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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 expected at some level each year. In 2019, however, all nine members returned for another year of service, bringing their deepened understanding of the Community Preservation Act (CPA) and their knowledge of relevant town needs to bear in the grant recommendation process.

Purpose

The role of the CCPC is to review applications and make recommendation to Town Meeting with respect to the use of Community Preservation Act funds. CPA grants can be applied to projects that benefit the public in the areas of open space protection, outdoor recreation, historic preservation, and community housing. Voters approved the statewide Community Preservation Act 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. At present, annual estimated revenues to the Canton Community Preservation Fund exceed \$700,000. This figure represents a combination of the local real-estate surcharge and the State match (approximately 18% in 2019).

2019 Major Accomplishments

The Canton Historical Commission (a town-appointed board) and the Canton Historical Society (a separate, non-profit organization) have successfully applied for CPA funding of several preservation/restoration projects since the inception of grant-making in 2015. The Historical Commission has utilized CPA to support their work in Canton's oldest cemeteries, including an effort to restore and preserve the receiving tomb and vaults in the Canton Corner Cemetery. Constructed in the mid- to late-1800's, these structures were deteriorating and posed a risk to public safety. As part of a project that concluded in the fall of 2019, the granite structure was repaired and repointed and the iron doors and slit windows were replaced.



2019 Major Accomplishments (continued)

The Canton Historical Society has an impressive collection of documents, artifacts, and textiles and has successfully pursued CPA funds in the past for the restoration and preservation of the Friendship Quilt, the Martha Howard petticoat and the Crane’s Guard Militia Flag. Their most ambitious project to date; however, has been the Phase I restoration of the Tilden House. With over \$400,000 in CPA funding awarded in 2015, the Canton Historical Society carried the project over some logistical hurdles and later leveraged the CPA grant to obtain an additional \$150,000 from State-level sources. Phase I activities concluded at the close of 2019 and included: repointing of foundation and chimney masonry; sistering and/or replacing structural timbers; installing new cedar clapboarding on the exterior and new cedar shingles on the roof. All work was done in accordance with Department of Interior Standards. Before and after photos are a testament to the transformation at this nearly three-century old house.



TILDEN HOUSE – “BEFORE”



TILDEN HOUSE – “AFTER”

Under the Open Space/Recreation category, the Park & Recreation Department successfully replaced a third playground with backing from Community Preservation funds. The installation of new structures at Devoll and Tilden were highlighted in the 2018 Annual Report of the CCPC. With the assistance of the Department of Public Works (who demolished the existing structure and prepared the site for the new equipment) and with the benefit of undertaking two prior installations, the playground replacement at Ponkapoag was rapid and well-received.



In addition to the projects noted above, several other CPA projects were completed or substantially advanced 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 2019 calendar year.

Project	Fiscal Year	Category	CPA Funding	Status
Paul Revere Heritage Site Improvements	2019	Open Space	\$325,500	complete
Kennedy School Field – Restroom/Storage	2019	Recreation	\$173,500	ongoing
Walsh Field Lights	2019	Recreation	\$150,000	complete
Ponkapoag Playground	2019	Recreation	\$63,500	complete
Rubin Court – Phase II	2019	Housing	\$80,000	complete

Project	Fiscal Year	Category	CPA Funding	Status
Pequitside Farm Architectural Study	2018	Historic	\$28,000	complete
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	complete
Crane's Guard Militia Flag	2017	Historic	\$18,900	complete*
Olde English Cemetery	2017	Historic	\$36,915	ongoing
Canton Corner Cemetery – Receiving Tomb & Vaults	2017	Historic	\$160,000	complete**
Recreation Needs Assessment – Outdoor Facilities	2017	Recreation	\$50,000	complete**
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	complete
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	complete
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).

2019 Approved CPA Projects

In 2019, the CCPC recommended a total of nine projects to Annual Town Meeting across all three funding categories. CPA-funding recommendations for FY 2020 (voted at May 2019 ATM) totaled \$621,291.56. The CCPC is pleased to report that all nine projects recommended for funding – including partial funding for the replacement of Bolivar Pool – were approved at the May 2019 Town Meeting. An outline of the most recently funded CPA projects with a brief description of each follows. Additional information about each of the projects mentioned below can be found on the CCPC website: <https://www.town.canton.ma.us/414/Community-Preservation-Committee-Website>.

Community Housing Projects	
<i>Project Description</i>	<i>CPA Funding</i>
Brayton Circle Housing <ul style="list-style-type: none"> Replace siding on six buildings (12 units) of barrier free housing managed by the Canton Housing Authority. 	\$80,000
Historic Resources Projects	
<i>Project Description</i>	<i>CPA Funding</i>
Ancient Records Preservation & Digitization <ul style="list-style-type: none"> Repair, preserve and digitize documents in Volume 1 of “<i>Ancient Stoughton Records</i>”, which contains historical records/deeds/letters/etc. dating back to 1636. 	\$37,120
Town Hall Copper Roof <ul style="list-style-type: none"> Replace copper roof on the entrance to Memorial Hall in accordance with historic standards. 	\$28,000
Open Space/Recreation Projects	
<i>Project Description</i>	<i>CPA Funding</i>
Bolivar Pool <ul style="list-style-type: none"> Partial funding towards full replacement of Bolivar Pool complex. 	\$200,000
Baseball/Softball Field Improvements <ul style="list-style-type: none"> Reconstruct/rehabilitate fields at several facilities. 	\$80,000
Earl Newhouse Waterfront – Design & Engineering <ul style="list-style-type: none"> Hire a consultant to create engineering specifications and site plans needed to implement the recommendations from the Newhouse Master Plan. 	\$62,171
Paul Revere Heritage Site - Signage <ul style="list-style-type: none"> Design and install multiple interpretive signs to welcome and inform visitors and describe the site’s natural and historic resources. 	\$55,000
Kennedy School Basketball Courts <ul style="list-style-type: none"> Rehabilitate basketball courts and install new perimeter fencing. 	\$50,000
SHINE Slide at Luce Elementary School <ul style="list-style-type: none"> Install embankment slide(s) to provide unique outdoor experience and quick access to lower playground. 	\$35,000

In the Fall of 2019, the CCPC received eight full applications requesting a total of more than \$2 million in CPA funding. 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 2020. Final decisions as to FY 21 recommendations will be reported in early January and voted at ATM in May of 2020.

Financials

Total CPA revenues in fiscal year 2019 were \$756,710. This includes surcharge revenue of \$613,700 and the State Match of \$110,487. A summary of the revenue and expenditures from FY 2019 follows. Unlike other Town departments, unexpended funds in a community preservation account roll over from year to year and unappropriated funds continue to accumulate in the various CPA Fund accounts. Additional financial information reflective of the overall status of CPA accounts can be found on the Community Preservation Committee website.

Canton Community Preservation Committee			
FY 19 Revenue and Expenses as of 06.30.19			
does not include projects approved in prior fiscal years			
Beginning Balance		\$809,847.08	
	FY 19 Budgeted	FY 19 Actual	
Revenue			
CPA Tax	\$500,000.00	\$613,699.65	
State Revenue (received November, 2018)	\$100,000.00	\$110,487.00	
Tax Liens Redeemed		\$1,525.53	
Earnings on Investment		\$28,746.00	
Penalties/Interest CPA		\$2,252.23	
Total Revenue	\$600,000.00	\$756,710.41	
CPA Revenue including carryover fund balance		\$1,566,557.49	
	FY 19 Budget	FY 19 Expenditures as of 6/30/19	Available Budget
Administrative Expenses			
Administration	\$30,000.00		
Personal Services (payroll + legal)		\$12,590.86	
Telephone/Communications		\$64.18	
Other Charges/Expenditures		\$45.32	
		\$12,700.36	\$17,299.64 *
FY 19 Approved Projects			
Open Space/Recreation			
Paul Revere Heritage Site - Improvements	\$325,500.00	\$0.00	\$325,500.00 **
Kennedy School Field - Restroom/Storage	\$173,500.00	\$0.00	\$173,500.00 **
Walsh Field Lights	\$150,000.00	\$150,000.00	\$0.00
Ponkapoag Playground	\$63,500.00	\$0.00	\$63,500.00 **
Community Housing			
Rubin Court Senior Housing - Phase II	\$80,000.00	\$44,415.63	\$35,584.37 **
Total Committed Project Expenses	\$792,500.00	\$194,415.63	\$598,084.37
Total Actual FY 19 expenses		\$207,115.99	
Unexpended funds for FY 19 project as of 06.30.19		\$598,084.37	
	*remaining admin budget is reallocated to undesignated reserve fund in subsequent fiscal year		
	**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.		

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 2019, voters agreed to allocate \$65,000 to each CPA subaccount, which represents 10% of anticipated revenues for fiscal year 2020.

Ongoing Initiatives

In 2020, 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