

Braintree Community Preservation Committee  
Minutes  
April 9, 2012

Present: Anne Murphy (V-Chair) Darryl Mikami  
John Dennehy Dick Fletcher (7:50 PM)  
Paul Machado

Absent: Linda Raiss (Chair) & Patrick Flynn

Also Present: Christine Stickney, Director Planning and Community Development

Meeting convened at 7:37 PM in Johnson Chambers at Braintree Town Hall

**New member:**

Anne Murphy introduced Paul Machado from Parks and Recreation as their new designee replacing Mike Dorn on the CPA Committee. Anne noted Paul's extensive background with various committees and organizations throughout Town. In addition, Anne recognized Mike Dorn for his dedication and service to the committee noting he will be missed. Anne provided Paul with a brief summary of the committee, their responsibilities and recent actions.

Meeting with Peter Morin – tabled due to another appointment Peter was running late.

**First Congregational Church Update (J. Dennehy)**

John reported that Rick Durham had contacted him to begin the project and John checked with Carolyn and Christine as to the Church's desire to begin. Rick was reminded that they were supposed to contact Carolyn, Town Solicitor to work through the issue of a lease. Rick reached out to Carolyn about this and in the end it was agreed to forgo the lease in place of a "Memorandum of Agreement" (MOA) – copies of the draft were provided to CPC members. Darryl Mikami questioned if there was a term to the agreement – Christine noted this is an agreement between the DPW and the Church and if the CPA were to approve it would have the a CPA grant agreement and a CPA restriction that would have to be recorded against the property title separate from the MOA with DPW. Paul Machado suggested the MOA include language relative to the successors to the property be added. John Dennehy noted the Church is aware they need both the CPA recommendation and the Town Council action before funds would be available however they would like to begin as soon as possible. It was agreed Mr. Durham would attend the next meeting on May 14, 2012 to have the CPA vote on this matter.

**Union School/American Legion:**

Christine reported that the roof on the Union School was completed and that there was a change order of \$500 due to ridge boards that needed to be replaced because of rot and other boards with the small roof to the back. The Contractor was paid the \$27,000.00 and now she is requesting CPA approval for an additional \$500. Dick Fletcher **MOTION** to recommend appropriation of an additional \$500.00 from the budgeted reserve account for the outstanding invoices for the Union School roof project, seconded by John Dennehy – unanimously voted.

Page 2  
CPC Minutes 4/9/12

**Appraisals:**

Christine reported that three firms were solicited for appraisal quotes for the project discussed with the committee at the last meeting – all around 9800 – Mark Tyburski Appraisals were chosen to perform the appraisal – she will keep the board updated.

**Update on CPA projects:**

Two update reports were provided to members from the Braintree Housing Authority (BHA) relative to ADA improvements at Roosevelt St. and project at Heritage Lane. Christine noted that the BHA Director had submitted these back in January but due to an oversight staff had neglected to provide them to the members. Anne Murphy questioned the report relative to no funds being expended with the Heritage Land project. Dick Fletcher noted that the Housing Authorities now have to wait for a lump sum amount from the state that requires their capital projects to be programmed out in the fiscal year and they are waiting for the new fiscal year to commence the project. He will talk with Lauren to get more details.

**All Souls Church** – Christine reported as of today another version of the historical restriction has gone back to the Church for review and hopefully endorsement. Christine also reported that the Town Council will be taking up in the near future the additional funding for the snow guards (approximately \$4,410.00). Christine asked members if they would consider if this comes back endorsed and the Historical Commission and the Town Council endorse, would the CPA committee consider releasing the additional funding being held and hold the current funding request until such time the All Souls church would record the deed restriction. Christine noted that the Mass Historical Commission may delay this recording for some time and rather than hold the larger amount the smaller amount. Members collectively agreed to consideration of this but suggested they wait to see if they return the restriction endorsed.

**Daugherty Gym**

The matter had been previously passed over earlier in the meeting until the arrival of Peter Morin, Chief of Staff/Operations. Christine provided members with a copy of two past Town Meeting articles in 2005 and 2006 for CPA funding of the Gym (roof and master plan). Peter explained the Town's intention to move the BEMA operation center to the lower level of the gym and work to accommodate this move will be necessary. At the same time the Town hopes to make improvements to the gym floor, front doors, windows and finally the ceiling tiles. Peter noted the tiles will involve asbestos removal however Peter felt the water stains result from original leaks and ice dams since the roof was replaced. Peter noted the gym is the most "used" gym in the Town citing Saturdays from 7am to 9pm basketball games are played. Dick Fletcher commented the new roof was a restoration project that stabilized the building and was warranted with funding under the historic resources funding of CPA. Dick noted that his recollection was that the funds partially utilized for the Master Plan were not utilized in the best capacity for the master plan. Dick felt the ceiling tiles were not part of the roof restoration however there may be work to be done such as the windows, doors and/or ADA accessibility may be eligible for funding under the historic resources and urged Peter to re-apply for that work. Christine questioned if the past funds could be utilized for a historical assessment of doors, windows and ADA accessibility to prepare a funding request and members concurred that would be in the scope of the original article. Peter thanked the committee and will work with Christine for work being considered.

Page 3  
CPC Minutes 4/9/12

**CPA Applications**

Christine noted handouts were provided to each member in addition to the electronic transmissions. The only application not provided was the Central Fire Station – the Fire Chief has tabled this until the Fall application round. Christine asked members to consider when they would like to have these applications before them in the future meetings. Members agreed to have at their May meeting, the Braintree Historical Society application for the Gallivan House, the Monatiquot Riverwalk and the Braintree Housing Authority feasibility study. Members agreed for the June meeting to have the Old Thayer Library and the Union School. All applicants will be notified of their appropriate dates to appear before the Committee and be informed they will have 15-20 minutes.

**Monthly Finance Report**

Members were provided a handout from Mark Lin, the Town Accountant of the monthly finances. Dick Fletcher explained for the benefit of Paul Machado the new member how the finances work with the CPA act.

Darryl Mikami **MOTION** to adjourn the meeting, seconded by Paul Machado – unanimously voted.

Meeting adjourned at 9PM

Respectfully submitted

Christine Stickney, Director  
Planning and Community Development