

Braintree Community Preservation Committee  
Minutes  
June 4, 2018  
Fletcher Hall – Town Hall

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

Guests: Nelson Chin, Derek Manning and Christine Stickney

The Chairman convened the meeting at 5:00 PM with a roll call vote of all members present – absent was Marta Googins and Heather Lis Charles.

New Business:

**Housing Discussion:** Melissa SantucciRozzi, Assistant Director of Planning and Community Development attend the meeting to have general discussion with members on the use of CPA housing funds for future potential projects or programs. Melissa provided the members with background on the Town’s current housing activities. The Town is a member of the regional housing consortium - first time homebuyer program and tenant based assistance program to assist individuals. The Town is at 9.7 % as to affordable units and is currently the pursuing the 1.5% safe harbor efforts relative to Chap. 40B. She noted the Town needs more affordable housing and with each decennial census the number moves depending on the number of new units added to the housing stock. Melissa noted that production of affordable housing is a difficult effort – the projects take longer, there are other subsidies that come into play and there is monitoring as to income levels. Melissa provided members with a handout of projects that have been done in other communities to give members ideas of what CPA housing funds can be used for as to projects or programs. Darryl Mikami asked what 2 or 3 things could be done that would be a good fit for Braintree – Melissa responded affordable single families are lacking in the area of deed restricted rental units the Town has a healthy stock – it is the three plus bedrooms that are needed for families. Dr. Kurzberg asked about the role of Habitat for Humanity – Melissa responded that they are different type housing production due to the clients they serve and don’t always follow state guidelines for counting towards the 10% - Braintree has 4 housing habitat units. Melissa noted the Town should not be involved in production that should be left to others there is monitoring and compliance as time goes on. Melissa explained what has to be accomplished with a deed restricted unit. Melissa noted an option for a buy down on an affordability gap – citing an example of a two family – owner occupied – with a deed restricted unit – Discussion followed on speculated ranges of buy down – income requirements and financial limitations for potential owners to rehab for affordability. Melissa thanked members for the opportunity to talk with them on how to utilize the funding – asked them to review the handout of options and she would be willing to return in the future for more discussions.

**Daughraty Gym:** Nelson Chin and Derek Manning were present to discuss the CPA application submitted for the Gym. Derek noted in 2015 a feasibility study was performed and based on this funding is being sought for the architectural plans and specs to move forward with rehabilitation. Citing the building deficiencies, Derek noted CPA funds could be used for the exterior historical features and the ADA access issues to the building. Maria Bonfiglioli cited her experiences at the gym with access via the rear stairs and agreed it is tough shape. Nelson noted the past history including discussions of a potentially new facility in the rear but that it has only been talk – then there were discussions of BEMA relocating to the facility and that was a number of years ago with no follow-thru. Dr. Kurzberg asked if Mayor Sullivan

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is in support of the project and why there is no letter of support from him with the application. Nelson noted the Mayor is supportive of the application. Members noted that the CPA funds should be leverage with other revenue sources as well and not be the sole source because the work and cost would exceed available funds. Nelson noted he has put in the capital budget in prior years but with no success. Darryl Mikami asked if it could be broken into phases over time similar to other CPA funded projects. Derek noted exterior features could be addressed through historic funding – Nelson noted the gym was built in 1947 – members agreed with the phasing approach. Mark Preziosi **MOTION** – In accordance with the provisions of Chap. 44B of the General Laws, the Community Preservation Committee recommends the appropriation of \$82,500 from the Historic Resource Fund and \$82,500 from the Unreserved fund for the Daughraty Gym architectural/engineering services, said funds are to be expended under the Direction of Community Preservation Committee and the Director of Planning and Community Development, seconded by Darryl Mikami - unanimously voted.

**Re-vote Flaherty and Morrison School CPA Projects:** Christine noted that when staff began to develop the motions for the Mayor’s office it became apparent that they weren’t in the proper form and taken from right funds. Mark Preziosi **MOTION** – In accordance with the provisions of Chap. 44B of the General Laws, the Community Preservation Committee recommends the appropriation of \$133,854 from the Unreserved fund for the Morrison School Outdoor Classroom, said funds are to be expended under the Direction of Community Preservation Committee and the Director of Planning and Community Development with School Department approval, seconded by Darryl Mikami - unanimously voted. Mark Preziosi **MOTION** – In accordance with the provisions of Chap. 44B of the General Laws, the Community Preservation Committee recommends the appropriation of \$1800 from the Unreserved fund for the Flaherty School “Gaga Pit”, said funds are to be expended under the Direction of Community Preservation Committee conditional on a signed Community Preservation Grant Agreement and with School Department approval, seconded by Darryl Mikami - unanimously voted.

**Middle Street Acquisition** – Christine updated members on the status of the acquisition – Our Law office is developing the purchase and sales – it is before Ways and Means 6/5/18 expected to continue on to the full council same night for a vote. In the process of the P&S the solicitor noted a Phase I Environmental Assessment (21E) review is necessary to assure the property is clean – Christine asked the committee approved up to \$5,000 for the review she has obtained a preliminary cost estimate. Dr. Kurzberg asked what happens if something is found and Christine reported the P&S has contingencies and depending on what is found the seller is responsible – this is a typical process in the acquisition of land. Ron Frazier **MOTION** to approve up to \$5,000 out of the CPA administrative account for the funding of a Phase I Environmental Assessment (21E) review, seconded By Mark Preziosi – Unanimously voted.

Old Business:

**Old Thayer Library/Town Hall Universal Accessibility Project** – Christine updated members on the progress of the application – tonight there is a joint meeting with the Historical Commission and the Commission on Disability to review jointly the proposal – matter continued to the next meeting.

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Project Updates:

**Elm Street Cemetery** – Derek updated the members on the masons progress with the removal of the old mortar and request for a change order to upgrade the mortar material for use and then they are performing the cleaning. He explained the need for changing the order of work. Dr. Kurzberg asked if the project would be completed this summer and Derek responded yes. He next updated the iron fence progress in the shop approx. 55% complete – restoration-cleaning – hopefully will be reinstalled shortly. Ron Frazier commented that the Historical Society should be notified that no programs occur in the cemetery until all the work is completed for public safety.

**Gallivan House Restriction** – nothing new to report – still under review in Mayor’s office.

**Union School/American Legion** – Christine reported that the architects are making progress refining the plans and specifications – still shooting for mid to late June for the final set of plans.

**Open Space restrictions** – still awaiting Town Solicitor review

Administrative – Members were given the financial handout of funds for review. Ron Frazier **MOTION** to accept the minutes of 5/14/18 as amended, seconded by Mark Preziosi – voted (4:0:1 DM abstains).

Ron Frazier **MOTION** to adjourn, seconded by Mark Preziosi – unanimously voted

Meeting adjourned at 6:40PM – Dr. Kurzberg reminded members next meeting is 9/17/18.

Respectfully submitted,

Christine Stickney, Director  
Planning and Community Development