

# Community Preservation Committee

Monday, February 14, 2022

5:00 PM

Remote Virtual Meeting via Zoom

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

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

**Approved:      October 3, 2022**

Dr. Kurzberg calls the meeting to order at **5:10 PM** via Zoom and requests that Ms. Manning take attendance for the **February 14, 2022** meeting via roll call: Dr. Kurzberg – present; Mark Preziosi – here, Ron Frazier – here; Darryl Mikami – here. Four members are in attendance.

Member Marta Googins is absent.

Members Bonfiglioli and Francis joined after roll call.

## **Potential New Projects**

Ms. Manning notes that Director SantucciRozzi met with Katie Barker, Executive Director at Independence Manor to regroup on the window replacement project. Ms. Manning and Director SantucciRozzi looked at some additional state and federal funding sources that might be used for this project in addition to CPC. There were no new updates on the other potential new projects including

## **Old Business-Project Updates**

Ms. Manning reports that the next step on Liberty Grove Unreserved Purchase will involve setting monumentation to better plan for future uses for the property. This also includes soliciting public input about future use. Dr. Kurzberg asks how is the Town soliciting public input on Liberty Grove? Ms. Manning suggests that some feedback may come through the Master Plan process underway. Director SantucciRozzi notes that there may be some other priorities right now but she wants to get the survey work done to make sure that the lot with the existing house is compliant with zoning (it is Residence B) and that any remaining area will likely be open space and a conservation restriction will be sought on that.

She further notes that the members have a copy of a final punchlist and as built plan in their packets for the Morrison School Outdoor Classroom. Ms. Manning and Director SantucciRozzi will be visiting the site together soon to review the final items and hopefully get the contractor their final payment soon.

Ms. Manning notes that the bids came in high for the Watson Park Shoreline Project even after a second bid. Kelly Phelan is looking to fill the remaining gap with other funds in addition to coming back to the CPC, Director SantucciRozzi notes. Ms. Phelan will be coming back in March to make a supplemental application. Funding from the Conservation trust fund was available to temporarily fill the gap, but must be reimbursed through other funds. The work is starting soon given tides and various environmental factors.

Member Mikami asks if the Committee should look at increasing contingency funds or budget overall in the current bidding climate. Director SantucciRozzi answers that we do try to build in that extra cushion but this project has been in the permitting and planning stages for a while. Even a delay of a year could result in higher costs and that bidders likely priced in the unusual nature of the project – not many like this to compare against. The Morrison School needed a small change order and the funding was available, so the approach does work for most projects. Unfortunately for this project, Ms. Phelan now has to go back to the Town Council but again, it was a long time in the planning so not a total surprise that conditions changed.

Dr. Kurzberg asks if the work is being done internally? Director SantucciRozzi answers that no it went out to bid and that there is an outside contractor. Dr. Kurzberg clarifies but we don't have enough money for the whole project yet? She reiterates that the project was re-bid and that another funding source was identified so that the project could get underway with no further delays. The supplemental ask is about 3% of the project total; it seems reasonable and the project is well supported. She is hopeful that the Committee will be receptive to an additional funds request.

Ms Manning reports that a contract was signed with Weston and Sampson for the Hollis Field/Watson Park: Improvement Design Services.

She also notes that the bid package for the Daughraty Gym Exterior Courts (Pickleball) has been advertised and several firms are interested in bidding. An addendum went out on 2/11/22 and the bids are due this Friday February 18, 2022.

Member Frazier asks about the Elm Street Cemetery. Ms. Manning responds that staff sent the funding recommendation to Mayor Kokoros and the plan is to refer it to the Ways and Means Committee on 2/15/22.

Member Francis asks if the topper fence has been completed? Director SantucciRozzi clarifies that the project still needs to go through Town appropriation and then out to bid. The topper fence will be completed once a contract is awarded so there is a bit of time until all that happens. Member Frazier states that we should be good to go in the Spring and Ms. Manning notes that we got a bit of a start on the bid documents, so hopefully get things going as soon as funding is final. The Director asks Member Frazier if he could be at the Ways and Means Committee as a resource on the application.

Dr. Kurzberg asks if the recommendation letters for projects can be included in the future. Director SantucciRozzi responds that yes, we are still working out the kinks in the system but want to improve communication as best we are able.

### **Administrative Business**

Ms. Manning reports that she is working from the financial report from Ed Spellman provided at the January meeting. Factoring in the \$98,000 recommendation last month there remains a total of \$5.3 million to be spent in the various CPC accounts. Director SantucciRozzi notes again that she is looking to get more detailed financial information and she will be working with Ms. Manning to continue to improve communications. She is looking forward to constructive feedback from the Members on any improvements and changes.

Chairman Kurzberg notes that the next item is approval of September 2021 and November 2021 minutes. Chair Kurzberg notes that the Braintree High reference on page 6 of the September minutes should include the

words “skate park” design and Member Preziosi notes the misspelling of his name. A good-natured exchange with the new CPC Manager follows.

Member Ron Frazier **MOTION** to amend the minutes for September 2021 and November 2021 as noted in the discussion; seconded by Member Diane Francis; voted by roll call (6:0:0 votes: Dr. Kurzberg: YES; Member Preziosi: YES; Member Frazier: YES; Member Mikami: YES; Member Bonfiglioli: YES; Member Francis: YES). Member Googins is absent from this meeting.

Member Ron Frazier **MOTION** to adopt the minutes for September 2021 and November 2021 with amendments; seconded by Member Diane Francis; voted by roll call (6:0:0 votes: Dr. Kurzberg: YES; Member Preziosi: YES; Member Frazier: YES; Member Mikami: YES; Member Bonfiglioli: YES; Member Francis: YES) Member Googins is absent from this meeting.

The next agenda item is annual dues for the Community Preservation Coalition. Annual dues are \$3,500.

Member Ron Frazier **MOTION** to pay the Community Preservation Coalition dues; seconded by Member Diane Francis; voted by roll call (6:0:0 votes: Dr. Kurzberg: YES; Member Preziosi: YES; Member Frazier: YES; Member Mikami: YES; Member Bonfiglioli: YES; Member Francis: YES). Member Googins is absent from this meeting.

Staff will work on unspent appropriated funds to go back into the various CPA accounts.

Chairman Kurzberg asks which committees are back in person and Director SantucciRozzi responds that Town Council has been back from awhile; Zoning Board just went back in person and the Planning Board voted recently to go back in person in March. She thinks that staying on Zoom is best for now and she can attend remotely in March if needed. Chairman Kurzberg notes that there are 5 people phoning into the meeting. Would these folks be coming if the meetings were in person? Jim Regan is a BELD Commissioner. He thinks that a hybrid is ideal. He is interested in the information sign for the Town Green. Jan Barris notes she will listen until the Daughraty Courts project is awarded. She likes Zoom because it is easy but she can also go to Town Hall. If we think we have an agenda item that many people were interested in, Chair Kurzberg thinks we could always go in person. General consensus is that Zoom is working pretty well.

Member Ron Frazier **MOTION** to adjourn; seconded by Member Diane Francis; voted by roll call (6:0:0 votes: Dr. Kurzberg: YES; Member Preziosi: YES; Member Frazier: YES; Member Mikami: YES; Member Bonfiglioli: YES; Member Francis: YES). Member Googins is absent from this meeting.

Meeting adjourned at 5:50 PM.

Respectfully submitted,  
Liz Manning, Planning and Community Development