

Braintree Community Preservation Committee
Minutes

August 30, 2010
Braintree Town Hall

Present: Anne Murphy (Chair) John Dennehy Darryl Mikami
Linda Raiss (V-Chair) Dick Fletcher

Absent: Mike Dorn and Pat Flynn

Also present: Jeff Kunz, Trustee of the Friends of the Thayer Library
Brian Gringas, resident
Christine Stickney, Director of Planning & Community Development

Meeting convened at 7:38 PM.

Restoration of Historic East Braintree Mural:

As a follow-up from the CPC's vote at the last meeting, two items remained to be accomplished – references and a Town Counsel opinion. Christine Stickney provided members with handouts from Paul Carr, who was unable to attend. However, Jeff Kunz was present on behalf of the Friends of Thayer Library. The handouts included a list of clients from Carmichael –the firm selected to restore the mural - with references and a written opinion from Town Counsel dated 8/30/10 in response to staff's request. Christine suggested a grant agreement be drawn up between the CPC and the Historical Society stating the terms of the funding for the mural including updating the status of the project. Linda Raiss noted that some time back, the CPC agreed to implement a policy for 3-month updates on all projects and suggested staff follow-up with outstanding projects. It was agreed based on the material submitted that Christine could send to the Mayor's office the recommendation of funding voted 8/9/10 for the mural. Mr. Kunz left the meeting.

DOR forms – Annual reporting:

Christine noted that September is when three forms are needed for submission to the state for accounting and reporting of CPA funds. One form will be done by the Finance Director and the others by staff of the Planning and Community Development office – all forms are electronically submitted. Dick Fletcher asked staff to provide the committee with a copy of what is submitted.

Discussion/Vote – Past CPA Projects:

As part of the committee's on-going attempt to determine the status of past projects, members discussed two projects – Town Hall elevator and Daughraty Gym. Linda Raiss reported that the Town Hall elevator was installed. However, most of the CPA funding was not utilized and should be return to the appropriate account. *Linda Raiss **MOTION** to recommend to Town Council the return of any unused funds for the Town Hall Elevator project to the appropriate CPA account from where they originally came from, seconded by John Dennehy – unanimously voted.*

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Discussion about Daughraty was that there had been two articles for historic restoration. Linda Raiss commented that the Park Department reported on everything they did but no work on the façade or stairs was ever undertaken. There is a small amount of funding left from the roofing project and she believes the Master Plan funding was never used. *Dick Fletcher **MOTION** to recommend to Town Council the closing out of the Daughraty Gym projects and returning the CPA funds to the accounts from where they came from, seconded by Linda Raiss – Unanimously voted.*

Review and Approval – Sign Template:

Christine showed the CPC a picture of a sign used by the Peabody CPA that they post on their projects. She has contacted Peabody to get information on the material the sign is made from and the durability. Christine felt the same sign, with Braintree's information would be good to be posted at some of the projects we have going around Town. Members agreed with the look and wording of the sign. Christine will obtain three cost estimates from Braintree businesses for a similar sign for review and approval at the next meeting.

Remaining 2009 applications:

Christine reported two applications, Taber Court and Town Forest Signs, are in need of action by the CPC. Discussion about Taber Court ensued about the cost of the property and the potential unknown conditions of the property. Linda Raiss felt the application as it is now is too expensive and if conditions changed - such as a lower price - the CPC could consider a new application. John Dennehy concurred stating his concerns with potential contamination on the property. Christine noted the second issue could be addressed with an assessment being performed before any purchase. *John Dennehy **MOTION** that based on the current asking price that CPC decline funding the application, seconded by Linda Raiss – Unanimously voted.*

Christine informed the CPC she has not had time to investigate with DOR Dick Fletcher's previous inquiry regarding funding signs for property not purchased with CPA funds – the Town Forest application. The matter was again continued to a future agenda.

Open Space Discussion:

At the last meeting, a discussion arose regarding the property at #1393 Liberty Street which is on the market. Christine followed up with the realtor and found that the lot with the house has been sold and the second lot with frontage on Liberty Street is under agreement and is expected to close in mid-September. The third and remaining lot fronts on Oakden and is the least desirable for building due to site conditions and the need to connect to the Town sewer. The asking price is \$299,000.00. Present for this item was Brian Gringas, a neighbor who expressed on behalf of the neighborhood the desire for the Town to acquire the property. He noted that there is very little open space in the Town, the property abuts Town Forest land and people value open space.

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Darryl Mikami asked about the assessed value of the third lot and Christine reported that currently there is no value because the Assessors and Engineering have not assigned plot numbers for the three lots created by the Planning Board in 2009. The Approval Not Required Plan was recorded at the Registry in November of 2009 but was not brought into the Town's plans until recently questioned about it by staff. Darryl commented that in order to even consider an appraisal at minimum the Town should have a value assigned to it by now. *Darryl Mikami **MOTION** to submit a written request to all of the members of the Board of Assessors and the Assessing Department for current information as to what the assessments are for all three lots now given that the ANR approval was accomplished in 2009 and to also inquire if all taxes have been paid, seconded by Linda Raiss – unanimously voted.*

Dick Fletcher asked staff to find out what the first lot with house sold for and what a simple appraisal would cost to be done on the third lot. In addition John Dennehy urged Mr. Gringas to discuss the matter with his neighbors and circulate a petition if they are in agreement for the Town to purchase. Anne Murphy explained the funding application process and noted that the current round is due 9/1/10 and that there would not be time for submission. However, she suggested working with the Conservation agent to put an application together. The CPC can consider applications which are time-sensitive on a case-by-case basis. Members asked Christine to obtain a quote for an appraisal and if possible the assessors' information for their next meeting – 9/20/10.

Administrative Matters:

*Dick Fletcher **MOTION** to accept the minutes of 8/9/10, seconded by Darryl Mikami – voted 4:0:1 (L. Raiss abstain).*

Christine reported to date two applications have been submitted for the September round ending 9/1/10 – the American Legion and Town Clerk for historic preservation.

Members agreed to set October 18, 2010 as their meeting date given the holiday that month. Christine reminded everyone of the 9/20 meeting and the guest speaker coming to discuss affordable housing. Members suggested inviting the Housing Authority members and the principal planner to attend.

Linda Raiss **MOTION** to adjourn the meeting, seconded by John Dennehy – unanimously voted.

Meeting adjourned at 8:40PM

Respectfully submitted

Christine Stickney, Director
Planning and Community Development