

Braintree Community Preservation Committee
Minutes
April 14, 2014
Johnson Chambers – Town Hall

Present: Linda Raiss (Chair) Pat Flynn Darryl Mikami
Anne Murphy (V-Chair) Ronald Frazier Paul Machado
Dick Fletcher

Absent: Pat Flynn

Also Present: Christine Stickney, Director Planning & Community Development
Meeting convened at 7:30PM

New Business: Annual Public Meeting:

The Chair opened the public hearing and read the legal advertisement. With no one in attendance from the general public, Anne Murphy **MOTION** to close the public hearing since no one from the public was present, seconded by Ron Frazier – unanimously voted

CPA Applications:

Christine reported two applications were received for the spring round: a kayak launch proposed for a location off Union Street and an application for architectural services for Phase III of Old Thayer Library. Members had been provided with copies of the applications prior to the meeting.

The Chair asked for comments from members: Ron Frazier asked about the kayak launch project. The applicant is requesting \$16,000 for construction and signage and has indicated that the Conservation Commission will be funding the site survey and design [\$7,800]. Dick Fletcher stated that he would like to see a more conceptual design and estimates to support the funding request. The Chair indicated that the applicants will be asked to be present at the May meeting to provide additional information. Anne Murphy wondered how the Town would address public safety given the proposed location is at such a congested area near the rotary. She has concerns with entering and exiting the site. Darryl Mikami questioned what department would be responsible for maintenance of the area. Christine explained the proposal is to be as maintenance free as possible, but maintenance would be handled like other public grounds [by the Public Works Department]. Ron Frazier expressed his concern like Anne Murphy with safe access.

Mayor Joseph Sullivan joined the meeting.

The second application is the request for funding of architectural services for Phase III of the exterior improvements to Old Thayer Library, which includes a small addition to meet the American with Disabilities Act (ADA) for accessibility and restroom facilities. Dick Fletcher questioned how the estimate was arrived at and Christine explained the Town recently bid out an assessment that had plans and specifications for the Town Hall [to address some exterior improvements and ADA issues]. This came in at \$60,000 to which funds were added to include additional labor for new portion of plans and specs. Dick Fletcher would also like more information on the CPA projects that were listed in the application, citing particular towns. Christine explained the intentions of the application would be to bring a firm on board to assist with the plans and specs but also to assist in the preparing an application to the Massachusetts Preservation Project Fund for construction funding. She pointed out that the existing

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building is subject to particular requirements by the National Register and an historic preservation restriction with MHC. Although the design will be new, the design work requires an historical preservation architect.

Mayor Sullivan spoke to the group urging their support in moving the restoration project along to get the building open and operational. The Chair noted that Elizabeth Mees will be asked to attend the next meeting to discuss the project.

Annual CPA Budget recommendations (FY15) – Dick Fletcher provided members with suggested motions for consideration to the Town Council for the CPA budget. He provided information regarding how the Town had obtained additional funding as a result of state action. The same situation may happen again this year, but it is still before the General. Mayor Sullivan asked for clarification on the unreserved and reserved CPA accounts. After discussion the following action was taken:

Dick Fletcher **MOTION** in accordance with the provisions of chapter 44B of the General Laws, the committee recommends that the sum of **\$100,000.00** be set aside for later use for acquisition, creation, preservation, or support of **Community Housing** or the rehabilitation or restoration of Community Housing that is acquired or created as provided in Chapter 44B Section 5 of the general laws, seconded by Anne Murphy – unanimously voted.

Dick Fletcher **MOTION** in accordance with the provision of chapter 44B of the General Laws, the committee recommends that the sum of **\$100,000.00** be set aside for the later use for the acquisition, creation, and preservation of **Open Space** or for the acquisition, creation, preservation, rehabilitation of **land for recreational use** as provided in Chapter 44B Section 5 of the General Laws, seconded by Paul Machado – unanimously voted.

Dick Fletcher **MOTION** in accordance with the provisions of chapter 44B of the General Laws, the committee recommends that the sum of **\$100,000.00** be set aside for later use for acquisition, creation, preservation, rehabilitation or restoration of **Historic Resources** as provided in Chapter 44B Section 5 of the general laws, seconded by Paul Machado – unanimously voted.

Dick Fletcher **MOTION** in accordance with the provisions of chapter 44B of the General Laws, the committee recommends that the sum of **\$35,000.00** be appropriated from the Community Preservation Fund for operating expenses of the Community Preservation Committee as provided in Chapter 44B Section 5 of the general laws, seconded by Anne Murphy – unanimously voted.

Dick Fletcher **MOTION** in accordance with the provisions of chapter 44B of the General Laws, the committee recommends that the sum of **\$400,000.00** be appropriated from the Community Preservation Fund to the Community Preservation Budgeted reserve as provided in Chapter 44B Section 5 of the general laws, seconded by Anne Murphy – unanimously voted.

Members thanked Dick Fletcher for organizing the recommendations for the budget.

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Old Business:

Old Thayer Library Phase I and II funding: Christine explained she wanted to discuss the use of funds reimbursed to the Town - in conjunction with an earlier grant - deposited into the Old Thayer Library project fund. The Phase II bids came in higher than the funding appropriated and she would like to use the reimbursement funds as part of Phase II. The contractor is ready to go and the contract is being signed. Dick Fletcher **MOTION** to recommend the use of the \$45,000 reimbursement for Phase II, seconded by Ron Frazier Mayor Sullivan left the meeting after this discussion.

Discussion on Conservation Restrictions (CR), Bounds and Pond Meadow Park:

Inquiries from the MA Division of Conservation Resources [DCR] prompted discussion at past meetings regarding properties which need Conservation Restrictions [parcels on Franklin, Plain and Pond Streets]. Christine and Paul had forwarded excerpts and links from the CR Handbook to members to explain some of the verbiage in restrictions. In addition the Chair provided members with a handout she had prepared since the last discussion addressing some issues that had been discussed. Members discussed the pros and cons of the use of Pond Meadow Park as a monitor. Dick Fletcher expressed his opinion that the Town should be monitoring its own land and if Pond Meadow would agree monitor the parcels, they should do it without a fee. He felt the handbook provides suggestions for what could be done but the ultimate responsibility lies with the Town. Members asked if we had any other restrictions in place and Christine responded that property off Old Country Was was purchased with CPA funds and has a Conservation Restriction approved by DCR which is held by The Wildlands Trust. The only other one she is aware of is at Devon Wood, which was adopted before the enactment of the CPA. Dick Fletcher questioned if we paid for that, who monitors it and if there was a plan with bounds. Christine will try to get answers for the next meeting. The Chair asked members their thoughts on getting a surveyed plan for the Plain Street parcel and having bounds set at each of the property locations. Discussion ensued relative to the cost of a survey and setting bounds. Anne Murphy **MOTION** to recommend appropriation up to \$20,000 out of CPA administrative monies to fund surveys and bounds for said properties, seconded by Ron Frazier. Dick Fletcher said he had read the CR for the Old Country Way/Cochato property and there was no plan reference. The Chair asked if he would feel better with getting an actual estimate of cost for one survey and placement of bounds on three properties – it was agreed to have this done. Anne Murphy withdrew her **MOTION** and Ron Frazier withdrew his second. Paul Machado **MOTION** to ask Planning & Community Development staff to obtain estimates for one survey and setting of bounds for the three parcels in question, seconded by Ron Frazier – unanimously voted.

Gallivan House: Christine updated the committee on an e-mail she received from the Braintree Cooperative Bank that a mortgage had been issued for the French House and they were awaiting signatures from the Braintree Historical Society. However, staff has received no word on the Society's intention regarding the historical preservation restriction on the Gallivan House, which will be mortgage free. The Chair suggested a follow-up for the next meeting.

Administrative: Dick Fletcher **MOTION** to accept the minutes of 2/10/14 seconded by Anne Murphy - vote 5:0 (P. Machado abstains). Members reviewed the monthly finance report as well.

Anne Murphy **MOTION** to adjourn the meeting, seconded by Ron Frazier – unanimously voted – Meeting adjourned at 9PM.

Respectfully submitted, Christine Stickney, Director Planning & Community Development