

Braintree Community Preservation Committee
Minutes
October 15, 2018
Fletcher Hall – Town Hall

Present: Dr. Peter Kurzberg, Chair Ron Frazier Darryl Mikami
Maria Bonfiglioli Marta Googins

Absent: Mark Preziosi, Vice-Chair and Diane Francis

Staff: Derek Manning (arrive at 5:25pm) & Christine Stickney – PCD Department

The Chairman convened the meeting at 5:00 PM with a roll call vote of all members present.

Old Business: ***Universal Accessibility Project Old Thayer Library & Town Hall.*** Christine updated the members of discussions with the Mayor and Chief of Staff re: moving forward – the green mall will be put on hold at this time and the proposal will focus on just installation of a lift at Town Hall and the original proposal for an addition with internal lift for Old Thayer Library (OTL). Marta Googins asked about the ramp proposal. Christine explained that for Old Thayer Library the Town had pursued a variance from the MAAB for only one entrance to be universally accessible which is proposed at the rear. The Historical Commission and the architect had looked at a designed ramp that was in the front of OTL and along the side – to install would have severely changed the historic nature of the building hence the MAAB variance. As to the Town Hall, the BHC felt the same; however no variance has been applied for to MAAB. Dr. Kurzberg asked about the OTL interior as to what is planned and who will be doing the work. Christine responded her office will not be involved in the interior she anticipates municipal facilities however the work is subject to a National Register Preservation Restriction. All work must comply with the restriction. Christine commented that originally \$75,000 was appropriated from CPC for the architectural design of the addition and some funds had been used to sketch the mall proposal and to date there should be around \$65,000 +/- . She will check on the figure for the next meeting.

Project Update: ***Smelt Brook Restoration Grant/Planning & Analysis.*** Christine reported that we are waiting for the Town Council action – tentative schedule to be referred to Ways and Means on 11/7 and full Council action later in November. Weymouth Town Council has made their appropriation for their portion – Mike Richardi has been keeping us informed. Ron Frazier asked about the recent Middle Street Acquisition where it stands. Christine informed members that the PCD department had submitted a request for \$100k in the Capital Budget. Maria Bonfiglioli asked what the plan is and Ron Frazier added his concern with access from Middle Street. Christine explained the 100k is for design and engineering from Middle Street since that is the only area we have frontage to the lot – there will be issues particularly with the topography and that is why we will have engineering services. We will also be watching for any trail grants available to begin that aspect of the site as well.

New Business: ***Elm Street Cemetery Topper fence.*** Derek discussed with the members the possibility of pursuing the “topper fence” now that most of the work is completed and/or underway. He explained that after the bids were awarded there remained funds still in the appropriation because the bids came in lower than the architects estimate. The remaining funds he believes is sufficient to put out solicitation for the topper fence and would like to get that done. Since it was originally part of the first proposal on which the appropriation was made we do not need to go back to Council – just put out for solicitation or the requirements of procurement. Some members couldn’t remember what it looked like – Derek provided a sketch from the architect in the original assessment. Darryl Mikami asked what is

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the fence material? – iron or steel on the topper - Steel according to Derek. Marta Googins questioned how many linear feet and Derek didn't have the exact measurement but estimated 800-900 feet. Members agreed to have Derek moved forward with the solicitation. Ron Frazier asked about the status of the ornamental fence. Derek reported that next Friday he and the architect are doing a walk through at the site on the wall and going to DeAngelis to see the fence and talk with them. He explained the ornamental fence has had problems with the galvanizing sticking because of a "rope" design. Derek will send an email to members of the site visit and his discussions with DeAngelis.

Project Update (cont.): **Daughraty Gym** – Derek commented RFP/RFQ went out 10/3 to the public. There was a pre-bid site visit on 10/12 – 6 companies attended and about 22 have taken a bid out. The bids are due on 10/31/18. Derek spoke of the different areas covered with the RFP and that it is basically the specifications upon which work would be accomplished in the next steps. Maria Bonfiglioli questioned the current safety of the building and with the roof leaking the wood floor and rubber membrane is in jeopardy of further issues. Derek noted one of the goals is to put in a new wood floor.

Flaherty and Morrison Outdoor Classroom – Derek reported that the Flaherty Gaga pit is done and showed pictures to the members. As to the Morrison School the engineers total cost came in too high and they are in discussions to see if the scope and price can be modified. The PCD is assisting with environmental flagging – working with the school department re: plumbing materials and Kristin Zechello has left employment with the Town so we will consult with Inspectional services on the universal accessibility. Unlikely any work will start this fall perhaps in the Spring.

Gallivan House and Conservation Restrictions – nothing new to report

Administrative Matters: There was a discussion of potential **staff development** to allow Derek to attend procurement classes – Ron Frazier questioned the need given the Town since there is a procurement office – staff agreed and there are 2 people that do it for the entire Town and the schools. It would be helpful to our office to avoid pitfalls and expedite projects – the IG course is three days at a cost of \$595 Maria Bonfiglioli asked how many hours a week Derek works and he answered 20 hours. After a bit more discussion, Darryl Mikami **MOTION** to approve \$595 out of administrative funds for Derek to attend the procurement class, seconded by Ron Frazier – unanimously voted.

The 2019 **annual meeting schedule** was put forward for the members to review – consensus was it was fine to schedule and reserve the rooms. Dr. Kurzberg asked members about the start time previously 7pm but recently it had been 5pm – members were asked if 5pm was good for the next year and there was no objection expressed by members.

Monthly financial report – members reviewed the report and had questions about the incoming revenue from the state in addition to concerns about the report and what different items meant. Christine suggested that perhaps the finance department could come to a future meeting to discuss how the whole revenue situation local and state share. Marta Googins left the meeting at 6:10pm

Ron Frazier **MOTION** to approve the minutes of 9/17/18 seconded by Maria Bonfiglioli – vote (4:0)

Ron Frazier **MOTION** to adjourn the meeting seconded by Maria Bonfiglioli – vote (4:0)

Meeting adjourned at 6:15pm

Respectfully submitted, Christine Stickney, Planning Director