

Braintree Community Preservation Committee
Minutes
September 17, 2018
Fletcher Hall – Town Hall

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

Guests: Michael Richardi, Pond Meadow Commissioner & Sean Cleaves, Pond Meadow Ranger
Christine Stickney

The Chairman convened the meeting at 5:00 PM with a roll call vote of all members present – he noted the change with the Conservation Commission representative Diane Francis is now replacing Heather Lis Charles on CPC – welcome.

New Business: ***Smelt Brook Restoration Grant/Planning & Analysis (P&A) CPC Application submitted by Pond Meadow Park.*** Representing the Pond Meadow Park District is Michael Richardi, Commissioner and Sean Cleaves, Ranger. Mr. Richardi provided members with some background relative to the Smelt Brook history, Army Corp of Engineer's role and involvement along with the two Town's and efforts underway to restore the ecological function and overall environment of the brook. A grant opportunity has come available that can begin the process – Army Corp of Engineers Section 1135 Stream Restoration grant – Phase I (P&A). Mr. Richardi has been in touch with the ACOE and they estimate this first phase will cost approximately \$262,000.00 of which they would 50% (\$131,000.00) and the two Towns would split the remaining 50% (each town \$65,500.00). Mr. Mikami questioned how much more money will the CPC be asked for in the future as to construction – Mr. Richardi answered that the P&A will provide options for restoration and that information will be included but it is unknown at this time. The grant program for construction is a 75/25 program which equates to about 12 cents on the dollar that will cost the Towns according to Mr. Richardi. Ms. Googins asked exactly where this is to be restored and it was explained from the trash gate in the Landing up stream to the dam at Pond Meadow Park. Dr. Kurzberg asked if the \$65,500 provides all the money needed for the perched culvert and fish gate assessment. Yes - responded Mr. Richardi and he explained that it is the permitting at all levels and the report that depicts the cost increase not the actual removal. Mr. Mikami asked if once completed do we have a plan to complete the restoration and the daylighting. Mr. Richardi the daylighting is the Town of Weymouth; there would be still the trash gate to be addressed and getting around the dam. Dr. Kurzberg asked what this means for the abutters along the project and what impacts will they have to endure. Mr. Richardi and Mr. Cleaves commented similar to a construction site, short term work and heavy machinery during the day time hours. Mr. Cleaves explained how construction could go forward with a potential bypass and work with in the brook etc. Mr. Mikami **MOTION**, In accordance with the provisions of Chap. 44 B of the General Laws, the Community Preservation Committee recommends the appropriation of \$65,500 from the Open Space Fund for the Smelt Brook Restoration Project within the Pond Meadow Park District. Said Funds are to be expended under the Direction of Community Preservation Committee and the Director of Planning and Community Development, seconded by Mr. Preziosi – unanimously voted.

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Old Business: **Universal Accessibility Project Old Thayer & Town Hall** – Christine provided members with a copy of 8/29/18 letter of support from the Commission on Disability relative to the project. The additional exterior lifts with the proposed green is agreeable with the commission. Christine noted that the lifts alone would address the handicap accessibility of both buildings and the green mall provides other options but collectively they are projected to be close to 1.6 million. Members questioned what will be the use of the Old Thayer Library – at this point meeting space is needed both during the day and in the evenings according to Christine. Ms. Bonfiglioli commented it seems like a lot of money to make the buildings presentable and although there are other issues than ADA such as the town hall flooding and cut through it seems like a lot of money. Dr. Kurzberg added that there are other buildings that could be used for meetings. Ms. Googins commented she has no problem with addressing accessibility but is the large green mall really necessary with the lifts we need to be accountable with the taxpayers money. Dr. Kurzberg asked about the interior and what is the projected cost and Christine responded she has no idea there is a lot of work to be done – Dr. Kurzberg added at one time we asked the administration for a priority list of the municipal projects and we never received it – Members felt they needed to have more conversations with the administration on this project. It was agreed to ask the Chief of Staff – Joe Reynolds to come to a future meeting. Members also asked if the Town has a capital plan that addresses the municipal buildings.

Project Updates: Middle Street Acquisition – Christine reported the property was conveyed to the Town from the Grossman's with no issues – the Environmental Assessment (21E) showed no contamination and the tax issue was resolved.

Union School/American Legion - Christine reported the bids for construction were opened last Wednesday and there were 4 proposals – the lowest bid was approx. 1.9m the base bid and approx. \$300K total for the 2 add alternates. Since the lowest base bid even without the add alternates exceed the appropriation funding is not available to sign a contract and we must cancel the project. The Mayor and staff will have to reconsider what possibly can be done to help restore the building. At issue is the handicap accessibility – if work on a building exceeds 30% of the assessed value than the entire building has to be brought into compliance. Staff will keep the committee informed on what is the outcome.

Daughraty Gym, Elm Street Cemetery and the school projects will be discussed at the next meeting.

Gallivan House and Conservation Restriction – there was no update.

Administrative: Christine reported that accounting provided the monthly financials and she submitted the CP-3 form by the deadline of 9/15 for the approved projects over the last year. Ron Frazier **MOTION** to approve the minutes of 6/4/18, seconded by Marta Googins – Unanimously voted.

The chair asked members if they liked the 5pm start time and if it should be continued for future meetings – members were in agreement.

Respectfully submitted,

Christine Stickney, Director