

# Community Preservation Committee

Monday, April 11, 2022

5:00 PM

Remote Virtual Meeting via Zoom

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

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

Member Darryl Mikami joins after the Executive Session.

**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 **April 11, 2022** meeting via roll call: Dr. Kurzberg – present; Mark Preziosi – here, Maria Bonfiglioli – here, Diane Francis - here, Ron Frazier – here, Marta Googins – here. Six members are in attendance.

Member Preziosi **MOTIONS** in to enter into executive session to discuss an appraisal for purchase of open space upon the conclusion the Committee will resume at the regularly scheduled meeting seconded by Member Francis; voted by roll call (6:0:1) votes: Dr. Kurzberg: YES; Member Preziosi: YES; Member Francis: YES; Member Googins: YES; Member Bonfiglioli: YES; Member Frazier: YES).

## New Business

Chairman Kurzberg asks Ms. Manning for an update on the memo proposing to postpone the Smelt Brook Restoration application to the May 9<sup>th</sup> meeting. She responds that she was hoping to have answers to her questions on the application but did not feel confident on the project scope and budget to complete the staff report for this evening's meeting. Her counterpart in Weymouth is meeting with the Army Corp of Engineers on 4/12/22 and will provide a meeting summary. She is hopeful the application can come forward in May.

Member Diane Francis MOTION to postpone the Smelt Brook Restoration application until the May 9<sup>th</sup> meeting seconded by Member Googins voted by roll call (7:0:7) votes: Dr. Kurzberg: YES; Member Preziosi: YES; Member Francis: YES; Member Googins: YES; Member Bonfiglioli: YES; Member Frazier: YES, Member Mikami: YES).

Chairman Kurzberg introduces the Windjammer Cove Affordable Housing Conversion request for Additional Funds and hands it over to Director SantucciRozzi . She reviews that the project was first approved by the Committee in October 2021. In order to secure funding through the South Shore HOME Consortium, the Town and the applicant have jumped through many hoops but the application process alone was going to delay the project significantly. It also going to pass along unforeseen financial burden to the applicant where they would need to hold additional units vacant until the HOME funding could be finalized. The final issue is that units would need to be inspected annually and the projects intends to have "floating units" and not have a set number of HOME funded units segregated out for eligible tenants. Since the funds were appropriated and the

additional funds were allocated from the 40B mitigation account, the applicant and its housing consultant have put together the application to the Department of Housing and Community Development for the Local Action Units (LAU) certification. The local action in this case is the Town utilizing CPC funds and other funds to create these affordable units. By coming back to the Committee for the final \$153,185 the units will be occupied by eligible Braintree families sooner. She anticipates the approval of the LAU application in the next 30 to 60 days and that will enable the first round of the lottery to move forward. This brings the total CPC funding up to just over \$1.1 million with 51% coming from CPC and 49% from 40B proceeds.

Chairman Kurzberg asks if any funding was sought from the 40B proceeds fund Director SantucciRozzi noted that that fund has been zeroed out.

Member Preziosi asks if there is any additional funding anticipated. Director SantucciRozzi responds that this is the final amount for this project. The dollar amount to the developer is \$2.25 million and this buttons up that gap.

Member Preziosi **MOTIONS** in accordance with the provisions of MGL Ch. 44B the Community Preservation Committee recommend the appropriation of \$153,185.00 from the Community Housing Fund for the Windjammer Affordable Housing Conversion 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 Mikami; 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**

Ms. Manning notes that most projects are status quo for this month. Dr. Kurzberg asks if any of these projects have real potential. Ms. Manning responds that Independence Manor continues to have potential. The Town Hall Message Board/Fencing could come forward. The elevator at Highland is potentially eligible but Ms. Manning has not seen any examples of prior projects in Town. Ms. Manning looks forward to working on the Newspaper digitization project once Library staff are ready to move forward.

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

Ms. Manning notes that with the Liberty Grove Unreserved Purchase she 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. With the Middle Street Open Space should go out to bid in May. On the Daughraty Gym Restoration, this one needs a circle back with the Recreation Department as well. Ms. Manning made some progress on the Historic Inventory. She has gathered additional information that was included in a memo to the Historic Commission. The requirements of Mass Historic were not going to be met (potentially) by the one out of state response to the 2019 RFQ. Member Frazier notes that the Town has conducted these inventories in the past and that perhaps it is just that there are fewer consultants doing this work. This needs to be done in conjunction with the Demolition Delay Bylaw. Chairman Kurzberg asks how often does it have to be done? Member Frazier says that the goal is to get a complete list for the entire Town. Derek Manning passed along a comprehensive list of preservation consultants. This will get another go with an RFP.

The Morrison School Outdoor Classroom Project has the pathway from rear door. Looks great and hoping to get the final payment.

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 expected to be completed in June.  
Hollis Field/Watson Park: Improvement Design Services project is status quo.

Fleming Brothers was going as soon as they could at the Pickleball courts. Anticipate finishing by mid-May.

Bid package on Elm Street Cemetery went to Purchasing last week. The bid will be advertised on 4/20/22 and open bids 5/12/22.

Dr. Kurzberg asks if that will complete the project at Elm Street? Ms. Manning responds that as far as she know. A total of \$1,100,00 has been spent there to date.

### **Administrative Business**

Dr. Kurzberg thanks Ms.Manning for compiling a report of all CPC projects since 2009. He notes that residents need good information that shows what projects CPC has funded. Ms. Manning notes that she will be looking at the 2004 to 2009 time period to make this comprehensive. She also notes that there have been almost 80 projects funded since 2009 and close to \$10,000,000 appropriated. The 20% allocated to affordable housing is also admirable.

Member Frazier notes that the Gallivan House roof restoration should be indicated as closed. This was completed in 2012. Doctor Kurzberg asks if this can go on the website? Ms. Manning indicates yes, but she would like to scrub it a bit more first.

Member Frazier **MOTION** to adopt the minutes for December 13, 2021 seconded by Member Diane Francis; 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)

In person meetings discussion as the waiver was extended. Member Mikami notes that he would stay with Zoom. The Chairman notes that the group will meet virtually May and June.

Member Frazier **MOTION** to adjourn the meeting; seconded by Member Francis; 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