

Braintree Historical Commission
Minutes

February 1, 2010
Thayer Public Library

Present: Elizabeth Mees (Chair) Kate Nedelman Herbst
Paul Carr Al Varraso
Ron Frazier

Also present: Christine Stickney, Director of Planning & Community Development.

Meeting convened at 7:00 PM

Minutes:

Ron Frazier noted a clarification on the joint minutes of 1/11/10 with the CPA – page 2 replace “updated survey” with “additional survey work”. He also informed members that the Bestick house mention has no historical value since it was stripped of the original construction both internally and externally.

Kate Nedelman Herbst **MOTION** to accept the joint minutes of 1/11/10 as amended, seconded by Paul Carr– unanimously voted.

Kate Nedelman Herbst **MOTION** to accept and combine the minutes of the BHC meeting with the joint meeting of 1/11/09, seconded by Paul Carr – unanimously voted.

Kate Nedelman Herbst **MOTION** to accept the minutes of 1/13/10, seconded by Al Varraso – unanimously voted.

Sustainable Review Bylaw:

Members were emailed the original version from Kate Nedelman Herbst and provided at the meeting with a marked up copy from Christine Stickney that made minor changes. Christine reviewed her changes such as bylaw was replaced with ordinance, changes to the process of the hearing and notification and clarification on application. Ron Frazier asked that in the first section relative to purpose that language be added “documenting”. He stressed the importance of historical information before a structure has been demolished.

Members discussed the issue of application and the building permit application. It was agreed that there would be a separate BHC application for submission under the proposed bylaw. Members also discussed the elimination of the fine for non-compliance given that the Town already has a process of non-criminal disposition relative to zoning and code compliance items. Members also discussed the elimination of verbiage relative to a list of significant buildings subject to the ordinance.

Members agreed to request to go before the Planning Board to introduce the proposed ordinance on 4/13/10. Paul Carr questioned who would sponsor the article and Christine

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reviewed who can submit ordinances and explained the process of the hearing with the Planning Board will follow. Members agreed that the Mayor should be informed first before meeting with the Planning Board and asked that he be invited to the March 1, 2010 meeting. Members discussed presentation of the ordinance and strategies prior that were not successful. Elizabeth Mees will provide a map of the structures lost to demolition in the Town for the discussion, she has compiled a list.

CPA Applications:

Christine noted the 3/1/10 deadline approaching for submission of applications for funding. Al Varraso mentioned that we should seek additional funding for the Elm Street Cemetery project (\$22,000.00 original). Kate Nedelman Herbst **MOTION** to submit an application to the CPA for additional funding of \$3,000.00 for the Elm Street Cemetery project, seconded by Ron Frazier – unanimously voted. Christine noted that she has heard of two other potential projects regarding historical funds; tapestry project and Town Clerk for conservation of historic documents.

Ron Frazier questioned the original town meeting appropriation of CPA funds for additional inventory work (\$10K). Christine was not sure of the status of the funds but would look into it. If the Mayor had recommended return of the funding, members agreed a new CPA request should be submitted. Ron Frazier **MOTION** that the BHC submit a CPA application for \$10,000.00 for the purpose of continuing the work of the historical inventory survey, seconded by Al Varraso – unanimously voted.

Updates:

Gallivan residence – Christine reported she is having difficulty locating the preliminary study originally done for the center district. Chris Skelly had advised that the same process used to create the district must be followed to enlarge the district. The preliminary study is needed for the MHC approval to begin the public hearing. Members suggested that Carl Johnson may know of the study. Paul Carr stressed the urgency of incorporating Gallivan residence.

Old Thayer Library – Christine shared a draft RFQ/RFP for the consultant services that she would like to advertise within the next week or so. She informed the members it has a mandatory meeting and walk through of 2/23 and members are welcome to attend. Elizabeth Mees noted that no discussion should take place at the walk through to avoid any potential contest later on. All questions should be submitted in writing and answers will be provided to all responders. Elizabeth also suggested that the list of architects on the MHC site should be sent the proposal. Paul Carr questioned how we can be submitting something with out knowing the use of the building. Discussion pursued as to the role of the BHC in determining the use and it was agreed this would be discussed with the Mayor at the March meeting.

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Elm Street Cemetery – Christine reported that after talking with the Town Solicitor a contract must be done for working with Ms. Donahue. Christine acknowledges due to work load she has been unable to get to this but will try to shortly.

All Souls Church – Christine provide a packet of materials for the 3/1/10 meeting of the church provided by members seeks a historical listing with MHC. They will be coming to the March meeting for discussions with the BHC. Ron Frazier noted that other properties in that area should be part of a district or seek inventory. Kate Nedelman Herbst noted a previous discussion about this same issue and that we had invited the members of All Souls to come in and discuss it. Ron recommended that staff outreach to the Elks and the owner of the residence to right of the church to consider having their properties inventoried. Al Varraso mentioned plans under consideration with the Elks building and Paul Carr noted that it is only a matter of time other buildings like the Knights of Columbus etc. will be considering major renovations.

Certificate of Appropriateness:

Elizabeth Mees had found an application and copies were shared with the other members. Christine would like to post it on the web under the BHC page but wanted to know if members had any changes they wanted on it. None were provided.

Meeting adjourned at 8:20PM

The next meeting is March 1, 2010.

Respectfully submitted,

Christine Stickney, Director
Planning and Community Development