

Braintree Community Preservation Committee
Minutes

November 8, 2010
Thayer Public Library

Present: Anne Murphy (Chair) Michael Dorn Dick Fletcher
Linda Raiss (V-Chair) John Dennehy Darryl Mikami

Absent: Pat Flynn

Also present: Elizabeth Mees, Chair of the BHC and Al Varraso, BHC
Christine Stickney (arrives @7:55PM) Dir. Planning/Community Development

Meeting convened at 7:35 PM.

Historical Commission – Elizabeth Mees (Chair)

The CPC had asked for a representative from the Historical Commission to attend their meeting to discuss their funding request for Historical Inventory forms. Ms. Mees provided some background on the inventory done in 2002 by Electra Kane Tritsch who published the “Historic Resource” book. She noted there are a number of properties in need of documentation or which are eligible for the National Register. Documentation of historic properties and structures is an important effort that needs to be done before the properties are lost to demolition or revitalization. Linda Raiss questioned why when CPC funding was given in 2003 nothing ever happened. Ms. Mees noted at that time the Thayer Performing Arts project came forward and the Historical Commission was unable to seek a professional to do it. Today she noted that they have the Planning & Community Development Department assisting in many of their projects. John Dennehy noted that since the 1980s Town Meeting provided funding before the Community Preservation Act was adopted by the Town. John Dennehy questioned how the request was derived at with 2010 dollars. The Historical Commission needs to justify their estimate. Darryl Mikami asked what is considered an historic house. Elizabeth explained the Boston Society of Architects and MA Historical Commission have determined any structure of 50 years of age is historical. Discussion turned to various structures around Town that may fall into that category.

Dick Fletcher made the suggestion that the Historical Commission should think about what they want as far as an on-going program and what it may cost (initial cost and then annual) and include an electronic component so that the information on the inventory forms can be accessible to the public. Ms. Mees thanked the Committee and agreed to address their concerns and provide additional materials to the CPC.

Historical Commission/Veterans – Al Varraso

The CPC had asked for a representative from the Historical Commission to attend their meeting to discuss their funding request for the Union School/American Legion building. Christine provided some history on prior funding appropriated in 2006 [from the CPC administrative funds for that fiscal year]. Since the appropriation was not used, the funding reverted back to the CPA general fund. There is no longer funding set aside. Al Varraso showed some historical pictures of the building and described the work the American Legion has done over the years. Elizabeth

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Mees explained that the request seeks funding for architectural assessment with a program of priorities for the structure as funding becomes available. Darryl Mikami commented that there is competing interest for CPA funding for public buildings because many of our buildings have historic significance. We need to know what the future plan is and prioritize a plan. John Dennehy noted the lack of constituency for many municipal historic structures. Dick Fletcher commented historic preservation is a worthy criterion, but we need more information, i.e. what timeframe the building will be restored to and how it will be used. The assessment should provide this level of study and should be bid out for inclusion as a task. Members agreed more information is needed including a clear scope of work for the architectural assessment that includes a preservation element as time in history and a programmatic schedule of improvements. Christine noted some preliminary work had been done by a firm TBA. Linda Raiss noted that the Town had an issue with this firm with regards to the windows at Town Hall. Christine agreed to work with Al Varraso to obtain information for the Committee for discussion 12/13/10.

Town Council Update:

Christine noted that she, Dick Fletcher and Lauren Murphy were before the Council on 10/19/10 for the Housing Authority requests for CPA funding which were voted favorably. In addition, Paul Carr and Christine presented the East Braintree Mural request which also received Council approval.

Open Space Acquisition:

Members discussed again the Liberty Street/Oakden property on the market. Linda Raiss reported that the first lot sold for \$250,000 and there was no action on the second lot. Linda contacted three appraisers two of which provided estimates for an appraisal between \$300-\$350 and a third provided no response. John Dennehy MOTION to approve spending \$700 out of FY2011 administrative funds to pay for two appraisals for the lot fronting on Oakden, seconded by Mike Dorn. There was some discussion about whether initially the Committee should seek more than one appraisal. The Committee voted unanimously to go for two appraisals and will continue consideration of this property at a future meeting.

Other:

Due to late hour of the meeting, members did not address all items on the agenda. To be discussed at a future meeting:

- Discussion about affordable housing presentation on 9/20/10
- Discussion & vote re: past CPA projects – return remaining funds

Dick Fletcher provided members with an accounting spreadsheet that showed the CPA account to have \$3,000,000 to date. He wanted to check a few things out with the accountant but he feels his accounting is close.

Linda Raiss **MOTION** to adjourn the meeting, seconded by Darryl Mikami – Unanimously voted. The meeting adjourned at 8:55PM.

Respectfully submitted - Christine Stickney