

**Braintree Community Preservation Committee
Minutes
March 12, 2018
Johnson Chambers – Town Hall**

Present:

Dr. Peter Kurzberg
Ron Frazier
Darryl Mikami
Mark Preziosi

Absent:

Kevin Bears
Maria Bonfiglioli
Sandra Sisk

Guests:

Joe Reynolds, Chief of Staff, Al Varraso, Kristen Zechello, Kerry Piccolo and Christine Stickney
PCD

Meeting convened at 7:30PM

Introduction of New Members:

Christine explained to the committee the current situation with three members resigning and three new recently appointed members. Tonight of the three new members only Dr. Peter Kurzberg was present. The two additional members are Sandra Sisk from the Housing Authority and Maria Bonfiglioli, resident.

Christine explained that the first order of business needs to be reorganization since the committee has no Chair, Vice Chair or Clerk and that normally nominations are offered by members in the form of a motion and then members vote.

Mark Preziosi offered a **MOTION** to nominate Dr. Peter Kurzberg, citing his experience with running school committee meetings, before seconding Darryl Mikami asked Ron Frazier as one of the longest serving members if he nominated him would he be interested in chairmanship; however Ron declined citing his responsibilities as vice chair of the Historical Commission. D. Mikami then seconded the motion of nomination of Dr. Kurzberg – Unanimously voted.

Darryl Mikami offered a **MOTION** to nominate Mark Preziosi for vice chair; R. Frazier asked D. Mikami if interested in vice chair however Mr. Mikami declined citing his business travel, nomination of Mr. Preziosi was then seconded by R. Frazier – unanimously voted.

Members agreed to hold off on clerk until more members were present – Christine offered to do the minutes until a clerk is appointed. Ron Frazier **MOTION** to have a letter of thank you sent to the three former members thanking them for their service, seconded by M. Preziosi – unanimously voted.

American Legion/Union School:

Christine provided background to the committee as to the original CPC Application and Town Council vote for appropriation of \$650,000 which is only half of the projected cost of the construction. Joseph Reynolds, Mayor's Chief of Staff/Operations, was present to address the request of additional funds. Joe handed out a letter dated 3-12-18 addressing the request to members. He explained that the original intent of the Mayor's office was to put the additional funding into the capital budget request however due to unforeseen needs of the police, schools and Town Hall that had to be addressed the decision was made to return to the CPA to fund the other half of construction. Ron Frazier questioned if

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there were sufficient funds to cover this request? Joe Reynolds answered that he had asked Ed Spellman Finance Director for a balance and to date there is 5.5m available. Members questioned this figure citing the past balance previously provided and if this number included appropriated projects recently – there was some discussion back and forth on this item – Christine explained that the usual financials are from the Town Accountant however we were not available due to his vacation – she will get a report as soon as he returns. Dr. Kurzberg questioned that the cost estimate provided in the application and asked about a sprinkler system and was wondering if this was part of the request. Christine commented that the original assessment was the “Cadillac” of an assessment. Assuming we had no funding restrictions this is what could be done but decisions were made to do exterior work and universal accessibility so the threshold to sprinkle the building was not triggered. Darryl Mikami asked Joe Reynolds about the long term plan for the building – how would it be maintained – he asked hypothetically how does it fit into a long term operation. Joe noted it is a Town building the responsibility of the Town. Al Varraso noted that the Legion maintains the interior – they have over the years put a new heating system in, new wiring and other improvements. Dr. Kurzberg asked about the dance school rent and Al responded that the Legion uses that to operate the building. Darryl Mikami said that after renovations the building should be made more accessible for use by the public for community events and/or meetings and there needs to be an effort to get the word out it is available. Al Varraso agreed citing it will be more accessible to the public for all floors. Joe Reynolds noted a current initiative underway of new website and public relations effort to communicate with the public better. Mark Preziosi **MOTION** to recommend approval of the additional \$650,000 request for the American Legion/Union School to be funded from the unreserved account, seconded by Darryl Mikami – unanimously voted.

Old Thayer Library Universal Accessibility:

Christine explained how the CPA application came before the CPC and how it has been before the Historical Commission and the former Commission on Disability (COD). Kristen Zechello, the ADA Coordinator was present she discussed the recent happenings with the COD and how the membership had changed and the present COD has not seen the project. Kristen did acknowledge that the proposal as designed is ADA code compliant however members of the prior COD felt more emphasis was needed for user of mobility devices to have a shorter route to access the buildings. Christine explained that the cost estimate includes an add alternate for two exterior lifts on the outside of the buildings. There were some discussions as to the enclosing of the portico of Town Hall to provide weather protection to the lifts. Kristen recommended that the project be shown to the current COD to see if they would be in support of the project. Dr. Kurzberg noted that with three members not present we should continue the discussion to the next meeting and he recommended a site visit to the building. Darryl Mikami noted there are so many moving parts with this proposal – it needs a project manager that can bring a finalized design to the CPC when it is ready to be funded. Joe Reynolds said he could do this working with Kristen and Christine. Members agreed to have Christine arrange a site visit for them.

Morrison School Outdoor Classroom:

Kerry Piccolo, applicant for the project discussed the revised estimate of \$100K from Mento – Dr. Kurzberg commented he would prefer not voting with only 4 members but the project would like to discuss. D. Mikami noted at the last meeting he asked about security for the project and if anything further was proposed. K. Piccolo noted that the Mr. Reardon said a motion light could be installed. K. Piccolo said she had visited others playgrounds and there appears to be no vandalism she feels its

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proximity to the school, Pond Meadow Park and the Buker neighborhood will be beneficial in deterring anything. The ranger at Pond Meadow said there could be a path created to connect the area to Pond Meadow Park for use by patrons as well. Kerry provides a brief synopsis of the project and Dr. Kurzberg remarked that it appears to be two projects. He noted that the schools currently do not have playground areas because of various reasons and this could open the issue of playground equipment for all the other schools. Kerry showed pictures and said this is not typical playground equipment rather a play structure. Dr. Kurzberg said it may require school board approval and Christine asked how the project is intended to be implemented – through the Town/school department or funds to the PTO to have the work done – there may be a question about work on Town land and prevailing wages. Members discussed the security, access and if there were any other locations for the project. Kerry said they would like to get funding soon so the project can get done for this summer for the fall teachers to program into their curriculum. The matter was continued to the next meeting.

Flaherty School - Gaga Pit

Dr. Kurzberg asked if the applicants had considered using Trek decking instead of pressure treated wood – Christine said she would ask Derek Manning, CPA project manager if this had been considered - also will there be issues with seeking school department approval for installation of this as well. The matter will also be discussed at the next meeting.

Project Updates:

Christine informed members that the decorative fence has been removed from the site and is being worked on at the DeAngelis shop. The Gallivan House has nothing to report no change in status. Conservation restrictions are with the Town Solicitor waiting for approval. A draft of the open space is being developed and a public meeting will be scheduled. The Braintree Housing Authority has pulled their building permit for the window replacement project and should be underway soon.

Administrative

Ron Frazier **MOTION** to accept the minutes of 10/16/17, seconded by Mark Preziosi – vote 3:0:1 (PK abstain) Christine asked members if they would consider starting the meetings at 7pm – those present agreed – she will also check with other members who are absent.

Ron Frazier **MOTION** to adjourn the meeting, seconded by Darryl Mikami – unanimously voted

Meeting adjourned at 9:05PM

Respectfully submitted,

Christine Stickney, Director
Planning and Community Development