

Braintree Historical Commission

Minutes

October 4, 2010

Thayer Public Library

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

Also present: Mayor Joseph C. Sullivan
Christine Stickney, Director of Planning & Community Development.

Meeting convened at 7:00 PM

Administrative:

Paul Carr **MOTION** to accept the minutes of 9/13/10 seconded Kate Nedelman Herbst – unanimous voted.

Old Thayer Library:

Christine reported that three firms were contacted and two responded with estimates. MacLeod Consulting estimated \$5600 (with additional \$560 if needed for presentation) and Aberjona Engineering estimate was \$1600. Elizabeth Mees noted that the details of tasks in both estimates do not match and suggested we may not have been clear on what we need and perhaps we should send out a detailed outline of the tasks and request that an amount is given for each task. Ron Frazier **MOTION** to give the chair authorization to work with staff to outline the necessary tasks for an equal comparison of both price estimates and then it be sent out to the two firms for their response, seconded by Al Varraso – unanimously voted Members also discussed the use of the first floor of the Old Thayer Library and if the Mayor has made a final determinant as to what it will be used for – Christine noted that nothing appears to have changed it is community/municipal meeting space. Paul Carr noted the handicap accessibility is the major issue and an elevator or ramp will be needed. Elizabeth Mees added that in addition to the access issue there is also the issue of handicap accessible restrooms. She noted the new building code will be applicable and we will need to see how a place of assembly is addressed but Bargman and Hendrie will review.

Mayor Sullivan

Mayor Sullivan stopped by the meeting to talk with members and thanked the Historical Commission for all their hard work with the Old Thayer Library. He acknowledged that he has been thinking about the use and agrees with a place of assembly but he also mentioned perhaps artist space – a “place of creativity” and the efforts of the Farmers Market. Discussion turned to the needs of artists with sinks and use of paints etc. and that it may not be the best use for the building. The Mayor did dismiss rumors that have been floating around that it would be his office. In addition he discussed briefly the overall space needs for meetings and plans for the Town Hall and Noah Torrey School. Elizabeth Mees noted the public forum held last year spoke to meeting space and the

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need in the community. Paul Carr asked about an addition to the building and Mayor Sullivan responded he has no objection may be best place for items like HVAC, plumbing etc. Paul Carr question the demolition of the mezzanine and how that would occur and the Mayor noted it would be done in house. Elizabeth Mees expressed her opinion that it is important the whole use be tied to the site in general. Mayor Sullivan noted that once the last portion of the mall is completed everything will tie together nicely and the farmer's market will compliment on-going activities. Mayor Sullivan urged the commission to continue with their work and thanked members for their time before leaving the meeting at 7:30 PM. Members sketched some possibilities at the rear of the building and agreed to ask Bargman and Hendrie to look at it and Elizabeth Mees suggested that they look at Thayer Academy.

Regional Workshop – C. Skelly

Members looked at their calendars and decided on January 24, 2011 for the regional workshop. Christine will confirm with Chris Skelly and reserve the auditorium through the Mayor's office.

Local Historic District:

Christine reported that the Town has found a "peer" Mr. Alexander MacMillan from Hingham who will work on the district amendment for the Gallivan House. The contract will be forthcoming. Ron Frazier noted another person from Dedham if Mr. MacMillan changes his mind. Christine noted the funding is until 6/30/2011.

Elm Street Cemetery

Ron Frazier feels that a map should exist for the plot layouts and suggests that the consultant check with the Historical Society.

On-line Historical Survey

Christine will report on this next month

Sustainable Review Ordinance:

Members reviewed the draft proposal forwarded to them. Ron Frazier suggested the opening sentence under purpose be changed and **MOTIONED** to add "documenting & where possible preserving & protecting significant buildings" seconded by Paul Carr – unanimously voted. Other minor grammatical changes were added as well.

Ron Frazier **MOTION** to adjourn, seconded by Paul Carr – unanimously voted – the meeting adjourned at 8:02PM

Respectfully submitted jointly

Kate Needleman Herbst and Christine Stickney