

Braintree Community Preservation Committee
Minutes
May 14, 2018
Johnson Chambers – Town Hall

Present: Dr. Peter Kurzberg, Chair Ron Frazier
Mark Preziosi, Vice – Chair Marta Googins
Maria Bonfiglioli

Guests: Linda Raiss and Christine Stickney

The Chairman convened the meeting at 7:02PM with a roll call vote of all members present – absent was Darryl Mikami and Heather Lis Charles.

Annual Public Meeting:

Ron Frazier **MOTION** to open the public hearing, seconded by Mark Preziosi – unanimously voted the hearing was opened. Vice Chair Preziosi read the legal advertisement published in the Braintree Forum on 4/26/18 and 5/3/18 noticing the public of the meeting. The Chair reviewed a handout prepared by Derek Manning that outlines the project activity since May of 2017 that Community Preservation Committee has undertaken. The Chair asked for any public comment and/or comment from the committee members – there was no comment. Ron Frazier **MOTION** to close the public hearing, seconded by Mark Preziosi – unanimously voted.

The Housing Discussion was continued to next month at the request of Ms. SantucciRozzi

Daughraty Gym Application: Christine explained that Derek Manning was unable to attend the meeting tonight and he has been the point person working with Nelson Chin the recreational director on this application. The application had been provided as a handout to members at the last meeting and Christine asked if members have had a chance to review it and have questions – she anticipates Derek to be present at the June meeting to address any concerns. Maria Bonfiglioli asked if the outside basketball courts are included in the application to be addressed. Christine commented she believes it is just the building as to the historical preservation and universal access (ADA) to and within the building that are eligible for CPA funding. Maria commented on the condition of the courts and Christine noted maintenance of recreational amenities is not an eligible activity. Maria asked about night time lighting for seasonal games – Mark Preziosi comment he was familiar with the courts and they are lighted at night there is a men’s league that plays there. Ron Frazier asked what type of ADA issues are proposed and Christine said she didn’t have the details however presently an individual has to exit the building to go to another floor there is no interior ADA access. Dr. Kurzberg noted a previous assessment has been done on the building and are we now doing this again. Linda Raiss commented a new roof had been put on the building with prior funding. Members are interested in knowing what has been spent to date on the building and what is the potential buildout cost estimated and will the applicants be returning to the CPC for construction. All agreed to discuss further at the June meeting.

Universal Accessibility Old Thayer and Town Hall: Christine reported since the last meeting staff, Joe Reynolds, Kristen Zechello, Russ Forsberg and herself have reviewed and discussed the issues surrounding the project. The Commission on Disability (COD) would like direct access to each building via lifts. At issue appears to be the Town Hall access – the architects had shown an “add alternate” on the cost estimate for a weather enclosed lift but on the outside of the portico. This proposal has issues

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with blocking windows, preference of COD is to put it within an enclosed portico and then there is the issue if this is done is the entire walkway/berm necessary. Dr. Kurzberg asked for clarification and Christine said it would have to be a discussion if having one option for ADA then is a seconded needed and should the berm be eliminated. Christine noted there are more stakeholders than just the COD and BHC with this project looking for outcomes with the project. The Braintree Historical Commission (BHC) had a meeting and they were not against the enclosing of the portico but also wanted more information and in the end it has agreed to have a joint meeting (BHC & COD) on 6/4/18 to discuss the project. Christine will provide an update at next CPC meeting.

Elm Street Cemetery: Christine noted masonry work has been going lately with weather not sure where it all stands. The right of entry for all property owners has been obtained and there is some brush and scrub to be address up against the wall. Linda Raiss asked if the issue of the trees on the abutting properties has been resolved and how they will be removed. Christine responded not sure but there is a concern that removal of trees and roots could do more damage with the wall than leaving – she will have Derek look into the matter.

Gallivan House Historic Restriction: Christine noted this still on hold from the Mayor's office.

Flaherty & Morrison School Projects: The Flaherty school PTO has reportedly received school department approval for the project. The Morrison project is not going to be done under the school department according to Ed Cronin so it appears either the Mayor's office or Planning and Community Development will have to do the procurement and construction oversight which Christine noted is a lot for her department with limited resources. In addition the committee needs to re-vote their recommendations because information was missing to have the motion sent to the Council – staff just became aware of this and there was no time available for the current agenda – this will be on for June.

Union School – Christine passed around preliminary architectural renderings just in from CBI Consulting for the members to view. The architect is working on the plans and hopes to have them out for solicitation by mid-June provided no unforeseen issues. The project will not address all the work items in the assessment but will be the majority of the exterior of the building (excluding landscaping) and the bathrooms and new access addition within the building. Other activities identified will be handled by the municipal facilities department. Christine explained that the landscaping is not funded with CPA because not an eligible activity and other funding sources will have to be found but we will have the plans done. Marta Googins asked how financially when Lambert has the plant sale what does the Town get for use of the property – no one knew – Christine and Ron did know that the rent from the dance school goes to the building expenses – no one knew what the lease was with the Legion and the Town. Dr. Kurzberg suggested perhaps Skinner Overlook could assist with the landscaping.

Administrative:

Members made minor revisions to the minutes of 4/9/18 then Ron Frazier **MOTION** to accept the amended minutes, seconded by Mark Preziosi – unanimously voted. Ron Frazier **MOTION** to accept the executive session minutes of 4/9/18, seconded by Mark Preziosi – unanimously voted.

Maria Bonfiglioli asked about next steps with the Middle Street acquisition as to making it publically accessible. Christine explained that the Town Council needs to appropriate the funds, a purchase and sales is being drafted – once the property is closed the Planning and Community development will work

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on having bounds put on the property securing an agreement for a monitor such as a Wildland Trust and the Open Space restriction required with the State. After that Kelly Phelan in PCD will work on the trails and passive use of the property which will include working with DPW on a small parking area. Members expressed their desire to have input on this portion and Christine agreed to let Kelly know their interest. Marta Googins agreed and said because of the acquisition cost we need to make sure it is used. She also asked about how negotiations are undertaken and who negotiates for the Town. Christine explained in this case the Mayor, chief of staff and Kelly worked on the acquisition. Time is a critical element because of how quickly land transfers these days and the desire to acquire by the development community. Christine commented on her past employment in the Town of Duxbury where the conservation agent because of a long time resident would talk with large land owners long before about their intentions with their land. Options as to a sale of the property or even a CPA payment for a conservation restriction were discussed but this is a very time consuming effort by the agent. Under the previous form of government there was an open space committee that identified parcels of interest – it is very sensitive issues. Marta Googins suggested that perhaps a representative of the CPA should be part of a small negotiating team when a similar situation arises – she continues to question the price paid in relation to the development potential. Dr. Kurzberg suggested that perhaps an Eagle Scout project for the trail and picnic tables would be a good thing and Christine proposed to have Kelly back to talk about this portion of the project perhaps in the fall.

Members agreed to not schedule any summer meetings unless a need arises and Christine will work with the Chair if needed. Members also agreed to move the June meeting up to 6/4/18 at 5pm to accommodate meeting before the Historical Commission meeting the same night. Christine will notify Darryl and Heather who were absent tonight of change in date and time.

Ron Frazier **MOTION** to adjourn the meeting seconded by Marta Googins with a roll call vote all voting favorably. The meeting adjourned at 8:40PM.

Respectfully submitted,

Christine Stickney, Director of Planning and Community Development