

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 -

May 11, 2015 • Horace T. Cahill Auditorium, Town Hall • Starting Time: 7:30_{PM}

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

ANNOUNCEMENTS

- 019 15 Council President: Travel Policy – DPW Conference
- 021 15 Councilor Clifford: See You on the High Ground, June 14
- 024 15 Council President: Travel Policy – Town Clerk June 2015 Conference
- 025 15 Councilor Hume: Mass Fallen Heroes – Sample Sale, May 16
- 026 16 Council President: Recognition: BHS Girls Basketball Team
- 027 15 Council President: Recognition: Erin Kiley
- 029 15 Council President: Recognition: 6th Grade Boys Basketball Team

APPROVAL OF MINUTES

- April 29, 2015

CORRESPONDENCE

CITIZEN CONCERNS/COUNCIL RESPONSE

COMMUNICATIONS AND REPORTS FROM THE MAYOR AND TOWN BOARDS

- 020 15 Discussion: BELD - Bill Bottiggi: Potter II replacement
- 028 15 Discussion: Eric Kinsherf – Municipal Inspections Review/Recommendations

OLD BUSINESS

- 15 012 National Grid Petition: Harbor Villa Ave or take up any action relative thereto
- 15 013 National Grid Petition: King Hill Rd or take up any action relative thereto

NEW BUSINESS

None

Refer to the Committee on Ways & Means

- 15 018 Mayor: Disposition of Property – Allen Street or take up any action relative thereto

Refer to the Committee on Ordinance & Rules

- 15 019 Mayor: Proposed Zoning Amendment – Article VII (Area Regulations) or take up any action relative thereto

Topics the Chair does not reasonably anticipate will be discussed

UPCOMING MEETINGS:

Committee on Ordinance & Rules – **Wednesday, May 13, 2015@6:30pm – Fletcher Hall**

Committee on Ways & Means – **Monday, May 18, 2015@6:00pm**

ANNUAL TOWN MEETING - **TUESDAY, MAY 26, 2015@ 7:00pm**

ADJOURNMENT

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

April 29, 2015

MINUTES

A meeting of the Town Council was held in the Horace T. Cahill Auditorium, Braintree Town Hall, on Wednesday, April 29, 2015 beginning at 7:37p.m.

Council President Bowes was in the chair.

The Town Clerk conducted the roll call.

Present: Thomas Bowes, President
Sean Powers, Vice President
Paul Dan Clifford
Shannon Hume
John Mullaney
Stephen C. O'Brien
Michael Owens
Charles Ryan

Not Present: Charles Kokoros

Others: Joseph Sullivan, Mayor
Mike Coughlin, Chief of Staff
Peter Morin, Town Solicitor
Edward Spellman, Finance Director
Russell Jenkins, Chief of Police
James O'Brien, Fire Chief
Maureen Murray, Superintendent of Schools
Paul McSoley, Police Department Finance Director
Erick Kinsherf, Town Auditor
James Casey, Town Clerk
Jeffrey Kunz, Director of Trash & Recycling
Christine Stickney, Director Planning & Community Development
Karen Shanley, Director Human Resources
Sharmila Biswas, Director of Elder Affairs
Terri Stano, Library Director
Thomas Cavanagh, Lawyer

ANNOUNCEMENTS

Recognition of Braintree Police and Braintree Fire Departments
Braintree 375th Anniversary
Dog Registration/Rabies Clinic
Book signing, June 14, "See You on the High Ground"

APPROVAL OF MINUTES

- April 7, 2015

Motion: by Councilor Powers to approve minutes of April 7, 2015

Second: by Councilor Ryan

Vote: For (7), Against (0), Absent (1-Kokoros), Abstain (1-Clifford)

COMMUNICATIONS AND REPORTS FROM THE MAYOR AND TOWN BOARDS

- **15 014 Mayor: FY2016 Operating Budget or take up any action relative thereto**

Mayor Joseph C. Sullivan spoke on the FY2016 Budget. He stated it is the 8th balanced Budget that I have submitted. The FY2016 Budget is \$116 million. I formally offer FY2016 Budget to you. The Ways & Means Committee will review and we are prepared to answer any questions as we move in a positive path.

OLD BUSINESS

- **15 006 REZONE: 205 Elm Street or take up any action relative thereto (PUBLIC HEARING)**

Motion by Councilor Powers to open public hearing.

Motion: by Councilor Powers to open public hearing

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

Council President Bowes referred to Councilor Clifford (Committee Chair) for Committee on Ordinance & Rules recommendation. Councilor Clifford stated favorable recommendations to the Full Council. Council President Bowes asked if any member of the Council or the General Public would like to speak on Order 15 006.

There will be 12 units. The Elks will have 6 units and there will be 6 new townhouses built. Councilor O'Brien stated he rises in opposition of new construction at this moment. Councilor Owens stated this is the type of project we need to have transit-oriented people living there.

Motion by Councilor Powers to close public hearing.

Motion: by Councilor Powers to close public hearing

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

Councilor Powers read the Motion:

MOTION: APPLICATION FOR REZONING 205 ELM STREET

At the request of the Braintree Lodge of Elks, that the Town Council vote to approve the Rezoning Application of 205 Elm Street to amend the current zoning of the property identified on the Braintree Assessors Map as Parcel 2002 0 5 from Residential B to Residential C as filed with the Town Clerk, and as

approved by the Planning Board and detailed in their correspondence with the Town Council dated March 31, 2015.

Motion: by Councilor Powers to approve Order 15 006

Second: by Councilor Ryan

Vote: For (6), Against (1), Absent (1-Kokoros)

NEW BUSINESS

None

Refer to the Committee on Ways & Means

- 15 014 Mayor: FY2016 Operating Budget or take up any action relative thereto
- 15 015 Mayor: FY2016 Budget – Community Preservation Committee or take up any action relative thereto
- 15 016 Mayor: FY2016 Revolving Accounts or take up any action relative thereto
- 15 017 Mayor: FY2015 Line Item Transfers – Various Departments or take up any action relative thereto

Refer to the Committee on the Department of Public Works

- 15 012 National Grid Petition: Harbor Villa Ave or take up any action relative thereto
- 15 013 National Grid Petition: King Hill Rd or take up any action relative thereto

ADJOURNMENT

It was unanimously voted to adjourn the meeting at 9:05 p.m.

Respectfully submitted,

Susan M. Cimino
Clerk of the Council

Documents provided for Meeting

- April 7, 2015 Council Meeting Minutes
- 15 006 REZONE: 205 Elm Street or take up any action relative thereto (PUBLIC HEARING)
- 15 014 Mayor: FY2016 Operating Budget or take up any action relative thereto
- 15 015 Mayor: FY2016 Budget – Community Preservation Committee or take up any action relative thereto
- 15 016 Mayor: FY2016 Revolving Accounts or take up any action relative thereto
- 15 017 Mayor: FY2015 Line Item Transfers – Various Departments or take up any action relative thereto
- 15 012 National Grid Petition: Harbor Villa Ave or take up any action relative thereto
- 15 013 National Grid Petition: King Hill Rd or take up any action relative thereto

POLICY #1 – DEPARTMENTAL TRAVEL**Policy # 1- Department Travel:**

Travel for Town related business must be pre-approved during the budget process. The form entitled "Addendum A" shall be completed. For each conference or meeting attended, the form requesting approval should be submitted accompanied with the budget. The form will ask for the following information: Conference Date, Description of Conference, Agenda or course description, number of days attended, relativity to job function, expected value to Council member or employee including continuing education credits, expected value to both the individual and the Town expressed both quantitatively and qualitatively, number of days out of the office, estimated costs broken out by lodging, travel, and conference/meeting expenses along with a comparison showing the most economical choice is presented for pre-approval. The form will be signed by the Council President if the budget is approved by the Town Council.

The Council President shall sign all requests for payment submitted to the Town Accountant.

At the conclusion of the conference or meeting, the attendee shall give a detailed summary explaining if the objectives of the meeting or conference were met and what was accomplished at the meeting or conference to the Clerk of the Council to be distributed to all Council members at their next meeting.

Unanticipated requests not approved during the budget process shall be pre-approved by the Town Council at one of its meetings.

ADDENDUM A
REQUEST FOR TRAVEL EXPENSE APPROVAL

REQUESTOR: Charles B. Ryan

DEPARTMENT: Town Council

DATE OF MEETING OR CONFERENCE: June 10 - 12, 2015

1) Name and Description of Conference: New England Chapter American Public Works Association 2015 Summer Conference

2) Agenda or course description See Attached Program Overview

3) Number of days for conference 3

4) Relativity to job function: Networking with other Department of Public Works Committee Members

5) Expected value to Council member or employee including continuing education credits Continue to build knowledge. Network with other DPW Committee Members. Foster relationships and provide guidance in various areas of the DPW. Speak with Vendors. Learn about positive and negatives other DPW members have come across.

6) Expected value to the Individual and Town expressed both quantitatively and qualitatively Gain greater insight into the challenges other Department of Public Works Committee Members and Employees face.

7) Number of days out of the office due to conference and meeting travel 0

a) Meeting Cost \$195

b) Travel Cost

c) Lodging Cost \$439

d) Total Cost \$634

e) Comparable costs showing the most economical choice is presented for pre-approval n/a

Authorized Signature (Requestor)

Town Council President certifying favorable vote

Approval date



2015 Summer Conference Event Schedule

Wednesday June 10, 2015

8:00am	Bud McDougall Memorial Golf Tournament	Dennis Highland Golf Club
8:00am	G.R. Russell Invitational Fishing Tournament	Sesuit Harbor, Dennis
1:00 - 5:00pm	Conference Registration	LHI Lobby
2:00 - 5:00pm	Welcome Grill Luncheon	Lawn Area
1:00 - 5:00pm	Contributor Vendor Exhibits	Upstairs Dining Area
3:00pm	Lighthouse Inn (LHI) Room Check-In	
6:00-7:00pm	Welcome Reception Hosted by Chapter Sponsors	Upstairs Dining Area
7:00 - 9:00pm	John W. Kiley Member of the Year Banquet. <i>Business Attire.</i>	Dining Room

Thursday June 11, 2015

7:30am-12:00pm	Conference Registration	LHI Lobby
7:30-9:00am	Breakfast	Dining Room
7:30am-5:00pm	Contributor Vendor Exhibits	Upstairs Dining Area
9am - 3:00pm	Mechanics & Safety Workshop (off-site, separate notification)	Dennis DPW Complex
8:40 - 9:30am	Tech Session 1A - <u>Reducing Energy Consumption at Hyannis WPCF</u>	Upstairs Dining Area
8:40 - 9:30am	Tech Session 1B - <u>State of the Art Operations – Traffic Engineering</u>	Downstairs
10:00am-12:00pm	Session 2: <u>Legislative Round Table Discussion</u>	Outside Tent
12:00-1:00pm	Lunch	Dining Room
12:45- 2:30pm	Session 3A: <u>Pavement Preservation Round Table Discussion</u>	Outside Tent
12:45- 2:30pm	Session 3B: Speaker, <u>Leadership Development</u>	Upstairs Dining Area
2:40 - 3:30pm	Session 4A: <u>Collective Bargaining Law -Told from Legal and DPW Perspective</u>	Downstairs
3:40 - 4:30pm	Session 4B: Speaker: <u>Dealing with Workplace Change</u>	Downstairs
4:30 - 5:00pm	Session 4C: <u>Highway Association Board Meetings</u>	Downstairs
4:30 - 6:00pm	Free Time	
6:00 - 7:00pm	Reception Hosted by Chapter Sponsors	Upstairs Dining Area
7:00 - 9:00pm	Dinner. <i>Casual Dress.</i>	Dining Room
9:00 - 11:00pm	After Dinner Entertainment - Vegas Night	Downstairs

Friday June 12, 2015

7:30 - 9:00am	NEAPWA Executive Board Meeting	Downstairs
8:00 - 9:00am	Breakfast	Dining Room
8:00 - 9:00am	Conference Registration	LHI Lobby
9:00 - 9:50am	Tech Session 5A - <u>Lexington Stream Team</u>	Upstairs Dining Area
9:00 - 9:50am	Tech Session 5B - <u>Beyond Complete Streets</u>	Downstairs
10:00-10:50am	Tech Session 6A - <u>Regional Approaches to MS4 Compliance</u>	Upstairs Dining Area
10:00- 10:50am	Tech Session 6B: <u>Public Participation - Wakefield/Lynnfield Rails to Trails</u>	Downstairs
11:00 -11:50am	Tech Session 7A: <u>Integrated Investment Planning: Using CMOM</u>	Upstairs Dining Area
11:00-11:50am	Tech Session 7B: <u>Connect Historic Boston Bike and Pedestrian</u>	Downstairs
11:00am	Hotel Check Out	
12:00 - 1:00pm	Lunch	Dining Room

TOWN COUNCIL MEETING

MAY 11, 2015

BRAINTREE ELECTRIC LIGHT DEPARTMENT POWER PLANT DEVELOPMENT PROJECT

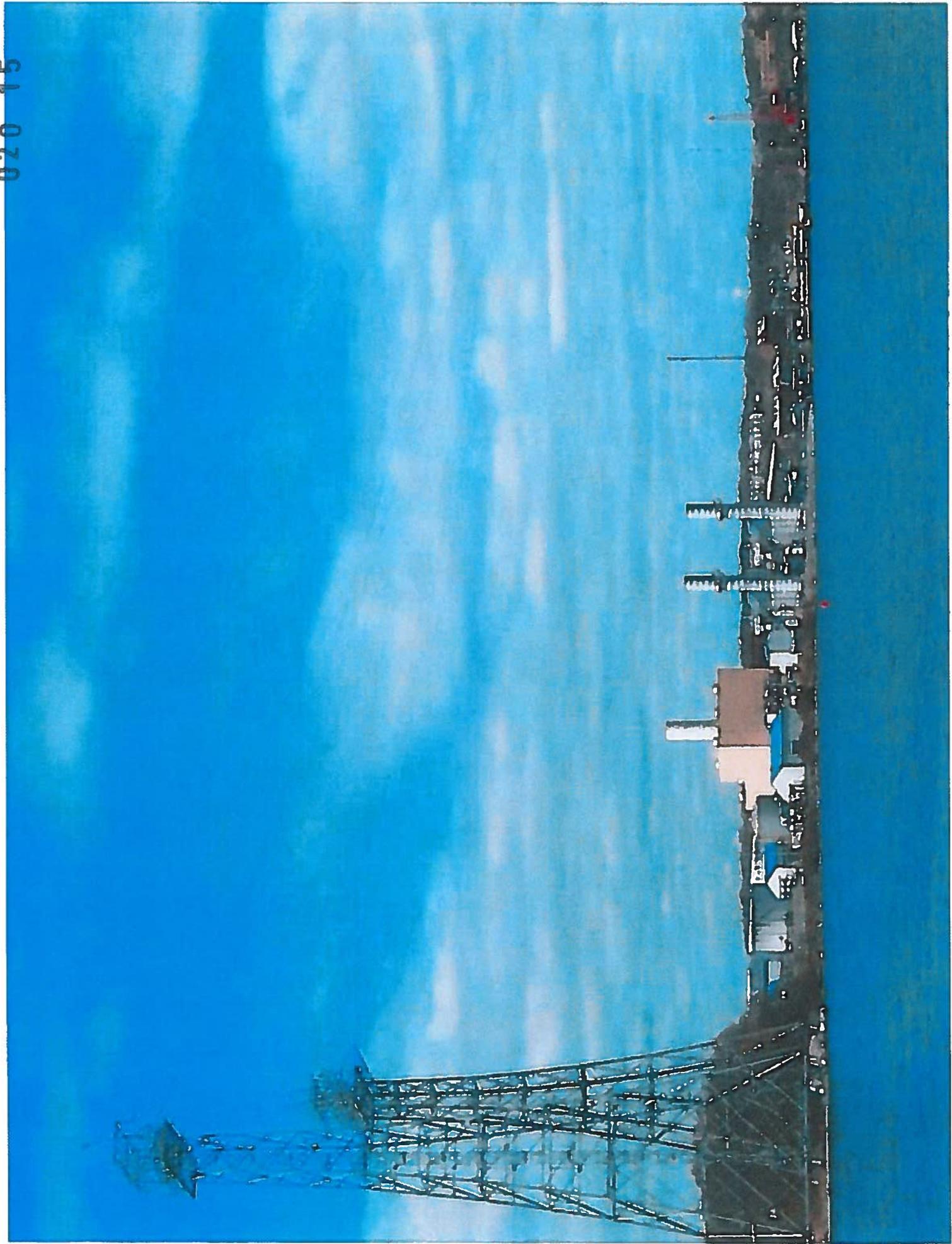
Issue:

- Existing Potter II power plant is 40 years old – becoming unreliable, uses outdated technology, emissions much higher than today's standards – NOX 42 ppm, CO 50 PPM
- New power plant similar to Watson 1 & 2 would replace Potter II
 - Current technology and emissions – NOX 2.5 PPM, CO 5 PPM
 - Capacity prices rising from \$2.5/KW-month to \$11/KW-month
 - New technology works much better in current markets designed by ISO-NE

Milestone Schedule:

- Permitting – ongoing through Jan 2017
- Financing decision – September 2015
- Commit to retire Potter II – October 2015 (effective May 2019)
- Commit to participate in forward capacity auction (FCA 10) – October 2015
- FCA 10 – February 2016
- Issue RFP for EPC contractor - June 2016
- Award EPC contract - January 2017
- Demo existing warehouse - January 2018
- Start construction Watson 3 - April 2018
- Commercial Operation - June 2019

020 15



020 15



**EXISTING BELD
SITE LAYOUT**

**BELD
Watson III
Generating Station
150 Potter Road
Braintree, MA 02184**

Location of Site



FIGURE 3

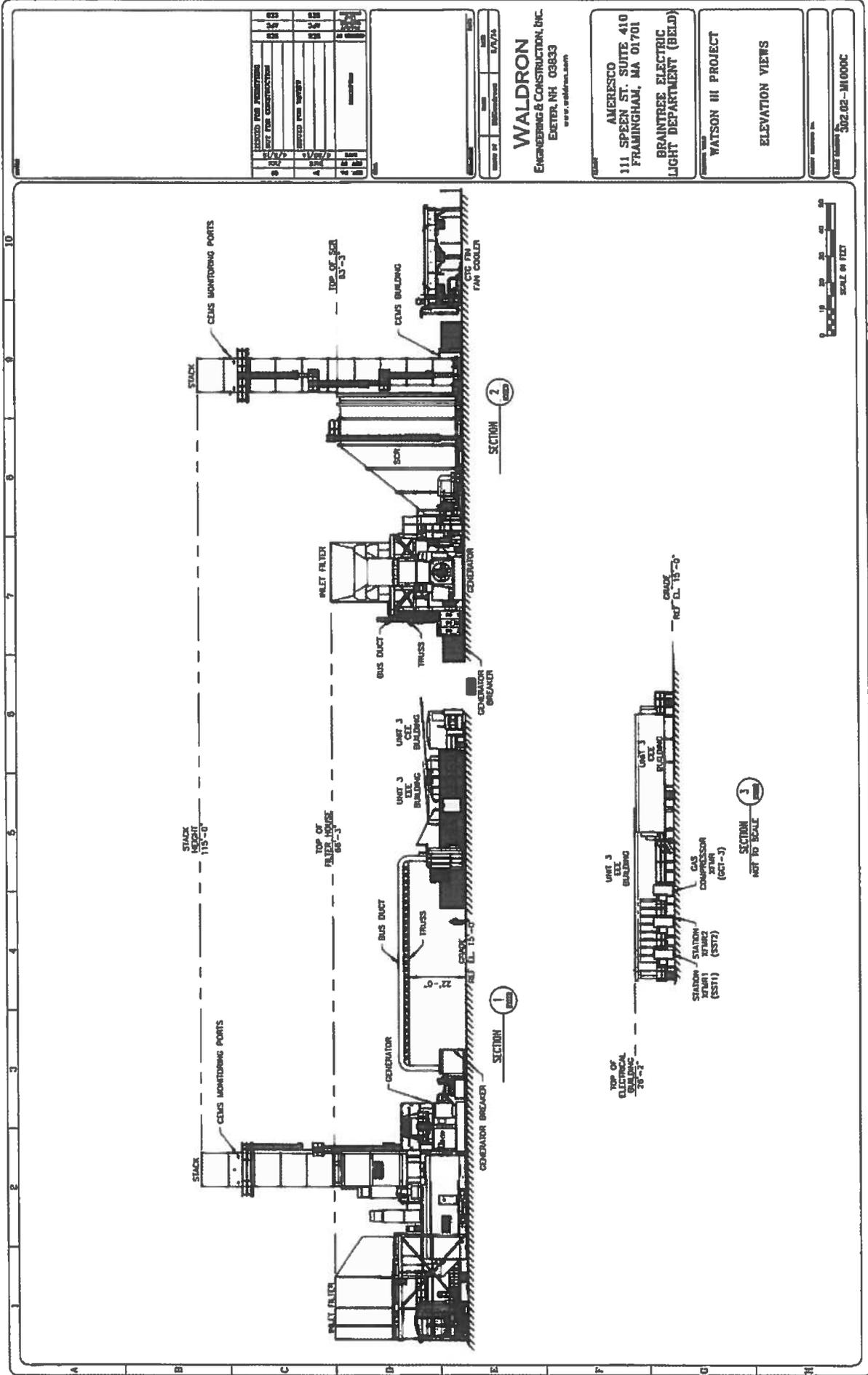
- BELD Potter Station Site
- Watson III Approximate Site Location



**anec
foster
wheeler**
Anec Foster Wheeler
Environment & Infrastructure, Inc.
271 Mill Road
Chelmsford, MA 01824
(978) 992-9090



Approved For Submission: 02/28/2015, 10:00 AM. All rights reserved. 02/28/2015, 10:00 AM. All rights reserved.



NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	08/18		
2	ISSUED FOR CONSTRUCTION	08/18		
3	REVISED FROM REVISION	08/18		
4	REVISED FROM REVISION	08/18		
5	REVISED FROM REVISION	08/18		

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	08/18		
2	ISSUED FOR CONSTRUCTION	08/18		
3	REVISED FROM REVISION	08/18		
4	REVISED FROM REVISION	08/18		
5	REVISED FROM REVISION	08/18		

WALDRON
 ENGINEERING & CONSTRUCTION, INC.
 EXETER, NH 03833
 www.waldron.com

AMERESCO
 111 SPEEN ST., SUITE 410
 FRAMINGHAM, MA 01701
 BRAINTREE ELECTRIC
 LIGHT DEPARTMENT (BELD)

PROJECT
 WATSON III PROJECT
 ELEVATION VIEWS

DATE PLOTTED 08/18/18
 FILE NUMBER 102.02-MI000C

THIS DRAWING IS THE PROPERTY OF WALDRON ENGINEERING & CONSTRUCTION, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF WALDRON ENGINEERING & CONSTRUCTION, INC.

See You on the High Ground - book signing June 14

Sunday, June 14 inside Braintree Town Hall between 1-3 PM has been approved by Mayor Sullivan for "See You on the High Ground" book signing. The story of Sergeant First Class (SFC.) Jared C. Monti, an American hero, who posthumously was awarded the Medal of Honor. The Medal of Honor was presented to his father Paul Monti, who grew up in Braintree, by President Barack Obama in Washington DC.

The Story that Inspired the Song, "I Drive Your Truck"
Foreword by General George W. Casey, Jr.

021 15



SEE YOU ON THE HIGH GROUND

The Jared C. Monti Story

LEN SANDLER

POLICY #1 – DEPARTMENTAL TRAVEL

Policy # 1- Department Travel:

Travel for Town related business must be pre-approved during the budget process. The form entitled "Addendum A" shall be completed. For each conference or meeting attended, the form requesting approval should be submitted accompanied with the budget. The form will ask for the following information: Conference Date, Description of Conference, Agenda or course description, number of days attended, relativity to job function, expected value to Council member or employee including continuing education credits, expected value to both the individual and the Town expressed both quantitatively and qualitatively, number of days out of the office, estimated costs broken out by lodging, travel, and conference/meeting expenses along with a comparison showing the most economical choice is presented for pre-approval. The form will be signed by the Council President if the budget is approved by the Town Council.

The Council President shall sign all requests for payment submitted to the Town Accountant.

At the conclusion of the conference or meeting, the attendee shall give a detailed summary explaining if the objectives of the meeting or conference were met and what was accomplished at the meeting or conference to the Clerk of the Council to be distributed to all Council members at their next meeting.

Unanticipated requests not approved during the budget process shall be pre-approved by the Town Council at one of its meetings.

**ADDENDUM A
REQUEST FOR TRAVEL EXPENSE APPROVAL**

REQUESTOR: James M. Casey

DEPARTMENT: Town Clerk

DATE OF MEETING OR CONFERENCE: June 11, 2014

- 1) Name and Description of Conference Joint meeting of the Massachusetts Town Clerks' Association and Massachusetts city Clerks' Association
- 2) Agenda or course description See attached Program Overview
- 3) Number of days for conference 1
- 4) Relativity to job function Planning and Conducting elections and networking with other Town Clerks
- 5) Expected value to Council member or employee including continuing education credits Continue to build knowledge and obtain clarity on elections; (education credits). Network with other Town Clerks and foster relationships to provide guidance in various areas of the position. Speak with vendors and evaluate new applications to better serve the needs of the office via technology.
- 6) Expected value to the Individual and Town expressed both **quantitatively** and qualitatively Gain greater insight into the challenges of elections as well as earn educational credits for certification.
- 7) Number of days out of the office due to conference and meeting travel 1
 - a) Meeting Cost \$ 50.00 (Conference Registration)
 - b) Travel Cost \$ 60.00 (estimated)
 - c) Lodging Cost \$ 42.00 (meals)
 - d) Total Cost \$152.00 (+/-)
 - e) Comparable costs showing the most economical choice is presented for pre-approval n/a

Authorized Signature (Requestor)

Town Council President certifying favorable vote

Approval date _____

CONFERENCE REGISTRATION & COMMUTER MEAL ORDERS
JUNE 10-12, 2015 SUMMER CONFERENCE OF THE
MASSACHUSETTS TOWN CLERK'S ASSOCIATION & MASSACHUSETTS CITY CLERKS' ASSOCIATION
SEA CREST BEACH HOTEL, N. FALMOUTH, MA

PLEASE PRINT/ TYPE AND COMPLETE A FORM FOR EACH PERSON ATTENDING

NAME: JAMES M. CASEY CMMC CMC MMC (Please circle)
 TITLE: TOWN CLERK 2014
 (Year elected/appointed Town Clerk)
 TOWN: BRAINTREE
 PHONE: 781 794-8202 FAX: 781 794-8259
 EMAIL: JMCASEY@braintree.ma.gov
 ARRIVAL DATE: 6/11/2015 DEPARTURE DATE: 6/11/2015

Completed form, and checks payable to the 'MA Town Clerk's Association' for conference registration and commuter meals ordered, shall be sent to:
 Barbara LaBombard
 50 Payson Avenue, Ste. 100, Easthampton, MA 01027
 Tel: 413-529-1460 FAX: 413-529-1417

CONFERENCE REGISTRATION
 (MTCAMCCA DUES must be paid in full prior to registration)

ADVANCE REGISTRATION (per person by May 11th): \$50.00

LATE REGISTRATION/CONFERENCE DAY REGISTRATION: \$75.00

Amount enclosed for Conference Registration:

\$ 50

HOTEL GUEST RESERVATION FOR THURSDAY NIGHT BANQUET ENTRÉE CHOICE -

Beef _____ Fish _____ Not Attending Banquet _____

COMMUTER'S MEAL PLAN

For completion by EACH attendee commuting to the conference BUT NOT buying the hotel package with meals, wishing to purchase meals on an individual basis as specified below.

Thursday Breakfast: \$37.00 _____
 Thursday Lunch: \$42.00 X
 Thursday Banquet & Reception: \$80.00 _____

Banquet Choice: Beef _____ Fish _____

Friday Breakfast: \$37.00 _____

Amount enclosed for commuter meals:

\$ 42

TOTAL ENCLOSED \$ 92



[General Self-Signup Help](#) and [Instructions for this Event](#)

[Self-Signup Home](#)

If more questions, please contact Kaari M Tari (via email or 978-692-5515).

Logout

Class Signup Schedule of Jun 10-12 MTCA Summer 2015 Conference

Q = All Items

Click on a **button** in the **Do It/Status** column if you want to do an activity.

MTCA Summer 2015 Conference: Wednesday Jun 10

Name of Activity	When It Is	Do It/Status
Wednesday - What's a Tweet	1:30PM - 4:30PM	Signup for This

MTCA Summer 2015 Conference: Thursday Jun 11

Name of Activity	When It Is	Do It/Status
A. Mail Merge: Don't Sink...Submerge!	9:00AM - 12noon	Signup for This (24 more)
B. Final Session of Archival Records Project	9:00AM - 12noon	Signup for This (45 more)
C. Public Records	9:00AM - 12noon	Signup for This
D. Point of Order	9:00AM - 12noon	Signup for This
E. Planning and Conducting Elections	9:00AM - 12noon	Signed Up (cancel it, edit form)
F. From the Experts	1:45PM - 4:45PM	Signed Up (cancel it, edit form)
G. Point Well taken	1:45PM - 4:45PM	Signup for This
H. Charter Adoptions and Amendments	1:45PM - 4:45PM	Signup for This
I. Establishing a professional office	1:45PM - 4:45PM	Signup for This

MTCA Summer 2015 Conference: Friday Jun 12

Name of Activity	When It Is	Do It/Status
Friday - Tread lightly. Be purposeful...	9:00AM - 12noon	Signup for This

[Self-Signup Home](#)

SAMPLE SALES

Here
Comes
the
Truck!



SUPPORT MASS FALLEN HEROES

JOIN US FOR GREAT DEALS FOR A GREAT CAUSE!
Six truckloads of **BRAND NEW SAMPLE ITEMS**
from three top retailers

SATURDAY, MAY 16
12:00 PM

Braintree Town Hall
1 John F. Kennedy Memorial Drive
Braintree, MA 02184

Clothing • Athletic Wear • Gourmet Kitchen Items • Patio Furniture
• Home Decor • Rugs • Bedding
AND SO MUCH MORE

PRICING

\$1 \$5 \$10 \$15 \$20 \$25 Multiple Dots:
Add prices together

Note: Dots may fall off or be removed. Our staff will charge the correct price regardless.

All proceeds will benefit the Mass Fallen Heroes Memorial, and Mass Fallen Heroes programs and services for veterans and Gold Star families.



**Massachusetts
Fallen Heroes**
www.massfallenheroes.org



**Pre order your plate now (\$40)
and receive \$50 off your total purchase**
heroplate.org

Town of Braintree

Summary of Municipal Inspections Review and Recommendations

Eric A. Kinsherf, CPA

5/6/2015

Contents

Comments and Recommendations-Municipal Inspections	1
Sealer of Weights and Measures.....	1
Reconciling revenues with the general ledger	1
Automate Permit Tracking and Reporting Functions	1
Policies and Procedures Manual	2
Cash Payments received by the department.....	2
Conflict of Interest Policy	2
Acceptance of gifts by applicants' policy	2
Electronic storage of permit application data.....	3
Expanded Hours have been implemented	3
Budgetary Comparisons with other Towns	4
Comparable Communities	4
Inspection Comparison	4
Health Comparison	5

Comments and Recommendations-Municipal Inspections

We have reviewed the various existing Policies and Procedures in the Department of Municipal Inspections. We have the following comments and recommendations:

Sealer of Weights and Measures

In calendar year 2014 there were \$14,480 collected in Sealer of Weights and Measures fees. In calendar year 2013 \$10,183.65 was collected. The Town has two Inspectors perform Sealer of Weights and Measures inspections. The Town also operates a Sealer of Weights and Measures van which contains all the equipment.

We recommend a review of the fee structure and manpower it takes to complete the inspections to ensure fees charged are covering the cost to perform the service. Tracking the time to complete all inspections by each Inspector would be a good start. Two Inspectors currently share the job. In addition, many Towns outsource the service if practicable.

Reconciling revenues with the general ledger

In Calendar Year 2014, the Building division reported \$1,336,907.88 , the Health Division reported \$84,910.72 in general revenues and \$26,272.10 in Immunization revenues.

We recommend all revenues should be reconciled with the Accounting records on a monthly basis to ensure all fees collected by the department are posted correctly in the Town's general ledger.

Automate Permit Tracking and Reporting Functions

Currently, the Department uses a manual tracking and reporting process. They uses an access database to enter permit information. In 2010, we reviewed software purchased by the Town of Milton that automated the manual process of tracking and reporting permits. The Town Council appropriated funds for this project with Order # 15-004 on February 5, 2015. The appropriation was for \$35,000. The Department has plans to implement new software starting in July 2015.

We recommend the Town focus on this implementation as it would streamline the process, give the Inspectors better access to information, improve internal controls, and be more efficient.

Policies and Procedures Manual

There are currently no written policies and procedures in place. The Town is at risk if there is turnover in the department as procedures are not documented.

We recommend that formal policies and procedures be composed and implemented for the Department. This recommendation was also made for all Town Departments by our outside auditor. Powers and Sullivan.

Cash Payments received by the department

The Department accepts cash payments while there is no cash register in place.

We recommend the department not accepted cash payments or obtain a cash register. We recommend a process where the customer pays the Treasurer/Collector the cash as their department is equipped to handle the cash in a more safe and secure manner or obtain a cash register.

Conflict of Interest Policy

There is no written conflict of interest policy that is distributed and signed by employees.

We recommend a formal conflict of interest policy be developed and any potential conflicts be addressed in the prescribed manner such as disclosure with the Town Clerk.

Acceptance of gifts by applicants' policy

Currently, the Department's policy is no gifts can be accepted by the department.

We recommend the Department formalize the Policy of accepting gifts from applicants and distribute to employees for their sign off.

Electronic storage of permit application data

Currently, none of the permit applications and plans are scanned and stored electronically. This takes up a great deal of filing cabinet space and make the applications more susceptible to loss or damage.

We recommend a process where the permits and plans are scanned and stored electronically.

Expanded Hours have been implemented

The Department has expanded its hours available to the public from 8:00 AM to 6:00 PM Monday through Friday.

We recommend the Town solicit feedback from the expanded hours and publicize this more convenient service.

DRAFT

Budgetary Comparisons with other Towns

The Cities and Towns chosen as comparisons had populations between 30,000 and 40,000. Staffing data and department budget data was obtained by researching on websites or calling directly.

Comparable Communities

Municipality	2015 Average Single	2011 DOR Income Per Capita	2012 EQV Per Capita	Land Area	Population Density	2013 Total Road Miles	R/O % of Total Value	CIP % of Total Value
Amherst	6,842	15,579	56,953	27.7	1,404	136.3	89.8	10.2
Andover	8,648	66,653	213,605	31.0	1,112	226.7	80.2	19.8
Braintree	4,185	35,722	155,233	13.9	2,642	141.6	77.3	22.7
Chelmsford	6,329	41,984	144,389	22.7	1,533	206.7	80.6	19.4
Chelsea		15,125	60,762	2.2	17,201	48.7	69.5	30.5
Dartmouth	3,469	28,245	153,629	61.6	561	220.7	83.1	16.9
Dracut	4,159	29,033	99,870	20.9	1,468	158.6	90.2	9.8
Falmouth	4,001	31,539	364,177	44.2	715	346.0	92.0	8.0
Franklin	5,657	40,407	140,862	26.7	1,218	170.4	80.1	19.9
Lexington	12,191	88,987	266,655	16.4	1,991	160.8	87.6	12.4
Marlborough	4,790	30,246	122,237	21.1	1,869	164.0	67.2	32.8
Natick	6,630	47,566	194,815	15.1	2,335	155.9	77.4	22.6
Randolph	4,407	24,010	87,764	10.1	3,322	117.4	85.9	14.1
Shrewsbury	5,030	44,619	140,561	20.7	1,752	183.6	87.0	13.0
Tewksbury	5,355	33,466	137,677	20.7	1,453	163.5	81.8	18.2
Watertown		36,765	164,237	4.1	8,028	77.5	81.2	18.8
Woburn	3,728	31,928	152,612	12.7	3,085	152.3	69.9	30.1

Inspection Comparison

Municipality	2013 Population	Building Commissioner	Building Inspectors	Code Enforcement	Gas, Plumbing Inspector	Wiring Inspector	Sealer of Weights and Measures	Admin. Support	Total Inspection Budget for FY 2015
Amherst	38,919	1.00	4.00	0.00	1.00	1.00	0.00	2.00	524,156.00
Andover	34,477	0.00	2.00	0.00	1.00	1.00	0.00	0.00	344,382.00
Braintree	36,727	0.50	4.00	0.00	1.00	1.00	0.00	0.00	457,683.00
Chelmsford	34,722	0.00	1.66	0.00	0.66	0.66	0.00	1.00	292,459.00
Chelsea	37,670	1.00	2.00	4.00	1.00	1.00	0.00	0.00	N/A
Dartmouth	34,557	1.00	2.00	0.00	1.00	1.00	0.00	1.00	346,317.00
Dracut	30,687	0.00	1.00	0.00	1.00	1.00	0.00	1.00	213,046.00
Falmouth	31,644	1.00	2.00	1.00	1.00	1.00	0.00	2.50	538,207.00
Franklin	32,581	1.00	1.00	1.00	1.00	1.00	1.00	6.00	361,454.00
Lexington	32,650	1.00	2.00	1.00	1.20	1.10	0.00	5.00	567,750.00
Marlborough	39,414	1.00	1.00	1.00	1.00	1.00	0.00	6.00	573,090.00
Natick	35,214	1.00	2.00	0.00	1.00	1.00	0.00	0.00	458,532.00
Randolph	33,456	1.00	0.00	1.00	1.00	1.00	0.00	1.00	N/A
Shrewsbury	36,309	1.00	1.00	0.00	2.00	0.00	0.00	1.00	285,205.00
Tewksbury	30,107	1.00	0.25	0.00	2.00	2.00	0.00	2.00	254,956.00
Watertown	32,996	0.00	1.00	0.00	1.00	0.50	0.00	0.00	538,382.00
Woburn	39,083	1.00	2.00	0.00	1.00	1.00	0.00	2.00	480,780.00

Health Comparison

Municipality	Bldg permits online	Director	Assistant Sanitarian	Public Health Nurse	Health Inspector	Admin. Support	Total Health Budget for FY2015
Amherst	No	1.00	1.00	1.00	1.00	1.00	286,483
Andover	No	1.00	0.30	0.60	1.00	0.80	359,743
Braintree	No	0.50	0.00	1.00	1.00	0.00	224,098
Chelmsford	Yes	1.00	0.00	0.80	0.80	0.50	306,341
Chelsea	No	1.00	0.00	2.00	0.00	0.00	N/A
Dartmouth	No	1.00	2.00	0.00	1.00	2.00	317,067
Dracut	No	1.00	0.00	1.00	0.00	1.00	166,317
Falmouth	Yes	0.00	0.00	0.00	1.00	2.00	282,848
Franklin	No	1.00	0.00	0.00	1.00	1.00	201,758
Lexington	No	1.00	0.00	0.60	1.00	0.30	273,809
Marlborough	No	1.00	1.00	1.00	0.00	3.50	317,115
Natick	No	1.00	1.00	1.00	2.00	1.00	883,323
Randolph	No	1.00	0.00	1.00	0.00	3.00	N/A
Shrewsbury	Yes	1.00	0.00	0.00	0.00	2.00	170,930
Tewksbury	No	1.00	1.00	0.43	1.00	2.00	237,080
Watertown	No	0.00	0.00	1.00	1.00	0.00	794,224
Woburn	No	1.00	0.00	1.00	1.00	2.00	436,160

National Grid Petition – Harbor Villa Avenue

Staff Recommendations

To install and maintain approximately 475 feet more or less of 2 inch gas main in Harbor Villa Ave., Braintree. From the existing 2 inch gas main at Quincy Ave., easterly to the end of the gas main at house #37. All of which to replace and abandon the existing 2 inch gas main in Harbor Villa Ave.

BELD: Engineering has reviewed this permit and has no underground electric utility conflicts on Harbor Villa Ave. Located on Quincy Ave at Harbor Villa Ave. is a 13.8kV underground line to be identified and marked through the digsafes process. This line is concrete encased conduits typically 36" below grade.

DPW: This section of Harbor Villa Ave is still under moratorium through 2016, so in addition to the normal conditions, the trench repair must include a two-layer 4 inch bituminous binder course being maintained flush with the surrounding pavement for a year, at which time the Town would require a full-width mill and overlay, saw and seal joints and replacement of thermoplastic pavement markings for the full length of disturbance. The main shall not be laid within the trench of the existing water main. No Town construction is pending on this street.



#15-012

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: April 8, 2015

APPLICANT: National Grid

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 (E.S.)

Robert M. Cusack
Chairman

RECEIVED TOWN CLERK
BRAINTREE, MA
2015 APR -8 PM 1:45

Abutters List

#15-012

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
3044 0 10	36 HARBOR VILLA AV	WALKER PAUL S		36 HARBOR VILLA AVENUE	BRAINTREE	MA	02184
3044 0 13	HARBOR VILLA AV	BRAINTREE TOWN OF	SEWER DEPT	TOWN HALL	BRAINTREE	MA	02184
3044 0 14	HARBOR VILLA AV	BRAINTREE TOWN OF	ELECTRIC LIGHT DEPT	150 POTTER ROAD	BRAINTREE	MA	02184
3044 0 2	297 QUINCY AV	2 LYNN FIELDS PKY LLC	BRAINTREE ROUTE 53 LLC	297 QUINCY AVE	BRAINTREE	MA	02184
3044 0 21	HARBOR VILLA AV	BRAINTREE TOWN OF	ELECTRIC LIGHT DEPT	150 POTTER ROAD	BRAINTREE	MA	02184
3044 0 22	HARBOR VILLA AV	BRAINTREE TOWN OF	ELECTRIC LIGHT DEPT	150 POTTER ROAD	BRAINTREE	MA	02184
3044 0 29	HARBOR VILLA AV	BRAINTREE TOWN OF		TOWN HALL	BRAINTREE	MA	02184
3044 0 30	HARBOR VILLA AV	MAWN MICHELLE R		66 GLENROSE AV	BRAINTREE	MA	02184
3044 0 31	HARBOR VILLA AV	BRAINTREE TOWN OF	LAND TAKING	TOWN HALL	BRAINTREE	MA	02184
3044 0 34	HARBOR VILLA AV	BRAINTREE TOWN OF	LAND TAKING	TOWN HALL	BRAINTREE	MA	02184
3044 0 38	37 HARBOR VILLA AV	KIRBY JOSEPHINE C LE	KIRBY EDWARD J PAUL FR ^A	37 HARBOR VILLA AVENUE	BRAINTREE	MA	02184
3044 0 39	33 HARBOR VILLA AV	WEITZMAN LAURA E TRS	THE WEITZMAN FAMILY IRR	33 HARBOR VILLA AVENUE	BRAINTREE	MA	02184
3044 0 40	29 HARBOR VILLA AV	MCCABE ANDREW L		29 HARBOR VILLA AVENUE	BRAINTREE	MA	02184
3044 0 41	25 HARBOR VILLA AV	MCAIFF KEVIN P		25 HARBOR VILLA AVENUE	BRAINTREE	MA	02184
3044 0 42	21 HARBOR VILLA AV	SWAN JOHN B		21 HARBOR VILLA AVE	BRAINTREE	MA	02184
3044 0 44	15 HARBOR VILLA AV	WALKER SARA BETH TR	15 HARBOR VILLA AVENUE	15 HARBOR VILLA AVENUE	BRAINTREE	MA	02184
3044 0 45	11 HARBOR VILLA AV	WENTWORTH WILLIAM R	WENTWORTH YVONNE C	11 HARBOR VILLA AVE	BRAINTREE	MA	02184
3044 0 46	289 QUINCY AV	PILAT BALBINA	PILAT MIECZYSLAW TBYE	289 QUINCY AVE	BRAINTREE	MA	02184
3044 0 47	285 QUINCY AV	BRAINTREE HOUSING AUTHORITY		25 ROOSEVELT ST	BRAINTREE	MA	02184
3044 0 48	283 QUINCY AV	DULONG RONALD P	DULONG DIANE M	283 QUINCY AVE	BRAINTREE	MA	02184
3044 0 7	26 HARBOR VILLA AV	CHEN SHAO CHAN TAM		26 HARBOR VILLA AVENUE	BRAINTREE	MA	02184
3044 0 8	HARBOR VILLA AV	CATALDO JR PAUL A TR	CATALDO REALTY TRUST	639 WEST ST	WALPOLE	MA	02081
3044 0 9	HARBOR VILLA AV	LARACY ELIZABETH TR	THE LARACY FAM IRREV INI	34 HARBOR VILLA AVE	BRAINTREE	MA	02184
3051 0 14	286 290 QUINCY AV	2178 LLC		PO BOX 850972	BRAINTREE	MA	02185-0972
3051 0 15	276 QUINCY AV	K SPILLANE LLC	c/o DANIEL J QUIRK MGR	PO BOX 850972	BRAINTREE	MA	02185

End of Report

ABUTTERS LIST**HARBOR VILLA AVE.**

3044 0 45	11 HARBOR VILLA AV	Wentworth William R	11 Harbor Villa Ave	Braintree MA	02185
3044 0 44	15 HARBOR VILLA AV	Walker Sara Beth tr	15 Harbor Villa Ave	Braintree MA	02184
3044 0 42	21 HARBOR VILLA AV	Swan John B	21 Harbor Villa Ave	Braintree MA	02184
3044 0 41	25 HARBOR VILLA AV	Delaney Steven	25 Harbor Villa Ave	Braintree MA	02184
3044 0 7	26 HARBOR VILLA AV	Chen Shao Chan Tam	26 Harbor Villa Ave	Braintree MA	02184
3044 0 8	28 HARBOR VILLA AV	Mattie Maureen T Tt	28-30 Harbor Villa Ave	Braintree MA	02184
3044 0 40	29 HARBOR VILLA AV	Mccabe Andrew L	29 Harbor Villa Ave	Braintree MA	02184
3044 0 39	33 HARBOR VILLA AV	Weitzman Laura E Trs	33 Harbor Villa Ave	Braintree MA	02184
3044 0 9	34 HARBOR VILLA AV	Laracy Elizabeth tr	34 Harbor Villa Ave	Braintree MA	02184
3044 0 10	36 HARBOR VILLA AV	Walker Paul S	36 Harbor Villa Ave	Braintree MA	02184
3044 0 38	37 HARBOR VILLA AV	Kirby Josephine C le	37 Harbor Villa Ave	Braintree MA	02184
3044 0 34	HARBOR VILLA AV	Braintree Town Of	Town Hall	Braintree MA	02184
3044 0 31	HARBOR VILLA AV	Braintree Town Of	Town Hall	Braintree MA	02184
3044 0 30	HARBOR VILLA AV	Mawn Michelle R	66 Glenrose Av	Braintree MA	02184
3044 0 29	HARBOR VILLA AV	Braintree Town Of	Town Hall	Braintree MA	02184
3044 0 13	HARBOR VILLA AV	Braintree Town Of	Town Hall	Braintree MA	02184
3044 0 14	HARBOR VILLA AV	Braintree Town Of	150 Potter Rd	Braintree MA	02184
3044 0 21	HARBOR VILLA AV	Braintree Town Of	150 Potter Rd	Braintree MA	02184
3044 0 22	HARBOR VILLA AV	Braintree Town Of	150 Potter Rd	Braintree MA	02184

ABUTTERS**QUINCY AVE.**

3051 0 15	276 QUINCY AV	K Spillane Llc	Po Box 850972	Braintree MA	02185
3044 0 48	283 QUINCY AV	Dulong Ronald P	283 Quincy Ave	Braintree MA	02184
3044 0 47	285 QUINCY AV	Braintree Housing Authority	25 Roosevelt St	Braintree MA	02184
3051 0 14	286 QUINCY AV	2178 Llc	Po Box 850972	Braintree MA	02185-0972
3044 0 46	289 QUINCY AV	Pilat Balbina	289 Quincy Ave	Braintree MA	02184
3044 0 2	297 QUINCY AV	Braintree Route 53 Llc	297 Quincy Ave	Braintree MA	02184

Town of Braintree / Town Council:

The Nationalgrid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways and places of the **Town of Braintree** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

To install and maintain approximately 475 feet more or less of 2 inch gas main in Harbor Villa Ave., Braintree. From the existing 2 inch gas main at Quincy Ave., easterly to the end of the gas main at house #37. All of which to replace and abandon the existing 2 inch gas main in Harbor Villa Ave.

Date: April 8, 2015

By: 
Dennis K Regan
Permit Representative

Town of Braintree / Town Council:

IT IS HEREBY ORDERED that the locations of the mains of the Nationalgrid for the transmission and distribution of gas in and under the public streets, lanes, highways and places of the **Town of Braintree** substantially as described in the petition date April 8, 2015 attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

The said Nationalgrid shall comply with all applicable provisions of law and ordinances of the **Town of Braintree** applicable to the enjoyment of said locations and rights.

Date this _____ day of _____, 20____.

I hereby certify that the foregoing order was duly adopted by the _____ of the City of _____, MA on the _____ day of _____, 20____.

By: _____

Title

MN # 144-8502-713974

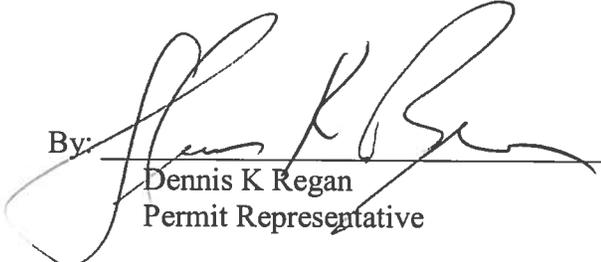
**RETURN ORIGINAL TO THE PERMIT SECTION
NATIONAL GRID
40 SYLVAN RD, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS**

Town of Braintree / Town Council:

The Nationalgrid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways and places of the **Town of Braintree** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

To install and maintain approximately 475 feet more or less of 2 inch gas main in Harbor Villa Ave., Braintree. From the existing 2 inch gas main at Quincy Ave., easterly to the end of the gas main at house #37. All of which to replace and abandon the existing 2 inch gas main in Harbor Villa Ave.

Date: April 8, 2015

By: 
Dennis K Regan
Permit Representative

Town of Braintree / Town Council:

IT IS HEREBY ORDERED that the locations of the mains of the Nationalgrid for the transmission and distribution of gas in and under the public streets, lanes, highways and places of the **Town of Braintree** substantially as described in the petition date April 8, 2015 attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

The said Nationalgrid shall comply with all applicable provisions of law and ordinances of the **Town of Braintree** applicable to the enjoyment of said locations and rights.

Date this _____ day of _____, 20____.

I hereby certify that the foregoing order was duly adopted by the _____ of the City of _____, MA on the _____ day of _____, 20____.

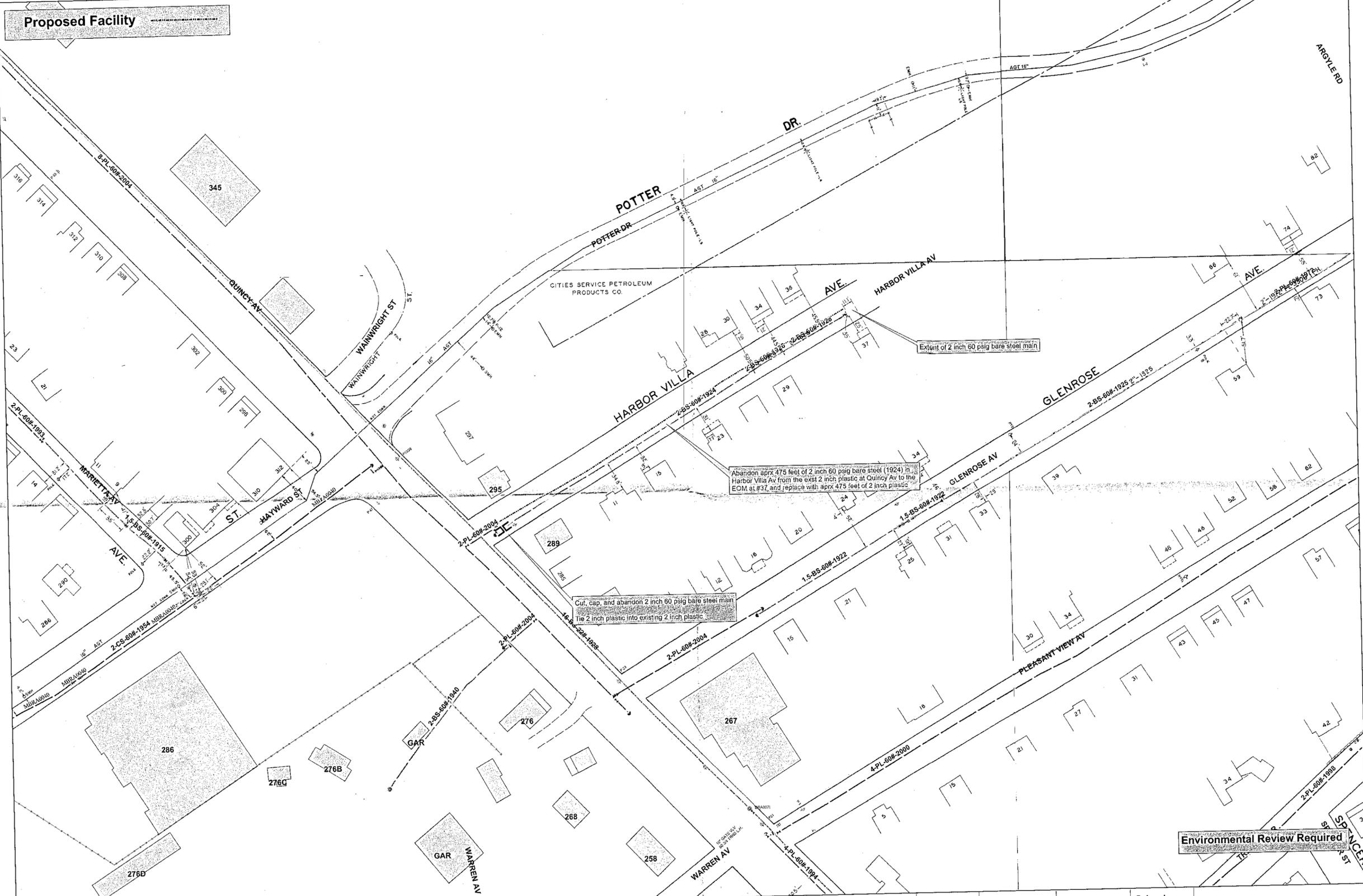
By: _____

Title

MN # 144-8502-713974

**RETURN ORIGINAL TO THE PERMIT SECTION
NATIONAL GRID
40 SYLVAN RD, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS**

• PRESSURE GAUGES ARE REQUIRED AT ALL MAINS FOR ALL TIE-INS. REFER TO GCON-7010 PROCEDURE.
 • CHECK ELECTRONIC MAPPING SYSTEM FOR MOST CURRENT MAPPING INFORMATION.



Environmental Review Required

ENGINEERING DESIGN - Proposed Scope of Work

11-37 HARBOR VILLA AV BRAINTREE, MA

As part of the FY15/16 ACE 107 BSCSWI Program, Asset Replacement recommends the relay of aprx 475 feet of 2 inch, 60 psig bare steel (1924) with 2 inch plastic in Harbor Villa Av from the exst 2 inch plastic at Quincy Av to the EOM at #37.

NOTE: The location of surface and underground objects shown are not warranted to be correct.

ENGINEER	CJH	SIZE	2 inch
DATE	03/28/2014	MATERIAL	Plastic
LENGTH	475 feet	PRESSURE	60 psig
SECTIONALS	BRAS1566	WORK ORDER #	713974

ArcFM

nationalgrid

15 013

National Grid Petition – King Hill Road

Staff Recommendations

To install and maintain approximately 830 feet more or less of 2 inch gas main in King Hill Rd., Braintree. From the existing 2 inch gas main at house #54, easterly to the existing 2 inch gas main at Pond St. All of which to replace and abandon the existing 1½ and 2 inch gas mains in King Hill Road.

BELD: Engineering has reviewed this permit #15 013 and has no underground electric utility conflicts within the proposed scope of work.

DPW: This section of King Hill Road is still under moratorium through 2016, so in addition to the normal conditions, the trench repair must include a two-layer 4 inch bituminous binder course being maintained flush with the surrounding pavement for a year, at which time the Town would require a full-width mill and overlay, saw and seal joints and replacement of thermoplastic pavement markings for the full length of disturbance. The main shall not be laid within the trench of the existing water main. No Town construction is pending on this street.

#15-013

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: April 8, 2015

APPLICANT: National Grid

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 (E.S.)

Robert M. Cusack
Chairman

2015 APR - 8 PM 1:45

RECEIVED TOWN CLERK
BRAINTREE, MA

Braintree Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
1033 0 13	421 POND ST	PERROW GEORGE D/JOHANNA D	PERROW JOAN C	1453 QUINCY SHORE DR	QUINCY	MA	02169
1033 0 14	429 POND ST	AIELLO ROGER E TT	ROGER E AIELLO REVOCAB	24 FABIANO DRIVE	BRAINTREE	MA	02184
1033 0 16	12 KING HILL RD	FLYNN WILLIAM J	FLYNN ELIZABETH A TBYE	114 ADDISON STREET	BRAINTREE	MA	02184
1033 0 17	20 KING HILL RD	STEARNS ARTHUR F III	STEARNS LINDA TBYE	20 KING HILL ROAD	BRAINTREE	MA	02184
1033 0 18	30 KING HILL RD	VERGETIS JAMES	VERGETIS PAMELA M	30 KINGHILL ROAD	BRAINTREE	MA	02184
1033 0 19	40 KING HILL RD	CUSHING WILLIAM R JR		40 KINGHILL ROAD	BRAINTREE	MA	02184
1033 0 20	48 KING HILL RD	CALARESE JOHN B JRIEMILY T LE	YANKUM ANN MARIE/FABIAI	48 KING HILL ROAD	BRAINTREE	MA	02184
1033 0 20A	54 KING HILL RD	SCOLA ANTONIO C		54 KING HILL RD	BRAINTREE	MA	02184
1033 0 21	21 KING HILL RD	RODRIGUEZ NELSON E		21 KING HILL ROAD	BRAINTREE	MA	02184
1033 0 21A	15 KING HILL RD	CANDURA MICHAEL A	CANDURA SHEILA B	15 KINGHILL RD	BRAINTREE	MA	02184
1033 0 22	33 KING HILL RD	AIELLO MARIE L		33 KING HILL RD	BRAINTREE	MA	02184
1033 0 23	41 KING HILL RD	AIELLO RONALD A	AIELLO KAREN F TBYE	41 KING HILL RD	BRAINTREE	MA	02184
1033 0 24	55 KING HILL RD	ALMY CHARLES B JR		55 KING HILL RD	BRAINTREE	MA	02184
1033 0 4	947 GRANITE ST	MESSINA RESIDENTIAL PROPERT		PO BOX 859059	BRAINTREE	MA	02185
1033 0 4B	937 GRANITE ST	JESKE MARK	JESKE ANNA TBYE	935 GRANITE ST	BRAINTREE	MA	02184
1033 0 5	951 GRANITE ST	LONGABARD PAUL T	HARVEY ROBERTA	951 GRANITE ST	BRAINTREE	MA	02184
1033 0 5A	11 KING HILL RD	LONGABARD PAUL T	HARVEY ROBERTA	11 KING HILL RD	BRAINTREE	MA	02184
1033 0 6	6 KING HILL RD	HEFFERNAN THOMAS J/TERRY TI	HEFFERNAN KRISTEN/KEVII	6 KING HILL ROAD	BRAINTREE	MA	02184
1033 0 8	69 KING HILL RD	PREZIOSO RONALD F	PREZIOSO DAWN M	69 KING HILL RD	BRAINTREE	MA	02184
1033 0 8A	95 KING HILL RD	MCHUGH KERRY	MCHUGH ELENA M TBYE	95 KING HILL ROAD	BRAINTREE	MA	02184
1033 0 8B	75 KING HILL RD	CEDRONE LAURENCE		75 KING HILL ROAD	BRAINTREE	MA	02184
1037 0 10	411 POND ST	SIDEROPOULOS VASILIOS TRS	EVKOAL RLTY TRUST	P O BOX 873	LYNNFIELD	MA	01940
1037 0 11C	409 UN 1 POND ST	KILEY MARK S	KILEY PAMELA A		BRAINTREE	MA	02184
1068 0 1A	426 POND ST	BRAINTREE AFTER SCHOOL ENR		426 POND STREET	BRAINTREE	MA	02185

End of Report

1 5 - 0 1 3

ABUTTERS LIST

POND ST.

Map & Lot	Location	Owner	Address	City	State	Zip
1037 0 11C	409 POND ST	Kiley Mark S	21 Messina Woods Dr	Braintree	MA	02184
1037 0 10	411 POND ST	Sideropoulos Vasilios Trs	P O Box 873	Lynnfield	MA	01940
1033 0 13	421 POND ST	Perrow George D/Johanna D le	1453 Quincy Shore Dr	Quincy	MA	02169
1068 0 1A	426 POND ST	Braintree After School Enrchmt	426 Pond Street	Braintree	MA	02185
1033 0 14	429 POND ST	Aiello Roger E Tt	24 Fabiano Drive	Braintree	MA	02184

ABUTTERS

GRANITE ST.

1033 0 4B	937 GRANITE ST	Consentino Norene Le	935 Granite St	Braintree	MA	02184
1033 0 4	947 GRANITE ST	Messina Residential Properties Llc	Po Box 859059	Braintree	MA	02185
1033 0 5	951 GRANITE ST	Longabard Paul T	951 Granite St	Braintree	MA	02184

ABUTTERS LIST

KING HILL RD.

<u>Map & Lot</u>	<u>Location</u>	<u>Owner</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
1033 0 6	6 KING HILL RD	Heffernan Thomas J/terry tbye	6 King Hill Rd	Braintree	MA	02184
1033 0 5A	11 KING HILL RD	Longabard Paul T	11 King Hill Rd	Braintree	MA	02184
1033 0 16	12 KING HILL RD	Flynn William J	114 Addison St	Braintree	MA	02184
1033 0 21A	15 KING HILL RD	Candura Michael A	15 King Hill Rd	Braintree	MA	02184
1033 0 17	20 KING HILL RD	Stearns Arthur F Iii	20 King Hill Rd	Braintree	MA	02184
1033 0 21	21 KING HILL RD	Rodriguez Nelson E	21 King Hill Rd	Braintree	MA	02184
1033 0 18	30 KING HILL RD	Vergetis James	30 King Hill Rd	Braintree	MA	02184
1033 0 22	33 KING HILL RD	Aiello Marie L	33 King Hill Rd	Braintree	MA	02184
1033 0 19	40 KING HILL RD	Cushing William R Jr	40 King Hill Rd	Braintree	MA	02184
1033 0 23	41 KING HILL RD	Aiello Joseph W	41 King Hill Rd	Braintree	MA	02184
1033 0 20	48 KING HILL RD	Calarese John B Jr/emily T le	48 King Hill Rd	Braintree	MA	02184
1033 0 20A	54 KING HILL RD	Scola Antonio C	54 King Hill Rd	Braintree	MA	02184
1033 0 24	55 KING HILL RD	Aiello Marie/joseph	55 King Hill Rd	Braintree	MA	02184
1033 0 8	69 KING HILL RD	Prezioso Ronald F	69 King Hill Rd	Braintree	MA	02184
1033 0 8B	75 KING HILL RD	Cedrone Laurence	75 King Hill Rd	Braintree	MA	02184
1033 0 8A	95 KING HILL RD	Mchugh Kerry	95 King Hill Rd	Braintree	MA	02184

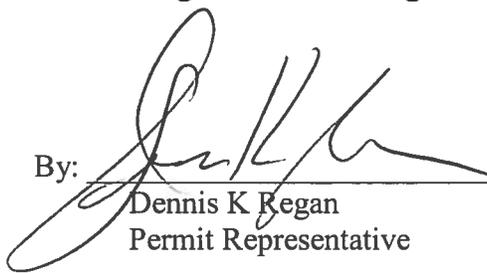
PETITION OF NATIONAL GRID FOR GAS MAIN LOCATIONS # 15 - 0 1 3

Town of Braintree / Town Council:

The Nationalgrid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways and places of the **Town of Braintree** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

To install and maintain approximately 830 feet more or less of 2 inch gas main in King Hill Rd., Braintree. From the existing 2 inch gas main at house # 54, easterly to the existing 2 inch gas main at Pond St. All of which to replace and abandon the existing 1 ½ and 2 inch gas mains in King Hill Rd.

Date: April 8, 2015

By: 
Dennis K Regan
Permit Representative

Town of Braintree / Town Council:

IT IS HEREBY ORDERED that the locations of the mains of the Nationalgrid for the transmission and distribution of gas in and under the public streets, lanes, highways and places of the **Town of Braintree** substantially as described in the petition date April 8, 2015 attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

The said Nationalgrid shall comply with all applicable provisions of law and ordinances of the **Town of Braintree** applicable to the enjoyment of said locations and rights.

Date this _____ day of _____, 20____.

I hereby certify that the foregoing order was duly adopted by the _____ of the City of _____, MA on the _____ day of _____, 20____.

By: _____

Title

MN # 144-8502-713970

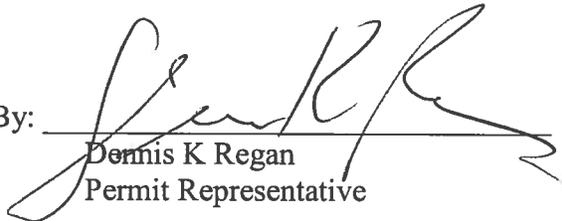
**RETURN ORIGINAL TO THE PERMIT SECTION
NATIONAL GRID
40 SYLVAN RD, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS**

Town of Braintree / Town Council:

The Nationalgrid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways and places of the **Town of Braintree** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

To install and maintain approximately 830 feet more or less of 2 inch gas main in King Hill Rd., Braintree. From the existing 2 inch gas main at house # 54, easterly to the existing 2 inch gas main at Pond St. All of which to replace and abandon the existing 1 ½ and 2 inch gas mains in King Hill Rd.

Date: April 8, 2015

By: 
Dennis K Regan
Permit Representative

Town of Braintree / Town Council:

IT IS HEREBY ORDERED that the locations of the mains of the Nationalgrid for the transmission and distribution of gas in and under the public streets, lanes, highways and places of the **Town of Braintree** substantially as described in the petition date April 8, 2015 attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

The said Nationalgrid shall comply with all applicable provisions of law and ordinances of the **Town of Braintree** applicable to the enjoyment of said locations and rights.

Date this _____ day of _____, 20__.

I hereby certify that the foregoing order was duly adopted by the _____ of the City of _____, MA on the _____ day of _____, 20__.

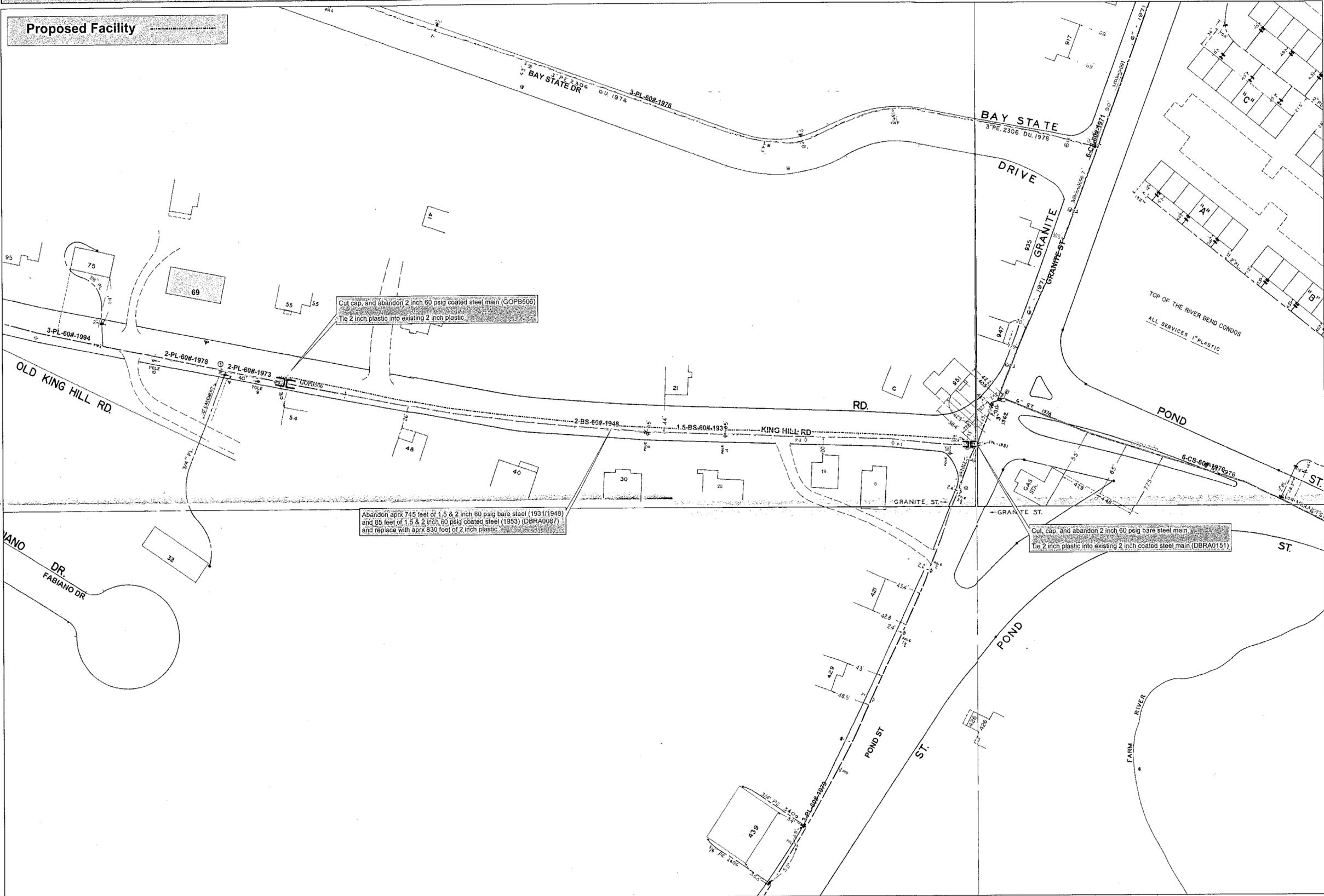
By: _____

Title

MN # 144-8502-713970

**RETURN ORIGINAL TO THE PERMIT SECTION
NATIONAL GRID
40 SYLVAN RD, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS**

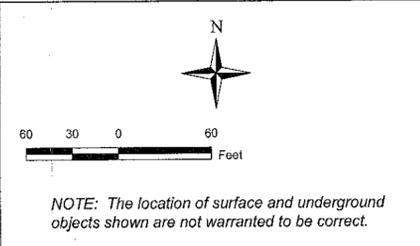
• PRESSURE GAUGES ARE REQUIRED AT ALL MAINS FOR ALL TIE-INS. REFER TO GCON-7010 PROCEDURE.
 • CHECK ELECTRONIC MAPPING SYSTEM FOR MOST CURRENT MAPPING INFORMATION.



ENGINEERING DESIGN - Proposed Scope of Work

16-54 KING HILL RD BRAINTREE, MA

As part of the FY15/16 ACE 107 MRCBS Program, Asset Replacement recommends the relay of aprx 745 feet of 1.5 & 2 inch, 60 psig bare steel (1931/1948) and 85 feet of 1.5 & 2 inch, 60 psig coated steel (1953) - DBRA0087 with 2 inch plastic in King Hill Rd from the exst 2 inch plastic at #54 King Hill Rd to Pond St.



ENGINEER	CJH	SIZE	2 inch
DATE	03/28/2014	MATERIAL	Plastic
LENGTH	830 feet	PRESSURE	60 psig
SECTIONALS	BRAT1476	WORK ORDER #	713970

ArcFM

nationalgrid



Office of the Mayor

One JFK Memorial Drive
Braintree, Massachusetts 02184

Joseph C. Sullivan
Mayor

781-794-8100

To: Thomas Bowes, President of Town Council
Town Council
Town Clerk
Clerk of Council

From: Mayor Joseph C. Sullivan

cc: Peter Morin, Town Solicitor

Date: May 5, 2015

Re: Request for Town Council Action – Disposition of Property
Allen Street (Map 3004 Plot 7, 8 & 9)
Prior Braintree Electric Light Department property

RECEIVED TOWN CLERK
BRAINTREE, MA
2015 MAY -5 PM 1:35

Since 2009, we have been pursuing revitalization of the former Braintree Electric Light Department (BELD) property located at 44 Allen Street. A series of community meetings along with a pre-development feasibility study have now situated the property in an attractive light for introduction to the development community for proposals.

The Request for Proposals (RFP) will entertain proposals for residential development with a public access and passive recreational component along the river for use by the general public. In addition the scope of the RFP will direct the development community to utilize many of the existing structures as identified in the Pre-development Feasibility Study.

We are excited about the potential redevelopment of this site and I offer my thanks to the Council for support and consideration of this matter.

MOTION

Pursuant to General Laws Chapter 30B, Section 16 and General Laws Chapter 40, Section 15, to transfer the care, custody and control of certain parcels of land located off Allen Street, commonly referred to as the former Braintree Electric Light site, as shown on Braintree Assessors' Map No. 3004 as plots 7, 8, and 9 consisting of 1.6 acres, more or less, from the Mayor and held for general municipal purposes to the Mayor for the purposes of selling said parcel, and further, to authorize the Mayor to dispose of said parcel by sale, under the terms and conditions deemed favorable to the Town by the Mayor, and further, to authorize the Mayor to execute any documents necessary to carry out this motion.



Office of the Mayor

One JFK Memorial Drive
Braintree, Massachusetts 02184

Joseph C. Sullivan
Mayor

781-794-8100

To: Thomas Bowes, President of the Town Council
Town Council
Town Clerk
Clerk of Council

From: Joseph C. Sullivan, Mayor *JCS*

Date: May 5, 2015

Re: Proposed Zoning Amendment – Article VII (Area Regulations)

RECEIVED TOWN CLERK
BRAINTREE, MA
2015 MAY -5 PM 1:35

In an effort to support the Planning & Community Development Office, I offer the following zoning amendment relating to building coverage for structured parking in our Highway Business District zones currently located at the South Shore Plaza and the Braintree Marketplace. The Planning and Community Development office is currently working on a comprehensive review of our zoning ordinances and bylaws and presently undertaking visioning studies for some of our major business corridors. These economic development efforts are the initial steps intended to better organize and clarify our commercial tax base and to assist in the planning oversight of these types of locations.

Accordingly, I fully endorse this proposed zoning amendment and request the Council act favorable on the following motion:

MOTION: Propose to amend Zoning Ordinance Article VII (Area Regulations) under Section §135-701 by adding after the Table of Dimensional and Density Regulations a new note (10) "Properties located in a Highway Business District that use parking structures to meet off-street parking requirements set forth in §135-806, with or without building area above or below such parking structure, may increase the allowable Building Coverage by 5% for a total Maximum Building Coverage of 30% so long as the site provides at least the 25% Open Space and 75% Lot Coverage.

Please note that this request must be advertised pursuant to Section 2-9 of the Town Charter.