

# Community Preservation Committee

Monday, June 13, 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:** Melissa SantucciRozzi, Director  
Elizabeth Manning, Community Preservation Manager      **Approved:      October 3, 2022**

Chairman Kurzberg calls the meeting to order at **5:00 PM** via Zoom and requests that Ms. Manning take attendance for the **June 13, 2022** meeting via roll call: Chairman Kurzberg – present; Mark Preziosi – here, Maria Bonfiglioli – here, Diane Francis - here, Ron Frazier – here, Marta Googins – here, Darryl Mikami – here. Seven members are in attendance.

## Potential New Projects

Ms. Manning notes no new updates on the Daughraty Gym (Windows) and Independence Manor – Window Project. At the Braintree Golf Course – the Audubon Certification is on hold. The Town Hall Message Board/Fencing has no new updates. The elevator at Highlands has no new updates. The Historic Newspaper digitization has no new updates.

Ms. Manning reports that she researched using CPA funds for fire station projects. Funds are typically limited to mostly exterior - windows, repointing brick, cornices and other decorative elements. At least three communities have used CPC for fire stations - Stoughton, Rockport and North Andover. She will do some more digging and reach out to these communities.

Chairman Kurzberg asks what design phase the fire station is in currently? Director SantucciRozzi responds that the Town has an Owners Project Manager and an architect with civil engineer. She and Assistant Planning Director Connor Murphy met with them a few weeks ago. The Mayor asked the consultants to pause and drill down on the budget numbers. Planning staff has not seen any updated drawings since January. The project needs Planning, Zoning and Historic review. Additional funds were allocated in the recent capital budget. The Building Committee will reconvene soon - likely Fall. Staff will look at any permitting relief; it is in an Open Space zone. Director SantucciRozzi does not like to surprise people but there are no firm details right now.

Member Googins asks if the Committee will be involved in the parts that might be eligible for funding? Director SantucciRozzi responds that yes, there is a collaborative process where the Mayor's Office does reach out. This is an addition and that alone is not really CPA eligible - only items related to preserving the historic elements of the existing building. Once there is something substantive to discuss, Director SantucciRozzi will bring that forward. Ron Frazier notes that the Historic Commission has not received any information on the project. Director SantucciRozzi said it is coming.

## Old Business-Project Updates

Nathan Buliga Park update is that Director SantucciRozzi is still waiting for better information on the design services for this project. Ms. Manning notes she hopes it will move quickly, similar to Pickleball project. Chairman Kurzberg asks if the project will be completed by Winter and Director SantucciRozzi responds that she does not have detailed information but her sense is no.

Ms. Manning notes that for the Liberty Grove Unreserved Purchase she is still waiting on response from the surveyors. Regarding the Armstrong Dam Public Access Project- the Town is working through litigation. The Middle Street Open Space project went out to bid on June 1<sup>st</sup> and closes on June 29<sup>th</sup>. There remains a question mark on the budget- the project might need additional funds. Director SantucciRozzi noted that the site walk revealed that potential bidders might be delayed because of lumber costs and supply chain delays. Director SantucciRozzi notes that we may need to hold off on some projects to get a better price. Staff will be getting an update from Chris Griffin on the Daughraty Gym Restoration. Liz Manning is picking away at the Historic Inventory project. She is looking at the Historic Resources Master Plan done in Arlington. The Morrison School Outdoor Classroom Project is just paper work; making final payments, including the civil engineer. Chairman Kurzberg asks if all the physical work has been completed. Ms. Manning replies that all the physical work has been done for a few months.

Conservation Restrictions: Cedar Swamp – Rear of 75 Plain Street; Former Norfolk County Property – South & Washington St. no new updates for these projects – Kelly Phelan is steadily working away at these. The Watson Park Shoreline Project is on schedule to wrap up this summer.

The Hollis Field/Watson Park: Improvement Design Services has already been covered regarding coordinating with the Recreation Department. This may have become more of a priority. Director SantucciRozzi reports that preliminary estimates came in high; this is not something that CPC could fund in whole. Watson is natural turf and Hollis is artificial plus a plan to add to parking. Suggestions by Planning staff to the engineers were Low Impact Development and parking areas to blend as much as possible with natural topography.

For the September meeting, Director SantucciRozzi will invite Chris Griffin and Steve Leary to come and make a presentation. Member Francis notes that there will be a sculpture at Watson Park. It will have three supports and have a ribbon design to bring attention to sea level rise and climate change. Liz Manning asks if Member Francis has the name of the artist. Member Francis does not have the name at hand and will look into it.

The Daughraty Gym Exterior Courts (Pickleball) project is substantially complete. Jan Barris said today was the soft opening with official opening on 6/21/22. She hopes all can join. Mayor Kokoros is coming and the Recreation Department will do a barbeque lunch. Ms. Barris once again invites all the Members to join. Braintree Cable will be there to film the dedication as well.

Liz Manning notes that Director SantucciRozzi wants to prioritize installing CPA signs. Chairman Kurzberg also notes that there are several projects that need signs including the Morrison Outdoor Classroom, Elm Street Cemetery, Watson Park, etc. Director SantucciRozzi will get an inventory of all the sites and put in a combined order. This will get fast tracked by Ms. Manning. Ron Frazier said that he is a moderator on “You Know Your Are From Braintree If” group. It has about 7,500 followers. He is able to get things posted there. Members Googins replies that there is a Community Page too. A release on there would be good too.

Director SantucciRozzi notes that recently Windjammer got the additional funding from Town Council. She is waiting on state approval but 13 units are ready to go in the first lottery. This is great news.

Elm Street Cemetery contract will soon be executed. Colonial Stone is the prior vendor and is doing the work. Member Frazier and Liz Manning will meet with the owner Frank Drollett on 6/15 at 8:30 AM. All members are welcome to attend. The \$15,000 Smelt Brook Restoration funding was also approved by Town Council and the folks in Weymouth are working on their matching share.

Member Frasier asks about the recent Executive Session and Director SantucciRozzi replies nothing to report.

### **Administrative Business**

Chairman Kurzberg notes that the next item is approval of the January 2022 minutes.

Member Diane Francis **MOTION** to accept the minutes for January 2022; seconded by Member Frazier; voted by roll call (7:0:0 votes: Chairman Kurzberg: YES; Member Preziosi: YES; Member Frazier: YES; Member Mikami: YES; Member Bonfiglioli: YES; Member Francis: YES; Member Googins: YES)

Chairman Kurzberg notes that there is a new format for the financial report. Ms. Manning reports that keeping track of the project budget authorizations as they happen is straight forward. The challenge is to get more real time information for the account balances and the revenues coming in. Returning unspent money into the right buckets is also work in progress. Director SantucciRozzi notes that budgets will continue to be fluid as pricing is very challenging in the inflationary environment.

The virtual meeting waiver expires on 7/15/22 and Director SantucciRozzi indicates that all town boards and committees will be in person in the Fall. She asks if folks want to book the large or smaller room. Ms. Manning suggests that the September meeting can be in Cahill Auditorium and televised on BCAM. This is the annual meeting and will give folks a chance to review all the many projects approved/underway in the last year.

There is general agreement to have the Annual Meeting televised.

Final administrative item is Annual Needs Assessment. Ms. Manning indicates that she was looking at postponing the annual meeting until October/November to allow time for a needs survey. However, this may compete with the Master Plan process. The better approach may be to keep to the September Annual Meeting schedule and focus on educating residents about the various CPA projects past and underway. Chairman Kurzberg responds that perhaps put this topic on a future meeting agenda. Ms. Manning will do this.

Director SantucciRozzi notes that there may be a need for a summer meeting if a budgetary issue comes up.

Member Diane Francis **MOTION** to adjourn the meeting; seconded by Member Preziosi; voted by roll call (7:0:0 votes: Chairman 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