

Community Preservation Committee Meeting – June 9, 2014

The committee meeting started at 7:00 pm as a joint meeting with the Historical Commission. Present were Dick Fletcher, Ron Frazier, Paul Machado, Darryl Mikami, Anne Murphy, and Linda Raiss.

**Joint discussion with Mayor Sullivan for the re-use of Old Thayer Library & future priority projects.**

Ron Frazier **Moved** to open the meeting; seconded by Anne Murphy.

Elizabeth Mees began by stating the first order of business is a joint meeting with the Mayor.

While waiting for the Mayor, she discussed some project background:

- Phase 1 Design - \$191,000 from CPC; \$45,000 matching grant for the roof and masonry
- Phase 2 Doors and windows - underway
- Phase 3 \$75,000 was asked from the CPC last month for an Interior Design firm

She said Bargmann Hendrie comprised some alternatives to make the building accessible, proposing new construction off the back allowing accessible toilets.

Linda asked about an access key for public event toilet use – Ms. Mees didn't know how it would be handled. Darryl asked if there are alternative uses for the space. Ms. Mees did not know.

Mayor Sullivan arrived at 7:17 pm and Ms. Mees briefed him about the 3 phases of work and the remaining work to be done. She explained that it would be helpful at this point, to have the Mayor's thoughts about the use for the building.

Mayor Sullivan thanked both committees and began by saying there is finally some movement with the building. He briefly discussed other properties and then said the Old Thayer Library building is important. He said he will not consider the use for the Town Council, the Mayor's office or the Farmer's Market. He said Planning, Economic Development and Conservation can be housed in the building. He suggested it be a place where people could come to easily access information.

Mayor Sullivan said, in the new location (downstairs) the new space for Planning is tight. He reiterated the intended use for Planning, Economic Development and Conservation. He said, perhaps a conference area could be included. He mentioned a space will be needed in the near future for the Zoning position (September) which will complement the Building Department.

Ms. Mees said much money will be needed to get the space done. Mayor Sullivan explained that there are no federal funds available. There will be Town funding and grants.

Mayor Sullivan asked if a budget is being put together to continue using money from CPA, local and possibly a grant. Ms. Mees explained that at this point, money is needed for information from an Architect and Engineer in order to determine a direction.

Mayor Sullivan asked Linda if the CPA committee will keep funding the project. Linda said no, there is no application submitted.

Mayor Sullivan asked about available money.

Linda said \$400,000 is reserved for expenditure.

\$645,000 Open Space - recreation

\$230,000 Historic Preservation

Over \$2,000,000 – unreserved fund

The Mayor asked about the unreserved fund availability. Dick Fletcher explained that of the money available, you have to spend 10% on open space; 10% on historical; and 10% on housing. A reserve for future expenses can be appropriated.

The Mayor reiterated the available funds. He strongly encouraged focusing on the work to restore the building. He shared his vision of pride for the building. Linda said it's helpful to know the Mayor's plan for the interior use. Ms. Mees offered that there could be a shared use such as electric power for the Farmers Market.

The Mayor asked how they will go forward. Ms. Mees said that once the contract is signed and the Architectural firm is onboard, Christine will likely meet with the Mayor to determine the intended space. Mayor Sullivan mentioned the preliminary accessibility plan that Christine Stickney offered saying it was something he wanted to do.

Mr. Mikami wanted to know the financial/project priorities, considering the slowing of state appropriations.

Dick Fletcher and Linda Raiss discussed state match funding the average \$557,000 tax revenue and \$306,563.00 from the state. The Mayor asked to get the actual numbers.

To answer Mr. Mikami, the Mayor assured him that the Town will match some CPA funding to make this project work. He said to the Historical Commission ..get a budget, get a design and then we will make a collective determination.

The Mayor said he supported the Playground project.

Ms. Mees asked if there were any other questions about this project.

The Mayor discussed the Town of Braintree 350<sup>th</sup> celebration; May 13, 2015 is the actual incorporation date. Mayor briefly said we will have a New Year's Eve party, later there will be a monthly event and cap it off with a June parade. He said there will be one event in fall and another toward year end. Some type of supplemental appropriation to afford the celebration. The Mayor said as part of the celebration it would be nice if the Old Thayer Library project could be on-line by that time.

Mayor asked about the Elm Street Cemetery. Ron Frazier informed him that Christine worked up a new proposal for additional stones, we have to review bids and that there are four sets of lights.

Ms. Mees informed the Mayor that Consultant, Kathleen Broomer will be arriving to present additional historical inventory forms that perhaps can go online. Mr. Frazier reported that the state wants an inventory of all properties over 50 years old – not that they have historical value, just that they requested the information. It was mentioned that a program to offer a plaque for homes over 75 years old (heritage vintage) for a fee that will raise funds.

With no further comment, Ms. Mees called for a Motion to dissolve the meeting. Anne Murphy made the **Motion**; seconded by Linda Raiss – unanimous.

**The meeting adjourned at 7:56 pm**

Respectfully submitted,

Elizabeth Schaeffer, Administrative Assistant  
Planning & Community Development

At the end of the joint meeting with the Historical Commission, the committee reconvened separately at 7:50. Mr. Frazier remained behind at the Historical Commission.

Ms. Raiss called the meeting to order and distributed the latest financial information.

**Committee re-organization:** Ms. Murphy nominated Ms. Raiss as chair for the next year, Mr. Machado seconded. Ms. Raiss was unanimously elected. Ms. Murphy nominated Mr. Machado for vice-chair. He declined. Mr. Fletcher nominated Ms. Murphy, Mr. Mikami seconded; Ms. Murphy was unanimously elected vice-chair.

Ms. Raiss distributed status reports received on various projects.

**Discussion of Conservation restrictions:** Representatives of The Wildlands Trust visited the CPA-funded conservation parcels on Pond St. and Franklin St. The parcel off Plain St. in Cedar Swamp was not deemed accessible at this time. Their estimated fees for accepting restrictions on these properties were \$6986 for Pond St. and \$7573 for Franklin St. (subject to an official proposal approved by their board). The Braintree Weymouth Conservation Recreation District has expressed a willingness to accept a restriction for \$2000, provided that a “baseline report” was produced by us and bounds were installed.

**MOTION** by Ms. Murphy, seconded by Mr. Mikami to appropriate \$16,000 from the administrative account to fund acceptance of conservation restrictions on the Pond St. and Franklin St. properties by The Wildlands Trust. (voted 4-1; Mr. Machado, Mr. Mikami, Ms. Murphy, Ms. Raiss in favor; Mr. Fletcher opposed)

**Discussion of Gallivan House roof:** No recent response from the Historical Society. Mr. Fletcher volunteered to draft a letter to request their plan to either implement a historical easement or refund the grant they received and to request their presence at a future meeting.

**Canoe Landing Project:** There is no cost estimate available as yet.

**Discussion of Old Thayer Public Library Building:** There appears to be some confusion as to what exactly the planned scope of Phase III and Phase IV are to be. Most committee members understood the scope of Phase III (for which funding has been recommended) to be construction of an addition to the back of the building to provide handicapped accessibility and reconstruction of restrooms in the basement. There had, however, been some discussion of HVAC work. Committee members expressed a desire to request the Historical Commission to clarify exactly what work they anticipate to be included in Phase III and to be designed for in the Phase III design study.

Ms. Raiss reported on discussions of the Highlands Art Center. It appears that the Blue Hill students are unlikely to be able to complete the work that expected from them before the end of this school year.

**MOTION** by Ms. Murphy, seconded by Mr. Machado to accept the minutes of the May 12, 2014 meeting as submitted. Approved unanimously.

The next meeting is scheduled for August 4.

Mr. Fletcher mentioned that there had been an article in the Ledger about the possible sale of Delpico's farm on West St. and that the committee might want to consider whether to make an offer for some of it for open space use.

**MOTION** to adjourn by Mr. Machado; seconded by Ms. Murphy. Unanimously approved and meeting adjourned at 8:53.

Respectfully submitted,

A.R. Fletcher, Jr.