

Thomas M. Bowes
President
District 3

Shannon L. Hume
At Large

CHARLES B. Ryan
At Large

CHARLES C. Kokoros
District 1

JOHN C. MULLANEY
District 2



Sean E. Powers
Vice President
At Large

Stephen C. O'Brien
District 4

Michael J. Owens
District 5

PAUL "DAN" CLIFFORD
District 6

OFFICE OF THE TOWN COUNCIL

- AGENDA -

February 24, 2015 • Horace T. Cahill Auditorium, Town Hall • Starting Time: 7:30PM

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

ANNOUNCEMENTS

- 002 15 Councilor Kokoros: Super Saturdays
- 004 15 Councilor Owens: District Update
- 006 15 Councilor Hume: BFFE Trivia Night

APPROVAL OF MINUTES

- February 5, 2015

CORRESPONDENCE

CITIZEN CONCERNS/COUNCIL RESPONSE

- 005 15 Council President: Braintree's Best Taxi

COMMUNICATIONS AND REPORTS FROM THE MAYOR AND TOWN BOARDS

OLD BUSINESS

None

NEW BUSINESS

None

Refer to Committee on Ordinance & Rules

- 15 006 Rezone: 205 Elm Street

Refer to Committee on Ways & Means

- 15 007 Mayor: Appointment Conservation Commission – Kevin Bears

Topics the Chair does not reasonably anticipate will be discussed

UPCOMING MEETINGS:

Committee on Ordinance & Rules - **TUESDAY, MARCH 3, 2015@ 6:00pm**

Committee on Ways & Means - **TUESDAY, MARCH 3, 2015@ 7:00pm**

COUNCIL - **TUESDAY, MARCH 3, 2015@ 7:30pm**

ADJOURNMENT

Thomas M. Bowes
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Shannon L. Hume
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OFFICE OF THE TOWN COUNCIL

February 5, 2015

MINUTES

A meeting of the Town Council was held in the Horace T. Cahill Auditorium, Braintree Town Hall, on Tuesday, February 5, 2015 beginning at 6:00p.m.

Council President Bowes was in the chair.

The Clerk of the Council conducted the roll call.

Present: Thomas Bowes, President
Sean Powers, Vice President
Shannon Hume
Michael Owens
Charles Ryan

Not Present: Stephen O'Brien
Paul Dan Clifford
Charles Kokoros
John Mullaney

Others: Joseph C. Sullivan, Mayor
Mike Coughlin, Chief of Staff
Peter Morin, Town Solicitor
Karen Shanley, Director Human Resources
Ed Spellman, Director of Finance
Various Department Heads

APPROVAL OF MINUTES

- January 20, 2015

Motion: by Councilor Powers to approve minutes of January 20, 2015

Second: by Councilor Ryan

Vote: For (5), Against (0), Absent (4-O'Brien, Clifford, Kokoros, Mullaney)

APPROVAL OF MINUTES

- February 3, 2015

Motion: by Councilor Powers to approve minutes of February 3, 2015

Second: by Councilor Ryan

Vote: For (5), Against (0), Absent (4-O'Brien, Clifford, Kokoros, Mullaney)

COMMUNICATIONS AND REPORTS FROM THE MAYOR AND TOWN BOARDS

- 001 15 Mayor: State of the Town Address

1. Acknowledged DPW and Police Department for performance during snowstorms past few weeks:
 - Cost estimate exceeds \$400,000 budget. Currently over \$500,000 in actual expenses. Looking at over one million for current fiscal year. Some reimbursement from the state on first storm approximately 75% costs of that storm.
2. Capital Plan: - Endorsed by Ways and Means Committee
 - Addition to Elder Affairs Buildings
 - Reconstruction – Dougherty Gym Improvements
 - East Braintree Fire Station Reconstruction
 - Roads \$3 Million
 - Schools – Technology Two Million Dollar Grant/Two Million Town Funds
 - Lt. Governor Announced Level Funding for Local Aid
3. State of the Town:
 - Stronger Since 2008
 - New Form of Government has been responsive
 - Efforts to improve quality of life
 - Finances are strong, Roads are Better, Schools – Full-Time Kindergarten
 - Public Safety Higher Response Levels
 - Recreation Improvements Highlands Playground/Splash Pad
4. Preparing FY16 Budgets to be Level Funded

OLD BUSINESS

- **15 001 Mayor: Request to Adopt the town of Braintree's Fiscal Year 2015 Capital Plan or take up any action relative thereto (PUBLIC HEARING)**

Motion: by Councilor Powers to Continue public hearing

Second: by Councilor Ryan

Vote: For (5), Against (0), Absent (4-O'Brien, Clifford, Kokoros, Mullaney)

Council President Bowes asked if any member of the Council or anyone from the public would like to speak on Order 15 001.

Motion: by Councilor Powers to Approve Order 15 001

Second: by Councilor Ryan

Vote: For (5), Against (0), Absent (4-O'Brien, Clifford, Kokoros, Mullaney)

- **15 002 Mayor: Request for Appropriation Fiscal Year 2015 Capital Plan-General Fund Bonding or take up any action relative thereto (PUBLIC HEARING)**

Motion: by Councilor Powers to Continue public hearing

Second: by Councilor Ryan

Vote: For (5), Against (0), Absent (4-O'Brien, Clifford, Kokoros, Mullaney)

Council President Bowes asked if any member of the Council or anyone from the public would like to speak on Order 15 002.

Motion: by Councilor Powers to Approve Order 15 002

Second: by Councilor Ryan

Vote: For (5), Against (0), Absent (4-O'Brien, Clifford, Kokoros, Mullaney)

- **15 003 Mayor: Request for Appropriation Fiscal Year 2015 Capital Plan-Enterprise Fund Bonding or take up any action relative thereto (PUBLIC HEARING)**

Motion: by Councilor Powers to Continue public hearing

Second: by Councilor Ryan

Vote: For (5), Against (0), Absent (4-O'Brien, Clifford, Kokoros, Mullaney)

Council President Bowes asked if any member of the Council or anyone from the public would like to speak on Order 15 003.

Motion: by Councilor Powers to Approve Order 15 003

Second: by Councilor Ryan

Vote: For (5), Against (0), Absent (4-O'Brien, Clifford, Kokoros, Mullaney)

- **15 004 Mayor: Request for Appropriation Fiscal Year 2015 Capital Plan-General Fund Other Available Funding or take up any action relative thereto (PUBLIC HEARING)**

Motion: by Councilor Powers to Continue public hearing

Second: by Councilor Ryan

Vote: For (5), Against (0), Absent (4-O'Brien, Clifford, Kokoros, Mullaney)

Council President Bowes asked if any member of the Council or anyone from the public would like to speak on Order 15 004.

Motion: by Councilor Powers to Approve Order 15 004

Second: by Councilor Ryan

Vote: For (5), Against (0), Absent (4-O'Brien, Clifford, Kokoros, Mullaney)

NEW BUSINESS

None

ADJOURNMENT

It was unanimously voted to adjourn the meeting at 6:48 p.m.

Respectfully submitted,

Susan M. Cimino
Clerk of the Council

Documents provided for Meeting

- January 20, 2015 Council Meeting Minutes
- February 3, 2015 Council Meeting Minutes
- 15 001 Mayor: Request to Adopt the town of Braintree's Fiscal Year 2015 Capital Plan or take up any action relative thereto
- 15 002 Mayor: Request for Appropriation Fiscal Year 2015 Capital Plan-General Fund Bonding or take up any action relative thereto
- 15 003 Mayor: Request for Appropriation Fiscal Year 2015 Capital Plan-Enterprise Fund Bonding or take up any action relative thereto
- 15 004 Mayor: Request for Appropriation Fiscal Year 2015 Capital Plan-General Fund Other Available Funding or take up any action relative thereto
- Fixed Assets document from Eric Kinsharf, CPA – Town Auditor

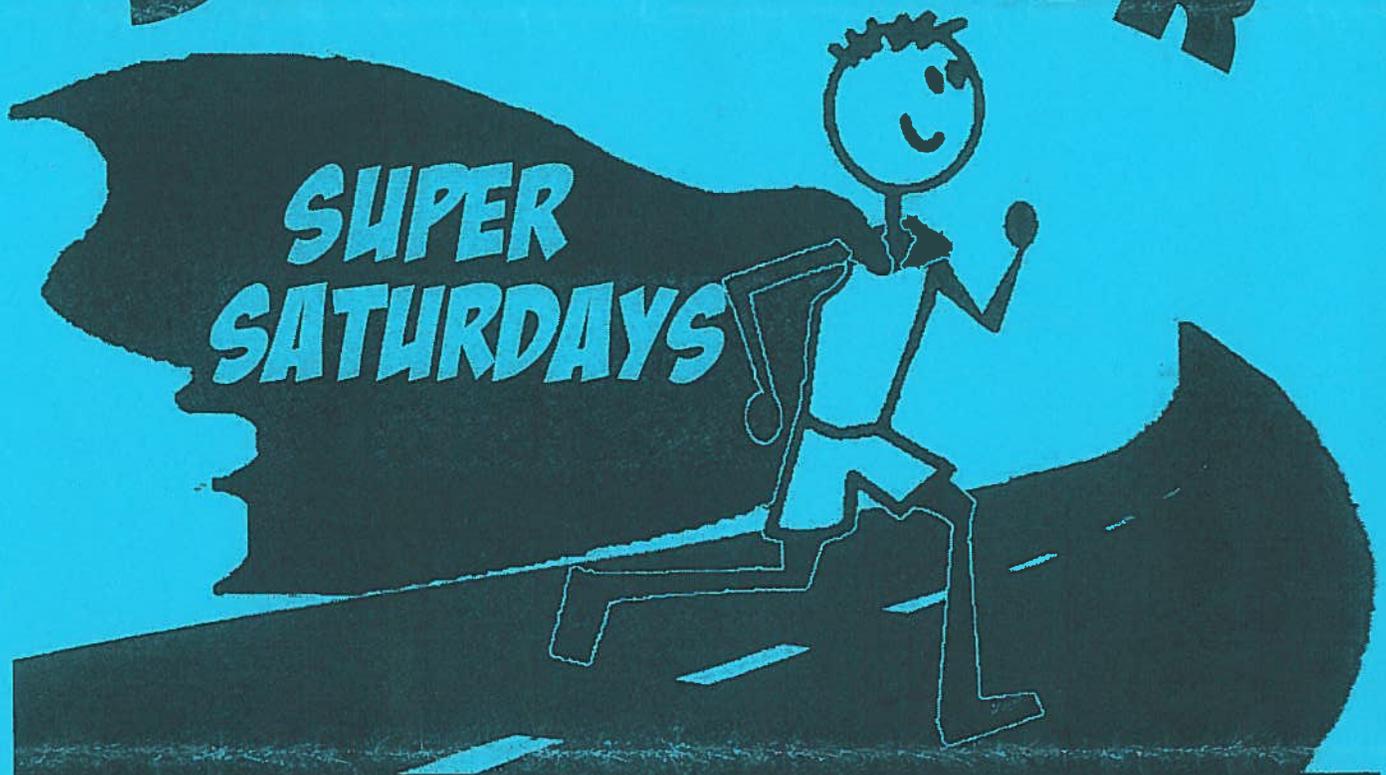
Sunday, March 29, 2015

9:30 AM

5K Run/Walk Braintree High School

002 15

SPRINT FOR



**Help Support Braintree Special
Needs Program!**

**Register Online
Racewire.com**



Dear Mr. Kokoros,

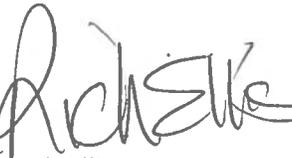
We are writing to you on behalf of Braintree Special Needs Recreation Program, Inc. (aka Super Saturdays). Super Saturdays is a non-profit organization compiled of about 60-65 children with special needs (aged 9-22 years) who are residents of the South Shore who attend Braintree Public Schools. This is a social and recreational program that meets every Saturday and is designed to enhance friendships and social interaction between children in a non-academic setting. As a part of our fundraising efforts for this program, Super Saturdays will be hosting their fourth annual road race in Braintree, on March 29, 2015. Our mission is to raise money to put towards the program and assisting in the member fees allowing more children to participate with Super Saturdays. Last year, we were able to raise almost \$13,000 for the program. This was possible due to the very generous business owners here in town and the surrounding communities, as well as donors just like you.

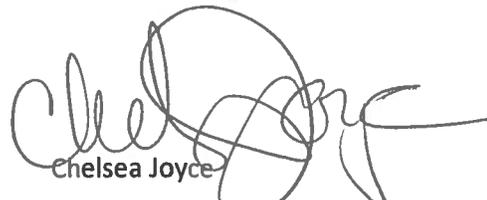
As we mentioned above on March 29, Super Saturdays will be hosting our fourth annual road race. Your help with our event would go a long way to help improve and continue the success of our program. We would greatly appreciate monetary donations of any amount for The Sprint for Super Saturdays Road Race. If you are unable to give a monetary donation, raffle items are also appreciated. In return for your generosity, we will add your company's logo to our race shirts and mention your company in our race publications. Please see our attached flyer to see how you can help make a difference.

Thank you for considering our request. If you have any questions, interest in other forms of advertisement at the race, or need further information, please feel free to contact us at sprint4saturdays@gmail.com. We will follow up with a phone call in the next couple of days.

Best Wishes,


Julianne Quintiliani


Rich Ellis


Chelsea Joyce

83 Brow Avenue
Braintree, MA 02184
sprint4saturdays@gmail.com

Donation Levels:

Company: _____

Last Name: _____ First Name(s): _____

Company Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Donation Levels (Please check one):

Banner Donation: The company(s) or person making a Banner Donation will act as a major supporter of the Sprint for Super Saturdays Road Race. There will be banners advertising the race with your logo or name around town. All other race publications will mention your company's name and/or logo.

Mile Marker Donation: The company(s) or person making a Mile Marker Donation will have a sign at 1 of the 3 mile markers with their company logo and or name at the mile. Also you will be represented in all other race publications.

Shirt Donation: The company(s) or person making a Shirt Donation will be represented on the back of the race t-shirt by their name and/or company logo and will receive a full-page advertisement in our advertising booklet.

Booklet Advertisement: The company(s) or person making a booklet advertisement donation will receive a page in our advertising booklet, please see donation levels below for full or half page advertisements.

Other: A donation of any monetary amount towards the Sprint for Super Saturdays Road Race is greatly appreciated and will impact the continuing success of the Super Saturdays Program.

Please check one:

 \$500 Banner Donation* \$250 Mile Marker Donation \$100 Shirt Donation and Full

*Deadline February 25, 2015

Page Booklet Advertisement

 \$50 Full Page Booklet \$25 Half Page Booklet Other \$ _____

Advertisement

Advertisement

Please indicate amount

Raffle Item:

Any donation items can be picked up by the Sprint for Super Saturdays Road Race Committee. Please contact us via e-mail at sprint4saturdays@gmail.com if you wish to donate an item to our raffle.

Please indicate the item donated, value, and expiration if necessary:

Please make checks payable to Braintree Special Needs Recreation Program. Mail this form along with payment or raffle information, by February 25, 2015 to:

83 Brow Avenue

Braintree, MA 02184

Tax ID #: 26-2326736

ATTN: Sprint for Super Saturdays

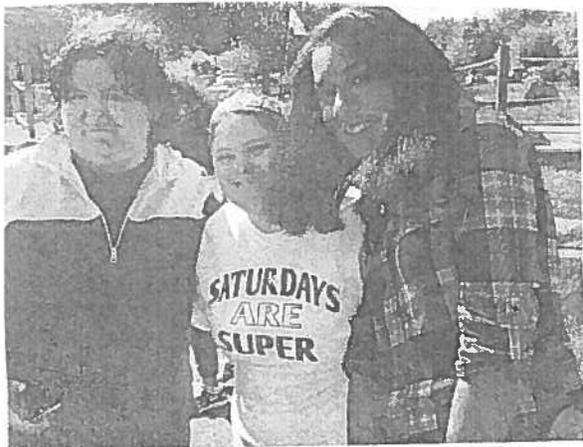
Email all logos in an eps and jpeg form, by February 25, 2015 to:

sprint4saturdays@gmail.com

Super Saturdays

Braintree Public Schools

Super Saturdays is a social recreational program for all students in Braintree from the age of 8 and older that are serviced through the Special Education Department. Every child likes to have fun activities to look forward to and friends to share them with but for many students that is a difficult goal to achieve. Students take part in a wide array of activities that are healthy, interactive, engaging and ...fun! Super Saturdays meets each Saturday for 12 weeks in 2 sessions starting in the Fall and then in the Spring. Students that take part in Super Saturdays feel welcomed, accepted, and are celebrated for who they are.



Bowling
Bumper Boats
Mini Golf and Batting
Cages
Ropes Course
Scavenger
Hunt/Treasure Hunt
Apple/Pumpkin
Picking w/ Hayride
Halloween Party
w/Costumes/Games



Swimming
Sailing
Circus
Theatre Plays
Talent Shows



Governor says licensing for ride-hailing services is coming

Governor Charlie Baker said Wednesday that such ride-hailing services as Uber and Lyft can continue to operate in Massachusetts just as they currently do. For the moment.

But new regulations could be coming in six months, by which time Baker plans to have developed a framework for issuing state licenses to companies that connect people in need of a ride with private motorists willing to shuttle them around for a fee.

[Continue reading below](#)

In a statement, Baker gave advocates and opponents little indication about how restrictive the oversight measures might be, leaving the ride-hailing industry's future in Massachusetts uncertain, at a time when at least 17 major cities and four states have passed laws governing such transportation network companies.

“Emerging transportation options such as Uber and Lyft present a real opportunity for our evolving transportation ecosystem to more efficiently serve residents and visitors to Massachusetts alike,” Baker said. “We also have a responsibility to step up to ensure consumer choice and public safety prevail.”

Services such as Uber, which debuted in Boston in 2011, have been operating in a legal gray area. They assert taxi rules don't apply because the companies do not employ drivers or own cars. Instead, their apps for smartphones and other mobile devices connect users to networks of independent drivers who use their own vehicles to take paying customers from point A to point B.

Uber's strategy has sometimes met fierce opposition, even in places known as bastions of high technology. In December, Portland, Ore., hit Uber with a cease-and-desist order. A day later, the district attorneys of San Francisco and Los Angeles sued the company for allegedly misleading customers about its driver-screening process.

Taxi owners, who pay hundreds of thousands of dollars for medallions that permit them to operate in Boston, contend that ride-hailing companies should be subject to the same regulations they face. In January, the Boston Taxi Owners Association sued the City of Boston for allowing Uber and similar services to operate.

Meanwhile, recent accusations of sexual assaults by Uber drivers have intensified the calls for additional oversight.

Baker's leanings have been difficult to discern since last year's gubernatorial campaign, when he declined to outline a regulatory vision for what technologists call the sharing economy — a marketplace that also includes services such as Air-bnb, which allows travelers to book nights in private homes instead of hotel rooms.

“It's hard to get a read on the new governor,” said Jose Gomez-Ibanez, a professor of urban planning and public policy at Harvard University who specializes in transportation. “I imagine we'll see [tougher] background checks for drivers, safety checks for cars — things Uber will be glad to agree to.”

Baker, a Republican, directed the Department of Public Utilities to let stand, for now, temporary regulations enacted at the eleventh hour by his predecessor, Democrat Deval Patrick, that allow ride-hailing services to continue their operations largely unfettered.

In the final days of Patrick's tenure, cabbies denounced the move and questioned the outgoing governor's motives. Uber's senior vice president of policy and strategy, David Plouffe, was an adviser to Patrick during gubernatorial runs in 2006 and 2010.

Permanent regulations by the DPU need legislative approval, however, and Baker said he plans to file a bill with input from ride-hailing companies, taxi owners, Boston Mayor Martin J. Walsh, and Somerville Mayor Joseph Curtatone.

Callum Borchers can be reached at callum.borchers@globe.com. Follow him on Twitter [@callumborchers](https://twitter.com/callumborchers).

THE TICKER

TurboTax shuts off state tax return filing

TurboTax, the country's most popular do-it-yourself tax preparation software, said yesterday that it has temporarily stopped processing state tax returns because of an increase in fraudulent filings.

The Massachusetts Department of Revenue says 160,000 refunds are currently in the pipeline, and due to the increase in the filing of fraudulent tax returns nationwide, it will more carefully scrutinize information on returns.

Other state agencies have also reported a rise in filings with stolen personal information, said Intuit, the company behind TurboTax. Most victims found out that a fraudulent tax return was submitted in their name when they received a rejection notice after filing their returns, said Intuit spokeswoman Julie Miller.

There haven't been issues with federal returns to date because the Internal Revenue Service has implemented stronger fraud detection policies, Miller said.

Intuit is working with security company Palantir to investigate the problem. So far, there has been no security breach of its systems, the company said. Instead, it believes personal information was stolen elsewhere and used to file returns on TurboTax.

West Coast dockworkers won't handle cargo due to labor dispute

Terminal operators at the 29 U.S. West Coast ports won't handle cargo this weekend as a labor dispute with dockworkers escalates, their bargaining agent said. Loading and unloading of vessels at ports from San Diego to Bellingham, Wash., will be suspended through Monday morning, according to an emailed statement from the Pacific Maritime Association.

Shipping lines and terminal operators can't justify paying overtime to unionized dockworkers who are handling cargo at reduced levels of productivity, an association spokesman, Wade Gates, said in the statement.

Consumer borrowing picks up in Dec.

Consumer borrowing picked up in December as Americans used their credit cards more after pulling back the previous month.

Total outstanding non-mortgage credit increased by \$14.7 billion to \$3.3 trillion, the Federal Reserve said yesterday. Economists expected a \$15 billion rise.

Revolving debt, which includes credit cards, increased by \$5.8 billion to \$887.9 billion, the largest increase since April. That's a positive sign of growing consumer confidence amid strong job growth and falling gasoline prices.

Non-revolving credit, which is mostly auto and student loans, rose by \$8.9 billion to \$2.42 trillion. Auto sales have reached near-record levels as Americans replace aging vehicles and lending standards ease.

THE SHUFFLE



Citizens Bank announced that Bradley L. Mattox, left, has been hired as a vice president and relationship manager for Citizens Commercial Banking. Mattox joins Citizens in Boston from BNY Mellon, where he was a vice president and senior private banker.

— STAFF AND WIRE REPORTS

Judge upholds ride-share rules

By JORDAN GRAHAM

Taxi owners' injunction nixed

A bid by taxi medallion owners to halt regulations that have legalized transportation companies including Uber and Lyft has been rejected by a federal judge.

"Plaintiffs have failed to convince this court that medallion owners have a protected property interest in the market value of their medallions," U.S. District Judge Nathaniel M. Gorton said yesterday in a court order. "Purchasing a taxicab medallion does not entitle the buyer to 'an unalterable monopoly' over the taxicab market or the overall for-hire transportation market."

Gorton said the Boston Taxi Owners Association was not convincing in its argument for a preliminary injunction, rejecting its claims of violation of equal



protection and "unconstitutional taking of their property."

The association has sued both Boston and the state in an effort to halt state regulations for Uber and Lyft that it sees as unfair. Initial statewide regulations for so-called transportation network companies went into effect last month, but require legislative approval.

"In order for Massachusetts' economy to thrive, we must continue to embrace technology and innovation as a means for growth," Gov. Charlie Baker said in a statement.

Boston is in the middle of its own regulatory pro-



AP FILE PHOTO

NO FARE: A bid by Bay State taxi medallion owners to halt regulations for companies such as Uber has been rejected by a federal judge.

cess, with a Taxi Advisory Committee that has been looking at the issue for months. A spokeswoman for Mayor Martin J. Walsh said the city is pleased

with the decision.

A lawyer for the Taxi Owners Association did not respond to multiple requests for comment.

— Jordan.Graham@bostonherald.com

Connector czar: It's working great

By CHRIS CASSIDY

The state's Obamacare czar yesterday proclaimed the Bay State to be "a million miles ahead of" last year's disastrous health care sign-ups, announcing the state has now enrolled 325,814 Bay Staters so far.

"That's a complete turnaround and, if we're being honest, not a lot of people thought it would be done," said Massachusetts Obamacare chief Maydad Cohen. "Just looking at the enormity of the problems and the calendar made even our biggest support-

ers skeptical."

To date, some 3.8 million users had accessed the state's pricey Obamacare website, and 440,546 users had determined which plans they're eligible for, Cohen said.

"The enrollment numbers themselves don't



lie; the website is working," said Cohen. "People are getting insurance for themselves and their families and we're a million miles ahead of where we were last year — and that's an undisputable fact."

Open enrollment on the Health Connector website runs through Feb. 15. When the enrollment period started last year, the site crashed numerous times and it was plagued with problems for months, causing people to give up on trying to enroll and ultimately costing the state millions of dollars to fix.

It's hardly been a flawless process this year, as a representative from Attorney General Maura Healey's office noted during a conference call yesterday that many customers had called their hotline to complain.

A Healey spokesman said 131 consumer complaints had been received since open enrollment began on Nov. 15.

— Chris.Cassidy@bostonherald.com



EVERYTHING'S FINE: State Obamacare czar Maydad Cohen gives a presentation last month during a Mass. Health Connector board meeting.

STAFF FILE PHOTO BY ANGELA ROWLINGS

www.bostonherald.com SATURDAY, FEBRUARY 7, 2015 BOSTON HERALD

Chance to win TEN THOUSAND DOLLAR\$ IN PRIZES

FOR THE SCHOOL, CLASSROOM OR DEPARTMENT OF YOUR CHOICE

Join us at...



Trivia Night

Great Pond Hall, 120 Bay State Drive, Braintree



DATE: Friday, March 20, 2015 **TIME:** 7 pm - Midnight
Teams: 8-10 players **Cash Bar:** Ages 21+ only
Cost: \$15 per player (checks payable to BFFE)

Prizes: compete for **TEN THOUSAND Dollars** in prizes to purchase technology or academic supplies for the Braintree school, classroom or department of the winning team's choice.

1st Place = \$5000, 2nd Place = \$3000, 3rd Place = \$2000

**Note: team prizes can be split between multiple schools, classrooms or departments

Event: Musical entertainment by singer/songwriter Suzanne McNeil,
Trivia hosted by BHS Alumni Jamie Goldstein, Silent Auction & Raffle

Early Bird Entry: If entry is received by March 2nd then team will be entered in a \$1000 prize drawing to purchase technology or academic supplies for the Braintree school or classroom of their choice.

BFFE Trivia Entry Form

\$15.00 per player

Enter me as a single entry and pair me with a team

Enter me as part of the team listed below:

Player 1 _____	Player 2 _____
Player 3 _____	Player 4 _____
Player 5 _____	Player 6 _____
Player 7 _____	Player 8 _____
Player 9 _____	Player 10 _____

Name: _____ **email address:** _____ @ _____

Mail Entry to: BFFE, P.O. Box 850139, Braintree, MA 02184
Questions: email Pam Kiley at bffe@beld.net

RECEIVED TOWN CLERK
BRAintree, MA

2015 FEB -6 PM 2:55

ORDER #: #15-006

Town of Braintree: Application for Rezoning – Worksheet

SECTION TO BE COMPLETED BY PETITIONER

Petitioner

Name: Braintree Lodge of Elks
Address: 205 Elm Street
Phone: 781-848-4300
Email: braintree elks 2622 @ verizon .net

Contact/Billing Information

Name: Thomas J. Cavanaugh
Address: 15 Foster Street Quincy, MA
Phone: ~~617~~ 781-664-8064 02169
Email: CavanaughLaw@gmail.com

If same as petitioner, write "same"

*Petition Submitted By: Thomas J. Cavanaugh CHAIRMAN BOARD OF DIRECTORS
BRAintree LODGE OF ELKS 2622
2-6-2015

* M.G.L. Chapter 40A Section 5/Attorney General's Handbook: Petitioner who can initiate submissions for adoption and or changes to the zoning bylaws include City/Town Council, board of Appeals, Planning board, Property Owner (not a tenant or lessee), 10 registered voters, Regional Planning Agency, Municipal Charter/Enabling Legislation.

Date Received

Date & Time Stamp

LAW OFFICE OF THOMAS J. CAVANAGH

15 Foster Street
Quincy, MA

(p) 617-770-0000
(f) 617-770-4091

February 6, 2015

Via In Hand Service

Thomas M. Bowes, Council President
Braintree Town Council
One JFK Memorial Drive
Braintree, MA 02184

Re: Rezoning Application
Braintree Lodge of Elks, Petitioner
205 Elm Street
Braintree, MA 02184

RECEIVED TOWN CLERK
BRAINTREE, MA
2015 FEB - 6 PM 2:55

Dear Council Members,

Please accept this narrative as part of the Braintree Lodge of Elks application to change the current zoning of 205 Elm Street (the "property") from Residential B ("Res. B") to Residential C ("Res. C"). The property is identified on the Braintree Assessors Map as Parcel 2002 0 5 ("Exhibit A"). This request is made pursuant to and in compliance with M.G.L. c. 40A, §5.

The property contains approximately 1.7 acres of land (73,960 sq. ft.), and seems to be the largest of the lots located in close proximity to 205 Elm Street. The current use of the property is that of an Elks Lodge, which as you may know is fraternal order and social club. The Braintree Lodge of Elks is currently under contract to sell the property at the end of February 2015.

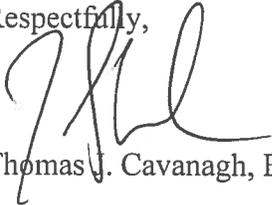
Currently, the lot is zoned as Res. B, while the remaining adjacent and directly abutting lots are zoned as Res. C (*See* "Exhibit B"). In fact, the property is the only lot between Vinton Avenue and Middle Street on the southern side of Elm Street that is not zoned as Res. C. The rezoning of the property would bring continuity to the southern corridor of Elm Street between Vinton Avenue and Middle Street, by making all parcels uniform to one zoning district.

As indicated, the property is currently under contract, and the purchasers of the property are hopeful to develop the property into high-end condominiums and townhomes. In doing so, they intend on preserving and improving the existing structure, while also building additional structures, consistent with the integrity of the town. If rezoned, the property would not only be more compatible with the adjacent and directly abutting lots, but it would allow for § 135-705 of the Braintree Zoning By-Laws to be unutilized, giving the purchasers of the property the opportunity improve the land.

As discussed, Res. C is not inconsistent with the adjacent and immediately abutting lots. On the southern corridor, there are three other structures which are currently are condominiums and rental apartments. By allowing the zoning change, the overall integrity of the surrounding area would not be disrupted. In fact, if allowed, we would suggest, any and all multifamily development which would be proposed, would be something that would add immediate curb appeal to the area, while also maintaining the history of the existing structure. In addition to beautification, the Town of Braintree would benefit from the new taxable households, as well as increased foot traffic to its local businesses that are located just steps away.

The hopes of the purchasers of the property, is to develop units that would be suitable to all types of citizens. They hope to design and build units that would be fit for single business professionals, to families, as well as those in the retired community. They see the development providing for a fair cross section and diverse living population in the unit's.

Respectfully,



Thomas J. Cavanagh, Esq.

RECEIVED TOWN CLERK
BRAintree, MA
2015 FEB - 6 PM 2: 55

#15-006

RECEIVED TOWN CLERK
BRAintree, MA

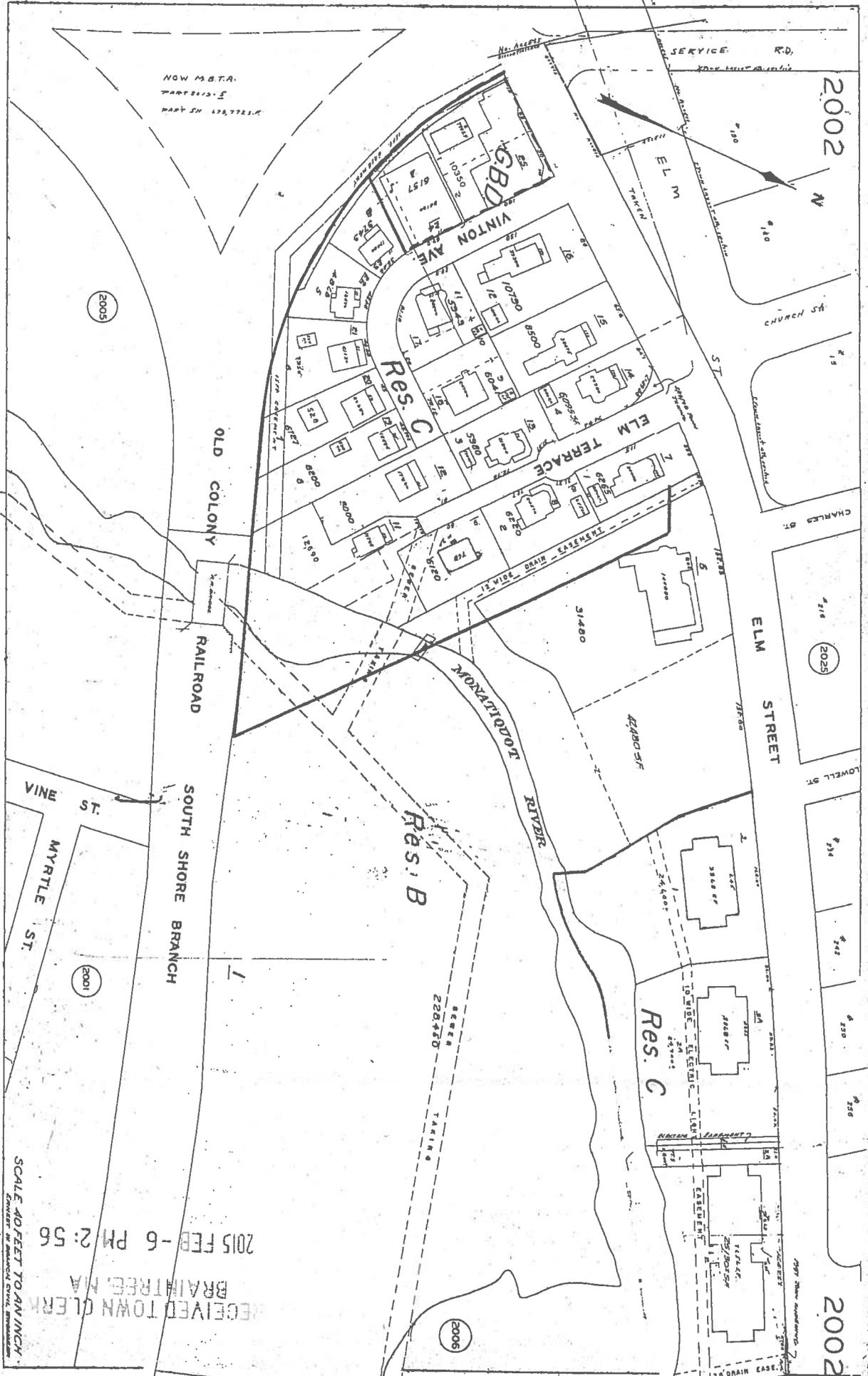
2015 FEB -6 PM 2:55

EXHIBIT A

2002

2002

2002



NOW MBTA
PART 212.5
PART 59 174,772.1

SCALE 40 FEET TO AN INCH
ENGINEER IN MECHANICAL CIVIL ENGINEERING

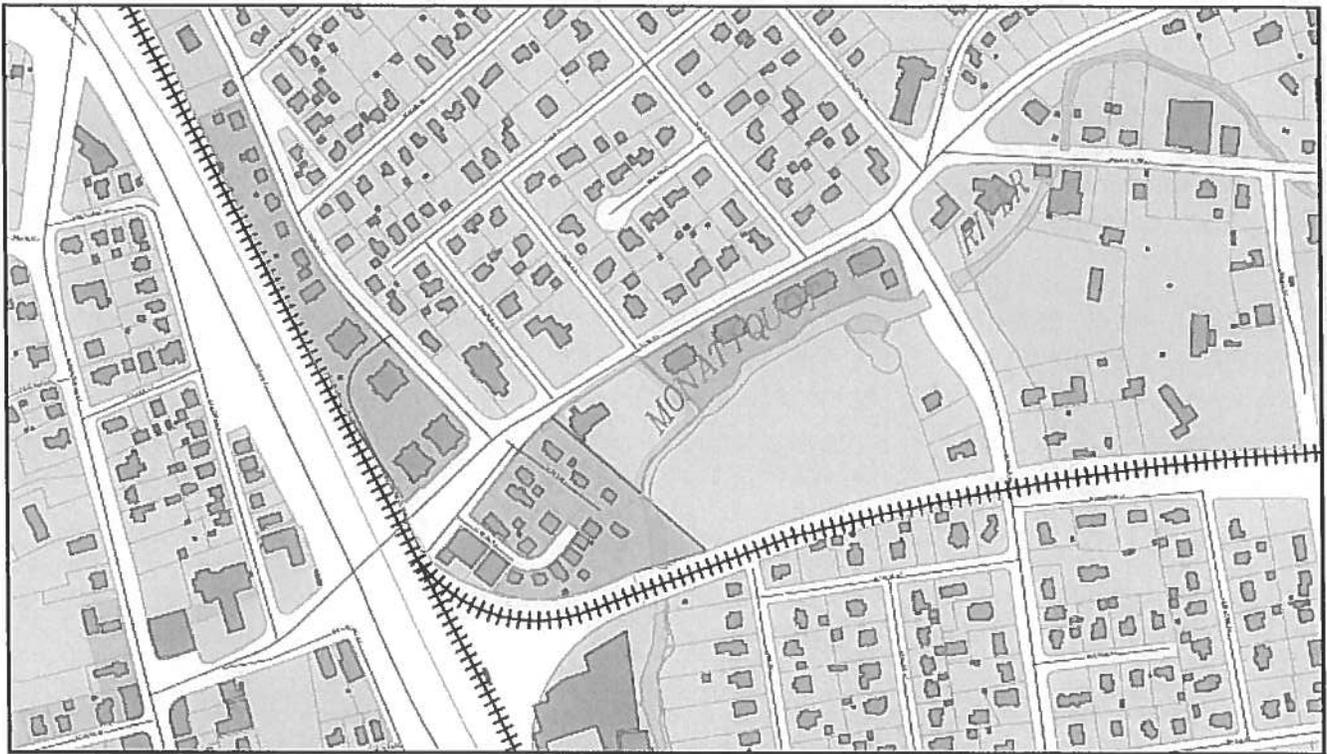
RECEIVED TOWN CLERK
BRAINTREE, MA
2015 FEB -6 PM 2:56

2002

EXHIBIT B

RECEIVED TOWN CLERK
BRAINTREE, MA
2015 FEB -6 PM 2:56

#15-006



RECEIVED TOWN CLERK
BRAINTREE, MA
2015 FEB - 6 PM 2:56

RECEIVED TOWN CLERK
BRAINTREE, MA
2015 FEB -6 PM 2:55

Project No.	2031	Date	2/4/15
Scale	1"=60'	Figure	1 OF 1

EXISTING CONDITIONS PLAN
SASCO MANAGEMENT GROUP, LLC
205 ELM STREET
BRAINTREE, MASSACHUSETTS

110 INDUSTRIAL DRIVE
P.O. BOX 1178
MATTAPAN, MA 02739
TEL: (508) 756-2749
FAX: (508) 756-2849

THE CROCKER BUILDING
4 COURT STREET, SUITE 104
TAUNTON, MA 02780
TEL: (508) 824-8279
FAX: (508) 824-8276

FIELD ENGINEERING CO., INC.
CONSULTING ENGINEERS



BENCHMARK: BOUNDARY
ELEV = 100.00
ASSUMED



#15-006
Office of the
Board of Assessors

ONE JOHN FITZGERALD KENNEDY MEMORIAL DRIVE
BRAintree, MASSACHUSETTS 02184
TEL: (781) 794-8050 • (781) 794-8056
FAX: (781) 794-8068

DATE: February 4, 2015
OWNER: Braintree Lodge of Elks
PROPERTY LOCATION: 205 Elm Street
MAP AND PLOT: 2002 0 5

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BRAintree, MA
2015 FEB -6 PM 2:56

This is to certify that at the time of submission of this form to the Board of Assessors, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown and described are as written and are the parties according to the records of the Assessors.

Office of the Board of Assessors (MD)

Robert M. Cusack
Chairman

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
2001 0 6	11 VINE ST	ALESSI JULIE A	ALESSI DOMENIC J JR TBYE	11 VINE STREET	BRAINTREE	MA	02184
2001 0 7	5 VINE ST	CHELLUK ALICE M TRS	CHELLUK REALTY TRUST	5 VINE STREET	BRAINTREE	MA	02184
2002 0 1	ELM ST	GROSSMAN EVERETT P	c/o THE GROSSMAN COMP	1 ADAMS PLACE	QUINCY	MA	02169
2002 0 11	23 ELM TR	JOHNSON DEBORAH A		23 ELM TR	BRAINTREE	MA	02184
2002 0 12	21 ELM TR	POWERS EDWARD J	POWERS MARGARET A	21 ELM TERRACE	BRAINTREE	MA	02184
2002 0 13	10 ELM TR	MALEIKO KATHLEEN M TRUSTEE	DOHERTY FAMILY IRREVOC	10 ELM TERRACE	BRAINTREE	MA	02184
2002 0 14	179 ELM ST	SALEH YASER F	ALI ELHAM F	50 GRAY TERR	BRAINTREE	MA	02184
2002 0 15	173 ELM ST	MA KENIX A		173 ELM STREET	BRAINTREE	MA	02184
2002 0 16	163 ELM ST	CHAN KEN Y	CHAN DEBBIE M TBYE	159 ELM STREET	BRAINTREE	MA	02184
2002 0 17	8 10 VINTON AV	DEBRECZENI JENNIFER		8-10 VINTON AVE	BRAINTREE	MA	02184
2002 0 18	24 VINTON AV	FITZPATRICK THOMAS A	KEATING LINDA C	24 VINTON AVENUE	BRAINTREE	MA	02184
2002 0 19	25 VINTON AV	KEATING WILLIAM EDWARD	ROBERT R TASSINARI TRU	25 VINTON AVE	BRAINTREE	MA	02184
2002 0 2	265 ELM ST	TASSINARI ROBERT R TT		2069 WASHINGTON ST	BRAINTREE	MA	02184
2002 0 20	23 VINTON AV	NGUYEN MINH		23 VINTON AV	BRAINTREE	MA	02184
2002 0 21	21 VINTON AV	VENUTI ANTHONY J JR		21 VINTON AV	BRAINTREE	MA	02184
2002 0 22	17 VINTON AV	LOK HENRY G		17 VINTON AVE	BRAINTREE	MA	02184
2002 0 2A	ELM ST	BRAINTREE TOWN OF	LAND OF LOW VALUE	TOWN HALL	BRAINTREE	MA	02184
2002 0 3	245 ELM ST	YU XIAO Z/CHAN SHUI M TR	XYZ REALTY TRUST	245 ELM ST	Braintree	MA	02184
2002 0 5	205 ELM ST	BRAINTREE LODGE OF ELKS		205 ELM ST	BRAINTREE	MA	02184
2002 0 7	195 ELM ST	MAZZINI DANIELLE C	MAZZINI CHRISTOPHER L TI	195 ELM STREET	BRAINTREE	MA	02184
2002 0 8	8 ELM TR	STEELE PAUL R	STEELE DONNA J TBYE	36 ST CALIRE ST	BRAINTREE	MA	02184
2002 0 9	20 ELM TR	GRANT BONNIE E	GRANT ROBERT M	20 ELM TERRACE	BRAINTREE	MA	02184
2002 3A 304	255 ELM ST 304	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2005 0 2	78 RIVER ST	JAMESTOWN BUILDERS INC		928 W CHESTNUT ST	BROCKTON	MA	02301
2019 0 5	UNION ST	MBTA	REAL ESTATE DEPT	10 PARK PLAZA	BOSTON	MA	02116
2025 0 1C	242 ELM ST	BERGER ROBERT J	BERGER SARA W TBYE	242 ELM ST	BRAINTREE	MA	02184
2025 0 1D	250 ELM ST	PHAN TRAN	HO SUKYAN TBYE	250 ELM STREET	BRAINTREE	MA	02184
2025 0 1E	256 ELM ST	DIBONA RONALD	DIBONA KANG C	256 ELM ST	BRAINTREE	MA	02184
2025 0 25	24 LOWELL ST	FORZESE BART	FORZESE SUSAN TBYE	24 LOWELL ST	BRAINTREE	MA	02185
2025 0 26	216 ELM ST	CULKIN BARRY	CULKIN DEBORAH TBYE	216 ELM STREET	BRAINTREE	MA	02184
2025 0 27	19 CHARLES ST	ANDERSON DALE B		19 CHARLES ST	BRAINTREE	MA	02184
2025 0 3	234 ELM ST	MCCARTHY BRENDAN J	MCCARTHY KATHERINE L 1	234 ELM STREET	BRAINTREE	MA	02184
2025 0 34	196 ELM ST	ALL SOULS CHURCH OF BRAINTR	C/O REV FRANCIS ANDERSI	447 LIBERTY ST	BRAINTREE	MA	02184
2025 0 3501F	20 #1 CHURCH ST	FAGYAL ZOLTAN		20 CHURCH ST UNIT 20-1	BRAINTREE	MA	02184
2025 0 4	15 LOWELL ST	NEWCOMB GEORGE C JR	NEWCOMB JOAN S	15 LOWELL ST	BRAINTREE	MA	02184
2025 0 45	24 HAVEN RD	MCAVINN EDWARD	MCAVINN CAROLYN TBYE	24 HAVEN RD	BRAINTREE	MA	02184
2025 0 46	18 HAVEN RD	JOYCE PAUL R	JOYCE NICOLE M TBYE	18 HAVEN RD	BRAINTREE	MA	02184
2025 0 49	196 ELM ST	ALL SOULS CHURCH OF BRAINTR	C/O REV FRANCIS ANDERSI	447 LIBERTY ST	BRAINTREE	MA	02184
2025 0 5	27 29 LOWELL ST	WAGGETT FREDERICK		27 LOWELL ST	BRAINTREE	MA	02184

End of Report

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
2002 3A 101	255 ELM ST 101	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2002 3A 102	255 ELM ST 102	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2002 3A 103	255 ELM ST 103	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2002 3A 104	255 ELM ST 104	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2002 3A 201	255 ELM ST 201	BURLEIGH EVAN G		255 ELM ST # 201	BRAINTREE	MA	02184
2002 3A 202	255 ELM ST 202	ALESSANDRO GREGORY J TRS	CJ REALTY TRUST	65 CEDAR STREET	BRAINTREE	MA	02184
2002 3A 203	255 ELM ST 203	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2002 3A 204	255 ELM ST 204	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2002 3A 301	255 ELM ST 301	O'DONNELL BRENDA T		255 ELM ST UNIT 301	BRAINTREE	MA	02184
2002 3A 302	255 ELM ST 302	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2002 3A 303	255 ELM ST 303	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2002 3A 304	255 ELM ST 304	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188

End of Report

RECEIVED TOWN CLERK
 BRAINTREE, MA
 2015 FEB -6 PM 2:56

#15-007



TOWN OF BRAintree
OFFICE OF THE MAYOR

RECEIVED TOWN CLERK
BRAintree, MA

2015 FEB -5 AM 10:28

One JFK Memorial Drive
Braintree, Massachusetts 02184
Tel: 781-794-8145

Joseph C. Sullivan
Mayor

To: Thomas M. Bowes, Council President
From: Joseph C. Sullivan, Mayor *JCS*
Date: February 4, 2015
Re: CONSERVATION COMMISSION APPOINTMENT

I would like to recommend the appointment of Kevin Bears to the Conservation Commission for the Town of Braintree. I am confident that he will serve the Town well and protect Braintree's natural resources and be a proponent of smart development. His resume is attached for your review.

cc: Jim Casey, Town Clerk
Sue Cimino, Clerk of the Council
Kelly Phelan, Conservation Planner

Kevin Bears

14 Nelson Street Braintree, Massachusetts 02184
(781) 848-3033
landingciviccommunity@gmail.com

Objective

Conservation Commission appointment

Volunteer Experience

Founder and Administrator, East Braintree/Weymouth Landing Civic Community, an online grassroots organization dedicated to improving the quality of life and vitality of East Braintree, Weymouth Landing and the Fore River region.

- Brought together a diverse coalition of residents, elected and appointed officials, and business owners to reach solutions to various issues impacting the community.
- Focused public awareness on various neighborhood development proposals with the goal of creating smart development for Braintree and Weymouth that enhances economic vitality and increases the tax base, while protecting the historic and natural assets that will showcase the Weymouth Landing commercial district in the 21st Century.
- Served as a liaison with Police Chief Jenkins and Weymouth officials on public safety issues including traffic, lighting, illegal dumping, disposal of hazardous needles, and stepped up patrols in neighborhood hot spots.

Since its founding in 2013, the organization has grown to more than 1,500 online members and several hundred others. The organization's achievements include:

- Increased participation in successful volunteer efforts such as the Monaquot River cleanup, Braintree Beautification day (which included cleanup of the Weymouth Landing Commercial District and the Smelt Brook river walk leading to the kayak launch), the Lincoln School Park cleanup, and the Eaton's Pond cleanup and trail hike (co-sponsored with the Town of Braintree Conservation Commission).
- Awareness of historical granite mile markers. One was neglected in the Town of Weymouth's Department of Public Works lot, but will be moved back to its appropriate place in Jackson Square. Another marker will be moved out of busy Lincoln Square and back to its rightful location in Weymouth Landing.
- Publicity, via local news outlets, concerning hazards in vacant Landing properties, which forced the owner to remove approximately 100 bags of leaves that were kept inside one of them for years.
- Compliance with town signage ordinances, with the help of elected and appointed officials in both towns, to help preserve the historical appeal of the Landing, including the removal of numerous temporary street signs.
- A renewed appreciation, through shared photos and stories, of the natural beauty and rich history of the community.

Other Experience

Staff Reporter, Patriot Ledger

Advertising / Public Relations Manager, T.J. Clark Advertising/PR

Research Analyst, Thomson and Thomson

Tour Manager, Boston Beer Company