

Braintree Community Preservation Committee
Minutes
April 8, 2019
Johnson Chambers – Town Hall

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

Guests/Staff: Mayor Joseph Sullivan, Derek Manning & Kelly Phelan – PCD Department, Linda Raiss – Citizen

The Chairman convened the meeting at 5:05 PM with a roll call vote of all members present.

New Business

FY20 Budget Appropriations:

Dr. Kurzberg began a discussion reviewing the projected Community Preservation Act revenue as provided by Mr. Ed Spellman. This assumed a FY2020 revenue of ~\$1mil. Mr. Spellman recommended raising the appropriation towards each category from \$95,000 to \$150,000. There was discussion of how passed year allocations were arrived at. The decision was made to go with Mr. Spellman's recommendations.

Mr. Mikami **MOTION** that, in accordance with the provisions of chapter 44b of the General laws, the committee recommends that the sum of \$150,000 be set aside for later use for acquisition, creation, preservation, or support of **community housing** or the rehabilitation or restoration of community housing that is acquired or created as provided in chapter 44b, section 5, of the general laws, seconded by Mr. Frazier – unanimously voted.

Mr. Mikami **MOTION** that, in accordance with the provisions of chapter 44b of the General laws, the committee recommends that the sum of \$150,000 be set aside for later use for the acquisition, creation, or preservation of **open space** or the rehabilitation or restoration of open space that is acquired or created as provided in chapter 44b, section 5, of the general laws, seconded by Mr. Frazier – unanimously voted.

Mr. Mikami **MOTION** that, in accordance with the provisions of chapter 44b of the General laws, the committee recommends that the sum of \$150,000 be set aside for later use for the acquisition, preservation, rehabilitation, or restoration of **historic resources** as provided in chapter 44b, section 5, of the general laws, seconded by Mr. Frazier – unanimously voted.

Mr. Mikami **MOTION** that, in accordance with the provisions of chapter 44b of the General laws, the committee recommends that the sum of \$50,000 be appropriated from the community preservation fund for **operating expenses** of the committee, as provided in chapter 44b, section 5, of the general laws, seconded by Mr. Frazier – unanimously voted.

Mr. Mikami **MOTION** that, in accordance with the provisions of chapter 44b of the General laws, the committee recommends that the sum of \$450,000 be appropriated from the community preservation fund to the community preservation **budgeted reserve**, as provided in chapter 44b, section 5, of the general laws, seconded by Mr. Frazier – unanimously voted.

Executive Session: At 5:15 the Chair called for an Executive Session for the purpose of considering the purchase of real property within the Town of Braintree and will return to open meeting session shortly.

Mr. Mikami **Motion** to go into Executive Session as stated by the Chair, seconded by Mr. Frazier – Roll Call vote: Dr. Kurzberg – yes, Mr. Perziosi – yes, Ms. Googins – yes, Mr. Frazier – yes, Mr. Mikami – yes, Ms. Francis – yes.

Executive Session – separate minutes to be released once matter is completed

Mr. Perziosi **Motion** to come out of Executive Session and return to the open session of the public meeting, seconded by Ms. Googins – Roll Call vote: Dr. Kurzberg – yes, Mr. Perziosi – yes, Ms. Googins – yes, Ms. Bonfiglioli – yes, Mr. Frazier – yes, Mr. Mikami – yes, Ms. Francis – yes.

Old Business:

Open Space Discussion: Covered during Executive Session

Project Updates:

Conservation Restrictions: Cedar Swamp – Rear of 75 Plain Street, Former Norfolk County Property – South & Washington St.: Ms. Phelan informed the members that both restrictions were with the state for review and additional edits. The easement for the Cedar Swamp easement required clearer language defining the parcel and its condition, and that language was being drafted.

Daughraty Gym: Mr. Manning informed the members that the kick-off meeting for the design effort was held on the morning of April 8th. The project architect had a goal of providing a schematic design package within the next 6 weeks with progress meetings occurring every two weeks. Site visits by the design team were going to be delayed until the week of April 22nd as the gym will be in use for April vacation activities during the week of April 15th.

Morrison School Project: Mr. Manning informed the members that the preliminary design had been presented to the conservation commission and it was determined that the project could be permitted through a Request for Determination of Applicability (RDA) instead of a Notice of Intent (NOI). It was noted that this would expedite the permitting process, which would be managed by the Planning Department. Mr. Manning also informed the members that it was the designer's goal to have the plan completed in time for the project to be contracted out and completed prior to the start of the 2019-2020 school year.

Elm Street Cemetery – Topper Fence: Mr. Manning informed the members that the architect, McGinley Kalsow and Assoc. had developed two preliminary concepts for the topper fence, one with and one

without bracing. These concepts were presented to the Historical Commission on April 1st and the Historical Commission preferred the version with the bracing. The architect was subsequently directed to move forward with the design that included the bracing. Dr. Kurzberg inquired about the design schedule. Mr. Manning stated that the architect was going to present the more refined design to the historic commission at the May meeting with the final product submitted shortly thereafter.

Gallivan House – Historic Restriction: Mr. Manning informed the members that he was awaiting receipt of a copy of the draft easement from the Braintree Historical Society so that it could be submitted to the Town Solicitor for legal review.

Administrative:

Monthly Financials: Mr. Manning informed the members that monthly financial had not been received.

Minutes: Mr. Manning informed the members that the minutes for the previous meeting were still being drafted.

Annual Town Budget Process: Dr. Kurzberg asked for clarification on this topic. It was decided that it related to discussion at the previous meeting regarding the possibility of presenting the Committees budget to the Town Council. Mr. Manning said that he would get the Committee on the appropriate agenda.

May Meeting: Dr. Kurzberg informed the members that he would not be able to attend the May meeting. As Mr. Preziosi was also going to be unavailable on the planned date the meeting will be move to May 20th.

Mr. Frazier **Motion** to adjourn the meeting, seconded by Mr. Preziosi – Roll Call vote Roll Call vote: Dr. Kurzberg – yes, Mr. Perziosi – yes, Ms. Googins – yes, Ms. Bonfiglioli – yes, Mr. Frazier – yes, Mr. Mikami – yes, Ms. Francis – yes.

Respectfully submitted,

Derek Manning
Community Preservation Program Manager