

Braintree Historical Commission
Minutes
January 6, 2014
Johnson Chambers – Braintree Town Hall

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

Also Present: Christine Stickney, Director of Planning and Community Development

Meeting convened at 7:02 PM

New Business:

Civil War Statute: Christine informed the BHC of a technicality brought to her attention from the CPA committee relative to the need for a vote from the Commission to deem the statute historically significant in order to meet the requirements of the CPA law. The fact the statute is located in the historical district only met a local requirement for the project and not a state requirement. Ron Frazier **MOTION** to deem the civil war statute located in Monument Mall historically significant, seconded by Kate Nedelman Herbst – unanimously voted.

Community Preservation Applications: Christine reminded the Commission that March 3, 2014 is the deadline for submission of applications for CPA funding. Al Varraso asked about the status of the Union School architectural assessment. Christine acknowledge the application from last year has not been given attention to staff she will speak with the CPA Chair and try to move it forward. Ron Frazier asked about Elm Street Cemetery. Christine noted she has been working with the Procurement office and Town Solicitor to review the best way to put the Invitation for Bid out to gain an idea of the cost of the project for the CPA application – The project will be put out for the whole 261 stones with the base bid priority 1 and 2; an add alternate for priority 3 will be included as well. Christine hopes to have this finalized for the beginning of February.

Departure of Town Solicitor: Christine updated the members that Carolyn Murray will be departing on January 17th for a new position with Kopelman and Paige. Christine said this will be a big loss for the Town and will delay items that have been awaiting review. Kate Nedelman Herbst mentioned the sustainable delay bylaw and we need to make it a priority with whoever is here. Elizabeth Mees suggested a daytime meeting again with Mayor Sullivan to bring his attention to a few items. Christine will coordinate a meeting and let members know. Ron Frazier commented he has been trying to access the old home on Commercial Street to take pictures of the structure before demolition and if this bylaw was enacted it would at least give the BHC time to take pictures for documentation. Christine said that the Planning Board has a permit with the developer and she will reach out to him to connect. Paul Carr asked if the Planning & Community Development Office had heard of any intentions with the existing CVS in South Braintree Square with the new one on Church Street being built. Christine reported at the public hearing that they mentioned the Quincy location down the street is scheduled to be closed.

Letter of Support AAB Variance: Christine explained the delay in the current solicitation for the windows and doors has resulted because the work completed to date has exceeded the 30% assessed value of the building requiring complete conformance with universal accessibility. BH+A has been working with a code compliance agency for submission a variance – the hope is to submit something for the end of this

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week that will at least allow us to move forward with Phase II. The Commission agreed to send a letter of support for the variance to allow the restoration efforts to continue. Elizabeth said she would work with Christine to get something drafted. Elizabeth commented on the assessed value and wondered why so low for both buildings – she suggested a discussion with the Assessors as to when work is completed is this taken into consideration on the value. Christine will ask and let the BHC know there response.

Old Business:

Update on the Historic Inventory Project: Christine provided members with a handout of an email from Kathleen Broomer, the Town's consultant, dated 12/20/13 providing were the project stood. The email also asked the BHC if they wanted to see each Inventory Form prior to finalization. Ron Frazier expressed his interest to review and Elizabeth Mees as well – it was agreed to respond yes to Kathleen and have them sent to Christine who will print and distribute to members. Christine suggests getting them as we go to avoid a large review at the end before the March meeting.

Adams Park: Ron Frazier commented on the CPA process and that it was approved.

Elm Street Cemetery Update: Christine suggested a CPA application needs to be done and then we can do an Invitation for Bid (IFB) she felt was the best way to go given the type of work. Members concurred.

Administrative:

Ron Frazier **MOTION** to accept the minutes of 10/7/13, seconded by Kate Nedelman Herbst – unanimously voted.

Discussion on meeting with the Mayor – Elizabeth and Kate – Fridays preferred to see where certain items stand as to review and approval by the Town Solicitor. Elizabeth will keep members up to date.

Ron Frazier **MOTION** to adjourn the meeting, seconded by Kate Nedelman Herbst – unanimously voted.
Meeting adjourned at 7:55 PM

Respectfully submitted,
Christine Stickney, Director of Planning and Community Development