

Braintree Community Preservation Committee  
Minutes  
**February 11, 2019**  
Johnson Chambers – Town Hall

Present: Dr. Peter Kurzberg, Chair Ron Frazier  
Mark Preziosi, Vice-Chair Darryl Mikami

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

The Chairman convened the meeting at 5:02 PM with a roll call vote of all members present.

**New Business: Open Space Discussion**

Kelly Phelan, Conservation Planner attended the meeting to discuss the Town's efforts to preserve Open Space town-wide. **Middle Street** - Kelly began with discussing the recent Middle Street acquisition that the CPA funded. She laid out a site plan that was created by the Braintree engineering showing a proposal for parallel parking to be created with the Middle Street layout along the parcel's frontage. The plan showed parking for nine (9) parallel parking spaces on asphalt. From the parking spaces there would be a trail that is handicap accessible down to the lower portion of the parcel near the river. A proposed boardwalk is under consideration – Dr. Kurzberg asked what material the boardwalk would be constructed from and Kelly described the material and construction. Ron Frazier questioned the width of Middle Street if it was sufficient for parallel parking. Kelly showed members the layout and how it is wide in this area and the location of the spaces. Kelly also describe the walkway in areas that is 8% slope sufficient to not need railings, however some grading will need to be accomplished. She has met the neighbors and discussed the anticipated work and the neighbors would like some vegetative screening installed. Funding for this work has been addressed with a capital planning request of \$100k which will be before the Ways and Means committee on 2/13/19 and then later to the full committee. In addition Kelly has submitted on behalf of the Town a DEP trails grant to assist in the plan for access throughout the site. The grant application requests \$100k and we should hear in the a few months if the Town was successful. She will keep the CPC up to date. **Town wide Open Space** – Kelly unrolled a few maps that showed what the Town currently has as open space and provided members with a handout about potential sites. Kelly noted that presently 25% of the Town area is already dedicated to Open Space. She noted that during the public forums of the recently updated open space plan, residents identified areas for potential acquisitions (9 sites listed on handout). Kelly would like the CPC to be part of this effort to rate and review potential locations and prioritize for acquisition. Looking at the maps, members discussed parcels along the river who owned them, what are their status (upland or under water etc.), discussed potential connections for corridors. Mark Preziosi commented the aerial doesn't reveal a lot of undeveloped land and that he likes the idea of an inventory of what may be available. It was agreed that Kelly would return to the next meeting with the list of available sites so that a collaborative effort between the CPC and CC could move the acquisition program forward by reviewing the attributes of each parcel.

**Project Updates:** Derek reported on the following: **Daughraty Gym** – the contract from the architects BH+A has been returned there are some insurance issues being worked out but they should be starting soon. **Morrison School Project** – The engineer has met with the school representatives to understand better their vision of the project. Dr. Kurzberg asked if the CPC will have an opportunity to see the plans before work begins and Derek responded yes. Elm Street Topper Fence – the funding situation has been straighten out and the architect should be starting work – Dr. Kurzberg questioned timing and Derek felt

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it could be under way this upcoming construction season. **Union School** – Christine reported on recent conversations with the Legion and Municipal facilities to see what options are available to just spruce the place up – CPC is really out of the picture now since the large project didn't go forward. **Gallivan House** – Ron and Derek spoke of Mr. Harris' efforts to work with MHC and we should be seeing a draft almost 85% done of the restriction soon.

**Administrative:** Dr. Kurzberg asked if other members had received emails from the CPA Coalition and members responded yes. Members discussed the role of the CPA Coalition and our annual membership, copies of their "2018 Year in Review" had been provided to members. Mark Preziosi **MOTION** to vote payment of the annual member invoice for \$2875.00, seconded by Ron Frazier – unanimously voted. Members reviewed the monthly financial reports from accounting – Christine is to check if the Union School funds were returned to the designated funds – some question as to the amount of available funds – she will report back at the next meeting. Ron Frazier **MOTION** to approve the minutes of 1/14/19, seconded by M. Preziosi – unanimously voted. Members talked briefly about the upcoming annual meeting date for May. Ron Frazier **MOTION** to adjourn the meeting, seconded by M. Preziosi – roll call vote.

The meeting adjourned at 5:40 PM

Respectfully submitted,

Christine Stickney, PCD Director