

1. 6:00 P.M. Committee On Community Planning

Documents:

[25 SEPT 30 MEETING CP AGENDA.PDF](#)

2. 6:00 P.M. Committee On Community Planning

Documents:

[25 SEPT 30 CP MTG DOCS.PDF](#)



Braintree Town Council

Committee on Community Planning

One JFK Memorial Drive
Braintree, Massachusetts 02184

MEMBERS

Elizabeth Maglio, Chairwoman
Joseph Reynolds, Vice-Chairman
Ann Quilty, member

AGENDA

Tuesday, September 30, 2025

6:00p.m. – REMOTE via Zoom Webinar

When: Sep 30, 2025 06:00 PM Eastern Time (US and Canada)

Topic: Community Planning Committee

Please click the link below to join the webinar:

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/83479221347>

Telephone: Dial US: +1 646 558 8656 US

Webinar ID: **834 7922 1347**

International numbers available: <https://us02web.zoom.us/u/kcfnt6hBf>

1. Roll Call
2. Approval of Minutes
 - September 26, 2023
 - October 18, 2023
3. Old Business
 - None
4. New Business
 - **032 25** Councilor Maglio: Environmental Sustainability or take up any action relative thereto
 - **033 25** Councilor Maglio: Rodent (Rat) Ordinance or take up any action relative thereto (*Discussion only*)
 - **034 25** Councilor Maglio: Holland Project Status or take up any action relative thereto
 - **035 25** Councilor Maglio: Penniman Park Status or take up any action relative thereto
 - **036 25** Councilor Maglio: Sewage Outflow Status or take up any action relative thereto
 - **037 25** Councilor Maglio: Emergency Evacuation Plan Status or take up any action relative thereto
 - **038 25** Councilor Maglio: Peterson Pool Status or take up any action relative thereto
 - **039 25** Councilor Maglio: MBTA Communities or take up any action relative thereto
 - **040 25** Councilor Maglio: MWRA- Water Expansion Quincy to Weymouth or take up any action relative thereto
 - **041 25** Councilor Maglio: Community Planning Committee Discussion or take up any action relative thereto (*Discuss list of topics to bring before the committee*)
5. Adjournment



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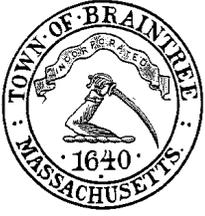
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5. Adjournment



Braintree Town Council
Committee on Community Planning
One JFK Memorial Drive
Braintree, Massachusetts 02184

MEMBERS

Elizabeth Maglio, Chairwoman
Stephen C. O'Brien, Vice Chairman
Joseph Reynolds, member

September 26, 2023
MINUTES

A meeting of the Committee on Community Planning was held via Zoom Webinar on Tuesday, September 26, 2023 at 6:08p.m.

Councilor Elizabeth Maglio, Chairwoman was in the Chair.
Clerk of the Council, Susan Cimino conducted the roll call.

Present: Elizabeth Maglio, Chairwoman
Stephen C. O'Brien, Vice-Chairman
Joseph Reynolds, member
Meredith Boericke, President (ex-officio)

Also Present: Margaret Laforest, Chief of Staff
Crystal Huff, Town Solicitor
Melissa SantucciRozzi, Director of Planning & Community Development
Mark Cusack, State Representative
Marybeth McGrath, Director of the Department of Municipal Licenses & Inspections
Christopher Griffin, Asst. Parks & Recreation Director
Jeff Kunz, Director Trash & Recycling
James Arsenault, DPW Director
Rick Kallelis, Covanta Transfer Station Operations Manager
Dan Peters, Covanta Environmental Engineer
Tom Hickey, Covanta Vice President
Rich O'Conner, Marketing Manager
Becky Underwood, Clean Harbors
Bruce Parks, resident

APPROVAL OF MINUTES

• September 15, 2022

Motion: by Councilor Reynolds to Approve Minutes of September 15, 2022

Second: by Councilor Maglio

Roll Call Vote: For (2 – Maglio, Reynolds), Against (0), Absent (1 - O'Brien,), Abstain (0)

• December 20, 2022

Motion: by Councilor Reynolds to Approve Minutes of December 20, 2022

Second: by Councilor Maglio

Roll Call Vote: For (2 – Maglio, Reynolds), Against (0), Absent (1 - O'Brien,), Abstain (0)

• June 27, 2023

Motion: by Councilor Reynolds to Approve Minutes of June 27, 2023

Second: by Councilor Maglio

Roll Call Vote: For (2 – Maglio, Reynolds), Against (0), Absent (1 - O'Brien,), Abstain (0)

OLD BUSINESS

- None

NEW BUSINESS

• 050 23 Councilor Maglio: Peterson Pool Progress or take up any action relative thereto

Margaret Laforest, Chief of Staff stated as this matter has pending litigation, I am unable to comment on Peterson Pool. However, as soon as litigation is resolved, we do have an experienced contractor – the Edge Sports Group. They are lined up and ready to go.

Chairwoman Maglio stated what can you tell us about the Edge Sports Group and what does that mean that they're ready to go?

Margaret Laforest, Chief of Staff stated I believe that the bid selection/contractor selection process was completed prior to this litigation and hence the litigation has stalled any activity. Edge Sports Group has remained in communication. They are interested in working the project as you know, they submitted in their bid. As to that progress, I don't have any other comments.

Councilor Reynolds stated what exactly is the litigation?

Margaret Laforest, Chief of Staff stated Councilor you have a lot more history on this project than I do. I don't have a copy of that.

Councilor Reynolds stated we know this has been an issue for a long time and to your point yes, I have a lot of history with this particular project. However, what has been stalling this project has started in long after I left town hall. So there is some kind of a litigation that the second developer did work and then was fired by the mayor and my understanding is that is the basis of the lawsuit. It is my understanding nothing will happen until this lawsuit is settled and therefore Edge Sports Group really has no agreement. If you have something it sounds to me it would be verbal. Is that correct?

Margaret Laforest, Chief of Staff stated I don't have that information Councilor.

Councilor Reynolds stated that would be my understanding. I'm not a lawyer but I do also understand that this Edge Sports Group has expressed no interest at all in doing anything with the town of Braintree until that lawsuit is settled. So I would be interested to hear a little bit more if the mayor is contending that there is some kind of agreement, verbal or otherwise.

Margaret Laforest, Chief of Staff stated Just to clarify, put in clarification, if I may councilor, Edge Sports Group is under contract with the town of Braintree. It is not that they are not doing any work with the town of Braintree, they are the contractor for the street hockey rink.

Councilor Reynolds stated are they under contract with the Peterson Pool?

Margaret Laforest, Chief of Staff stated they are under contract for the street hockey rink.

Councilor Reynolds stated but that has nothing to do with Peterson Pool.

Margaret Laforest, Chief of Staff stated Correct – well you said they didn't want to do any work with the town of Braintree. I just wanted to correct that.

Councilor Reynolds stated right what it pertains to the pool. So I'll be clear on that. So when it pertains to Peterson Pool Sports Complex there is no interest to do any work with the town of Braintree while there's pending litigation against the town and the mayors office from this previous developer.

Margaret Laforest, Chief of Staff stated I can't speak on behalf of the Edge Sports Group councilor. My commentary per legal counsel is that there is pending litigation. There is no progress to be made until that litigation is resolved.

Councilor Reynolds stated my concern is just accuracy of that and so my hope was that we were going to have somebody attending tonight's meeting that was going to give us some insight onto whether or not there is any kind of agreement between the town and Edge Sports as it pertains to Peterson Pool. We will have to wait on that.

Bruce Parks, resident stated I have been following this for years. We keep hearing we are close. I heard it is in litigation. When is the next court case? We need action. We need this solved.

Motion by Councilor Reynolds to table item 050 23 to a future meeting

Motion: by Councilor Reynolds to table items 050 23 to a future meeting

Second: by Councilor Maglio

Roll Call Vote: For (2 – Maglio, Reynolds), Against (0), Absent (1- O'Brien), Abstain (0)

• **051 23 Councilor Maglio: Adams Park Status or take up any action relative thereto**

Margaret Laforest, Chief of Staff stated we are looking to do improvements to all our parks and playgrounds including Adams. This is in the que for improvements. The roadwork has around the park has just been completed.

Christopher Griffin, Asst Director Parks & Recreation stated we have been discussin the various capital needs for recreation. We do want to make improvements to Adams Park probably some time next spring. We are looking at changing the entrance to the park for safety reasons. We have to prioritize needs for the different locations.

Chairwoman Maglio stated I want to know where we are since the residents came forward and filled out forms for CPA funding for Adams park.

Jim Arsenault stated it is still in design at this time. The focus was the entrance location and some upgrades.

Chairwoman Maglio stated I would caution comparing high use parks vs low use parks. Sometimes low use is because the equipment is broken or the ground is uneven or just the condition of the park.

Motion by Councilor O'Brien to table item 051 23 to a future meeting

Motion: by Councilor O'Brien to table items 051 23 to a future meeting

Second: by Councilor Reynolds

Roll Call Vote: For (3 – Maglio, Reynolds, O'Brien), Against (0), Absent (0), Abstain (0)

• **052 23 Councilor Maglio: Evacuation Plan Activities or take up any action relative thereto**

Mark Cusack, State Representative stated we have been able to, working with Senators Timilty and Keenan, a \$100,000 for emergency planning and environmental planning for the Fore River Basin area of Braintree. The governor did sign that into law. The question is how best to use it. From here we work with the Energy and Environmental Affairs secretary to provide them with the information on how we're going to use it so they release the money to us. We can get this money in 2024 once we have a plan.

Margaret Laforest, Chief of Staff stated this will be from EOEEA and 50% upfront and 50% reimbursement to follow. We are going to Mass Maritime to partner with them for training exercises.

Margaret Laforest, Chief of Staff stated the Towns Emergency Management Plan has a listing of all of the Fore River Basin areas and the phone numbers. There is a Comprehensive Emergency Management Plan that is a full update. MEMA created this template. We are going to review and fact checking with a deep dive to make sure all information is accurate.

Two things we heard about for after action is about updating the plan and the second thing is training exercises with our public safety and first responders on site training. Clean Harbors has agreed to host that.

Chairwoman Maglio asked about the Response Plan that is going to be developed or our plan already includes alerting people.

Margaret Laforest, Chief of Staff stated there is sensitivity around comprehensive emergency management plan that we are going to be updated with the new MEMA Template where we hire a consultant to make sure this is updated for Braintree.

In place, if there was a threat, the MEMA system would go out that has a text feature and a call feature. We would then utilize our media and local channels.

Chairwoman Maglio stated it seems like something that needs to be written up are all the contingencies. You will follow up what are the current contingencies.

Chairwoman Maglio asked about firefighter training offered by Clean Harbors and if anyone signed up for it.

Margaret Laforest, Chief of Staff stated there is a cost of \$60,000 to cover their wages if staff goes to this training. This was a 3 day training.

Becky Underwood, Clean Harbors stated as part of our action to follow up to the overall incident we did offer training and fund the trainers, location, materials for the class. We offered September 19-21. Due to conflicts we did not get attendees. We now offer November 28-30. We are also offering to any Fore River Basin first responders.

So far we have complied with every step of the consent order. We've gone above and beyond. We've had no incident issues since the incident happened. We continue to operate safely and compliantly per all of our regulatory requirements. We completed the installation of a new fire hydrant. For every truck that comes in we utilize infrared cameras. We installed additional mobile fire suppression units. We continue to work on long-term plans and enhancements. We also installed alarms for the stormwater system. We've had several inspections by the MassDEP.

Chairwoman Maglio stated the most critical is the response. All need to be part of the plan and efforts related to evacuation and safety planning. Having everyone at the table is part of community planning.

Motion by Councilor Reynolds to table item 052 23 to a future meeting

Motion: by Councilor Reynolds to table items 052 23 to a future meeting

Second: by Councilor Maglio

Roll Call Vote: For (2 – Maglio, Reynolds), Against (0), Absent (1- O'Brien), Abstain (0)

- **055 23 Councilor O'Brien: Covanta Transfer Station or take up any action relative thereto**
(As it relates to "environment" as listed in the committee's purview, on a recent hot day it was noticed by my constituents that the transfer station was very malodorous and yet the odor reducing spray system was not working. The request is to allow residents the opportunity to understand the environmental stench control strategy that Covanta and the Town have implemented.)

Jeff Kunz introduced the Covanta representatives stating I think the issue has been raised as a result of climate operations and the issues around odor control. Why was it any different this year?

Dan Peters, Covanta Environmental Engineer stated we have a very extensive plan that we've developed for odor mitigation at the station comprises a whole series of number of things that we found over the years are beneficial to our odor mitigation efforts. We've continuously adding to those systems over the years. The latest systems are fixed modifier fogger units on all 4 corners of the station. This year was particularly challenging primarily due to the weather. Very unusually wet, rainy period and winds out of the east can be a problem. We have automated doors closing in the buildings and is a huge improvement on odors. Other items include sweeping and getting the roadway cleared.

Rick Kallelis, Covanta Transfer Station Operations Manager stated we have stepped up the sweeping especially on the outside on the street perimeter. We are trying to be more cognizant of the door management. Its been the weather too with having one of the hottest summers. This year we did have extra volume coming due to the closing of the tunnel in Boston.

Tom Hickey stated the odor complaints are handled through the town.

Jeff Kunz stated the formal complaint process is one that goes through the health department.

Marybeth McGrath logs the complaints and communicates directly to Dan Peters and the Covanta station and myself. With climate change and if this year is an indication, we will have to do potentially something different. Then investigations of everything from wind directions to operationally what was going on. It is important to formalize your complaint so we can identify times and situations. We can actually narrow it down to a potential truck that came in or truck that left. Now trucks are being held until they are full for longer.

Councilor Reynolds stated the stink affects that part of the community regardless of which way the wind is blowing. To me anyone working at that site to me the smell is overwhelming. We have a very significant problem regardless of the number of phone calls we had. It seems the problem is outside with the trailers. It is easily observable when you see the roadways and the rotary leading up to the surfaces of those roadways are caked with very dirty liquid/odorous liquid. I want to hear about mitigation measures about your yard. Operations outside of the building. In my experience those are the most challenging and biggest source of problems that we smell on a continuous basis.

Rick Kallelis stated if a trucks container odor is so overwhelming on the tipping floor we ask the company to redirect that waste away from our facilities.

Tom Hickey stated the liquid that comes out we can mitigate with our customers. They all have seals on their trucks that we can do a more vigilant job on that. We have an aggressive sweeping policy.

We lease a sweeper and all of our on-site personnel are trained to use it. We also have a vendor for sweeping specifically for that street with a steel brush instead of a nylon brush. We will have to step that up.

Chairwoman Maglio asked how often do we go and visit/how often does the health department do a walk around? Are they planned or unplanned?

Margaret Laforest, Chief of Staff stated myself, Director McGrath and Russ Forsberg did a visit in July after receiving a large amount of complaints.

Marybeth McGrath, Director of the Department of Municipal Licenses & Inspections stated the most recent inspection was September 18, 2023 with other departments and Mayor Kokoros. Prior to that was a July site visit to familiarize Margaret Laforest with the operation of the facility. A majority of complaints are odor complaints. If we notice there is a problem we make direct contact usually by email. I find this works to include Jeff Kunz on these emails.

Chairwoman Maglio asked how often do we check to see if guidelines are being followed? What is the phone number people should call?

President Boericke stated the phone number is **781-843-6209**. It was called today and it is **Covanta**. This number should be on the fence at Covanta. Every single person on your staff should be aware of their surroundings. It is a constant slew of complaints, concerns, quality of life issues from residents in my district. The resident shouldn't be responsible for reporting odor and telling you which direction the wind is blowing.

Chairwoman Maglio stated I would like to know how many inspections have been done. What kind of efforts have been taken.

Tom Hickey stated there are two phone lines to use. The formal one is the one that goes through the Health Department. The second one has been offered up also.

Dan Peters stated inspections are semi-annual which is a contractor approved by MASSDEP that we paid directly. They show up unannounced. Typically they show up about every 2 months.

Margaret Laforest stated when this was permitted back in 2011 there were conditions laid out. If that lease will not be renewed it has to be decided by 2027. It is a detriment to this community and is holding this Town back.

Motion by Councilor Reynolds to table item **055 23** to a future meeting

Motion: by Councilor Reynolds to table items **055 23** to a future meeting

Second: by Councilor Maglio

Roll Call Vote: For (2 – Maglio, Reynolds), Against (0), Absent (1- O'Brien), Abstain (0)

- **056 23 Councilor O'Brien: Understanding the current status of the MBTA Communities Compliance Plan or take up any action relative thereto**
(with particular emphasis on this statement: "Both use and height over 2.5 stories require a Special Permit. We will be looking at amending those and testing the BWLD." and where these items stand.)

Margaret Laforest, Chief of Staff stated staff continues to work with our technical assistance partners RKG and in its planning and participation in the MAPC rapid transit cohort. To date we have mapped and compliance tested four overlay districts in total. Draft should be available late October 2023. The compliance deadline is December 31, 2023.

Councilor Boericke stated a lot of this falls in District 5. I have information I can forward. This is a state law. This has to be approved by December 31st.

Motion by Councilor O'Brien to table item 056 23 to a future meeting

Motion: by Councilor O'Brien to table items 056 23 to a future meeting

Second: by Councilor Reynolds

Roll Call Vote: For (3 – Maglio, Reynolds, O'Brien), Against (0), Absent (0), Abstain (0)

It was unanimously voted to adjourn the meeting at 8:18p.m.

Respectfully submitted,

Susan M. Cimino, Clerk of the Council



Braintree Town Council
Committee on Community Planning
One JFK Memorial Drive
Braintree, Massachusetts 02184

MEMBERS

Elizabeth Maglio, Chairwoman
Stephen C. O'Brien, Vice Chairman
Joseph Reynolds, member

October 18, 2023
MINUTES

A meeting of the Committee on Community Planning was held via Zoom Webinar on Tuesday, October 18, 2023 at 7:15p.m.

Councilor Elizabeth Maglio, Chairwoman was in the Chair.
Clerk of the Council, Susan Cimino conducted the roll call.

Present: Elizabeth Maglio, Chairwoman
Stephen C. O'Brien, Vice-Chairman
Joseph Reynolds, member

Also Present: Julia Flaherty, Councilor District 1

Residents:

Bruce Parks
Carolann Ricardo
cking
Crystal Evans
Gregory Walsh
J.Giagrande
Judy Goggin
Kathleen Tuffy
Kim Griffin
Kristina Ziniti
Laura Colpus
Marty Joyce
Sarah D.
Suzanne Brothers
Tim Burke

APPROVAL OF MINUTES

- None

OLD BUSINESS

- **050 23 Councilor Maglio: Peterson Pool Progress or take up any action relative thereto**

Chairwoman Maglio asked if there was a Motion to Take off the Table item 050 23.

Motion: by Councilor O'Brien to take off the Table item 050 23

Second: by Councilor Reynolds

Roll Call Vote: For (3 – Maglio, O'Brien, Reynolds), Against (0), Absent (0), Abstain (0)

Chairwoman Maglio stated this is a follow-up from our previous meeting in September 2023. The information from the Mayor's office is there is no update beyond the update that was given in September.

Chairwoman Maglio stated I believe there have been press reports stating a court date but still no feedback.

Margaret Laforest, Chief of Staff sent a memo stating: *My apologies I am unable to attend this evening. Here's the administration update for Community Planning Committee. Peterson Pool is still in litigation.*

Chairwoman Maglio asked if any committee member would like to speak on this item?

Councilor Reynolds stated there is not a much information out there in the public realm. I served under Mayor Sullivan up through the end of 2019, I had been involved with this project. I have numerous documentation around this project. Somewhere around June/July I had dropped off the project and it was taken over by the solicitor (previous Chief of Staff). I know how all this money was spent. I would like to put in a formal request with the administration to release all the bank records for the fund that maintains the Petersen pool funds. So all the money is accounted for. I can speak up to 2019. All agreements and payments to the original developer were made. Then the developer didn't follow through on the last milestone which was to secure financing and to take out permits to be issued for the project would have released a last \$500,000 of the \$2million that was promised to the developer. As a means that paid for the costs associated with legal fees, engineers fees, consultant fees. What was secured by the town was a plan that was approved, special permit that was approved. The town retained that once they cut ties with the original developer. I really think it would be helpful if the bank account was released and how all that money was spent and what's remaining. I would like to formally make a request for the release of those public records.

Chairwoman Maglio asked if this is different than the Audit done a few years back from our Town Auditor.

Councilor Reynolds stated that did not provide the Bank Accounts. I would like the actual fund activity from inception of the original contract with 5 Capital.

Motion by Councilor O'Brien to table item 050 23 to a future meeting

Motion: by Councilor O'Brien to table items 050 23 to a future meeting

Second: by Councilor Reynolds

Roll Call Vote: For (3 – Maglio, Reynolds, O'Brien), Against (0), Absent (0), Abstain (0)

• **055 23 Councilor O'Brien: Covanta Transfer Station or take up any action relative thereto**

(As it relates to "environment" as listed in the committee's purview, on a recent hot day it was noticed by my constituents that the transfer station was very malodorous and yet the odor reducing spray system was not working. The request is to allow residents the opportunity to understand the environmental stench control strategy that Covanta and the Town have implemented.)

Chairwoman Maglio asked if there was a Motion to Take off the Table item 055 23.

Motion: by Councilor O'Brien to take off the Table item 055 23

Second: by Councilor Reynolds

Roll Call Vote: For (3 – Maglio, O'Brien, Reynolds), Against (0), Absent (0), Abstain (0)

Chairwoman Maglio stated that last meeting included many individuals. It is unclear to her whether to follow town procedure for logging in complaints or there is a number to directly call Covanta.

Councilor O'Brien stated it was the engagement with the public that I most dearly wanted because people complain about this stuff and it just seems as though it's going into a valley of echoes. I am happy there's been engagement. I was also very happy to hear that Covanta was on the call as well. I was happy to hear there was an unexpected site visit that included the mayor, building inspector, health department, etc. so I thought that was a win. I did see there were a series of items there were requested, there was some action being taken and is being added like their adding more fans. There is a lot of concern/angst about the facility. I know people want it gone but it exists. We have a contract with them. I would have to say that they kind of did a good job showing up. We have the report and it is pretty telling and they are taking action. I am relieved that the building inspector showed up and is doing his due diligence and now that it's on the record we'll go back and perform more due diligence.

Councilor Reynolds stated I do want to give credit. Covanta showed up at our meeting, they were responsive, they listened. I still think sending a street sweeper down the street each day at 5pm is not enough. It still stinks. We know those trucks leak. What stinks most is out of the back of those vehicles as they proceed off the highway onto Union and up Ivory. Just look at the sheen. I will give them due credit but we still have a long way to go.

Chairwoman Maglio stated I would just like clarification on who people should call.

Margaret Laforest, Chief of Staff sent a memo stating:

Covanta - The Town received a response from Covanta on 09.25.2023. Attached is Covanta's compliance report with regards to "surviving" use and property conditions in the Town of Braintree Planning Board "Special Permit" (11-06) dated 12/14/2011 issued for the Braintree Transfer Station. This report (Attachment A) is being submitted as requested in your memorandum to Covanta dated 09/18/2023 and in response to the Town of Braintree's inspection of Braintree Transfer Station (the "Station") on that same date. Their cover letter states "The Town of Braintree inspection of the Station identified some items-of-concern: 1) riprap stone conditions, 2) two areas of building structural integrity, 3) deodorizer chemical strength, 3) Station staffing, 4) Station sweeping, and 5) trash/debris in loader bucket. Covanta will be addressing those in a separate submittal." To date, that supplemental submittal hasn't been received.

In addition, on 10.17.2023, Director McGrath and Inspector of Buildings Forsberg conducted an unannounced compliance inspection of COVANTA-Transfer Station today (October 17, 2023), based upon the Building and Health orders issued to the facility on September 19, 2023. The following were our findings:

Health:

- 1) Accumulation of trash/debris scattered about the exterior ground areas of the property: A minimal amount of scattered trash was observed on ground areas in the vicinity of the rear of the property where the semi-trailers enter and exit the back of the building, where they are loaded and then exit the property. Rick Karellis, District Manager was on site during this visit, and advised that this minimal trash will be collected. He also advised that he is in the process of hiring an additional staff member who will be assisting with daily monitoring of the property for any scattered trash.*
- 2) Rodent burrows: The Transfer Station utilizes Flynn Pest Control, Inc. for the pest control service for the property. As of October 1, 2023, COVANTA has increased their pest control service from 1x per week to 2x per week. Mr. Kallelis has provided reports for September and October 2023, and will continue to provide them as they become available from the vendor.*
- 3) Gravel ground surface on the exterior of the fencing: Mr. Kallelis has advised that COVANTA is considering replacement of the gravel rip rap in this area, with another type of material (such as top soil, grass, mulch), but will need to check with the Town to see if there are any conditions/stipulations regarding allowable material used, for erosion control, etc.*
- 4) Condition of the road: Mr. Kallelis advised that the roadway on the COVANTA property leading up to the tipping scale building is cleaned at 5pm daily with the street sweeper, as well as the roadway area on Ivory Street from the entrance road into the Recycling Center to the facility exit road where the Office building is located on the other side of the tipping floor trash building.*

Note: During the compliance inspection, we observed five exterior deodorizer fans in operation on the property. Mr. Kallelis also advised that he has added two new exterior deodorizer unit that he is in the process of making operational.

There was minimal odor detected on the property during our site inspection. No odor was detected off of the property in the vicinity of Ivory Street.

Building: Building façade siding was observed repaired and weather tight.

Also, the following information was requested at the September 26, 2023 Committee on Community Planning meeting:

- 1) Copy of third party inspection reports: Copies of these reports are attached.*
- 2) Odor complaints received by the Health Department in 2023: 8 complaints received (July 8th, July 10th, July 20th, July 25th, August 22nd, October 6th, October 11th, October 12th)*
- 3) Inspection protocol: The Transfer Station is inspected by the DEP (the permitting authority), and third party inspections are conducted twice yearly. There is no formal inspection process with the Health Department.*

Motion by Councilor O'Brien to table item 055 23 to a future meeting

Motion: by Councilor O'Brien to table items 055 23 to a future meeting

Second: by Councilor Reynolds

Roll Call Vote: For (3 – Maglio, Reynolds, O'Brien), Against (0), Absent (0), Abstain (0)

• **056 23 Councilor O'Brien: Understanding the current status of the MBTA Communities Compliance Plan or take up any action relative thereto**

(with particular emphasis on this statement: "Both use and height over 2.5 stories require a Special Permit. We will be looking at amending those and testing the BWLD." and where these items stand.)

Chairwoman Maglio asked if there was a Motion to Take off the Table item 056 23.

Motion: by Councilor O'Brien to take off the Table item 056 23

Second: by Councilor Reynolds

Roll Call Vote: For (3 – Maglio, O'Brien, Reynolds), Against (0), Absent (0), Abstain (0)

Margaret Laforest, Chief of Staff sent a memo stating:

MBTA Communities, Planning Director SantucciRozzi isn't available this evening.

Chief of Staff also sent a statement saying it is the same update that was given to the committee last month.

Chairwoman Maglio stated the update was there are maps that have been drafted that show possible scenarios for rezoning in the areas where we have rapid transit, which is the MBTA station at Ivory Street and the Weymouth Landing Green Line Commuter Rail. The drafts have not been released. The

maps are being released in November for the Planning Board. Council will have a meeting in December. It doesn't strike me that there's much public process happening and so that's a real concern and it's unfortunate that the mayor's office is not here tonight.

Councilor O'Brien stated I believe we met on this at least a year ago. I am against all this cluster housing. I recall that there was going to be a lot of public input. To me the Planning Board is not public input because they are assigned by the mayor. A more open and transparent presentation to a general public audience.

Councilor O'Brien read a statement from the Planning Department: *"Connor and I have populated the compliance model for 3 separate MBTA Districts (2 at the red line and 1 in the landing) and actually met with our TA partner at RKG yesterday. Nothing has been sent to the state nor will it at this point. There are a few items that need to be tweaked in the model, once we get it back from RKG, I will do a deep dive on drafting. We need to make sure that our criterion and zoning criteria along with the parameters of the districts (developable land) actually produced the 3,769. I plan to try to have a special meeting with the Planning Board for the 1st hearing the end of September."*

Councilor O'Brien stated since this he noticed a hold in the town calendar for the Planning Board for November 28, 2023.

Councilor Reynolds stated this is a poor planning of public participation. It is a great disservice to the community putting them right up against that deadline date.

Councilor Maglio stated I do have the documents part of the MBTA Compliance Plan that was part of the compliance that was required. It does state that the public community input process should have been conducted.

Councilor O'Brien stated there was one meeting in front of the Council. That does not engage the public the way we should engage the public. There was one town that said no we're going to take the penalties. Maybe that's a decision that the town wants to make. We have a consultant doing this. What is going on.

Councilor Maglio stated if we decide not to pursue this at all we miss out on some pretty significant other state funding.

Motion by Councilor O'Brien to table item 056 23 to a future meeting

Motion: by Councilor O'Brien to table items 056 23 to a future meeting

Second: by Councilor Reynolds

Roll Call Vote: For (3 – Maglio, Reynolds, O'Brien), Against (0), Absent (0), Abstain (0)

NEW BUSINESS

- **005 23 Councilor Maglio: Rodent (Rat) Ordinance or take up any action relative thereto** (*Discussion only*)

Chairwoman Maglio explained this ordinance attempts to create a system whereby we're tracking where rats are spotted, where they've been seen, we are documenting, we are looking at trends, we're able to predict based on where there's construction and when there's not construction. Where people are seeing them throughout the community, where they're creating some sort of colonies in people's neighborhoods, streets, garages and dumpsters etc. The ordinance calls for collection of data through the Board of Health and based on that we'll be able to do some troubleshooting and some solutions. It is a comprehensive targeted approach and also using humane methods so we're not using rodenticides that are killing the rats and any animals that comes in contact with the rat and so its sanitary etc. This meeting is just for information gathering stage. This is something I hear about every time I'm going knocking door to door in the community.

Chairwoman Maglio stated there is no one here from the Mayor's office to speak on this tonight.

Does any committee member want to speak on this?

Councilor O'Brien stated Quincy takes rats really seriously. They literally come out within 24 hours when they discover one because it is a major health issue.

Chairwoman Maglio stated this is not to discuss the ordinance. This is really to suss out information about pests and it's an opportunity to flag this issue for the community. The ordinance is going through the Committee on Ordinance & Rules. This is an opportunity to hear from the community to find out what are people seeing. What kinds of steps and efforts do people think we need to take?

Councilor Reynolds stated I think the framework of your ordinance is absolutely necessary. Something that would not be harmful to the food chain above a rat. I would just want to make sure we are looking at best practices in other communities. We could put conditions on new construction or redevelopment to address an issue during construction as well as mitigation measures following construction.

Chairwoman Maglio stated for the community, when there are sightings call in and report to SeeClickFix so we can start to get the information and locations.

Motion by Councilor O'Brien to table item 005 23 to a future meeting

Motion: by Councilor O'Brien to table items 005 23 to a future meeting

Second: by Councilor Reynolds

Roll Call Vote: For (3 – Maglio, Reynolds, O'Brien), Against (0), Absent (0), Abstain (0)

- **006 23 Councilor Maglio: ADA/Accessibility Ordinance or take up any action relative thereto**
(Discussion only)

Chairwoman Maglio stated this is not a conversation about the ordinance. This went through Council and was referred to the Committee on Ordinance & Rules. This is just an idea to address accessibility and ADA compliance in town and in order to do that we need to talk about how to raise up these issues of access. There is an ADA Transition Plan that was released that lists a number of items. It's a pretty significant spreadsheet. There are some pretty big price tags associated with those.

Chairwoman Maglio stated there is no one here from the Mayor's office to speak on this tonight. Does any committee member want to speak on this?

Councilor Reynolds stated I am please we are making progress on the ADA Transition Plan. That is a really important step. These need to be regular check list items whatever kind of public projects we do.

Chairwoman Maglio stated one of the ideas that led to this is certain projects go through and get reviewed by different departments and different specialties or expertise. We have a Commission on Disabilities and plans could be vetted through them. They would have some opportunity to review it or weigh in or make suggestions.

Councilor Reynolds stated we have an ADA Coordinator but the level of diligence and actual review needs the bar to be raised. This administration has made efforts however the coordination and effectiveness of that coordination certainly needs a lot more upgrade.

Chairwoman Maglio stated the ADA Transition Plan is on the website and available to the public. I can recirculate that. People can look and see if they see issues they noticed that are still outstanding if you know something specific. I am happy to be a contact person or submit them to TownCouncilors@braintreema.gov and we can get them asked officially.

Crystal Evans, resident stated there are a lot not being done in compliance by DPW and other construction projects that are ongoing and commercial projects that are going through zoning and the planning board. Compliance has been drawn by the architects for a lot of this stuff but when the constructions occurring, compliance is not happening on site. COD are being presented with projects at the end of the planning process, not at the beginning. I have brought up actual violations. There just needs to be better oversight and there needs to be people with real lived experience.

Chairwoman Maglio stated it is really important to shine a light on these kinds of issues that are falling through the cracks and help get them resolved.

Councilor Reynolds stated we should have a reasonable expectation that we do have a subject matter expert on staff that is dedicated a hundred percent to what this role entails.

Anne Leland stated recreational facilities are a big deal to all of us whether Sunset Lake or Pond Meadow Park. One of the biggest things I have a problem with is my walker and curb heights. An average curb height is 6 inches. The walker and I are at weird angles to each other. Whoever's decision

it is about the legal heights that sidewalks need to be, needs to walk with a walker. Sunset Lake walkways to the water would be good to have railings along it. I was told it was cost prohibitive. Its crazy because you can't get into the water if you have mobility issues.

Motion by Councilor O'Brien to table item 006 23 to a future meeting

Motion: by Councilor O'Brien to table items 006 23 to a future meeting

Second: by Councilor Reynolds

Roll Call Vote: For (3 – Maglio, Reynolds, O'Brien), Against (0), Absent (0), Abstain (0)

• **062 23 Councilor Maglio: MWRA- Water Expansion Braintree to Weymouth or take up any action relative thereto** (*Discussion only*)

Chairwoman Maglio stated this MWRA expansion is happening from Quincy to Weymouth. This is for discussion. It is not something we have a lot of information on. Weymouth is going to be connecting to the MWRA and in order to do that major water pipeline connection it's going to go from Quincy to Weymouth. There's a couple different routes. The Weymouth Town Council is actually discussing this at their public safety committee meeting. What are the potential impacts be on the community members. We can also look at this as an opportunity for good planning. There could be ways to really leverage that area.

Chairwoman Maglio stated there is no one here from the Mayor's office to speak on this tonight. Does any committee member want to speak on this?

Councilor O'Brien stated this is the first he heard of this.

Councilor Reynolds stated I wasn't aware of this until you brought it to our attention as an agenda item. I would think the town engineer's department at a minimum has been notified of this if this is going to be planned. It is beyond my comprehension why the town of Braintree has not been consulted or the community, particularly the neighborhoods and the potential pathway that would bring an incredible amount of disruption.

Councilor O'Brien stated there is a very good chance MWRA has rights to go through Braintree without us saying anything. This would be a good opportunity for this to be referred to the Committee on the Department of Public Works.

Jeannie Giagrande, resident stated this has been a big topic in Quincy and the implications and how they were going to handle it. So it's in the making.

Motion by Councilor O'Brien to table item 062 23 to a future meeting

Motion: by Councilor O'Brien to table items 062 23 to a future meeting

Second: by Councilor Reynolds

Roll Call Vote: For (3 – Maglio, Reynolds, O'Brien), Against (0), Absent (0), Abstain (0)

Chat:

What happens if TC decides it does not have time to thoroughly review the maps and collect public feedback before an end of year vote? What is the penalty to the town?

Right now if you report a rat, they will literally drive down the street, not get out of the vehicle and “look” from the car to see if they see anything. Even if you can identify the exact location of the rat. Also businesses that attract them, not just construction. Restaurants, stores trash, etc

I have seen them exit from dumpsters being delivered to homes around town.

Who is working on the ADA transition team?

A lot of modifications of town properties or “repairs” don’t meet ADA compliance. A lot of commercial construction is also not ADA/521CMR compliant either. It’s poor oversight by the building department to ensure compliance during major construction projects.

Braintree is LESS accessible today than it was when I moved here 11 years ago.

How much did the ADA lawsuit filed in 2017 cost the town? Has progress been made?

I’d be happy work on the team via lived experiences. (Anne Leland)

RE: ADA Parking at the new "Middle St Woods Trail" Is the current space compliant with size, and location? I looks too small for a van and farthest away from access ramp.

That parking is not ADA or 521 CMR compliant

It would need a curb cut and the parking cannot be furthest from the entrance and on a slope

<https://www.mass.gov/regulations/521-CMR-2300-parking-and-passenger-loading-zones>

No the town is not in compliance with the federal settlement.

Noted in the 2018 lawsuit: absence curb cuts, audible signals, have any of the above issues been addressed?

No they have not. They had Exhibit A to complete with a deadline and barely anything has been touched.

It was settled Summer 2020.

A blind plaintiff wanted audible signals, they installed those in South Braintree Sq and at the same time made South Braintree square was made concurrent crossing - far more dangerous for blind pedestrians

COD funded moving the HP spots into 2 sections this year. We also added walkways all through the grass and an accessible patio

*patio for the picnic table

The COD chair is not disabled. We need a commission chair with actual lived experience.

Is the only forum that this project will be discussed with the public?

Did the Town of Weymouth send a formal invite to the town of Braintree?

How far along is the project?

Did anyone read out to Charlie Ryan?

From Weymouth's webpage <https://www.weymouth.ma.us/mayor/pages/mwra-water>

It was unanimously voted to adjourn the meeting at 8:57p.m.

Respectfully submitted,

Susan M. Cimino, Clerk of the Council

Committee on Community Planning Meeting – September 30, 2025

REMOTE via Zoom Webinar

Please click the link below to join the webinar:

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/83479221347>

Telephone: Dial US: +1 646 558 8656 US

Webinar ID: **834 7922 1347**

- **032 25** Councilor Maglio: Environmental Sustainability or take up any action relative thereto

What specific environmental sustainability initiatives are currently under development or implementation? Please provide status updates on any existing programs and outline the timeline for proposed measures.

- **033 25** Councilor Maglio: Rodent (Rat) Ordinance or take up any action relative thereto
(Discussion only)

Which ordinance recommendations are the Health Department currently implementing? Are inspection reports and call documentation being systematically tracked and mapped? What strategies are being employed to reduce rodenticide use while maintaining effective pest control? Is the Health Department enforcing wildlife-safe pest management protocols for developers during all construction phases? Additionally, residents require clear guidance on reporting rat activity, as the See, Click, Fix system lacks this reporting category.

- **034 25** Councilor Maglio: Holland Project Status or take up any action relative thereto
Please provide the current legal status of the Holland Project and specify the anticipated next steps with corresponding timelines.

- **035 25** Councilor Maglio: Penniman Park Status or take up any action relative thereto
Please detail the completed parking lot improvements, stormwater management enhancements, and provide a comprehensive timeline for remaining planned developments in the area.

• **036 25** Councilor Maglio: Sewage Outflow Status or take up any action relative thereto
How effectively is the notification system functioning? What volume of sewage has been discharged into the Fore River Basin during 2025? What specific funding opportunities are being pursued or planned to mitigate future overflow incidents?

• **037 25** Councilor Maglio: Emergency Evacuation Plan Status or take up any action relative thereto
We have submitted updated emergency evacuation documents to the Mayor's Office and request feedback on these revisions along with clarification of the implementation timeline and next steps.

• **038 25** Councilor Maglio: Peterson Pool Status or take up any action relative thereto
Has there been progress regarding the pool status, the excavated high school area, or associated legal matters? What is the current balance of Peterson funds? Are these funds being allocated to offset Watson Park Splash Pad costs?

• **039 25** Councilor Maglio: MBTA Communities or take up any action relative thereto
What are the latest state developments regarding the MBTA Communities Act? Which infrastructure improvement funding opportunities are being pursued? What is the projected timeline for Armstrong area development? How is coordination being managed between the trash transfer lease and residential development projections?

• **040 25** Councilor Maglio: MWRA- Water Expansion Quincy to Weymouth or take up any action relative thereto
Are there any indicators suggesting this is still a possibility?

• **041 25** Councilor Maglio: Community Planning Committee Discussion or take up any action relative thereto
This item seeks to establish a prioritized agenda for upcoming community planning discussions.