

Braintree Community Preservation Committee
Minutes
June 11, 2012

Present: Anne Murphy (V-Chair) Dick Fletcher Darryl Mikami
John Dennehy Paul Machado

Absent: Linda Raiss (Chair) and Patrick Flynn

Also Present: Christine Stickney, Director Planning and Community Development
Matthew Mees – Director, Braintree Historical Society (BHS)
Lauren Murphy – Director, Braintree Housing Authority (BHA)

Meeting convened at 7:32 PM in Johnson Chambers at Braintree Town Hall as call by the Vice Chair, Anne Murphy.

Gallivan House – 776 Washington Street (continued discussion from 5/14/12)

Matthew Mees explained what BHS has done since their last meeting with the committee; a site visit with some CPA members, 3 proposals have been obtained from roofers and further investigation of medical equipment in storage at the museum has been found. Members were provided with three proposals; Cazeault Roofers - \$35,651/40,879, National Windows, Roofing - \$32,167 and Brett Barron - \$33,496.00. Members discussed the details of each proposal and the estimates. Matthew Mees did acknowledge that they really don't know what is beneath roof sheathing and that may change estimates a little bit. Contractors estimate 2-3 weeks to do all the roof work. Matthew noted that whatever funds were not used would be returned to the CPA. Matthew also discussed the future interior and exterior work to be done. Anne Murphy questioned if the gutters were wood and Matthew responded yes – some aluminum gutters at the rear of the dwelling that will remain. Darryl Mikami commented that this sounds like a lot of work and what plans does the BHS have to finance the future work. Matthew responded if they can restore the roof and get the apartment rented then that would cover the mortgages and allow for fundraising for the other restoration efforts. Matthew then explained the programs planned by the BHS for the summer and upcoming fall. Darryl asked if the BHS would be looking for more CPA funds. Matthew responded he could definitely say no but nothing is planned to be requested in the near future. Paul Machado asked if references on the contractors had been researched and Anne asked if additional work is uncovered does the BHS have funds to address that – to both questions Matthew responded yes. Dick Fletcher commented that the Braintree Historical Commission had sent a letter addressing the historical significance and he noted CPA funds are allowable for preservation, rehabilitation and restoration of historic resources which appears to address putting a roof on the house – however he noted restoration had no definition in the Act but rehabilitation was given a definition from which he read from in the Act. Anne Murphy questioned if the BHS had considered making the apartment an affordable unit? Members discussed what this would entail. Anne Murphy commented that she was struggling with spending money on a roof that is fairly newer in age and trying to understand if it is “museum” ready asking how long would it be before open to the public? John Dennehy commented the “lion share” of the structure will be a museum, it is located in the historic district and unlike All Souls it is not religious but a historic resource. Dick Fletcher noted the upstairs apartment was not historic to which John responded that it is not open to the public. Darryl Mikami stated if there wasn't this rental unit in the historic district and there was a master plan it would make for a more compelling proposal rather than how it was initially presented at the last meeting. Matthew Mees commented how it is a medical museum that would be of interest to medical colleges and

educational institutions and how the historical society has no meeting space. John Dennehy noted that the house was purchased to save the doctor's office and the rental merely assists with revenue. Dick Fletcher questioned Matthew Mees if he felt \$42,000.00 was really needed given these three estimates provided. Members discussed how the choice of a contractor would be made and that the BHS would have a CPA agreement with the Town to hire the contractor. Dick Fletcher **MOTION** to recommend appropriation of \$38,000.00 from the unreserved budget account subject to the following:

1) A Community Preservation Agreement is signed by the Braintree Historical Society; 2) A historical preservation restriction is recorded against the title of the property; 3) Braintree Historical Society provide both and interim and final completion reports that includes all invoices and payments; 4) Said funds are to be expended through two payments as work progresses under the direction of the Community Preservation Committee and by the Director of Planning and Community Development, seconded by Paul Machado – unanimous vote. Matthew Mees thanked the committee for this assistance in this project.

Braintree Housing Authority – Lauren Murphy

Members thanked Lauren for waiting. Lauren explained the purpose of her funding request and background relative to the Turtle Crossing funds (approx. 1 million) that would be available for construction. The feasibility study would cover a consultant coming to the site (heritage complex) looking over the existing conditions, reviewing the proposal and issuing a report. The construction proposal is for additional handicap units within a new building next to the existing facility on the Norfolk County property recently purchased by the Town. Lauren explained the need for this type of housing for elders and that there is currently a waiting list for such units. Lauren explains future funding requests for construction would not be forthcoming unless the Mayor was in favor of the project. Anne Murphy noted that this was in keeping with the original intent of the CPA act as far as affordable housing. Lauren explained how the BHA is operated and that basically they collect the rent and maintain the property. Christine questioned who actually would own the land and the building once constructed since the BHA is a quasi-state agency? Members discussed this and how a housing restriction would work – it was agreed that the Town Solicitor may need to address this in an opinion. John Dennehy **MOTION** to recommend appropriation of \$10,000.00 from the Community Housing account subject to Braintree Housing Authority providing both and interim and final completion reports that includes all invoices and payments, seconded by Paul Machado – vote 4:0:1 (Dick Fletcher abstained)

Administrative:

CPA Members agreed to schedule their next meeting for July 9, 2012 at Braintree Town Hall

Minutes of 5/14/12 – John Dennehy and Paul Machado offered some minor amendments – John Dennehy **MOTION** to accept the amended minutes of 5/14/12 seconded Dick Fletcher – unanimously voted.

John Dennehy asked if members would entertain a discussion at the next meeting for historic preservation restrictions and how a more generic template can be developed. Christine will schedule on the agenda for discussion.

John Dennehy **MOTION** to adjourn the meeting, seconded by Paul Machado – unanimously voted.

Meeting adjourned at 9PM