

Master Plan Implementation Committee Meeting

April 8th, 2021, 7-8:30 pm

Present Members: Lisa Lopez, Bob MacDonald, Emilio Mauro

Not Present: Mike Loughran, Kristian Merenda, Mike Nourse, Alan Rapoport, Sean Robinson, Kathy McCormack; School Committee Non-Voting Alternate: Maureen Moran

Staff Present: Laura Smead, Town Planner

MINUTES

Item	Time	Discussion
1. Welcome/Late Arrivals	7:00-7:10	
2. Acceptance of Minutes	7:10-7:15	Acceptance of Minutes from March 11 th , 2021 – <i>DEFERRED DUE TO LACK OF QUORUM</i>
3. Discussion of Top Master Plan Priorities	7:15-7:30	<p>Town Planner updates committee on top Master Plan priorities identified by the Committee:</p> <ul style="list-style-type: none">• <i>Laura Smead – top priorities for next year:</i><ul style="list-style-type: none">○ Top 5 Complete Streets projects○ Municipal Housing Trust (Town Meeting)○ Municipal Energy Aggregation (Town Meeting)○ Zoning bylaws as they relate to barriers to multi-family housing (especially as it relates to “missing middle” housing) (Summer)○ Zoning bylaw uses and parking requirements (removing barriers to uses we would like to see) along Rte. 138 (summer)○ Trails Master Plan progress (summer)• Lisa Lopez asked for clarification on how our parking requirements are too strict/high.• Laura Smead confirmed that consultants identified several uses that have higher than “best practices” parking requirements, and the Zoning Board has given parking reductions pretty regularly, which is a sign that parking requirements are too high in certain circumstances.• Lisa Lopez asked about parking regulations downtown.

		<ul style="list-style-type: none">• Laura Smead confirmed that there is a recommendation in the Canton Center Parking Management study to adjust downtown parking signage to allow for 2- or 3-hour on-street parking, rather than 1-hour parking.• Emilio Mauro mentioned that this would be good for walkability as well.• Laura Smead said that all public parking is on-street; however, there is a ton of off-street private parking – and you could park off the street but people don't know where that is. We don't have signage to direct them. She also made the following points:<ul style="list-style-type: none">○ 1-hour parking makes sense around post-office and banks, but maybe not for retail and restaurants.○ There are options for pick-up zones only (15 min), for takeout and dry cleaning.○ There are different ways to do it.○ We are doing a rapid recovery plan for the Canton Center right now which will have short-term, medium-term, and long-term recommendations.• Bob MacDonald said he hears the challenge of needing more off-street public parking in the downtown.• Laura Smead said she reached out to the property managers at the Canton Center Plaza/Walgreens regarding a shared parking agreement but they were not interested at this time.• Laura Smead also mentioned that there could be private business to private business parking agreements available as well (for example, Bank of Canton).• Bob MacDonald mentioned it would be good to purchase off-street parking if it became available.• Emilio wondered if there were legal hurdles/liability issues as potential barriers that might need to be addressed in shared parking agreements.• Laura said it wasn't clear why the property managers turned her down; there are templates and this is done across the
--	--	--

		commonwealth, but first you have to get the meeting – hopefully it is just a timing issue.
4. Presentation on Municipal Energy Aggregation	7:30-7:45	<p>Town Planner presents on municipal energy aggregation (Town Meeting Article 30):</p> <ul style="list-style-type: none"> • Laura did a brief presentation on municipal energy aggregation. • It is a form of group purchasing in which a city or town arranges electricity supply purchases on behalf of its citizens. • Aggregation means that Canton’s electric load would be bought for all consumers in bulk to realize lower energy supply costs and potentially use greener energy sources. • Consumers in most cases are automatically enrolled, but they can opt-out or opt-in at any time. • The bill would look identical to what consumers receive now, but the supply side changes to reflect the bulk buying of energy. • The goal of municipal energy aggregation is a more stable and lower price, for 24-36-month terms, more plan choices, and greener energy choices. • Over 160 communities (40%) in Massachusetts are already doing this, including some of Canton’s neighbors. • It is on the Annual Town Meeting warrant for this year. • Bob MacDonald says he thinks it’s a good idea. • More information is available on the following webpage: https://www.town.canton.ma.us/885/Municipal-Energy-Aggregation • Emilio Mauro said he also thinks it’s a good idea, and the Finance Committee voted in favor of the article. • Laura said that there would be no risk to the Town of Canton. • Lisa Lopez mentioned that the Select Board voted in favor and that she supports the article. She also wonders about the aggregation contract for municipal buildings and whether it could be bundled. • Laura said that there is probably a way to do it. • Bob MacDonald says it will save people money.

<p>5. Presentation on Municipal Affordable Housing Trust</p>	<p>7:45-8:00</p>	<p>Town Planner/ Lisa Lopez present on municipal affordable housing trust (Town Meeting Article 32):</p> <ul style="list-style-type: none"> • Lisa said a housing trust is not unlike the Community Preservation Committee in that it would focus a dedicated effort and resources toward housing needs. • Affordable housing includes any unit below market rate. • The biggest concern is expiring affordable housing restrictions that will mean the town will drop below the state-required 10% affordable housing stock relative to the total number of housing units in town. • Another concern that would be addressed by the housing trust is meeting the housing needs of residents. • Laura Smead shared a story about a local nurse and the related concerns that the nurse had about housing. • Laura said that this housing trust could allow for considerable local preference regarding implementation. • Emilio Mauro mentioned that the housing trust is not just focused on rental units but also resident-owned homes. • Laura said it is about building capacity to deal with this issue. • Bob MacDonald asked if this would require a tax. • Lisa clarified that the trust would not have any new taxes associated with it, there would be 7 trustees appointed, but the source of funds is not a separate tax – there are many possible sources of funding. • Emilio Mauro noted that the housing trust would also be a separate entity from the municipal government. • Laura Smead referred the Master Plan Implementation Committee to the FAQ document that she shared with members. • Laura Smead mentioned that it is broadly supported across town boards and committees (Planning Board, Select Board, Housing Authority, CCPC, and Finance Committee). • Laura mentioned the public information sessions that are coming up, which will also be broadcast on Canton Community TV.
--	------------------	---

		<ul style="list-style-type: none"> • Laura emphasized the local control element and flexibility of this kind of housing trust. • Emilio asked if it is older arrangements that have expiring affordability requirements, as opposed to permanent restrictions, and Laura confirmed that is the case.
6. Proposed Next Steps	8:00-8:20	<p>MPIC discusses next steps for coordination/ priority action plan items, including use of the schools’ strategic framework as a template:</p> <ul style="list-style-type: none"> • Laura mentioned that the schools sent her the strategic framework that they use. • Laura said they had sent her the additional action items to breakdown some of the overall School Master Plan items. • Laura mentioned focusing in on the top 5 priorities for the coming year in a way that breaks it down into a timeline, with indicators of success, and with resources identified. • Laura also showed an example of how to tie together financing plans and what is in a master and strategic plan (Riverside, CA). • Lisa thought that this approach would be useful for updates to town boards. • Emilio said it would be helpful for funding prioritization and establishing indicators of success. • Laura said Complete Streets projects (top 5) are a good sample. • Bob and Lisa confirmed we need some easy wins – for example, energy aggregation. • Emilio suggested that the MPIC could vote to support Article 30 and Article 32 at the next MPIC meeting.
7. Next Meeting Date	8:20-8:30	Discussion of next meeting date(s), time(s) - <i>MAY 6TH 2021, 7 TO 8:30 PM</i>