

Braintree Community Preservation Committee  
Minutes  
January 14, 2019  
Johnson Chambers – Town Hall

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

Guests/Staff: Derek Manning & Christine Stickney – PCD Department

The Chairman convened the meeting at 5:05 PM with a roll call vote of all members present. The Chair was awaiting the arrival of Derek Manning – he took items out of order.

**Middle Street Update:** Christine reported that staff is working with engineering on determining the scope of design needed for parking and access. The Planning and Community Development (PCD) department has submitted a capital funding request for \$100,000 based on the steep terrain and need potential need for retaining walls and should hear this coming Wednesday (1/16) if the Mayor has included it in his capital budget request. In addition, Kelly is exploring a trails grant program to put an application in for funding. Ron Frazier asked if there are any other points of access he questions if it can even be done given the steepness – Christine replied this is what the engineering department is looking into.

**New Business: Elm Street Cemetery topper fence** – Derek presented to the members an issue that has arisen with the funding for the topper fence design. The estimate received from McGinley associates is \$11,100 for design, bid review and construction management. Derek outlined how the PCD feels it can go forward with \$4,500 from the remaining funds in the design account and the \$5,000 construction management from the construction account. That would then leave \$1,800 for bid review that we would treat as a separate invoice that we would like to pay from the administrative account as an outside service. Dr. Kurzberg questioned who would do the bid review the current Town house doctor? The response from staff was McGinley but funding from another line item. Darryl questioned if the topper was part of the original restoration and Derek responded it was but if members recalled the cost of it to restore was excessive so it was pulled from the solicitation and only the wall and the ornamental fence were bid. The cost to replace it is another amount that is more reasonable and we have funding for a replacement of the topper. Derek explained the breakdown of the construction funding and the remaining balance. Ron Frazier **MOTION** to approve the request from staff if needed to pay \$1,800 from the CPA administrative account for bid review, seconded by Mark Preziosi – unanimously voted.

**Goals and Objectives for 2019** – Dr. Kurzberg and Christine suggested this be a discussion since there is a fairly new board heading into the New Year. Members were asked what their expectations are for the upcoming year. Dr. Kurzberg noted a new direction perhaps with the Union School and members discussed what could and couldn't be done with CPA funds to improve the exterior appearance. CPC funds can only be used to restore the original color of the school which is questionable – Ron Frazier noted the historical materials that could be investigated and Derek commented that there are certain paint colors for certain historical times frame. Maria Bonfiglioli asked how the building is used and by whom – the American legion and the dance school. Discussion turned to the loss of membership with many of the fraternal organizations in Town and perhaps they should be consolidated into one meeting space or building. Marta Googins commented on the number of open and incomplete projects that perhaps we should address these outstanding projects before we look for new projects citing for example Middle Street – we anticipate they will be back for additional funding so rather than look for

new projects work on what we have funded. Ron Frazier pointed out to the CPC that voters in the Town approved the CPC because it promised more open space. Dr. Kurzberg commented that we need to let  
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more residents know what CPC has accomplished. Christine noted the former Chair, Linda Raiss spent a considerable amount of time developing the webpage that highlights all the projects and a little bit of history about each of the projects. Derek also added that he and Linda had also visited with many outside groups to highlight past projects and what is eligible for funding. Mark Preziosi asked who is looking for open space in the Town – Christine noted our Conservation Planner, Kelly Phelan tries to keep on potential opportunities however sometimes something comes on the market and there is very little time to move. Christine will ask the GIS folks to obtain a map that shows all vacant parcels in the Town. Darryl Mikami noted when CPC was proactive going after a parcel owned by Quirk down by the river that was land lock with a low assessed value that Quirk wanted millions for and eventually he would not sell – so maybe if land of such low assessed value that the Assessors should take another look at these parcels.

Dr. Kurzberg noted in the past the Town has had annual reports from committees but that doesn't seem to occur any more. He suggested that perhaps members should go to the Council budget meeting and give a quick presentation on what the CPC has done. Christine will let the members know what date the PCD is assigned for a budget meeting so they can attend. Maria Bonfiglioli suggested we put an article in the Mayor's monthly newsletter she said she would try and work on something like the success story of lakeside and Morrison school. Mark Preziosi commented he was surprised more schools have not applied for funding. Staff informed members of a potential project that has had to be pulled back and re-assessed to see if it can be filed.

**Daughraty Gym** – Derek reported that a fee proposal has been accepted from Bargmann and Hendrie for the assessment and development of plans. The contract is circulating for signatures and hopefully design services will be completed in June 2019 so construction can start late summer. Summarizing a recent meeting with all departments, Derek reported that approx. 40% cost are eligible CPC activities and 60% will need other general fund appropriations. There are proposals being discussed to have BEMA relocate to the basement and the building can serve as an emergency shelter – so FEMA/MEMA funding opportunities are being looked at by the Town as well.

Mark Preziosi left the meeting at 6:00PM for another commitment.

**Morrison School** – Derek report the design contract has been signed and the designer will be meeting with the principal and other involved in the project to make sure he is clear on the expectations. A conservation filing will be necessary as well as a grading application – staff in PCD will assist in those permits. Dr. Kurzberg asked about time frames and Derek responded to begin in the summer and be completed by the time the school year starts.

**Administrative:** The monthly financial reports were reviewed and Marta Googins MOTION to accept the 12/10/18 minutes as revised, seconded by R. Frazier – unanimously voted.

Roll call vote to adjourned the meeting was called – Meeting adjourned at 6:10 PM

Respectfully submitted – Christine Stickney