

**Braintree Community Preservation Committee
Minutes
October 21, 2013
Johnson Chambers**

Present: Linda Raiss (Chair) Patrick Flynn (7:50 PM)
Anne Murphy (V-Chair) Darryl Mikami (one vacancy)

Absent: Dick Fletcher and Paul Machado

Also Present: Christine Stickney, Director Planning & Community Development
Barbara Mello, Braintree Grant Writer
Matthew Mees, President, Braintree Historical Society

Meeting convened at 7:50 PM – Upon arrival by Mr. Flynn the meeting commenced with the required quorum.

CPA Application - Civil War Statue Restoration Project:

Barbara Mello, Braintree's Grant Writer, attended the meeting and provided members with an explanation of the funding request. Ms. Mello was successful in obtaining a grant from the Massachusetts Civil War Sesquicentennial Commission FY13 Preservation Grant Program in the amount of \$4,750 for restoration of the Civil War statue located on Monument Mall in front of Town Hall. The grant required a local match of \$5,200 to meet the requirements of the program, hence her application on behalf of the Historical Commission. The statue, originally dedicated in 1874, was produced by Batterson & Canfield of Hartford, CT to commemorate the Civil War. Ms. Mello discussed the scope of work and the quotes she obtained from three firms that specialize in this type of work. There is an opportunity if the weather remains good to have the work started with final completion in Spring 2014. Linda Raiss asked if Ms. Mello was aware the statue had been moved from the parking area to its current location. Ms. Mello responded that she had been. Darryl Mikami asked if the statue had been worked on in the past. Ms. Mello responded that during the Town's beautification days the statue has been cleaned. The proposed work includes addressing more substantial stone work and restoration of pieces that have broken off. Ms. Mello stressed she would like to lock in a particular contractor who had a quote good for only a certain period of time. If the CPC is agreeable to a vote tonight that would be helpful.

Anne Murphy **MOTION** to recommend to the Town Council an appropriation of \$5,200.00 from the CPA Historic Preservation Account for the purpose of restoration and preservation of the Civil War Statue in the Monument Mall as specified in the CPA application, subject to all invoices being submitted through the Planning and Community Development Office for payment, seconded by Darryl Mikami – unanimous vote (4:0)

Pat Flynn asked about the brick work in the viewing area and landscaping. The quote included the use of polymeric sand and based on his experience, he was concerned about its "expansive qualities" that could cause the bricks to heave. However, he was aware that it is used to minimize weed growth which he feels could be done with herbicide or the placement of a geo-fabric beneath. Mr. Flynn urged Ms. Mello to further investigate this with the landscapers to make sure it was the best material to use.

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Ms. Mello said she would be glad to look into this issue.

Pat Flynn **MOTION** to ask the applicant to investigate the use of polymeric sand versus traditional sand in the hardscape joints of the viewing area and report back to the CPC committee prior to installation, seconded by Anne Murphy – unanimously voted (4:0)

Members briefly discussed the Town Council process and anticipated time frames with Ms. Mello who thanked the committee and left the meeting.

Gallivan House – Discussion re: Preservation Restriction:

Matthew Mees, President of the Braintree Historical Society (BHS,) was present for the discussion. Christine briefly provided background on the CPA project and the issue at hand, the inability to have the preservation restriction implemented. Linda Raiss added a letter was sent on 9/23/13 to the BHS asking them to address their intentions relative to this issue. She asked Mr. Mees the amount of the outstanding mortgage – he replied \$341,000.00 due by 2035. Ms. Raiss asked about the BHS efforts since the letter from the Massachusetts Historical Commission rejecting the preservation restriction. Has the BHS returned to Braintree Cooperative Bank to discuss the issue? Also, the committee would like a clear understanding of the ownership. Mr. Mees said they have been back to the bank and the bank is not willing to subordinate their mortgage, adding that he has requested that Attorney Carl Johnson assist the Historical Society in their efforts to resolve issues. He also commented that the BHS owns a “majority” of the property. The current trustees of the Braintree Historical Society, Thayer Birthplace Nominee Trust (BHSTBNT), loaned money to the BHS to purchase the property. The BHS makes the monthly mortgage payments. He explained further there are two trusts and the trustees of one meet four times a year and those of the second meet once a year. He also noted the trustees have resigned from the BHSTBNT Trust. Mr. Mees stated he is confident they will have a workable document that protects the CPC funds until the mortgage is paid off and then they would be agreeable to a perpetual restriction. Ms. Raiss suggested that if that is the case she would like Mr. Mees to provide follow-up information to staff by the end of the month in order to obtain Town Solicitor’s opinion before the November meeting. Mr. Mees was agreeable to that timeframe.

Anne Murphy **MOTION** to have the BHS document prepared with Attorney Carl Johnson and that staff forward it to Town Solicitor for review and opinion in time for the November 18th CPC meeting, seconded by Pat Flynn – unanimously voted (4:0)

Return of Funds: Housing First Refusal was held over to the next meeting given member Fletcher’s absent.

Letter for former member John Dennehy: Members were asked to sign the letter thanking John Dennehy for his service on the committee. Staff was requested to obtain the signatures of members not present tonight.

Administrative Matters:

Members were provided a handout of the monthly financial report. The minutes of 9/16/13 were held over for the next meeting and members were given a proposed schedule of 2014 meeting dates and asked to review for the November meeting.

Anne Murphy **MOTION** to adjourn, seconded by Pat Flynn – unanimously voted (4:0)

Meeting adjourned at 8:30PM

Respectfully submitted

Christine Stickney, Director
Planning and Community Development