

Braintree Community Preservation Committee
Minutes

June 20, 2011

Johnson Chambers – Town Hall

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

Absent: Pat Flynn

Also present: See under each presentation – attendees for projects & sign in sheet.
Christine Stickney, Director, Planning & Community Development

Union School/American Legion Building – Continued discussion from 4/11/11

Christine refreshed the committee on this project; originally they filed for funding in the fall of 2010 for an architectural assessment to be done on the building. Requests for quotes were solicited from 3 firms with only one answering – Strelakovsky Architecture (\$16K). During this time period the building's roof began to leak during rain events over the winter and Mr. Varraso returned to the CPC to see if something could be done to replace the roof to prevent any further water damage to the building. He obtained six quotes from roofing companies ranging from a high of \$26,000 to the low of \$11,900. Dick Fletcher asked Mr. Varraso about the roof and if replacement of what is there now will be problematic in the future for efforts to restore the historic character. Mr. Varraso responded that the oldest pictures available showed the roof as it appears today. Christine noted that the Historical Commission voted on 9/13/10 relative to its historical significance as the oldest municipal building and the first school house in the Town. She added that the Historical Commission has attempted to support projects such as roofs that attempt to secure the building from further deterioration and weather damage. Members looked at photographs previously submitted by Mr. Varraso. Mr. Mikami questioned the long range plans once the roof would be done and if the proponents plan to seek CPA funding for the entire restoration effort. Mr. Dennehy noted that the Braintree Historical Society can be of assistance as they were with the French House. Christine noted that at a previous meeting Liz Mees, chair of the historical commission and a historic preservation architect, felt since the structure was wood frame that it should be less costly than buildings of other construction materials. Linda Raiss asked about the lease arrangement with the Town and Mr. Varraso responded that the American Legion has taken care of the building since 1942. Mr. Varraso expressed his concern that the roof needs to be addressed first to protect the building. Ms. Raiss **MOTION** to recommend appropriating funding of up to \$12,000 based on the lowest estimate obtained to be expended from the historic reserve account under the direction of the Planning and Community Development Office, seconded by Mike Dorn – unanimously voted.

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All Souls Church - Continued discussion from 4/25/11

A number of members of the church attend (see sign in sheet at end of minutes) along with John Cobble and Bob Bloomberg who presented on behalf of the church. Christine summarized the events prior to this meeting and noted the documentation that has been submitted to the committee: a copy of specification sheets and pictures, letter dated 5/9/11 from Menders, Spence and Torrey and a letter dated 5/27/11 revised proposal from the All Souls. Mr. Bloomberg explained how they returned to the Historical Commission as directed and then sought out a historical preservation architect to provide guidance. He and John described the recommendations of the architect. Linda Raiss commented on their efforts to provide information and asked for clarification about the funding request amount. Mr. Mikami commented that this is a great building with a small congregation and questioned the future needs of the church noting their request was 12%-13% of the allocation the CPC receives. He added that the CPC is facing tough decisions on various applications to fund. John Cobble noted that future needs included the brick mortar work, stone work and painting and he agreed the church doesn't know how this will be funded but they will deal with it then. Bob Bloomberg added that they are progressing with the National Register and will be pursuing other funding sources. John Dennehy noted that he is glad to see private/public relationships forming to preserve historical buildings throughout the community and he also asked about the tower on the church and the proposal for the hatch. John Cobble noted that they will not be pursuing a hatch. Dick Fletcher noted his concern from the last meeting: if the church would be agreeable to a historic restriction to protect and preserve the character of the church. Linda Raiss asked members if there was any consideration for reducing the request to 75K and promote fundraising. Dick Fletcher commented that perhaps not with this request as they have more work to do than what they have requested. John Dennehy **MOTION** to recommend appropriation of \$82,511.00 from the historic reserve account conditional on the following 1) a historic restriction is placed on the title of the property and 2) a grant agreement between the Town and the church for the disbursement of funds to the church in three payments under the direction of the Planning and Community Development Office, seconded by Linda Raiss – unanimously voted. Following the vote, Dick Fletcher asked staff to have the restriction provided to the CPC prior to any signing for review and approval. All Souls representatives thanked the CPC.

First Congregational Church - Continued discussion from 4/25/11

Attending on behalf of the church was Rick Durham and Reverend Lee Ann Walt and explained that at their last meeting the CPC felt more information was needed. Members were given a copy of a revised application that took a different look as to the requested funding coming from historical and open space under the Act. Mr. Durham spoke of a meeting with the Mayor relative to a lease of property from the church for \$1 to allow for the park. Using the materials submitted Mr. Durham went through the goals and criteria of both open space and historical as they related to the project. He noted in 1964 that the General Court (house and senate) had recognized the property as historically significant. Mr. Durham explained that a member of the congregation had put together CBI's estimates

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for different options for the proposed park. John Dennehy spoke to his participation as a point person for this application and he feels it fits under historical and recreation for funding. Citing the highland playground proposal, Mr. Dennehy pointed out that the Town has - between acquisition and playground equipment - spent close to a half million dollars. He feels this project is certainly worthy of consideration given the efforts for the Elm Street cemetery. He went on to state the congregational church project defines the spirit of the CPA to preserve historic real estate. Braintree Square is lacking park area and this project will add something to the community. Anne Murphy commented that she like the proposal but was struggling with some of the aspects of the estimated cost like the 20% contingency which is very high and she questioned if having the estimate prepared by a member of the church may be a conflict of interest. Anne stated she would be interested in seeing estimates from others not affiliated with the church. Mike Dorn commented he too like the proposal but had concerns with the price. Dick Fletcher asked about the maintenance of the park if the Town leases it from the church and Mr. Durham stated the Town would have to maintain it. Linda Raiss expressed reservation on voting tonight and felt it is the applicant's responsibility to have one proposal before the CPC rather than options. Darryl Mikami asked why the flagpole is being moved and Mr. Durham responded it is in the way of the path. Darryl commented further if Mr. Durham had inquired with a landscaping company like Mento's, Skinner Outlook to provide estimates. It seems to be a lot of money for what is essentially landscaping and site work. Mr. Durham noted that drainage is involved and the historical kiosk. Mr. Fletcher commented that at the last meeting he raised the issue of eligibility under the historic funding noting the CPA reference to real estate which he noted was his opinion. He also complimented the applicant on their reconsideration of funding under the option of open space. Mr. Durham responded that there is historical significance of this property because it was the location of the second meeting house in Braintree where John Adams made his speech before the Town was split in 1793. It was agreed Mr. Durham would return to the August 8th meeting with additional estimates for the CPC.

New & Old Business: Christine informed the members of pending items awaiting the Council awaiting their action. She added that the Historical Commission had voted the Town Clerk's project historically significant on 11/1/10 and that in addition to CPA funding a capital request was recently approved by the Council as part of the budget process. Christine informed members of the Old Thayer Library receiving a \$45K award from the Mass Historical Commission and the local historic commission will be coming at the next meeting to discuss further. The Highland School is underway and Christine informed members a sign noting it is a CPA project is to be erected with all members names on it along with the school committee. Members expressed their dissatisfaction with having their names on any signage. Linda Raiss **MOTION** to establish a committee policy that only verbiage "a CPA funded project" be used on any future project signage, seconded by Mr. Dennehy – unanimously voted.

Members also discussed having appropriated projects provide a quarterly report on their progress – a simple half page summary should be sought by staff from the project proponents.

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Members discussed updating the application packet and agreed that Dick Fletcher would review and come with suggestions at an upcoming meeting. Linda Raiss discussed the past policy regarding application review by which subcommittees would review applications for completeness. Members discussed the differences today under the new administration. Anne Murphy stated she relies on everyone's input at the meeting about projects. Christine noted that the application requires proponents to meet with staff and many bypass this requirement and just file. Dick Fletcher **MOTION** that if an application is submitted for an upcoming deadline and they have not met with staff that it should not even come before the committee until such time the applicant has met with staff, seconded by Mike Dorn – unanimously voted.

Other: Anne Murphy discussed with the CPC rotating the chair position with very little response from members. Then she asked Linda Raiss about co-chairing and when Linda travels then Anne would Chair. Mike Dorn **MOTION** to elect Linda Raiss as Chair for FY12 and Anne as vice chair, seconded by John Dennehy – unanimous vote.

Administrative Matters:

Mike Dorn **MOTION** to accept the minutes of 4/11/11 as amended, seconded by Linda Raiss – unanimously voted. Mr. Dennehy asked that the minutes of 4/25/11 be tabled until the next meeting.

Members discussed the summer meeting schedule and agreed to meet on only August 8, 2011 and resume the normal schedule in September.

Monthly Finance Report – Members were provided with a balance sheet as to the cash flow. Anne Murphy noted a substantial difference in a previous balance report of March 2011 to the one provided tonight under the “CPA surcharge receivables”. Members agreed further information is needed from accounting to understand these sheets, Dick and Linda agreed to meet with the Town Accountant before the next meeting.

Members were also provided with a spreadsheet of the current projects appropriated and their balances. Christine also noted an email from the accounting office relative to a Thayer/French House project that overdrew funds in 2007 that needs to be addressed. Members suggested that she contact the Braintree Historical Society and notify them of the issue and ask how they plan to address it.

Mike Dorn **MOTION** to adjourn the meeting, seconded by Darryl Mikami – unanimously voted. The meeting adjourned at 9:35 PM

Respectfully submitted

Christine Stickney

COMMUNITY PRESERVATION COMMITTEE

SIGN IN SHEET FOR 6/20/11

Please print

Name	Address
Rick DORHAM	FIRST CONGREGATIONAL CHURCH
Joe Maloney, vice chair	All Souls church Board of Trustees
Dave A. House	" " "
Mary Mitchell, Chair, Board of Trustees	ASC
Margie Kearns	all souls church
Mark G. Sullivan	" " " Finance Ct
Robert Bloomberg	" " "
John C. ...	" " "
TOM Kearns	ASC