

Community Preservation Committee

Monday, December 8, 2025

5:00 PM

VIA ZOOM

Approved February 9, 2026

Present: Dr. Peter Kurzberg, Chair Mark Preziosi, Vice Chair
Maria Bonfiglioli Diane Francis
Ron Frazier Marta Googins
Darryl Mikami

Also Present: Peter Matchak, Director – Planning and Community Development
Louise Quinlan, Office Manager – Planning and Community Development
Derek Manning, Applicant – Braintree Historical Society

Chairman Kurzberg calls the meeting to order at **5:02 PM** and Director Matchak takes attendance for the Monday, **December 8, 2025**, meeting via roll call: Chairman Kurzberg – here; Vice Chair Preziosi -here; Member Bonfiglioli – here; Member Francis – here; Member Frazier – here; Member Googins – here; Member Mikami -- here. Seven members are in attendance.

Potential New Projects:

Review Application – French House Gutter Replacement and Grounds Restoration

766 Washington Street – Braintree Historical Society, Project Applicant

Dr. Kurzberg states we are moving on to review an application that has come in for the French House Gutter Replacement and Grounds Restoration.

Director Matchak explains that since our last meeting we have received two new applications – both from the Braintree Historical Society. The first one is for the French House Gutter Replacement and Grounds Restoration. It has come to the Director’s attention that the current wooden gutters installed on that property around 2004 have rotted and need to be replaced. Director Matchak states that Derek Manning, who is here representing Braintree Historical Society, is here to present this application to the CPA Committee.

Mr. Manning explains this application is for two projects essentially on the same building. The most pressing of them is the gutter project. Mr. Manning states, as the Director indicated, the gutters were installed in about 2004 during a comprehensive restoration of the building. Since that time, the gutters have rotted away. They are wood gutters, and admittedly they should have lasted five years longer than they did. Regrettably, the Historical Society does not have the personnel to properly maintain the wood gutters, which need constant maintenance. Their proposal is to replace the wood gutters with fiberglass gutters, which do not have the same level of care needed. In addition, where the gutters have failed, there is a certain amount of rot behind the gutters in the fascia board and trim. This proposal will replace those areas, as needed. The quote for this work is \$16,726, which assumes replacement of all the fascia board. If there are some areas they can save, they will so they can reduce the cost. The second part of the project is related to the pathway leading from the street to the front door. A previous resident chose to put in that path and lacked skill in doing that. He used the wrong bricks, which caused the path to deteriorate and become a tripping hazard and an eyesore. The cost for this removal and replacement is estimated at \$1,150.

Mr. Manning explains that they would like to replace the gutters as soon as possible, provided they get funding. They would need to wait to do the path restoration until spring, as they will need to reseed the area. Mr. Manning states that gutter replacement is a common CPA project.

Dr. Kurzberg asks if the committee has any other questions.

Member Mikami asks what the long-term strategy is for this house. Is it to rent it or sell it?

Mr. Manning explains that the board did meet to discuss the “end game” for this house, and the final decision was to keep it and rent it out. They have just invested somewhere in the area of \$30,000-\$35,000 for interior improvements to upgrade the kitchen and bathrooms, and they have completed that work. They are currently looking for a renter. The rental agreement has a clause that the public can view/visit the property annually.

Dr. Kurzberg asks if there are any other sources of funds.

Mr. Manning explains that they didn’t consider other sources for this project because it was so small. There are limited sources of funding, and they have chosen to use some other sources for larger scale projects. He believes that the state preservation fund can be used as a matching fund. He is happy to explore that. Because of the variety of projects they have, they try to aim capital campaign project at the things that are harder to fund through grants – the non-preservation stuff. The barn and the museum are not eligible for a lot of the preservation grants.

Dr. Kurzberg asks what the wishes of the committee are.

Vice Chair Preziosi asks one additional question. He asks if the fiberglass gutters fit with the structure of the building. Mr. Manning states the gutters on the carriage house are fiberglass. Aesthetically you wouldn’t notice, as they fit with the look of the building.

There are no other comments or questions. Dr. Kurzberg asks if there is a motion.

Vice Chair Preziosi **MOTIONS** to fund the French House Gutter Replacement and Grounds Restoration project in the amount of \$17,876; seconded by Member Frazier. There is no further discussion. Voted via roll call: Chairman Kurzberg – yes; Vice Chair Preziosi -yes; Member Bonfiglioli – yes; Member Francis – yes; Member Frazier – yes; Member Googins – yes; Member Mikami -- yes. Member Googins inquired if she had to abstain, as she is a board member of the Historical Society. Member Frazier states this was investigated last year by the former Director, and they found that only if you are going to financially gain personally can you not vote. Director Matchak states that the Motion passes with all in favor.

Review Application – Thayer House Conditions Assessment and Rehabilitation Project
786 Washington Street – Braintree Historical Society, Project Applicant

Dr. Kurzberg states we are moving on to review an application for the Thayer House Conditions Assessment and Rehabilitation Project.

Mr. Manning explains that this project focuses just on the Thayer House, and the impetus for this is the Thayer House could certainly use a coat of paint or two. As you get closer, you will see that over the past couple of years we have had some repairs made that suggest the potential for greater damage to the house. The minor repair suggests that there was damage beyond just the surface area. Mr. Manning states what they need, at this point, is to have preservation architects come in and do a comprehensive assessment of the property to help them understand the preservation and restoration needs and to help them to prioritize them. The goal is to have the assessment done with the preservation plan developed, and they will use that documentation to apply in March for a state preservation grant to do the brick-and-mortar work on the property. Mr. Manning cannot be sure if there is significant damage without this assessment. Mr. Manning explains that they will also likely be turning to the CPA fund as a match. They will also do some capital fundraising of their own.

Dr. Kurzberg asks if there are any comments or questions from the committee. There are none from the committee, but Dr. Kurzberg has a few. He remembers when the work was done on that. He asks if there is any other place to secure funds to do the assessment. Mr. Manning explains that assessments are even harder to fund than brick-and-mortar work. There is an MPPF Project Development Fund, but the work required for that application exceeds the Society's capacity as a volunteer, non-profit. This was the most feasible and cost-effective way of approaching this.

Dr. Kurzberg brings up at least one project where they completed a needs assessment, and they didn't go any further than that. With the uncertainty of how much the project might cost, this commits us to the project in total or to nothing more. Mr. Manning highlights some of the repairs he is aware of. He wants to get a sense of the most urgent things that they can tackle. Dr. Kurzberg states the Thayer House is a wonderful resource to have, and the committee wants to do everything they can to preserve it. Dr. Kurzberg asks if the Society has any funds available. Mr. Manning explains that it is easier to get something funded when you have a plan of needs.

Member Bonfiglioli asks if there is anybody in the town that helps the Historical Society with the building or the property? Is there anyone that could do an assessment? Mr. Manning states no – there is no one currently on the Board that can do that.

Dr. Kurzberg asks if there are any other projects in the pipeline. Mr. Manning states this is the last CPA request until they get the assessment done; at that time, they will come back before the committee for the brick-and-mortar portion.

Dr. Kurzberg asks what the wishes of the committee are.

Member Googins thinks Mr. Manning has been very modest in his speaking. She explains that the Historical Society was getting \$10,000 annually from the town, and the Society doesn't receive that anymore. Everything is done on a volunteer basis. Other than small donations and membership, that is all that comes into the Society to take care of these three buildings. To her knowledge, the historic buildings are segregated from town buildings. She sees that a lot of Society Members donate a lot of time and energy to keep the buildings up, which is a lot of work. The history behind them is incredible and something we should all be proud of. Member Googins thanks Derek Manning and all the members for their care of the Historical Society properties.

Vice Chair Preziosi **MOTIONS**, in accordance with the provisions of Chapter 44B of the General Laws, the Community Preservation Committee recommends the appropriation of \$34,365 from the Historic Preservation Fund for the Thayer House Conditions Assessment and Rehabilitation Plan – said funds to be expended under the direction of the Community Preservation Committee and the Director of Planning and Community

Development; seconded by Member Frazier. There is no further discussion. Voted via roll call: Chairman Kurzberg – yes; Vice Chair Preziosi -yes; Member Bonfiglioli – yes; Member Francis – yes; Member Frazier – yes; Member Googins – yes; Member Mikami -- yes. Director Matchak states that the Motion passes with all in favor.

Dr. Kurzberg hopes Mr. Manning has a successful assessment without too much needed in repairs.

Project Updates – December 2025

Director Matchak explains that at the last meeting on October 27, 2025, we closed out some projects and have shortened the list of funded projects.

Nathan Buliga Park/Highlands School

Director Matchak explains this is the street hockey rink, and he is working to secure a contract to hire somebody that can come in to help us design and put a scope of work together for the construction of that rink. In the near future, he hopes to have a contract with someone that the town has a strong relationship with to design a street hockey rink with our department working along with DPW and the School Department (because it is on school property), and the Recreation/Parks Department. He hopes to develop a plan that all departments are supportive of so that we can move through to construction.

Liberty Grove Unreserved Purchase

Director Matchak advises that at our last meeting he stated we were waiting for an assessment of what the property would be with a Conservation Restriction. The Director needs to follow-up on this matter.

Daughraty Gym – No New Updates

Director Matchak advises that there are no new updates on this matter. He needs to follow-up with the DPW Director on next steps.

Historical and Conservation Restrictions – No New Updates

Director Matchak did have a call with Wildlands Trust, represented by Scott McFadden. They have a draft of a Conservation Restriction, which is being reviewed by Town Council.

Town Hall Handicap Ramp – No new Updates

There are no updates on this project.

Dr. Kurzberg asks if there are any comments or questions on any of the project updates. There are none.

Administrative Business

Dr. Kurzberg advises that there are minutes from the October 27, 2025, meeting provided for approval. Member Frazier requests a minor correction on the first page.

Vice Chair Mark Preziosi **MOTIONS** to approve the meeting minutes from October 27, 2025; seconded by Member Googins; there is no further discussion; Voted via roll call: Chairman Kurzberg – yes; Vice Chair Preziosi - yes; Member Bonfiglioli – yes; Member Francis – yes; Member Frazier – yes; Member Googins – yes; Member Mikami -- yes. Director Matchak states that the Motion passes with all in favor.

Ms. Quinlan reminds the committee that the 2026 Meeting Schedule is on the agenda for approval. The Director notes that meetings are being held on the second Monday of each month via ZOOM unless otherwise noted on the agenda. We are not going to meet in July and August, as historically done.

Director Matchak advises that our next meeting is scheduled for January 12th, and subsequent meetings are on the second Monday of the month – except for the October meeting. Dr. Kurzberg asks if there is a motion to approve the 2026 meeting schedule.

Member Frazier **MOTIONS** to approve the meeting minutes from October 27, 2025; seconded by Vice Chair Preziosi; there is no further discussion; Voted via roll call: Chairman Kurzberg – yes; Vice Chair Preziosi - yes; Member Bonfiglioli – yes; Member Francis – yes; Member Frazier – yes; Member Googins – yes; Member Mikami -- yes. Director Matchak states that the Motion passes with all in favor.

Dr. Kurzberg sees no further business and he asks for a motion to adjourn.

Member Frazier **MOTIONS** to adjourn; seconded by Vice Chair Preziosi; voted by roll call: Chairman Kurzberg – yes; Vice Chair Preziosi - yes; Member Bonfiglioli – yes; Member Francis – yes; Member Frazier – yes; Member Googins – yes; Member Mikami -- yes. The **MOTION** carries unanimously and the meeting is adjourned.

The Meeting adjourned at 5:55 PM.

Respectfully submitted,
Louise Quinlan, Office Manager
Planning and Community Development