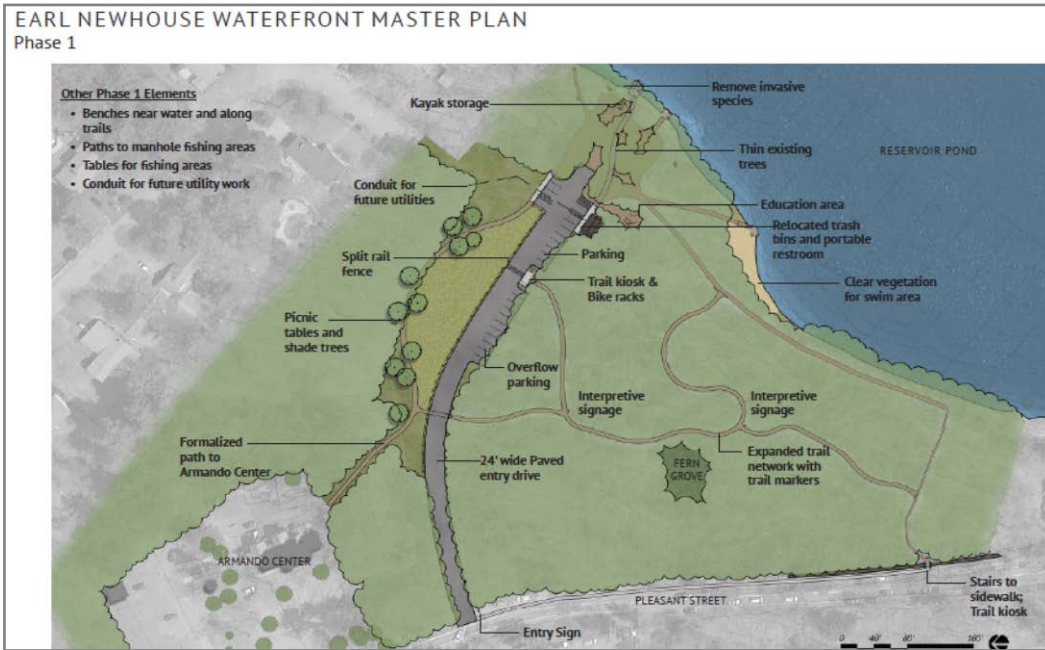
While the Devoll Playground project is technically ongoing (awaiting final project components such as a sign), the major pieces of this project have been completed. The rehabilitation of both Devoll and Tilden Playgrounds were fully funded through a Community Preservation grant totaling more than \$400,000. At Devoll, the two-decades-old structure has been removed (many thanks to the Canton DPW for their assistance!) and a new playground structure (pictured at right) featuring numerous climbing elements and slides is in place and open to the public. The poured-in-place surface ensures that the playground is safe and accessible. As the home of the Canton Recreation Department's free Summer Playground Program, the new Devoll Playground is a vital community asset that will be enjoyed by Canton families for years to come.



**2018 Major Accomplishments (continued)**

One of three planning studies funded in Fiscal Year 2018, the Earl Newhouse Waterfront Master Plan was the first planning project to be completed. The 12-acre Newhouse Waterfront Area was purchased by the Town in 1997. The goal

of the Newhouse Master Plan was to “to survey the existing conditions of the site, prepare a site analysis and future development plan in a transparent, well thought-out and coordinated way ... that will ensure the protection of wildlife habitat, wetland resources and open space while providing recreational opportunities for residents of all ages.” Landscape Architect Kyle Zick was hired to facilitate the planning process and develop the site’s master plan. Through a series of public meetings and online surveys, community input was solicited to inform the



process of developing a comprehensive list of desirable uses and amenities as this site. This data was combined with the consultant’s extensive field work, site review and research to produce a thorough master plan highlighting the potential “build out” of the site and the action items required to achieve the vision for this unique open space parcel.

In addition to the projects noted above, progress was made on several other CPA projects over the past year. The following table provides a summary of the projects funded to date with a note regarding project status at the conclusion of the 2018 calendar year.

Project	Fiscal Year	Category	CPA Funding	Status
Pequitside Farm Architectural Study	2018	Historic	\$28,000	ongoing
Library entrance	2018	Historic	\$35,000	complete
Rolling Mill Copper Roof	2018	Historic	\$148,975	ongoing
PRHS Conservation Restriction	2018	Open Space	\$20,000	ongoing
Open Space & Recreation Plan Update; Trails Plan; Newhouse Master Plan	2018	Open Space / Recreation	\$150,000	ongoing
Kennedy Fields Restrooms & Storage Facility	2018	Recreation	\$173,500	ongoing
Tilden and Devoll Playgrounds	2018	Recreation	\$401,300	ongoing
Rubin Court Senior Housing	2018	Housing	\$80,000	ongoing
Crane’s Guard Militia Flag	2017	Historic	\$18,900	ongoing
Olde English Cemetery	2017	Historic	\$36,915	ongoing
Canton Corner Cemetery – Receiving Tomb & Vaults	2017	Historic	\$160,000	ongoing
Recreation Needs Assessment – Outdoor Facilities	2017	Recreation	\$50,000	ongoing
Hagen Court Senior Housing	2017	Housing	\$120,000	complete*

Canton Corner Cemetery Phase II	2016	Historic	\$11,000	complete*
Ponkapoag Station Bell Restoration	2016	Historic	\$15,000	complete**
Tilden House Restoration	2016	Historic	\$414,150	ongoing
Historical Document Master Plan	2016	Historic	\$10,000	complete**
Martha Howard Petticoat	2016	Historic	\$5,895	complete
FPUU Steeple and Spire	2016	Historic	\$99,120	ongoing
Veterans Housing (Supplemental)	2016	Housing	\$100,000	complete*
Plymouth Rubber – Land Acquisition	2016	Open Space	\$1,740,000	ongoing
High School Tennis Courts	2015	Recreation	\$200,000	complete
Veteran’s Housing – Electrical Boxes	2015	Housing	\$30,000	complete**
Veteran’s Housing – Smoke Detectors	2015	Housing	\$63,700	complete**
Canton Corner Cemetery Phase I	2015	Historic	\$25,000	complete**
Friendship Quilt	2015	Historic	\$2,705	complete
Civil War Soldier Restoration	2015	Historic	\$30,000	complete

\* work complete / awaiting final invoices

\*\* project complete and under budget (unused funds returned to the CPA fund).

### **2018 Approved CPA Projects**

In 2018, the CCPC recommended a total of five projects to Annual Town Meeting (a sixth project pertaining to the Bolivar Pool was withdrawn just prior to Town Meeting). CPA-funding recommendations for FY 2019 totaled \$792,500. The CCPC is pleased to report that all five projects recommended for funding were approved at the May 2018 Town Meeting. An outline of the most recently funded CPA projects follows:

<b>Community Housing Projects</b>	
<i>Project Description</i>	<i>CPA Funding</i>
<b>Rubin Court Senior Housing – Phase II</b> <ul style="list-style-type: none"> <li>Install bathroom exhaust fans in remaining units at senior housing facility to address/prevent mold and mildew.</li> </ul>	\$80,000
<b>Open Space/Recreation Projects</b>	
<i>Project Description</i>	<i>CPA Funding</i>
<b>Ponkapoag Playground</b> <ul style="list-style-type: none"> <li>Remove existing structure and install new playground equipment at neighborhood park.</li> </ul>	\$63,500
<b>Walsh Field Lights</b> <ul style="list-style-type: none"> <li>Remove existing structure and install new playground equipment at neighborhood park.</li> </ul>	\$150,000
<b>Kennedy School Field Restroom &amp; Storage Facility</b> <ul style="list-style-type: none"> <li>Second installment to cover full construction costs for restroom and storage facility at the Kennedy School fields.</li> </ul>	\$173,500
<b>Improvements to Open Space at Paul Revere Heritage Site</b> Funding to cover improvements to open space at the Paul Revere Heritage including installation of irrigation system and electrical conduit for future light fixtures.	\$325,500

In the Fall of 2018, the CCPC received ten applications for CPA funding for FY 20 totaling \$1,050,574. The CCPC held two public meetings in December to entertain presentations from project proponents and to consider which projects to

recommend to Annual Town Meeting in 2019. Final decisions as to FY 20 recommendations will be reported in early January and voted at ATM in May of 2019.

**Financials**

Total CPA revenues in fiscal year 2018 were \$702,618.97. This includes the State Match totaling \$94,671. FY 2018 numbers are detailed below:

<b>Canton Community Preservation Committee</b>			
<b>FY 18 Revenue and Expenses as of 06.30.18</b>			
<b>**does not include projects approved in prior fiscal years**</b>			
<b>Beginning Balance</b>		\$1,148,239.80	
	<b>FY 18 Budgeted</b>	<b>FY 18 Actual</b>	
<b>Revenue</b>			
CPA Tax	\$500,000.00	\$581,951.58	
State Revenue (received November, 2017)	\$100,000.00	\$94,671.00	
Tax Liens Redeemed		\$1,534.29	
Earnings on Investment		\$22,270.00	
Penalties/Interest CPA		\$2,192.10	
<b>Total Revenue</b>	<b>\$600,000.00</b>	<b>\$702,618.97</b>	
<b>CPA Revenue including carryover fund balance</b>		<b>\$1,850,858.77</b>	
	<b>FY 18 Budget</b>	<b>FY 18 Expenditures</b>	<b>Available Budget</b>
<b>Administrative Expenses</b>			
<b>Administration</b>	<b>\$30,000.00</b>		
Personal Services (payroll + legal)		\$14,676.28	
Telephone/Communications		\$65.01	
Other Charges/Expenditures		\$100.00	
		<b>\$14,841.29</b>	<b>\$15,158.71</b>
<b>FY 18 Approved Projects</b>			
<b>Open Space/Recreation</b>			
Planning Projects	\$150,000.00	\$87,608.90	\$62,391.10
Conservation Restriction - PRHS	\$20,000.00	\$0.00	\$20,000.00
Devoll & Tilden Playgrounds	\$410,300.00	\$2,520.00	\$407,780.00
Little League Restroom Facility	\$173,500.00	\$0.00	\$173,500.00
<b>Historic Resources</b>			
Rolling Mill Copper Roof	\$148,975.00	\$0.00	\$148,975.00
Library Entrance	\$35,000.00	\$35,000.00	\$0.00
Pequitside Farm Architectural Study	\$28,000.00	\$0.00	\$28,000.00
<b>Community Housing</b>			
Rubin Court Senior Housing	\$80,000.00	\$0.00	\$80,000.00
			remaining project funds remain in each project budget across fiscal years until work is completed and/or project is closed per a vote of the CCPC.
<b>Total Committed Project Expenses</b>	<b>\$895,775.00</b>	<b>\$125,128.90</b>	<b>\$770,646.10</b>
Total Actual FY 18 expenses		\$139,970.19	

Additional financial information can be found on the Community Preservation Committee website.

### **A Guide for CPA at Town Meeting**

In addition to voting on projects recommended by the Committee, there are several other CPA motions put forth at Town Meeting. The first motion is for administrative expenses, which by law shall not exceed 5 per cent of the estimated revenues for the Community Preservation Fund for the upcoming fiscal year. The second CPA motion voters will see is a breakdown of monies being transferred between CPA accounts. Under the State's CPA legislation, in each fiscal year and upon the recommendation of the Committee, the legislative body shall spend, or set aside for later spending, not less than 10 per cent of the annual revenues in the Community Preservation Fund for open space, not less than 10 per cent of the annual revenues for historic resources and not less than 10 per cent of the annual revenues for community housing. This motion ensures that some monies are allocated to each category, whether or not a project in that category is recommended for funding in that year. In 2018, voters agreed to allocate \$60,000 to each CPA subaccount, which represents 10% of expected revenues for fiscal year 2019.

### **Ongoing Initiatives**

In 2018, 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 project sponsors to steward those projects through completion. Some projects will be completed quickly and others will be more long term in nature. In all cases, the projects selected and put forward will support the Community Preservation Plan and the edicts of the Community Preservation Act. The Canton Community Preservation Plan is available on our website. We encourage anyone with project ideas to apply using the forms also available on our webpage, or to reach out directly to a member of the Committee.

The Committee wishes to thank past and current project sponsors, Canton citizens, Town officials, the law firm of Deutsch/Williams, the Massachusetts Community Preservation Coalition and each of its Committee members for their continued dedication to CPA.

Respectfully submitted,

Stacey Gorman  
Chairman