

**Braintree Community Preservation Committee  
Minutes  
April 9, 2018  
Johnson Chambers – Town Hall**

Present: Dr. Peter Kurzberg, Chair  
Mark Preziosi, Vice – Chair  
Maria Bonfiglioli  
Ron Frazier  
Marta Googins  
Heather Charles Lis  
Darryl Mikami

Guests: Joe Reynolds - Chief of Staff, Kristen Zechello – ADA Coordinator, Kerry Piccolo and John Reardon, Derek Manning, CPA liaison and Christine Stickney PCD

Meeting convened at 7:05PM

**Introduction of New Members:** Chair Kurzberg asked everyone to go around the table to introduce themselves and who they represent. In addition the Chair noted there have been two more resignations – Sandra Sisk from the Housing Authority and Kevin Bears from the Conservation Commission. Ron Frazier **MOTION** to send a letter of appreciation of their service, seconded by Mark Preziosi – unanimously voted.

**Executive Session:** The Chairman 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.

Ron Frazier **MOTION** to go into Executive Session as stated by the Chair, seconded by Mark Preziosi – Roll Call vote: Dr. Peter Kurzberg – yes, Mark Preziosi, - yes, Ron Frazier – yes, Darryl Mikami –yes, Maria Bonfiglioli-yes, Heather Charles Lis –yes and Marta Googins – yes.

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

Ron Frazier **MOTION** to come out of Executive Session and return to the open session of the public meeting, seconded by mark Preziosi – Roll Call vote: Dr. Peter Kurzberg – yes, Mark Preziosi, - yes, Ron Frazier – yes, Darryl Mikami –yes, Maria Bonfiglioli-yes, Heather Charles Lis –yes and Marta Googins – yes.

Old Business:

***Morrison School CPA Application*** – present was Kerry Piccolo and John Reardon. Kerry provided a brief presentation for the new members that explained the classroom, outdoor sensory garden and outdoor play structure. Since the last discussion, it is apparent the project is triggering some ADA issues that will need to be addressed. Kristen Zechello discussed the walkway and working with the DPW and the exterior restroom off the gym that will need to be accessible. Discussions will be needed the school department as to the restroom and DPW estimated \$5,000 for materials and labor to make the pathway accessible. Discussion turned to the procurement of the work and the Town Solicitors opinion that this needs to be done by the school dept. and that funds cannot be handed over to the PTO. Heather Lis Charles asked if the outdoor classroom is for only Morrison school students. Kerrie responded it is for all and the general public from Pond Meadow park. Previously a question had been asked about other Towns that had done outdoor classrooms as recreational projects and Kerrie noted Quincy and Boston. Kerrie also answered member Mikami’s previous meeting question re: vandalism by checking with the

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Police department as to vandalism for similar structures and she also committed that the PTO would take responsibility for the maintenance of the project. The chair questioned how the project cost had been developed and Kerrie responded by explaining how she obtained three estimates from vendors that included prevailing wages. Dr. Kurzberg then suggested that an additional amount of \$10,000 be added to the application total for the ADA matters to be included in the project. Darryl Mikami **MOTION** to recommend approval of \$133,854.00, not to exceed, from the CPA Open Space fund for an outdoor recreational classroom and structure at the Morrison School under the supervision of the school department, seconded by Mark Preziosi – unanimously voted.

**Flaherty School** - Derek Manning addressed the question asked at the last meeting about using “trek” material rather than pressure treated wood. He noted the cost was more due to the narrow width requiring more materials and making it unreasonable. He also noted that following up on the Town Solicitor’s opinion, the school department will need to approve the project however; the CPA funding is for materials only no labor. Heather Lis Charles asked if it is a temporary or permanent structure – Derek responded permanent. Mark Preziosi **MOTION** to recommend approval of \$1800 for the Flaherty School “gaga ball pit” to be funded from the CPA **Open Space** fund conditional on approval of the school department, seconded by Ron Frazier – unanimously voted.

**Universal Accessibility Project Old Thayer Library (OTL) & Town Hall** – Christine provided members with a memo from Joe Reynolds dated 4-9-18 in case he was unable to attend the meeting however he was able to attend. Member Mikami and Kurzberg had met Joe and were able to view the OTL last Friday. Joe noted that the desire to do something and the ability to satisfy all parties. The Commission on Disability has asked about lifts for each building however from past experience at the new Thayer Library they don’t do well in outside conditions. Joe noted the challenge of a lift and the need to enclose the portico to accommodate the lift. Marta Googins asked about the parking and if spaces will be lost – Joe responded no we actually gain spaces with the reconfiguration. Kristin Zechello commented that making both buildings ADA accessible with their age and architecture is complex. Dr. Kurzberg asked about the lifts and if enclosing the portico is included in the estimate and Christine noted that the lifts are an “add alternate” but there was never discussion on enclosing the portico with the walkway design – that would need to be looked at. Heather Lis Charles commented that the walkway benefits more with baby strollers; older people with medical issues etc. and she asked what is proposed with the parking lot as to drainage. Christine noted that Town Engineer and DPW are designing the parking lot and dealing with the drainage. Dr. Kurzberg feels the project lacks a vision statement as to long term - the use of OTL – Marta Googins asked about the AC in both buildings if this would be included – Joe noted that the Town Hall is having this done under another revenue source and the OTL will also have to do it. Joe Reynolds would like to come back in May after looking into a few items to discuss again with the CPC.

**Union School** – Christine just informed members it is tentatively expected to be before the Council on 4/24 and staff will be there with representatives of the Legion.

FY 19 Budget Appropriations:

Mr. Preziosi **MOTION** that, in accordance with the provisions of chapter 44b of the General laws, the committee recommends that the sum of \$95,000 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.

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Mr. Preziosi **MOTION** that, in accordance with the provisions of chapter 44b of the General laws, the committee recommends that the sum of \$95,000 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. Preziosi **MOTION** that, in accordance with the provisions of chapter 44b of the General laws, the committee recommends that the sum of \$95,000 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. Preziosi **MOTION** that, in accordance with the provisions of chapter 44b of the General laws, the committee recommends that the sum of \$35,000 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. Preziosi **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.

Project Updates:

*Elm Street Cemetery* – Derek Manning provided a handout showing the pictures of the progress of the cast iron fence at the shop of DeAngelis and discussed some issues that have arisen with the fasteners. If the weather improves hopefully the mason can come and work on the walls. Ron Frazier noted the temporary fencing keeps falling down and is in need of attention.

*Gallivan House* – An issue has arisen with the historical deed restriction prepared for the property and the Mayor's office has asked that it be held for the time being and they will get back to the committee.

*Open space restrictions* – Cedar Swamp and Norfolk County property still waiting to hear from the Town Solicitor.

*Administrative:* Christine noted it is that time of the year for the CPC annual meeting – she recommends the next scheduled meeting in May for the public meeting. Ron Frazier **MOTION** to hold the CPC annual meeting on May 14, 2018, seconded by Darryl Mikami – unanimously voted. Christine will advertise the legal notice. Ron Frazier **MOTION** to accept the meeting minutes of 3/12/18, seconded by Darryl Mikami – vote 4:0:3 (HLC, MB, and MG abstain)

Ron Frazier **MOTION** to adjourn the meeting, seconded by Darryl Mikami – unanimously voted.  
Meeting adjourned at 9:15pm

Respectfully submitted,

Christine Stickney, Director  
Planning & Community Development

