

Braintree Community Preservation Committee
Minutes
July 9, 2012

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

Absent: John Dennehy and Patrick Flynn

Also Present: Christine Stickney, Director Planning and Community Development
Elizabeth Mees – Chair – Braintree Historical Committee

Meeting convened at 7:32 PM

Reorganization: Linda Raiss noted it is that time of the year again to see if anyone is interested in taking the chair over – she noted that she has traveled a bit over the last year resulting in absences. Anne Murphy felt things have worked fine and **MOTION** to nominate Linda Raiss as Chair, seconded by Dick Fletcher – vote 4:0:1 (L. Raiss abstain). Dick Fletcher **MOTION** to nominate Anne Murphy as Vice-Chair seconded by Paul Machado – vote 4:0:1 (A. Murphy abstains).

Completed Projects:

Sunset Lake Drainage Improvements: Members were provided with a completion report from K. Phelan, Conservation Planner detailing the completion of the sunset lake project and the remaining balance is \$3,163.00 of unused funds. Dick Fletcher MOTION to recommend the return of the \$3,163.00 to the Unreserved CPA account as originally appropriated by Town Council as Order # 11-029A in 2011, seconded by Darryl Mikami – unanimously voted.

Daughraty Gym: Linda Raiss reported that \$43,900.00 remains in total however the CPA agreed to allow the use of the \$7,500.00 for a needs assessment at a previous meeting thereby leaving \$36,400.00 previously appropriated that should be returned. Paul Machado MOTION to recommend the return of the \$36,400.00 to the Historic CPA account as originally appropriated by Town Meeting in 2006 as STM Article # 11-G, seconded by Anne Murphy – unanimously voted.

Elm Street Cemetery: Christine Stickney reported this project is completed and there remains a balance of \$300.00. Dick Fletcher MOTION to recommend the return of \$300.00 to the historic CPA account originally appropriated by Town Council as Order #10-063 in 2010, seconded by Darryl Mikami - unanimously voted.

Highland Playground and Town Hall Mall were tabled to a future meeting.

Old Thayer Library (MPPF Grant): Elizabeth Mees was present with Christine to discuss how the Town did not receive the anticipated grant from MPPF. They wanted to return to the CPA to discuss moving forward with the Phase II project even without the grant since the CPA funds would cover the project. Dick Fletcher reviewed the minutes of 5/14/12 relative to the vote to recommend appropriation. Members agreed there were no restrictions other than reporting and therefore no action needed

however they appreciated Elizabeth returning to discuss the situation. Anne Murphy questioned Elizabeth and Christine as to how much CPA funds to date have been appropriated. Christine reported that Phase I had \$233,000.00 of CPA funds of which \$45,000.00 will be reimbursed from MHC and that is the work currently under way. She continued that Phase II (doors and windows) estimated project cost is around \$90,000.00 and CPA/Council appropriated \$116,000.00. Anne expressed her concern with the amount of CPA funds being expended just on the outside and still no definitive use as to the interior has been decided. Elizabeth Mees noted that initially there was an earmark for \$500,000.00 in place by Congressman Lynch but that was lost which required a reassessment of funding sources. Linda Raiss suggested that a discussion with the Mayor may be needed now that close to ¼ million dollars of CPA funds has been expended on the building urging him to seek other sources of funding for future phases. Darryl Mikami asked about how much more money is anticipated – Christine was unable to provide a monetary amount but explained there remains a third phase that deals with the ADA accessibility and the rear of the building. Linda reiterated her request that the BHC and the Mayor should consider alternative matching funding sources for Phase III.

Christine also updated the members on the change order for the south chimney that has to be replaced. Elizabeth explained to the members what happened with the bricks and mortar and why it was a public safety issue to be replaced to avoid it falling down.

Historic Preservation Restriction: Dick Fletcher discussed his requests with the restriction that will be needed for the Gallivan house that it includes the interior first floor; noting that the historical society presented the historical significance of the doctor's office and proposed museum. Discussion turned to the samples provided to the members for review. Christine noted that John Dennehy had requested this be an agenda item and she reminded members that a historical preservation to be used as a template was created by Kopelman and Paige for the CPA to use and that was given to the members. The All Souls Church made modifications to the "template" which has resulted in the current situation. Paul Machado commented on the provisions within the Hingham sample as worthy of some consideration but noted that mortgages, subordination and encumbrances are all items that need to be considering in the development of these restrictions. Anne Murphy expressed her reluctance to give applicants CPA funds unless the restrictions are in place. Linda Raiss expressed her opinion that we should "play hard ball" just give the applicants the template require it to be signed and submitted with the application. Christine questioned how this would work with the need to have Mass Historical Commission look and approve these perpetual restrictions? Darryl Mikami noted the lesson learned is that we have been too nice and accommodating. Anne commented that John had requested this discussion and he is not present we should talk again when he is here – Paul agreed to review the sample restrictions and the matter will be discussed at the next meeting.

CPA Application and Process: Members were provided copy of the amended CPC legislation that was released today that was signed by the Governor. Members also reviewed a memo from the Chair that provided some recommended changes which were agreed upon to be included and implemented. Reviewing page by page the CPC made the following changes to the current 8/8/11 application:

Page 1 – no change

Page 2 – bullets and following two paragraphs (Dick will modify per new legislation) – Under “submission... add “the” and change till to “until”.

Under #1 – rewrites “Applicants shall submit one application with an original signature and eight copies. In addition the applicant shall provide the application and all submitted materials in an electronic PDF format.

Under #2 – deletes funding replace with “submission”

Under #3 delete may replace with “shall” schedule a meeting – delete or replace with “and” site visit add “(if applicable)”

Page 3 – blank – delete page break

Page 4 – Under #4 – rewrite “The deadline for requests for funding recommendations is 3pM on the first business day of September and 3PM on the first business day in March”.

Change italicized to read *“Please note that satisfying all criteria does not guarantee that the CPC will recommend a proposal to the Town Council >>>>and will not be submitted to the CPC as completed????”*

Under Guidelines #1 Requests shall include an executive summary that provides background on the project proposal and includes and explanation of the statement of need in addition to a cost benefit explanation. The executive summary shall be accompanied with supporting documentation that includes; maps, plot plans, photographs, historic documents, a legal description (book and page) and other applicable supplemental information is encouraged. #2 Include with written proposals three (3) quotes/estimates (no older than three months from the time of submitting the application).

Page 5 – Under # 11 – language relative to any mortgages, liens, encumbrances etc. – A copy of the deed and/or legal description. D. Mikami suggests that a set of expectations shall be included as to review, meeting, site visit - with an expected time period of 3-6 months before funding is received.

Page 6 – delete “as well” in first paragraph – Ask Kelly to look at Open Space goals – concerns with brownfields remediation.

Page 7 – Dick Fletcher – new legislation as it relates to recreation

Page 8 – delete 1) location in the Town’s Historic District and 3) written determination by MHC that is eligible for register 4) change to Braintree Historical Commission. Under “Please note” – remodeling to be deleted.....

Page 9 – Dick has changes with housing under new legislation

Page 10 – the restriction issue to be resolved – Applicants are “required”- spell check on “indicating” the use of CPA funding....

Page 11 – Application signature on the bottom.

Linda Raiss will work with Christine on amending the application package – also Dick will get his changes to them for the next meeting. Linda asked members about having another meeting next month – suggested 8/13/12 to address these issues for the application before the September round.

Administrative Matters:

Members were provided with the financial report from Mark Lin – handout. Dick Fletcher made corrections to the June 11th minutes to correct the amounts under the Gallivan house discussion – then MOTION to accept the June 11, 2012 minutes as amended, seconded by Anne Murphy – unanimously voted.

Anne Murphy **MOTION** to adjourn the meeting, seconded by Darryl Mikami – unanimously voted.

Meeting adjourned at 9:40PM

Respectfully submitted,

Christine Stickney, Director
Planning and Community Development