



Thomas M. Bowes  
President  
District 3

Shannon L. Hume  
At Large

CHARLES B. Ryan  
At Large

CHARLES C. Kokoros  
District 1

JOHN C. MULLANEY  
District 2

Sean E. Powers  
Vice President  
At Large

Stephen C. O'Brien  
District 4

Michael J. Owens  
District 5

PAUL "DAN" CLIFFORD  
District 6

## OFFICE OF THE TOWN COUNCIL

### June 2, 2015

## MINUTES

A meeting of the Town Council was held in the Horace T. Cahill Auditorium, Braintree Town Hall, on Tuesday, June 2, 2015 beginning at 7:32p.m.

Council President Bowes was in the chair.

The Clerk of the Council conducted the roll call.

Present: Thomas Bowes, President  
Sean Powers, Vice President  
Paul Dan Clifford  
Charles Kokoros  
Shannon Hume  
John Mullaney  
Stephen C. O'Brien  
Michael Owens  
Charles Ryan

Also Present: Michael Coughlin, Chief of Staff  
Christine Stickney, Director Planning & Community Development  
James O'Brien, Fire Chief  
Kevin MacAleese, Lieutenant  
Fred Viola, Firefighter  
Robyn LaFrance, Services Coordinator Mayor's office  
Brewster Ambulance  
Mike Wilcox, South Shore Chamber of Commerce

### **APPROVAL OF MINUTES**

• May 26, 2015

**Motion:** by Councilor Powers to approve minutes of May 26, 2015

**Second:** by Councilor Kokoros

**Vote:** For (9), Against (0), Absent (0), Abstain (0)

## **COMMUNICATIONS AND REPORTS FROM THE MAYOR AND TOWN BOARDS**

### • **032 15 Report: Chief O'Brien – Narcan Report**

Recognition Certificates for Lieutenant Kevin MacAleese, Firefighter Fred Viola and Robyn LaFrance for their continued dedication and efforts with the NARCAN program. It was stated NARCAN has been administered 59 times with 56 reverses. Fred Viola mentioned there is a Smart 911 App you can put on your phone so when you call 911 they have your medical information ahead of time. Brewster Ambulance was being praised for their commitment to Braintree.

## **OLD BUSINESS**

### • **15 018 Mayor: Disposition of Property – Allen Street or take up any action relative thereto (PUBLIC HEARING)**

Motion by Councilor Powers to Open Public Hearing

**Motion:** by Councilor Powers

**Second:** by Councilor Kokoros

**Vote:** For (9), Against (0), Absent (0)

Committee on Ways & Means Report from Chairman Mullaney stated the Committee recommends favorable action on Council Order 15 018.

Council President Bowes asked if any other member of the Council or anyone from the public would like to speak on the issue at hand.

Mike Coughlin, Chief of Staff, and Christine Stickney, Director Planning & Community Development addressed the Committee on Ways & Means about the potential redevelopment of this site. Christine Stickney noted they are hoping for a Transient Oriented Development.

Councilor O'Brien stated I am vocal to over-building. I will rise in support of this but I have a lot of questions. Also, I question "to authorize the Mayor to execute any documents necessary to carry out this motion."

Lee Dingee spoke on behalf of the East Braintree Civic Association. We are in favor to have this go to the Mayor's office and have an RFP sent out. You have got to move forward.

David Oliver, resident came forward to question if the Town has control over what is being built.

David Gamble, Architect from Cambridge stated he has been working on this project since 2010 when Christine Stickney asked him to determine what are the possible uses for this area to meet the goals of the Town.

Motion by Councilor Powers to Close Public Hearing

**Motion:** by Councilor Powers

**Second:** by Councilor Kokoros

**Vote:** For (9), Against (0), Absent (0)

The following Motion was read by Councilor Powers:

Pursuant to General Laws Chapter 30B, Section 16 and General Laws Chapter 40, Section 15, to transfer the care, custody and control of certain parcels of land located off Allen Street, commonly referred to as the former Braintree Electric Light site, as shown on Braintree Assessors' Map No. 3004 as plots 7, 8, and 9 consisting of 1.6 acres, more or less, from the Mayor and held for general municipal purposes to the Mayor for the purposes of selling said parcel, and further, to authorize the Mayor to dispose of said parcel by sale, under the terms and conditions deemed favorable to the Town by the Mayor, and further, to authorize the Mayor to execute any documents necessary to carry out this motion.

**Motion:** by Councilor Powers to approved Council Order 15 018

**Second:** by Councilor Kokoros

**Vote:** For (4), Against (0), Absent (0)

Councilor O'Brien stated:

Before we leave the public meeting part of tonight's Council meeting I have some comments.

My stance as it pertains to development in this town has been, and continues to be, that we have a lot going on and we need to have controlled development. I repeat this for those Braintree residents that may be tuning in for the first time.

This council body is the legislative branch of Braintree's Government and we are responsible for policy making. So while I understand that the Mayor is the executive decision maker for Braintree, as a District Councilor I view my role fundamentally to represent the needs of the overall town first, then to represent my constituents when the greater needs are met.

As a council, we should keep an eye towards the town's overall goals, major projects and infrastructure improvements ranging from strategic planning to community needs to finances. And while many of my past comments to the current executive branch and department heads have been positive, they have been regarding the financial health of our community.

It is time to look at the overall community needs and ensure we have strategic planning in place for the future. Something I believe this body would very much be willing to develop with all branches of our local government.

So with that in mind, I will rise in support of 15-018 Mayor: Disposition of Property request but I do so with some pause due to the fact it provides sweeping authority ("to authorize the Mayor to execute any documents necessary to carry out this motion"). Additionally, as the granting authority for the re-zoning of these parcels of land, I ask the following two serious considerations:

- 1) Prior to the final RFP's being accepted, documents executed and this moving to the planning stages, I feel this body should be allowed to have a preview of the proposals and plans
- 2) A sale of the property that is currently is assessed at over \$1.7M inclusive of the three contiguous properties, according to the Patriot Properties database which is probably not up to date. I would like to request that the money be earmarked for Capital Improvements for the overall needs of the Town.

## **NEW BUSINESS**

### **• 033 15 Council President: Discussion – Town Auditor**

Council President Bowes stated Eric Kinsherf, Town Auditor has resigned and is moving on. Eric will meet with Susan Cimino, Clerk of the Council to go over any outstanding reports he was working on.

Councilor Kokoros made a motion to send this item to the Committee on Ways & Means and have them review for recommendations on what to do with this position.

**Motion:** by Councilor Kokoros to approved Council Order 15 018

**Second:** by Councilor Clifford

**Vote:** For (4), Against (0), Absent (0)

## **Committee on the Department of Public Works**

### **• 15 012 National Grid Petition: Harbor Villa Avenue – **WITHDRAWN per National Grid****

### **• 15 013 National Grid Petition: King Hill Road – **WITHDRAWN per National Grid****

Chairman Charlie Ryan stated National Grid decided to withdraw their petitions for Harbor Villa Avenue and King Hill Road noting the work on gas lines were not emergencies and they did not want to reconstruct the roads as specified by Braintree. They might just wait until after the moratorium is up in 2016.

## **ADJOURNMENT**

It was unanimously voted to adjourn the meeting at 9:20 p.m.

Respectfully submitted,

Susan M. Cimino  
Clerk of the Council

## **Documents provided for Meeting**

- May 26, 2015 Council Meeting Minutes
- 15 018 Mayor: Disposition of Property – Allen Street or take up any action relative thereto