

# Community Preservation Committee

Monday, March 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                                Marta Googins  
Maria Bonfiglioli

**Also Present:** Liz Manning, Community Preservation Manager

**APPROVED: October 3, 2022**

Dr. Kurzberg calls the meeting to order at **5:00 PM** via Zoom and requests that Ms. Manning take attendance for the **March 14, 2022** meeting via roll call: Dr. Kurzberg – present; Mark Preziosi – here, Maria Bonfiglioli – here, Diane Francis - here, Ron Frazier – here, Darryl Mikami – here. Six members are in attendance.

Marta Googins joins after roll call.

## New Business

Chairman Kurzberg introduces the Nathan Buliga Street Hockey project and asks who would like to review the application. Geoff Ostman introduces himself as a childhood friend of Nathan Buliga. Mr. Buliga succumbed to a childhood cancer at 15 years old some 7 years ago. The Town had created a street hockey court at the existing tennis courts in Nathan's honor, but these fell into disrepair. Mr. Ostman took it upon himself to get some plans drawn up in 2021 and presented these to District 6 Councilor Lawrence Mackin. They then worked to get three prices for design and construction. Mr. Ostman then turns to Councilor Mackin for more comments.

Councilor Mackin introduces himself as representing District 6 and the Highlands. Instead of putting a band-aid on the old tennis courts, the Councilor discussed with Mayor Kokoros obtaining enough funding to create new courts to truly honor Nathan's memory. Braintree does not have any other street hockey facilities he notes. He then suggests that Chris Griffin, Recreation Director may have some comments.

Mr. Griffin notes that the application has been signed by Mayor Kokoros and that he is fully in support. He thanks Steve Leary, Assistant to Mayor Kokoros, for his assistance on the application and Director SantucciRozzi for her help as well. He notes that this is not a band-aid approach but a full reconstruction. This will bring to the community something that it doesn't have in a state-of-the-art street hockey rink providing for tournaments, pick up games, leagues, summer recreation and for the use of the Highland School staff. It is also a four season sport another thing missing in Braintree.

Ms. Manning then gives staff comments on the application. She visited the site and notes how well used the entire area is; she also notes that the courts are in disrepair. The use of Weston and Sampson for design and construction oversight is a good approach and she is confident that the various departments working together can deliver a project befitting Nathan's memory.

Chairman Kurzberg asks if any members have questions. Member Mikami asks if there will be any need for additional parking. Director SantucciRozzi would know off the top and this should be checked. His second question is to what extent can we use the Town resources to stretch the budget further?

Chris Griffin comments that they plan to utilize the existing parking for the new courts and that the Town's disability coordinator will be consulted for the need for any handicapped parking spots. The main parking will be the Highlands School and it is about a 150 to 200 foot walk from there.

Member Mikami reiterates that the issue of additional parking should be confirmed during design.

Mr. Griffin responds on the use of town labor versus outsourced vendors. He stresses this is a specialized project with the boards and benches supplied by a specialized vendor. Staff took a good look at one in Boston where vendor was highly specialized.

Councilor Mackin notes that they did research other towns like Weymouth and Hanover. Where town resources can be used (landscaping) where cost efficient it will be prioritized.

Member Goggins asks about the budget. How did we arrive at \$450,000? There is a 20% cushion on the estimate provided notes Ms. Manning.

Member Preziosi asks if there is a playground at Highland. Councilor Mackin notes that doing the playground at the same time was looked at but it seemed to be too much of an ask at this time budget wise. Mr. Griffin notes that these would likely be bid separately. It would not likely be a cost or time savings even if the funding was sought at the same time.

Member Preziosi recommends that the proponents should go back to Mayor as playground conditions are poor town wide.

Member Bonfiglioli notes that she is in support and it's a great project.

Chairman Kurzberg asks about the project limits. Does it include the grassy area in the picture that was submitted? Mr. Griffin wants to improve the landscaping between street and the rink. The new rink will be approximately the same size. He also notes that the project was initially presented as street hockey only and they support improving the playgrounds too and hear Member Preziosi's concerns. The Mayor wants to extend his support and notes that this is a neighborhood level and town-wide improvement with the possibility for leagues and other uses.

Chairman Kurzberg asks if this need to go out to bid for design or can the Town use an architect that is already under contract? Steve Leary answers that design and construction will go out to bid.

Chairman Kurzberg notes that he knew Geoff as a student with Nathan, his parents and Councilor Mackin too from their high school days. He asks if the facility will be open to the public or if it needs to be reserved? Council Mackin responds that it will be primarily used by kids; during school hours maybe for older folks; and the plan is to make it available for drop in program during the summer time. This will give Camp Councilors another option for the summer program. The Chairman asks if there was any thought given to lighting at some point? Councilor Mackin answers that it was considered but this will need community feedback.

Dr. Kurzberg asks for a MOTION to recommend allocating \$450,000 for the Nathan Buliga Street Hockey Court Project.

Member Preziosi **MOTIONS** in accordance with the provisions of MGL Ch. 44B the Community Preservation Committee recommend the appropriation of \$250,000.00 from the Unreserved Fund and \$200,000 from the Open Space and Recreation Fund for the Nathan Buliga Park and Street Hockey Court 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 (7:0:0) votes: Dr. Kurzberg: YES; Member Preziosi: YES; Member Mikami: YES; Member Francis: YES; Member Googins: YES; Member Bonfiglioli: YES; Member Frazier: YES).

Chairman Kurzberg now introduces Kelly Phelan, Conservation Planner who notes that the Watson Park Shoreline Stabilization Project was put out to bid and the numbers came in over budget. She re-scoped the project and bid it again with a shortfall of approximately \$60,000. She was able to secure half of the shortfall from a state funding source and is now asking for an additional \$29,363 in CPA funding.

Chairman Kurzberg asks if there are any questions and hearing none asks for a motion.

Member Preziosi **MOTIONS** in accordance with the provisions of MGL Ch. 44B the Community Preservation Committee recommend the appropriation of \$29,363.00 from the Open Space and Recreation Fund for the Watson Park Shoreline Stabilization and Restoration Additional Funds 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 (7:0:0) votes: Dr. Kurzberg: YES; Member Preziosi: YES; Member Mikami: YES; Member Francis: YES; Member Googins: YES; Member Bonfiglioli: YES; Member Frazier: YES).

### **Potential New Projects**

Mr. Manning notes no new updates on the Daughraty Gym (Windows) project. Katie Barker from Independence Manor continues to work on getting numbers together. In house staff had conversations about other funding sources being used such as federal HOME funds. 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 has been recommended for approval. The elevator at Highland is potentially eligible but Ms. Manning has not seen any examples of prior projects in Town. The Historic Newspaper project looks to digitize the Forum from 1881 to present. Ms. Manning looks forward to working on this project once Library staff are ready to move forward.

### **Old Business-Project Updates**

For the Liberty Grove Unreserved Purchase Ms. Manning reached out to John Thompson for specifications for the monumentation for the property. Regarding the Armstrong Dam Public Access Project- the Town is working through litigation. The Middle Street Open Space should go out to bid in April. On the Daughraty Gym Restoration, consultant Bargmann Hendrie did get through a good portion of the scope for the historic exterior renovations. As far as next steps for construction Ms. Manning needs to gather more information. Ms. Manning made some progress on the Historic Inventory. She communicated with Michael Stienertz but funding has lapsed. The CPC may have already allocated sufficient funding. Ms. Manning will be having another conversation with Mr. Stienertz about the qualifications needed and the available consultant pool. The Morrison School Outdoor Classroom Project has two items left with the pathway from rear door and some wash out.

Chairman Kurzberg asks if the classroom is being used? Ms. Manning responds that it is being used and well loved.

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. Watson Park Shoreline Project additional funds were approved tonight.

Weston and Sampson are the consultants for the Recreation Department on the Hollis Field/Watson Park project; hopefully there will be some synergy with the Buliga Park project as well.

There is a meeting 3/15/22 at Daughraty Gym to review the contract and the timeline. Fleming Brothers is ready to get things underway and start removal of the old courts soon. The Windjammer Cove Affordable Conversion Project HOME application has been shelved; funding requirements are onerous for this amount of funding. There will be an additional request to the Committee.

Dr. Kurzberg asks if there are any questions about old projects. Hearing none he asks about whether the issue with the Historic Inventory is that there was not enough funding to attract a qualified consultant. He asks Member Frazier if this is his recollection. Member Frazier notes that he agrees and that it has not been pushed enough as staff did not have enough time to before. The Town is required to do this work. Ms. Manning notes that Michael Steinertz was responsive and a colleague in Somerville passed along their consultant Epsilon Associates. She is slowly gathering the information needed to put the opportunity out there again.

### **Administrative Business**

Dr. Kurzberg notes that the monthly report was really small print. He asks if there is a good summary of all the projects to date funded with CPC. Ms. Manning notes that she found a copy of a report that dates back to 2003 but will need to be scrubbed for projects that did not go forward. There is also an excellent summary from 2009 forward, which looks like the transition from Town Meeting to Town Council government. In addition, there was a transition to MUNIS about 24 months ago, so certain information is not as easily located in the new MUNIS system (different account codes). She will share the reports she has found with the members for their review and feedback.

Member Diane Francis **MOTION** to adopt the minutes for October 14, 2021 seconded by Member Marta Googins; voted by roll call (6:0:1 votes: Dr. Kurzberg: YES; Member Preziosi: YES; Member Frazier: Abstain; Member Mikami: YES; Member Bonfiglioli: YES; Member Francis: YES; member Googins: YES)

In person meetings discussion was about waiver extension. Member Mikami notes that he would stay with Zoom. The Chairman notes that the group can go month to month.

Member Preziosi **MOTION** to adjourn the meeting; seconded by Member Frazier; voted by roll call (7:0:0 votes: Dr. Kurzberg: YES; Member Preziosi: 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