

Canton Master Plan Update Steering Committee Meeting

June 11, 2019, 7-9 pm

Canton Public Library, Aldrich Meeting Room

786 Washington St

MINUTES

Present: Master Plan Steering Committee: David McCarthy, John McSweeney, Tom Theodore, Emilio Mauro, and Tonja Mettlach

Staff: Laura Smead, Town Planner

Not present: Gerald Carmichael, Michael McMahon, Sonja Grauds, and Meredith McLoughlin

		Discussion/ Minutes
1. Welcome/Late Arrivals	7:00-7:05	<ul style="list-style-type: none"> • Meeting minutes accepted out of order, at the end of the meeting, accepted vote of 5-0
2. Acceptance of Meeting Minutes Next meeting date	7:05-7:10	
3. Guiding Principles	7:10-7:30	<p>Review of principles developed at May meeting.</p> <ul style="list-style-type: none"> - What was the approach? <ul style="list-style-type: none"> o Decided to try to come up with at least one guiding principal for each of the general sections of the Master Plan o Did not create a guiding principal for future land use, as the group felt this had been address through other guiding principles, especially in the focus areas o Group crafted guiding principles starting with examples from other towns provided by Horsley Witten Group, examples from the 2004 Canton Master Plan and other types of goals and guiding principles (e.g. STAR Communities goals) o Some members came ready with guiding principles for some topic areas (e.g. Rte 138, or Transportation) - Any refinements? <ul style="list-style-type: none"> o Laura Smead suggested rephrasing the guiding principle for Historic and Cultural Resources a bit to be clear that we want to encourage both preservation of historic structures and sites and also adaptive reuse. o Laura Smead suggests including renewable energy production as well as efficiency in the guiding principal for "Climate Change/ Energy Conservation" o Group discussed how these are all just drafts /placeholders and subject to change and reiterations
4. Future Land Use Map	7:30-8:15	<p>Group exercise</p> <ul style="list-style-type: none"> - "A land use plan map illustrating the land use policies of the municipality..."with accompanying discussion <ul style="list-style-type: none"> o Laura Smead suggested adding icons for both Canton Center and Rte 128/University Station

		<p>commuter rail stations</p> <ul style="list-style-type: none"> ○ Discussed having exact study area of Canton Junction TOD rather than lose ½ mile radius circle ○ Discussed boundaries of Rte 138 economic development study area ○ Discussed whether to collapse Business with Light Industrial zones for simplifying map (decided against that) ○ Discussed whether to have more loose boundaries around land use areas or more strict boundaries ○ Group definitely wanted to highlight the golf courses in some way ○ Group discussed whether to have just one “Mixed Use” and/or Downtown Canton boundary ○ Laura suggested adding in the Paul Revere Heritage Park clearly ○ Group was OK with lumping land zoned for Parkland and Open Space with other land that is private or public, but protected into perpetuity for open space/rec.
5. Draft Chapter: Canton Junction	8:15-8:30	<p>Flow, structure</p> <ul style="list-style-type: none"> ● Group liked the flow and structure and level of detail in general ● Smead corrected the Paul Revere Heritage Site number of units to 272, and said that 60 were age-restricted (not majority of units) ● Group agreed that number of “affordable” units should be listed as well (80) ● On the map illustration the group agreed that there should be two maps: existing and future ● Existing map should highlight all existing multifamily development and senior housing in the area, separate Paul Revere Heritage Park from the housing portion of the development ● Future map should highlight the Canton Junction transit-oriented development study area ● Slight rephrasing of how the Canton Junction neighborhood is presented ● Want to note the number of respondents to the commuter survey ● Suggest adding in the MAPC illustration of amount of surface parking into the “Managing Parking” section of the chapter ● Consider adding in the MAPC visual preference survey and online survey summary to the Appendix in addition to Horsley Witten visual preference survey and commuter survey results? ● Discussed paring down the description of 40R districts and to present that as one of maybe three options ● Discussed adding pros and cons of each option <ul style="list-style-type: none"> ○ E.g. 40R zone ○ Changing underlying zoning

		<ul style="list-style-type: none"> ○ Form based code vs. traditional zoning ○ Inclusionary zoning ○ Design review/ requirements
6. Review of Timeline	8:30-8:45	<p>Next Steps</p> <ul style="list-style-type: none"> – Drafting Master Plan – Vetting with town departments/staff – Checking in with Board of Selectmen and Planning Board <ul style="list-style-type: none"> ○ Group suggested inviting Zoning Board members to the Planning Board check-in ○ Group discussed process of adopting the plan (Planning Board hearing) ○ Group discussed pros and cons of presenting the final plan to Town Meeting for endorsement after plan is adopted by the Planning Board or to just do a presentation? – Unveiling of Master Plan (September) <ul style="list-style-type: none"> ○ Laura suggested picking a date sooner rather than later
7. Public Outreach & Communication	8:45-9:00	<ul style="list-style-type: none"> – Op eds done for now. Pick up again when we showcase the final plan. – Post draft material? <ul style="list-style-type: none"> ○ Group was comfortable with this approach