

**Braintree Historical Commission**  
Minutes  
**Monday, June 22, 2020**  
Virtual Remote Meeting

**Present:** Elizabeth Mees (Chair)                      Santina Giannino                      Robert S. Harris (@7:25PM)  
                 Ronald F. Frazier                                      Kate Nedelman-Herbst                      Rayna Rubin

**Also Participating:**     Attorney Frank Marinelli  
   Christine Stickney, Director of Planning/Community Development

*Due to the COVID19 Pandemic remote meetings have replaced physical meetings per the Governor's Order on March 3/12/20 suspending provisions of the Open Meeting Law to promote public health and social distancing this meeting was not conducted in an open, publically accessible space. Instead public access to the hearing and deliberations shall be achieved by adequate, alternative means that allow the public to follow the proceeding in a third party communication technology that is readily accessible to the public, but not administered by the Town of Braintree.*

7:00 PM Meeting convened

Ron Frazier **MOTION** to open the Historical Commission meeting of June 22, 2020, seconded by Kate Nedelman Herbst, Roll Call: Elizabeth Mees – yes, Ron Frazier – yes, Kate Nedelman Herbst – yes, Santina Giannino – yes and Rayna Rubin – yes ( Vote 4:0).

**New Business:**

*7:00 PM - Demolition Delay – 410 Quincy Avenue (a/k/a Viking Club) – Attorney Marinelli*

Chair Elizabeth Mees read into the record the legal advertisement that was published in the Patriot Ledger and sent to the direct abutters. Christine noted to members that they should have received electronically, the application, correspondence from Attorney Marinelli and correspondence from the Mass Historical Commission.

Attorney Frank Marinelli, representing Chester Sherman LLC, a/k/a Dan Quirk, Applicant, described the recent sale and the due diligence done in 2019 with acquiring the property. He noted Mr. Dan Quirk proposes to construct a state of the art automobile sales and service establishment on the site that is a use by right in a Highway Business zone which requires the demolition of the structure. The prior owner, the Viking Club had used the structure as a function hall for social events. He noted that in the materials he submitted he had researched the available building permit applications showing the structure had been modified over many years. In addition he noted much of the physical work such as the aluminum siding are no longer reflective of any of the original materials of the house construction.

Attorney Marinelli noted that structure is in disrepair, there is hardly any historical architecture left, it is not on any State or Federal listing of Historical places and it is not the site of any historical event or home of any important figure in the history of the Town. He feels there is no historical significance worthy of a demolition delay. He also noted that the applicant has been waiting for approximately 108 days for this public hearing.

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Chair Elizabeth Mees, responded that the delay is something outside of the Commission's control with the government shutdown as a result of the pandemic – an Act of God beyond anything that could be done. She noted under better circumstances the petition would have been heard in April. The commission typically needs time to investigate their files and visit the site to make a determination with many of these requests. She concurred with Attorney Marinelli the building has been neglected and the main purpose of the review allows time to document through photography the structure prior to the demolition. Ron Frazier commented that he and his wife Mary were able to photograph the structure both inside and outside and there was nothing of major historical significance. He agreed with the Chair the primary purpose is to document – He did note that it was part of a larger farm the Hayward Farm of which Hayward Street was named but he was not aware of any historical person or event associated with the structure. Rayna Rubin commented that appears we have done what needs to be done and Kate Nedelman Herbst noted her agreement as well with the comments made.

Member Bob Harris joined the meeting – 7:25 PM. The Chair asked if he had any questions or concerns and he agreed based on the materials he had seen there was no historical significance. Ron Frazier **MOTION** to approve the issuance of a demolition permit finding no historical significance that would be subject to a demolition delay, seconded by Kate Nedelman Herbst, Roll Call: Elizabeth Mees – yes, Ron Frazier – yes, Kate Nedelman Herbst – yes, Santina Giannino – yes, Rayna Rubin – yes and Bob Harris (Vote 5:0). Attorney Marinelli thank the members for their vote.

Project Updates:

*Elm Street Cemetery – Topper Fence:* Relaying a report from Derek Manning, Christine informed members the project has been completed. Ron Frazier noted it has been completed the fence over the tomb has not been done. Christine said she would contact Derek and find out what the situation is and get to the Commission at their next meeting. Historic Property Inventory – Derek has also been working on that and she had no update available for tonight's meeting. Other: Christine report All Souls was successful in obtaining a \$50,000 grant from MHC Preservation Project Fund.

Administrative Matters:

Christine informed the members of the meeting tomorrow night on the Grove and Liberty workshop and they are welcome to participate – may be of interest given the historic house on Liberty Street. Members also discussed the summer schedule and decided that they would not meet until September 14, 2020. The 2/3/20 minutes were tabled until the next meeting.

Kate Nedelman-Herbst **MOTION** to adjourn the meeting, seconded by Santina Giannino: Roll Call vote: Elizabeth Mees – yes, Ron Frazier – yes, Kate Nedelman Herbst – yes, Santina Giannino – yes, Rayna Rubin – yes and Bob Harris. (Vote 5:0)

Meeting adjourned at 7:40 PM

Respectfully submitted,

Christine Stickney, Director of Planning and Community Development