

Community Preservation Committee

Monday, January 10, 2022

5:00 PM

Remote Virtual Meeting via Zoom

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

Also Present: Melissa SantucciRozzi, Director
Liz Manning, Community Preservation Manager

APPROVED: June 13, 2022

Dr. Kurzberg calls the meeting to order at **5:00 PM** via Zoom and requests that Director SantucciRozzi take attendance for the **January 10, 2022** meeting via roll call: Dr. Kurzberg – present; Mark Preziosi – here, Maria Bonfiglioli – here, Diane Francis - here, Ron Frazier – here, Marta Googins – here, Darryl Mikami – here. Seven members are in attendance.

Director SantucciRozzi introduces Elizabeth Manning. Dr. Kurzberg and Director SantucciRozzi met with her recently. Liz has a long resume in the planning field, including housing and was with the Community Development office in Quincy. Liz is asked to do a quick intro to the Committee. She is from Quincy and lives there with her family. After 25 years, Community Preservation is a unique opportunity to weave together her skills into a wholistic planning approach.

Dr. Kurzberg remarked that Liz had already included a comprehensive report for the Members on the new Elm Street Cemetery application tonight.

Member Preziosi remarked that Quincy and Cohasset were quite different (two of her prior jobs). Liz responded yes it was. A Town Planner is required to work on just about everything, so it really rounded out her skill set.

Member Francis welcomed Liz and she thanked her again for coming on board.

New Business

Elm Street Cemetery Gravestone and Tomb Restoration Project 2021

Ron Frazier, Acting-Chair on behalf of the Braintree Historical Commission

Director SantucciRozzi notes that Member Frazier will recuse himself from the vote as he is the project applicant representing the Historical Commission.

Member Frazier notes that some of the Members were on the Committee for the 2007 original proposal that sought a small amount to see what could be done to fix the Cemetery. Since then a complete survey was done with excellent results. Now there are just 12 stones left for restoration. Figures were assembled to finalize the work; there remains stone and tombs and limited topper fence on the Thayer tomb. This will enable the applicant finish up the work on the stones and get the tombs into a condition that would be acceptable. There was extensive work by Liz Manning and Director SantucciRozzi to get everything finalized.

Dr. Kurzberg asks if staff have anything else to say on the application. Director SantucciRozzi responds that she and Liz completed a site visit and that much work has been done. The fence looks great and the repaired stones looks great. There has been almost a million dollars spent at the Cemetery to date.

Liz Manning was struck by the pictures in the file documenting the condition from a decade ago and the improvements. Restoring the tombs will really enhance experiencing the site. Her review of the file indicates that qualified contractors have been hired and that due diligence has been paid to planning and restoration efforts. This is a fitting completion. She notes that a subsequent project could focus on landscape planning.

Member Preziosi notes that he is in favor and asks when was the last person buried there? A descendant of the Thayer family was a friend of Member Frazier's and was buried there. There are a few living descendants who could be buried at the Cemetery.

Member Mikami notes that an early concern was vandalism. Has there been any indication that there has been any vandalism since the project? The fence seems to have helped and motion activated lights. Member Frasier has not seen any indication of problems over there.

Director SantucciRozzi notes that when she visited the site there did not see any indication of vandalism. Improving it sends a message to take care of the space. It does not look like people are hanging out there and feels it appropriate to finish this project off.

Member Francis asks why the fence topper is not completed? Member Frasier says that it is in just one spot. There is a drop of 6-8 feet and it is only about 20-30 feet give or take. This was not completed in the original fence contract.

Member Bonfiglioli notes that the work is amazing and it is such an asset to the community.

Dr. Kurzberg asks if anyone is planning to give tours. Member Frazier remarks that people do go through on their own and tours have been given in the past as a project of the Historical Society.

Member Frazier again thanks staff for the comprehensive application.

Dr. Kurzberg asks for a MOTION to recommend allocating \$98,000 for the Elm Street Cemetery Gravestone and Tomb Restoration Project.

Member Preziosi **MOTIONS** in accordance with the provisions of MGL Ch. 44B the Community Preservation Committee recommend the appropriation of \$98,000.00 from the Historic Resource Fund for the Elm Street Cemetery Gravestone and Tomb Restoration Project; said funding to be supervised and expended under the direction of the Community Preservation Committee/Director of Planning and Community Development seconded by Member Francis; voted by roll call (6:0:1 votes: Dr. Kurzberg: YES; Member Preziosi: YES; Member Mikami: YES; Member Francis: YES; Member Googins: YES; Member Bonfiglioli: YES; Member Frazier: Recused).

Potential New Projects

Director Santucci Rozzi notes no new updates on the Daughraty Gym (Windows) project. She has not heard from the Executive Director since June on the Independence Manor – Window Project. At the Braintree Golf

Course – the Audubon Certification is on hold. The Town Hall Message Board/Fencing has no new updates. The Nathan Buliga Park/Highlands School Playground project is still in limbo; Director SantucciRozzi met with Chris Griffin and Steve Leary a few months ago on same. The elevator at Highlands has not been researched yet. The Historic Newspaper digitization project looks to digitize the Forum from 1881 to present. The project is eligible; Library staff will get quotes for the work and then Liz and Director SantucciRozzi will help them with the application.

Dr. Kurzberg asks are all of these projects realistically happening and Director SantucciRozzi responds that Independence Manor has real potential; the message board has potential too; Nathan Buliga could likely move forward as well as archiving the newspapers; elevator, however, has not been looked at yet. Looking at the financial report will help inform where these projects could be funded and whether they could be phased as well.

Dr. Kurzberg notes that Braintree Public Schools put an elevator in the Hollis School but is unclear if it was paid for by CPC funds. Director SantucciRozzi is going to look at this a bit more.

Old Business-Project Updates

Director SantucciRozzi notes that the Liberty Grove Unreserved Purchase next steps include hiring a consultant to inventory the structure to look at potential uses. Regarding the Armstrong Dam Public Access Project- the Town is working through litigation. With the Middle Street Open Space project the Conservation Commission approved the project last week and it should be out to bid 30-60 days. Director SantucciRozzi will be getting an update from Chris Griffin on the Daughraty Gym Restoration. Liz Manning will be digging into the Historic Inventory this Spring. The Morrison School Outdoor Classroom Project is just about wrapped with one last section of the pathways and then as-built plan will hopefully close things out next month.

Conservation Restrictions: Cedar Swamp – Rear of 75 Plain Street; Former Norfolk County Property – South & Washington St. no new updates for these projects. The design is complete for the Skate Park at Braintree High School and the Recreation Department is not looking for construction funding at this time.

The bids came in high for the Watson Park Shoreline Project; Kelly Phelan is looking to bid with a “not to exceed” figure; the project is unique hard to capture all the unknowns which helps explain the high bids. The contract was circulated for signature for the Hollis Field/Watson Park: Improvement Design Services. The bid package is being worked on for the Daughraty Gym Exterior Courts (Pickleball) the Engineering Department has reviewed it and it needs a little more work on quantities and specifications. The Windjammer Cove Affordable Conversion Project project has a mixture of funding; Director SantucciRozzi is finalizing the HOME application; the Local Action Unit application is being completed by the consultant for the applicant.

Dr. Kurzberg asks if there are any questions about old projects. Hearing none he asks about projects that are funded for design but the construction of the project is in question i.e. the Skate Park and Daughraty Gym. Are these projects on hold or are they no longer a priority? Director SantucciRozzi responds that paying for the design if CPC does not fund the construction is a reasonable approach if the design is used to obtain other grant funding; other state or private programs might require drawings to move forward. Director SantucciRozzi will coordinate with Chris Griffin on getting a better handle on the priorities for these projects.

Jan Barris is recognized from the attendees. She asks if there is a timeframe for the engineering review of the bid docs for the pickleball project? Director SantucciRozzi notes that it will likely advertise by the end of the

month. Timeline works as the asphalt should go down in the Spring and it should be able to stay on track to complete by May schedule.

Administrative Business

Director SantucciRozzi reports that there have not been any changes since last month from the financial report from Ed Spellman. There remains a total of \$5.4 million to be spent. This number is net of the Windjammer, Pickleball, ballfield design and the Middle Street trail. There are no Meeting Minutes to approve and Liz will be working on these over the Spring and getting caught up. Staff will work on unspent appropriated funds to go back into the various CPA buckets. Director SantucciRozzi feels that staying on Zoom is best for now; Diane Francis will be away in February so Zoom works well for her too.

Member Ron Frazier **MOTION** to adjourn the meeting; seconded by Member Diane Francis; voted by roll call (7:0:0 votes: Dr. Kurzberg: YES; Member Prezioso: YES; Member Frazier: YES; Member Mikami: YES; Member Bonfiglioli: YES; Member Francis: YES; Member Googins: YES).

Meeting adjourned at 5:50 PM.

Respectfully submitted,
Liz Manning, Planning and Community Development