

**Braintree Community Preservation Committee
Minutes
December 9, 2013
Marinelli Reading Room – Thayer Public Library**

Present: Linda Raiss (Chair) Dick Fletcher Paul Machado
Anne Murphy (V-Chair) Darryl Mikami (one vacancy)

Absent: Pat Flynn

Also Present: Christine Stickney, Director Planning & Community Development

Meeting convened at 7:30PM

New Business:

Open Space Restriction on CPA parcels: Kelly Phelan, Conservation Administrator, attended the meeting for a discussion of the four parcels acquired with CPC funds which still do not have Conservation Restrictions as is required by the CPA Act – she provided a handout to the members and explained that a few years back the CPC discussed this issue, but with the governmental transition the discussion was not continued. Presently there is one CPC parcel that is monitored by the Wildlands Trust who was paid a one-time stipend of \$7,000 for perpetual monitoring. Linda Raiss asked Kelly to list the three parcels in question: 165 Pond Street, Franklin Street, Cedar Swamp. Kelly informed members that the CPC had asked her to approach Pond Meadow Park to ask that they consider becoming a monitoring agent. In response they proposed a one-time stipend of \$6,000 to monitor the three parcels in perpetuity. Dick Fletcher felt that the monitoring was a “nominal thing” that should be done pro bono given that Braintree contributes to the annual Pond Meadow District budget. Further discussion among members include: how the fee was derived, what the monitoring actually entails and where the one-time stipend would go (i.e. maintenance or separate account). Anne Murphy **MOTION** to table the discussion for later in the evening when Ranger Sean Cleaves would be present, seconded by Paul Machado – unanimously voted. (See additional discussion below.)

Community Preservation Coalition: Christine provided members with an email from Stuart Saginor and an article from the Department of Revenue regarding the recent additional funds provided to communities as a result of the legislative funding with surplus revenue. The CPA Coalition would like member communities to embark on a public outreach program with their local officials to support additional funding for the upcoming fiscal year. Members agreed to send a letter to our legislators and asked staff to draft a letter for the January meeting. Linda Raiss suggested that the Mayor’s office be asked as well to send a letter.

Discussion on Public Outreach: This matter will be continued to January

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Application - Pond Meadow Park Bike Trail

Present for the discussion were Sean Cleaves (Ranger), Mike Richardi and James Lockhead (both Commissioners on the Weymouth-Braintree Regional Recreation- Conservation District a/k/a “Pond Meadow” Park)

Before discussion of the two applications before the Committee, members wished to discuss the *Conservation Restriction* issue with the Pond Meadow representatives. Linda Raiss summarized the prior discussion and asked if Pond Meadow would ever consider pro bono monitoring. Dick Fletcher provided his opinion that the land is owned by the Town for conservation purposes and to ensure it stays conservation land is not a big job. He feels that the monitoring should be a service that Pond Meadow provides to the Town. Sean Cleaves explained that they came up with the figure of \$6,000 [\$2,000 per parcel]s because Weymouth officials proposed that amount for Pond Meadow to perform the same services to their town.

Paul Machado asked about where the funds go and Sean replied they would establish a special account that could be used for equipment. Mike Richardi added the annual monitoring is mostly for encroachment on to the land from abutters. Christine commented that monitoring is for both encroachment by neighbors who expand yards or dump their landscaping clippings, etc. on the Town Land but also for ensuring a division of the Town doesn’t misuse the land, such as a DPW dumping the sand from their street sweepers on the property. The monitoring agent would watch for these, document and report their findings. If there is a Town issue the agent would work with Town and possibly the Department of Conservation Restriction (DCR). Dick Fletcher pointed out that the CR has language that indemnifies the monitor for any legal expenses incurred. After additional discussion, members agreed to inquire with Weymouth relative to their need for monitoring of their properties and compensating Pond Meadow. The Pond Meadow Commissioners said they would bring it before their Commission at their next meeting for discussion. The matter was continued to January meeting pending receipt of information.

The Bike Trail Projects: The total cost of the Trail rehabilitation for the section of the Bike Trail depicted on the map in the application is estimated at \$150,000.

Rehabilitation of 900’ of the existing Bike Trail: Sean Cleaves informed the members that Pond Meadow has submitted applications requesting funding from the CPCs of both Braintree and Weymouth to rehabilitate 900’ of the existing bike trail constructed over thirty years ago and which is in immediate need of restoration. They are requesting \$25,000 from each community.

Dick Fletcher **MOTION** to recommend to the Town Council an appropriation of \$25,000.00 from the Unreserved Fund for the purpose of rehabilitation of the Pond Meadow Bike Trail as described in the Pond Meadow application conditional on a signed CPA agreement and the Town of Weymouth approving their equivalent funding, seconded by Anne Murphy – unanimously voted.

Mike Richardi explained how Pond Meadow is seeking further funding through a grant application to the MA Division of Conservation Resources (DCR). The maximum award of \$100,000 is an 80%/20% (local match). This is a reimbursement program and if Pond Meadow is successful in being awarded the grant each Town would be reimbursed the \$50,000 they would have committed to the project. He explained

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that if Pond Meadow does not receive the grant only the 900' described above, the portion in the worst condition, would be restored.

Linda Raiss asked when the grants would be awarded [nine months from the February application]. Darryl Mikami asked why repairs have not been done on a regular basis over the 30 years since the trail was construction. He also asked if Pond Meadow has a capital improvement plan whereby they seek annual funding from each Town. James Lockhead responded that the Park is starting to look at these issues for future planning. Darryl added Pond Meadow is really popular with the Towns' residents and maybe this could be a kick start for a maintenance plan.

Dick Fletcher **MOTION** to recommend to the Town Council an appropriation of the \$50,000.00 from the Unreserved Fund for the purpose of rehabilitation of the Pond Meadow Bike Trail as described in the Pond Meadow application conditional on the following: the Town of Weymouth approving equivalent funding for the DCR grant application; once the project is complete the DCR reimbursement of \$50,000 be returned to the CPC Unreserved Fund account; a signed CPA Agreement, seconded by Anne Murphy – unanimously voted.

Representatives thanked the Committee and left the meeting. Christine will put together a Letter of Commitment for the funds that Pond Meadow can use in their grant application.

Gallivan House – Historic Preservation Linda Raiss reported she received a call from Blaine Banker, Treasurer of the Braintree Historical Society (BHS) informing her and the CPC that the BHS has entered into discussion with representatives of the Braintree Cooperative Bank regarding the possibility of taking out a mortgage on the French House in order to pay off the mortgage on the Gallivan House. This could allow for the BHS to repay funding appropriated for the roof restoration. Christine provided members with a copy of the email sent to the office on 12/8/13 providing more detail.

Administrative:

Linda Raiss informed members Mayor Sullivan has appointed Ron Frazier to the CPC as the Historic representative to replace John Dennehy. The Town Council needs to ratify and hopefully he will be at the next meeting in January.

Dick Fletcher **MOTION** to accept the fall meeting dates so that staff can make room reservations, seconded by Anne Murphy – unanimously voted.

Dick Fletcher **MOTION** to accept the minutes of 10/21/13, seconded by Anne Murphy – unanimously voted. The November minutes were held for the next meeting.

Anne Murphy **MOTION** to adjourn the meeting, seconded by Paul Machado – unanimously voted.
Meeting adjourned at 8:49PM

Respectfully submitted,

Christine Stickney, Director - Planning and Community Development