1. Agenda
   1.I. 7:30 PM Town Council
       Documents:
       19 APR 2 AGENDA.PDF

2. Documents
   2.I. 7:30 PM Town Council
       Documents:
       19 APR 2 COUNCIL MTG.PDF
Tuesday, APRIL 2, 2019 • Horace T. Cahill Auditorium, Town Hall • Starting Time: 7:30PM

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

ANNOUNCEMENTS

APPROVAL OF MINUTES
• February 26, 2019
• March 5, 2019

COMMUNICATIONS
• 012 19 Mayor/Council President: Zoning Working Group
• 013 19 Chief Shastany: Update - Police Evidence Room / Accreditation Process
• 014 19 Kelly Phelan: Presentation of the Draft Hazard Mitigation Plan

OLD BUSINESS
• 18 025 Mayor: Demolition Delay Ordinance or take up any action relative thereto (PUBLIC HEARING)
• 19 012 Superintendent of Schools: Statement of Interest (SOI) with the MSBA for Braintree High School or take up any action relative thereto

NEW BUSINESS
• None

RESOLUTIONS
• 015 19 Councilor Powers: Proposed Resolution - Update Master Plan

Topics the Chair does not reasonably anticipate will be discussed

UPCOMING MEETINGS:
Next Council Meeting will be held on: TUESDAY, April 23, 2019@ 7:30pm

ADJOURNMENT
Tuesday, APRIL 2, 2019 • Horace T. Cahill Auditorium, Town Hall • Starting Time: 7:30PM

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UPCOMING MEETINGS:
Next Council Meeting will be held on: TUESDAY, April 23, 2019@ 7:30pm

ADJOURNMENT
February 26, 2019

MINUTES

A meeting of the Town Council was held in the Cahill Auditorium, Braintree Town Hall, on Tuesday, February 26, 2019 beginning at 7:30p.m.

Council President Ryan was in the chair.
Clerk of the Council, Susan Cimino conducted the roll call.

Present: Charles B. Ryan, President
Charles C. Kokoros, Vice President
Timothy P. Carey
Thomas M. Bowes
Shannon L. Hume
Sean E. Powers
David M. Ringius, Jr. arrived @7:32pm
Thomas W. Whalen

Not Present: Stephen C. O’Brien

Also Present: Joseph C. Sullivan, Mayor
Joseph Reynolds, Chief of Staff
Ed Spellman, Finance Director
James Arsenault, DPW Director
David Soares, Traffic Engineer
Nelson Chin, Recreation Director
Karen MacAleese, Deputy Chief
Corey Chambers, Sergeant
Mike Barbuto, resident

APPROVAL OF MINUTES

• Minutes of February 5, 2019

Motion: by Councilor Kokoros to Approve Minutes of February 5, 2019
Second: by Councilor Powers
Vote: For (8 –Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen),
Against (0), Absent (1 - O’Brien), Abstain (0)
CITIZEN CONCERNS/COUNCIL RESPONSE

• 006 19 Councilor Powers: Traffic Concerns at the intersection of rt. 37 and Braxton St.

Councilor Powers stated over the past several months he received complaints and concerns from residents who travel on route 37, particularly folks who live in the highlands section of town concerning the traffic volume that is increasing. It backs up sometimes to Hancock and Plain Street. This is a state road but it is at the point we bring in the state to work with the town. We need to address the timing of the lights. We should think about putting our thoughts in a letter and forward to MassDOT.

Councilor Kokoros agreed there is a timing issue at the route 37/Braxton Street lights.

COMMUNICATIONS

• 005 19 Mayor Sullivan: Traffic Engineer Update

Mayor Sullivan stated this plan will give ideas about the higher usage intersections in town. This identifies critical areas in town. 3 of the 4 areas we identified is in coordination with MassDOT. Our new traffic engineer, David Soares is to work on signalization and traffic flow throughout our town. Reaction time of the signalization in real time will be implemented this year with MassDOT.

David Soares, Traffic Engineer stated any changes we would like at the Braxton Street intersection we need to advocate to MassDOT to make changes. This presentation is to review the adaptive signal program around the Granite Street Corridor and to provide comments and identifying certain intersections that we can make some real safety improvements. Specific areas of concern are: Forbes Road/Common Street intersection, Five Corners, Union Street Rotary and Pearl Street at Ivory Street & Mahar Highway.

It was stated the Traffic Calming Programs will start to be implemented.

Councilor Hume asked what happens to those neighborhoods that submitted requests on the traffic calming and were not chosen.

Mayor Sullivan stated seven neighborhoods have been chosen for now. There will be another round next year.

Councilor Powers asked if when an item is forwarded to TASC can there please be a reply on the recommendations.

James Arsenault, DPW Director stated the recommendation gets forward back to the Mayor’s office and posted on See Click Fix but we can also directly respond.

Mike Barbuto, resident of South Street stated concerns of traffic on South Street. Mayor Sullivan stated to Mr. Barbuto if Holbrook wants to move forward with a transfer station we believe there should be no trucks coming through a residential neighborhood like South Street/Old Country Way area. We offered an alternate route of taking route 139 to route 37. We will wait to see how Holbrook responds to our request.

Councilor Carey stated we are diligent on this we are staying on top of it this, we are looking into it and moving forward.

Councilor Kokoros asked why can’t we put a 2 ½ ton restriction on South Street.

David Soares, Traffic Engineer stated there is a process to go through the state for a truck exclusion. It is required you give an alternate route. The problem is this would send trucks into Holbrook. Holbrook would have to agree to this truck exclusion. We could put up the signs but it could not be legally enforceable.

Mr. Barbuto stated years ago there were signs saying “No Trucks”.

OLD BUSINESS

• 19 002 Mayor: Appointment - Conservation Commission, Peter Williams or take up any action relative thereto

  Councilor Kokoros read the Motion:
  To approve in accordance with section 3-3 of the Town Charter, the appointment of Peter Williams to the Conservation Commission.

  **Motion:** by Councilor Kokoros
  **Second:** by Councilor Bowes
  **Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

  • 19 003 Mayor: Request to Approve the Fiscal Year 2019 Capital Plan or take up any action relative thereto

  Motion by Councilor Kokoros to Open Public Hearing for Order 19 003

  **Motion:** by Councilor Kokoros
  **Second:** by Councilor Powers
  **Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

Mayor Sullivan stated a $6.5 million FY19 Capital Plan was proposed on February 1, 2019. This is a realistic plan and one with all the equipment purchases and tasks and activities we can complete this program within the year.

Council President Ryan referred to Councilor Bowes, Chairman for Committee of Ways & Means for a recommendation. Councilor Bowes stated the committee held two meetings and the Committee members asked many questions and they got all their answers.

Council President Ryan asked if any member of the Council or General Public want to speak on Order 19 003?

Council President asked if there is anyone else wishing to speak? Hearing none.

Motion by Councilor Kokoros to CLOSE the Public Hearing

  **Motion:** by Councilor Kokoros
  **Second:** by Councilor Powers
  **Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

Motion read by Councilor Kokoros:
To Approve the Fiscal Year 2019 Capital Plan as submitted.

  **Motion:** by Councilor Kokoros
  **Second:** by Councilor Powers
  **Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)
19 004 Mayor: Request for Appropriation - Fiscal Year 2019 General Fund Capital Budget or take up any action relative thereto

Motion by Councilor Kokoros to Open Public Hearing for Order 19 004

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

Council President Ryan referred to Councilor Bowes, Chairman for Committee of Ways & Means for a recommendation. Councilor Bowes stated Order 19 004 is requesting $4,235,000 some being roadway resurfacing and town wide financial software upgrade Munis. This was favorably recommended by the Ways & Means committee.

Council President Ryan asked if any member of the Council or General Public want to speak on Order 19 004?

Councilor Hume thanked Nelson Chin for the work to be done at Perry Park. Councilor Hume stated I hope to get the report from the sub-committee on the new Fire Headquarters and a date for the Police evidence room tour.

Councilor Kokoros asked about the sidewalk street scan that took place. James Arsenault stated we had street scan and with that report we can mitigate any non-compliance.

Councilor Kokoros asked about the Munis software. Ed Spellman, Finance Director stated the implementation will be a three year period town-wide. We are looking to potentially start with the payroll system on January 1st of the payrolls calendar year so the W2’s will be on the new system for the entire year. The accounting system we are looking at potentially starting on FY2021 so we don’t have an overlap or have more than one system running on any one fiscal year. We will review and re-write the chart of accounts to put a system in place that will provide us with the best reporting and capabilities we have. We will be working with Dan Sullivan, Town Auditor who has worked with the Munis system and conversion of the Softright program, which is a positive for us. We will have a transition plan and step-by-step implement the process and the systems. Part of the cost is also to import the Softright system into Munis. We went with Softright 7 years ago. It was purchased by a company in the west coast and will no longer support the system we have or the payroll.

Council President asked if there is anyone else wishing to speak? Hearing none.

Motion by Councilor Kokoros to CLOSE the Public Hearing

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)
Motion read by Councilor Kokoros:

TOWN OF BRAINTREE, MASSACHUSETTS
IN TOWN COUNCIL

ORDERED:
That the Town of Braintree appropriates the sum of Four Million Two Hundred Thirty-Five Thousand Dollars ($4,235,000) to pay costs of the following capital projects:

<table>
<thead>
<tr>
<th>Project</th>
<th>Amount</th>
<th>Authorizing Statute</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roadway resurfacing</td>
<td>1,700,000</td>
<td>Ch. 44, s 7(1)</td>
</tr>
<tr>
<td>Town Wide Computer System</td>
<td>945,000</td>
<td>Ch. 44, s 7(1)</td>
</tr>
<tr>
<td>Town Wide Radio System Migrations</td>
<td>92,000</td>
<td>Ch. 44, s 7(1)</td>
</tr>
<tr>
<td>Middle St. Engineering &amp; Design</td>
<td>100,000</td>
<td>Ch. 44, s 7(1)</td>
</tr>
<tr>
<td>DPW Parks and Grounds Trash Truck</td>
<td>150,000</td>
<td>Ch. 44, s 7(1)</td>
</tr>
<tr>
<td>Fire Brush Truck</td>
<td>188,000</td>
<td>Ch. 44, s 7(1)</td>
</tr>
<tr>
<td>DPW Facilities 4x4 Truck w Plow</td>
<td>60,000</td>
<td>Ch. 44, s 7(1)</td>
</tr>
<tr>
<td>DPW Highway Truck w Plows</td>
<td>100,000</td>
<td>Ch. 44, s 7(1)</td>
</tr>
<tr>
<td>DPW Highway Sidewalk Plow</td>
<td>100,000</td>
<td>Ch. 44, s 7(1)</td>
</tr>
<tr>
<td>DPW Parks Equip. &amp; Court Repairs</td>
<td>100,000</td>
<td>Ch. 44, s 7(1)</td>
</tr>
<tr>
<td>School Technology</td>
<td>200,000</td>
<td>Ch. 44, s 7(1)</td>
</tr>
<tr>
<td>Town Hall Renovations</td>
<td>500,000</td>
<td>Ch. 44, s 7(1)</td>
</tr>
</tbody>
</table>

and for the payment of all other costs incidental and related thereto; that the amounts indicated above for each project are estimates and that the Mayor may allocate more funds to any one or more of such projects, and less to others, so long as, in the judgment of the Mayor, each of the projects described above can be completed within the total appropriation made by this Order; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to the authorizing statutes described above, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received by the Town upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)
• 19 005 Mayor: Request for Appropriation – Fiscal Year 2019 Enterprise Funds Capital Budget or take up any action relative thereto

Motion by Councilor Kokoros to Open Public Hearing for Order 19 005

**Motion:** by Councilor Kokoros  
**Second:** by Councilor Powers  
**Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

Council President Ryan referred to Councilor Bowes, Chairman for Committee of Ways & Means for a recommendation. Councilor Bowes stated on Order 19 005 Ways & Means met on this and voted for favorable recommendation to the full Council. This is for town-wide water distribution system improvements for $9,060,000.

Council President Ryan asked if any member of the Council or General Public want to speak on Order 19 005?

Council President asked if there is anyone else wishing to speak? Hearing none.

Motion by Councilor Kokoros to CLOSE the Public Hearing

**Motion:** by Councilor Kokoros  
**Second:** by Councilor Powers  
**Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

Motion(s) read by Councilor Kokoros:

**ORDERED:**  
That the Town of Braintree appropriates the sum of Three Million Dollars ($3,000,000) to pay costs of Town-wide water distribution system improvements, and for the payment of all other costs incidental and related thereto and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 8 of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received by the Town upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

**Motion:** by Councilor Kokoros  
**Second:** by Councilor Powers  
**Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)
ORDERED:
That the Town of Braintree appropriates the sum of Two Million Twenty Thousand Dollars ($2,020,000) to pay costs of wastewater system rehabilitation projects phase #11, and for the payment of all other costs incidental and related thereto and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received by the Town upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

ORDERED:
That the Town of Braintree appropriates the sum of Two Million Twenty Thousand Dollars ($2,020,000) to pay costs of wastewater system rehabilitation projects phase #12, and for the payment of all other costs incidental and related thereto and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received by the Town upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

ORDERED:
That the Town of Braintree appropriates the sum of Two Million Twenty Thousand Dollars ($2,020,000) to pay costs of wastewater system rehabilitation projects phase #13, and for the payment of all other costs incidental and related thereto and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received by the Town upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)
• 19 006 Mayor: Request for Appropriation – Fiscal Year 2019 Capital Budget - Other Available Funds or take up any action relative thereto

Motion by Councilor Kokoros to Open Public Hearing for Order 19 006
  
  Motion:  by Councilor Kokoros  
  Second:  by Councilor Powers  
  Vote:  For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

Council President Ryan referred to Councilor Bowes, Chairman for Committee of Ways & Means for a recommendation. Councilor Bowes stated Order 19 006 was favorably recommended by the Ways & Means committee to the full Council.

Council President Ryan asked if any member of the Council or General Public want to speak on Order 19 006?

Council President asked if there is anyone else wishing to speak? Hearing none.

Motion by Councilor Kokoros to CLOSE the Public Hearing
  
  Motion:  by Councilor Kokoros  
  Second:  by Councilor Powers  
  Vote:  For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

Motion(s) read by Councilor Kokoros:

1) Town Wide
   
   MOTION: That the sum of $18,749 be transferred from Fiscal Year 2018 Certified Free Cash to the Fire Department Radio Repeater account.

   Motion:  by Councilor Kokoros  
   Second:  by Councilor Powers  
   Vote:  For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

2) Police Department
   
   MOTION: That the sum of $210,436 be transferred from Fiscal Year 2018 Certified Free Cash for the purchase three Marked Cruisers.

   Motion:  by Councilor Kokoros  
   Second:  by Councilor Powers  
   Vote:  For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)
3) **Police Department**
MOTION: That the sum of $84,266 be transferred from Fiscal Year 2018 Certified Free Cash for the purchase of Tasers.

- **Motion:** by Councilor Kokoros
- **Second:** by Councilor Powers
- **Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

4) **Police Department**
MOTION: That the sum of $14,567 be transferred from Fiscal Year 2018 Certified Free Cash for the purchase of Automated External Defibrillators.

- **Motion:** by Councilor Kokoros
- **Second:** by Councilor Powers
- **Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

5) **Police Department**
MOTION: That the sum of $13,738 be transferred from Fiscal Year 2018 Certified Free Cash for the purchase of an Evidence Containments Area.

- **Motion:** by Councilor Kokoros
- **Second:** by Councilor Powers
- **Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

6) **Police Department**
MOTION: That the sum of $9,440 be transferred from Fiscal Year 2018 Certified Free Cash for the purchase of Records Storage.

- **Motion:** by Councilor Kokoros
- **Second:** by Councilor Powers
- **Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

7) **Police Department**
MOTION: That the sum of $23,304 be transferred from Fiscal Year 2018 Certified Free Cash for the purchase of Personal Protection Equipment.

- **Motion:** by Councilor Kokoros
- **Second:** by Councilor Powers
- **Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)
8) **Police Department**  
MOTION: That the sum of $38,851 be transferred from Fiscal Year 2018 Certified Free Cash for the purchase of Portable Radios.

**Motion:** by Councilor Kokoros  
**Second:** by Councilor Powers  
**Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

9) **Police Department**  
MOTION: That the sum of $22,100 be transferred from Fiscal Year 2018 Certified Free Cash for the purchase of Desktop Processing Equipment.

**Motion:** by Councilor Kokoros  
**Second:** by Councilor Powers  
**Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

10) **Fire Department**  
MOTION: That the sum of $85,000 be transferred from Fiscal Year 2018 Certified Free Cash for the purchase of Bunker Gear.

**Motion:** by Councilor Kokoros  
**Second:** by Councilor Powers  
**Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

11) **Fire Department**  
MOTION: That the sum of $9,000 be transferred from Fiscal Year 2018 Certified Free Cash for replacing an Extractor.

**Motion:** by Councilor Kokoros  
**Second:** by Councilor Powers  
**Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

12) **School Department**  
MOTION: That the sum of $100,000 be transferred from Fiscal Year 2018 Certified Free Cash for the purpose of purchasing Munis ERP software system.

**Motion:** by Councilor Kokoros  
**Second:** by Councilor Powers  
**Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)
13) **School Department**  
**MOTION:** That the sum of $244,070 be transferred from Fiscal Year 2018 Certified Free Cash for paying the ESCO Projects first years interest expense.

- **Motion:** by Councilor Kokoros  
- **Second:** by Councilor Powers  
- **Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

14) **Elder Affairs Department**  
**MOTION:** That the sum of $10,000 be transferred from Fiscal Year 2018 Certified Free Cash for the purpose of roof repairs at the Elder Affairs building.

- **Motion:** by Councilor Kokoros  
- **Second:** by Councilor Powers  
- **Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

15) **Elder Affairs Department**  
**MOTION:** That the sum of $12,000 be transferred from Fiscal Year 2018 Certified Free Cash for the boiler repairs at the Elder Affairs building.

- **Motion:** by Councilor Kokoros  
- **Second:** by Councilor Powers  
- **Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

16) **DPW Engineering Department**  
**MOTION:** That the sum of $18,000 be transferred from Fiscal Year 2018 Certified Free Cash for the purchase of Traffic Management Software.

- **Motion:** by Councilor Kokoros  
- **Second:** by Councilor Powers  
- **Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

17) **DPW Engineering Department**  
**MOTION:** That the sum of $50,000 be transferred from Fiscal Year 2018 Certified Free Cash for Traffic Calming Design & Construction.

- **Motion:** by Councilor Kokoros  
- **Second:** by Councilor Powers  
- **Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)
18) **DPW Highway Department**
MOTION: That the sum of $30,000 be transferred from the Fiscal Year 2018 Certified Free Cash to replace a Stainless Steel Spreader.

**Motion:** by Councilor Kokoros  
**Second:** by Councilor Powers  
**Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

19) **DPW Highway Department**
MOTION: That the sum of $50,000 be transferred from Fiscal Year 2018 Certified Free Cash to purchase speed bumps and traffic control items.

**Motion:** by Councilor Kokoros  
**Second:** by Councilor Powers  
**Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

20) **DPW Recreation Department**
MOTION: That the sum of $32,275 be transferred from Fiscal Year 2018 Certified Free Cash for the purchase of an AFI infield groomer and attachments.

**Motion:** by Councilor Kokoros  
**Second:** by Councilor Powers  
**Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

21) **DPW Solid Waste Department**
MOTION: That the sum of $5,000 be transferred from Fiscal Year 2018 Certified Free Cash for the purchase of a Trash Compactor expansion.

**Motion:** by Councilor Kokoros  
**Second:** by Councilor Powers  
**Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

22) **Library Department**
MOTION: That the sum of $25,000 be transferred from Fiscal Year 2018 Certified Free Cash for the purchase of a Flat Rubber roof replacement at the Library.

**Motion:** by Councilor Kokoros  
**Second:** by Councilor Powers  
**Vote:** For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)
23) Library Department
MOTION: That the sum of $5,000 be transferred from Fiscal Year 2018 Certified Free Cash for the purchase of computer replacements at the Library.

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen),
Against (0), Absent (1 – O’Brien), Abstain (0)

24) Fire Department
MOTION: That the sum of $40,000 be transferred from Fiscal Year 2018 Certified Free Cash for replacing a Fire Prevention SUV.

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen),
Against (0), Absent (1 – O’Brien), Abstain (0)

Building Capital Stabilization Fund motions

B-1) Municipal License and Inspection Department
MOTION: That the sum of $75,000 be transferred from the Building Capital Stabilization Fund for the purpose of ADA Compliance issues.

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen),
Against (0), Absent (1 – O’Brien), Abstain (0)

B-2) School Department
MOTION: That the sum of $300,000 be transferred from the Building Capital Stabilization Fund for the purpose of Roof and Floor repairs District Wide.

B-3) School Department
MOTION: That the sum of $155,930 be transferred from the Building Capital Stabilization Fund for the purpose of Plumbing and bathroom repairs District Wide.

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen),
Against (0), Absent (1 – O’Brien), Abstain (0)
B-4) DPW Facilities Department
MOTION: That the sum of $50,000 be transferred from the Building Capital Stabilization Fund for the purpose of Allen Street building repairs.

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

B-5) DPW Facilities Department
MOTION: That the sum of $50,000 be transferred from the Building Capital Stabilization Fund for the purpose of 74 Pond Street building repairs.

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

B-6) DPW Facilities Department
MOTION: That the sum of $50,000 be transferred from the Building Capital Stabilization Fund for the purpose of Eldridge school building repairs.

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

B-7) DPW Facilities Department
MOTION: That the sum of $20,000 be transferred from the Building Capital Stabilization Fund for the purpose of Library and Quincy Ave. Security Enhancements.

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

Water Sewer Enterprise Fund motions

E-1) Water Sewer Enterprise Fund
MOTION: That the sum of $128,729 be transferred from Fiscal Year 2018 Certified Water Sewer Retained Earnings the purpose of purchasing Munis ERP software system.

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)
E-2) Water Sewer Enterprise Fund
MOTION: That the sum of $80,000 be transferred from Fiscal Year 2018 Certified Water Sewer Retained Earnings the purpose of purchasing two SUV Vehicles.

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

E-3) Water Sewer Enterprise Fund
MOTION: That the sum of $120,000 be transferred from Fiscal Year 2018 Certified Water Sewer Retained Earnings the purpose of purchasing two Utility Trucks with Plows.

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

E-4) Water Sewer Enterprise Fund
MOTION: That the sum of $100,000 be transferred from Fiscal Year 2018 Certified Water Sewer Retained Earnings the purpose of Howard Street Pump Station repairs.

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (8 – Bowes, Carey, Hume, Kokoros, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (1 – O’Brien), Abstain (0)

NEW BUSINESS
• None

ADJOURNMENT
It was unanimously voted to adjourn the meeting at 10:05p.m.

Respectfully submitted,

Susan M. Cimino
Clerk of the Council
Documents provided for Meeting

- Minutes February 5, 2019
- 005 19 Mayor Sullivan: Traffic Engineer Update
- Traffic Engineer: Power point presentation
- 006 19 Councilor Powers: Traffic Concerns at the intersection of rt. 37 and Braxton St.
- 19 002 Mayor: Appointment - Conservation Commission, Peter Williams or take up any action relative thereto
- 19 003 Mayor: Request to Approve the Fiscal Year 2019 Capital Plan or take up any action relative thereto
- 19 004 Mayor: Request for Appropriation - Fiscal Year 2019 General Fund Capital Budget or take up any action relative thereto
- 19 005 Mayor: Request for Appropriation – Fiscal Year 2019 Enterprise Funds Capital Budget or take up any action relative thereto
- 19 006 Mayor: Request for Appropriation – Fiscal Year 2019 Capital Budget - Other Available Funds or take up any action relative thereto
March 5, 2019
MINUTES

A meeting of the Town Council was held in the Cahill Auditorium, Braintree Town Hall, on Tuesday, March 5, 2019 beginning at 7:30p.m.

Council President Ryan was in the chair.
Clerk of the Council, Susan Cimino conducted the roll call.

Present: Charles B. Ryan, President
         Charles C. Kokoros, Vice President
         Timothy P. Carey
         Stephen C. O’Brien
         Sean E. Powers
         David M. Ringius, Jr.
         Thomas W. Whalen

Not Present: Thomas M. Bowes
             Shannon L. Hume
Also Present: James M. Casey, Town Clerk

APPROVAL OF MINUTES
• None

OLD BUSINESS
• 19 001 Town Clerk: Request to Amend General Ordinance Chapter 5.580 Taxicabs or take up any action relative thereto (Public Hearing)

Motion by Councilor Kokoros to Open Public Hearing for Order 19 001

Motion: by Councilor Kokoros
Second: by Councilor Powers
Vote: For (7 –Carey, Kokoros, O’Brien, Powers, Ringius, Ryan, Whalen), Against (0), Absent (2 – Bowes, Hume), Abstain (0)
Council President Ryan referred to Councilor Powers, Chairman for Committee on Ordinance & Rules for a recommendation. Councilor Powers stated the committee met on this Ordinance concerning Taxicabs. This is an administrative amendment to align the workflow and calendar of the renewal of the Taxicabs. It was recommended favorably unanimously.

Council President Ryan asked if any member of the Council or General Public want to speak on Order 19 001?

Council President asked if there is anyone else wishing to speak? Hearing none.

Motion by Councilor Kokoros to CLOSE the Public Hearing for Order 19 001

Motion: by Councilor Kokoros  
Second: by Councilor Powers  
Vote: For (7 –Carey, Kokoros, O’Brien, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (2 – Bowes, Hume), Abstain (0)

Councilor Kokoros read the Motion:
That the Town Council vote to amend the Town's General Ordinances, Chapter 5.580 "Taxicabs", as most recently amended, by deleting, in Section 5.580.020 "Expiration of License" the word "February" and replacing it with the word "June".

Motion: by Councilor Kokoros  
Second: by Councilor Powers  
Vote: For (7 –Carey, Kokoros, O’Brien, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (2 – Bowes, Hume), Abstain (0)

**NEW BUSINESS**
• None

Councilor Kokoros read the following items for referral to committee(s):
Refer to the Committee of Ways & Means
• 19 007 Mayor: Rescind prior Borrowing Authorizations or take up any action relative thereto
• 19 008 Mayor: FY19 Supplemental #2 or take up any action relative thereto

Motion: by Councilor Kokoros  
Second: by Councilor Powers  
Vote: For (7 –Carey, Kokoros, O’Brien, Powers, Ringuius, Ryan, Whalen), Against (0), Absent (2 – Bowes, Hume), Abstain (0)
Councilor Kokoros read the following items for referral to committee(s):

**Refer to the Committee on the Department of Public Works**
- 19 009 Resident Petition: 79 Hayward Street or take up any action relative thereto
- 19 010 Resident Petition: 17 Jersey Avenue or take up any action relative thereto

**Motion:** by Councilor Kokoros  
**Second:** by Councilor Powers  
**Vote:** For (7 – Carey, Kokoros, O’Brien, Powers, Ringius, Ryan, Whalen), Against (0), Absent (2 – Bowes, Hume), Abstain (0)

**ADJOURNMENT**
It was unanimously voted to adjourn the meeting at 7:57 p.m.

Respectfully submitted,

Susan M. Cimino  
Clerk of the Council

**Documents provided for Meeting**
- 19 001 Town Clerk: Request to Amend General Ordinance Chapter 5.580 Taxicabs or take up any action relative thereto
MEMORANDUM

TO: Braintree Town Councilors
FROM: Joseph C. Sullivan, Mayor
Charles B. Ryan, Town Council President
DATE: Friday, March 29th, 2019
SUBJECT: Zoning Working Group

The public comments and concerns regarding the Comprehensive Zoning Proposal on March 25th has demonstrated that there is a need to establish a zoning working group comprised of Braintree residents.

This step is a reset button on the issue of zoning and to create an opportunity for residents to become active contributors in order to ensure that any zoning changes will reflect the values of our community.

The goal of the zoning working group would be to review and discuss concerns relating to the Comprehensive Zoning Ordinance and Map as presented by the Braintree Planning and Community Development Department, and provide input and recommendations for modifications to the current Proposal.

Each town councilor will identify two volunteer residents from their respective district(s) and at large who would serve on this zoning working group in order to ensure that a variety of ideas are represented.

Planning Board Chairman Robert Harnais would serve as the coordinator of the zoning working group and the Braintree Planning and Community Development Department will serve as a resource to the group.

We all are committed to the success of our Town. Updating the Zoning Ordinance is important to protecting our neighborhoods and maintaining the character and quality of life in Braintree.
A team of town staff and members of the Local Emergency Planning Committee have completed the latest update of the Town’s Hazard Mitigation Plan. Hazard Mitigation Plans focus on the prevention of damage, injury, and loss of life due to natural hazards. Completion of the plan makes Braintree eligible to apply for FEMA hazard mitigation grants. The plan is also required as part of Braintree’s participation in FEMA’s Community Rating System program which provides a discount on flood insurance for Braintree residents.

Hazard Mitigation Plans include an analysis of natural hazards such as flooding, blizzards, and drought as well as a review of town measures to mitigate these hazards. The plan assesses the progress made in implementing mitigation measures and identifies future mitigation priorities.

Braintree made significant progress implementing mitigation measures identified in the last plan. Completed projects include:
- Repairs to the Great Pond Dam
- Culvert upgrades at Staten Lane and Dickerman Rd.
- Acquiring two vacuum trucks
- Obtaining a 15% discount for residents on flood insurance
- Acquiring property along the Monatiquot River

Projects identified in the current draft include:
- Relocating the Highway barn to higher ground and restoring bank of the Monatiquot
- Upgrading the emergency shelter
- Improved mapping of the storm drain system

Two opportunities for public input are required as part of the process of updating the plan. An early draft was presented before the Conservation Commission in January, 2019. This presentation before the Town Council meets the requirement to present the plan when a full draft has been completed. Following the presentation, and a two-week open comment period, the draft plan will be forwarded to MEMA and to FEMA for their review and approval. When FEMA has issued their approval of the plan, it will come back before the Town Council for adoption.
Why is Braintree doing this Plan Update?

- The Federal Disaster Mitigation Act requires towns to adopt and update a Hazard Mitigation Plan to be eligible for FEMA mitigation grants.

- The plan is a CRS requirement.

- This Plan Update will meet FEMA’s requirement and help the Town make good use of its resources.
What Is Hazard Mitigation?

- Flooding
- High winds, hurricanes, tornadoes
- Winter storms, snow and ice
- Earthquakes, landslides
- Extreme temperatures
- Brush fires
- Drought

_Not an Emergency Response Plan_
Breaking the Cycle of Disaster & Rebuilding
How the Plan Update Is Developed

• MAPC provides technical assistance for plan development

• The Town coordinates the plan update through its Local Hazard Mitigation Team

• Stakeholder engagement: residents, businesses, institutions, community organizations

• Two public meetings, during plan development and review of the draft plan
Hazard Identification & Mapping

- State & Federal data on floodplains, snowfall, wind speeds, hurricanes, earthquake risk, etc.

- Review Mass. State Hazard Mitigation Plan

- Coordinate with Local Team to get local information on hazard areas and potential future developments
Locally-Identified Hazard Areas

**FLOODING**

Braintree Highway Barn  
Harding Avenue  
Hancock Street/Route 37  
Jefferson Street  
Solar Avenue  
Wayne Avenue  
Winter Street  
Hillside Road  
Glendale Road  
Franklin Street  
Commercial Street

Braintree High School  
Pearl Street  
Crawford/Webb/Stevens  
Union Street  
Watson Park  
Alida Road  
Woodsum Drive  
Adams Street  
Allen Street  
West Street

Commercial Street  
West Street  
Vinedale/Edgehill  
Lundquist/Campenelli  
Andrea/Eileen/Norfolk  
Trotter Green  
Commercial/Brookside  
Quincy/Brookside  
Barstow Drive  
Vinedale/Edgehill
Locally-Identified Hazard Areas

BRUSH FIRE

Town Forest  Pond Meadow  Cranberry Pond area
Smith Beach Marsh  Gun Club  Great Pond Pumping Station Land
South Street/Hospital  Hillside  Skyline Drive/Eaton’s Pond
School Trust Land  Blue Hills Reservation  S. Braintree Office Park area
Blue Hills Reservation (off 128)  Wooded area south of South Shore Plaza
Critical Facilities

88 sites identified including:

- Disaster response sites such as fire and police stations
- Sites requiring assistance such as elderly housing
- Critical infrastructure (Dams, pump stations, communications)
- Municipal facilities

Database & GIS maps of critical facilities, infrastructure
Existing Mitigation Measures

MULTI-HAZARDS
- Comprehensive Emergency Management Plan (CEMP)
- Enforcement of State Building Code
- Local Emergency Management Committee (LEPC)
- Emergency generators for municipal facilities
- Emergency communications equipment

FLOOD RELATED HAZARDS
- National Flood Insurance Program (NFIP)
- CRS Program Participation
- Public Works Operations/Maintenance
- Wetlands by-law and regulations
- Floodplain Zoning District
- Wetland and Floodplain District
- Cluster zoning
- Flood Hazard Mitigation Plan
- Public education
- Open Space and Recreation Plan

WINTER-RELATED HAZARDS
- Snow disposal site
- Development Review for snow disposal

GEOLOGIC HAZARDS
- State Building Code

BRUSH FIRE RELATED HAZARDS
- Open burning permits required
- Subdivision/Development review

DAM HAZARDS
- DCR Dam Safety Regulations
- Permits required for dam construction
- DCR Maintenance

WIND-RELATED HAZARDS
- Tree maintenance program
- Mass State Building Code
Progress Under the Existing Plan

- Stormwater improvements for Dickerman Lane and Staten Road
- Significant updates to Great Pond Dam
- Purchase of two vacuum trucks
- CRS status upgraded to 15% flood insurance discounts
- Mapping of the stormwater drainage system (on-going)
- Daylighting a portion of Smelt Brook
- Shoreline stabilization project at Watson Park
- Protection of stormwater pump stations
- Funding of Stormwater Utility
- Acquiring property along the Monatiquot River
Mitigation Measures for the Plan Update

On-going priorities

• Relocate Highway Barn, complete the upgrade of Great Pond Dam, fully map stormwater drainage system, continue CRS participation, continue public outreach and education, promote Low Impact Development Strategies

New priorities

• Update rainfall records in stormwater and wetlands bylaws
• Enhance drainage at Union Street and Route 3
• Purchase a brushfire truck
• Purchase sidewalk plows
• Develop options for additional drinking water sources
• Upgrade the emergency shelter
• Upgrade social media outreach and education
• Pursue opportunities for additional battery storage
Plan Approval and Adoption

• Draft plan reviewed by MEMA and FEMA, revisions if needed

• FEMA issues notice of “Approval Pending Adoption”

• Town Council vote to adopt the plan

• FEMA issues formal plan approval

• Approved plan in effect for 5 years

• Town is eligible for FEMA mitigation grants, maintains CRS eligibility
What happens after the plan is approved?

• Annual review by town department heads
• Integrate the plan’s recommendations with other local plans and policies
• Identify funding sources and other resources for implementation
• Prepare for plan update, Year 4
• Conduct Plan Update, Year 5

Implementing the Plan
Draft Plan Review

The draft plan is on the Town website at:
https://www.braintreema.gov/864/Hazard-Mitigation-Plan

Under Planning and Community Development
“Useful Links”
2019 Update to the Town’s Hazard Mitigation Plan

Please send any comments by April 16th to:
aherbst@mapc.org
A RESOLUTION IN SUPPORT OF UPDATING THE TOWN OF BRAINTREE’S MASTER PLAN

WHEREAS: the Town of Braintree’s Master Plan was completed in 1998, and;

WHEREAS: since that time, the Town of Braintree has experienced increases in its population, school enrollment, development, and traffic, and;

WHEREAS: the Town of Braintree is facing challenges to our infrastructure including our schools, water and sewer systems and traffic intersections, and;

WHEREAS: the town’s Master Plan should be viewed as a strategic framework that guides the future physical and economic development of a town or city based on the community’s vision and goals, and;

WHEREAS: an updated Master Plan will foster further community wide discussions on issues facing the Town of Braintree including Land Use, Housing, Economic Development, Natural and Cultural Resources, Open Space and Recreation, Services and Facilities, and Circulation/Traffic, and;

WHEREAS: an update of the town’s Master Plan will help serve as a blueprint for zoning, capital improvements going forward, and;

WHEREAS: many residents of the Town of Braintree have spoken publicly in favor of an update to the town’s Master Plan that would include further meetings with key stakeholders and the soliciting more input from the general public.

BE IT THEREFORE RESOLVED: that we the undersigned, support updating the town’s Master Plan before any Comprehensive Zoning Ordinance be enacted, and;

BE IT FURTHER RESOLVED: that Town of Braintree take the necessary steps to update the Town’s Master Plan with the outlined goals as stated before.
Town Council Motion to Amend the General Ordinances, by Enacting “Chapter 5.700: Demolition Delay”

MOTION: That the Town Council vote to amend Title 5 of the Town’s General Ordinances, by adding “Chapter 5.700: Demolition Delay”, to read as follows:

CHAPTER 5.700. Demolition Delay

5.700.010. Intent and Purpose

A. The Demolition Delay Ordinance is enacted for the purpose of encouraging and facilitating the preservation and protection of significant buildings within the Town of Braintree which are located outside designated Historic Districts. Such buildings reflect distinctive features of the architectural, cultural, economic, political, or social history of the Town, and their preservation promotes the public welfare by making the Town a more attractive and desirable place to live and work.

B. The intent of the Ordinance is not to permanently prevent demolition, but rather to provide an opportunity to document and photograph the building and in those situations determined by the Historical Commission to be historically significant, develop preservation solutions for significant buildings threatened with demolition. The Ordinance is intended to encourage owners and townspeople to seek out persons who might be willing to purchase, preserve, rehabilitate or restore such buildings rather than demolish them, and to limit the detrimental effect of demolition on the historical architectural resources of the Town. To achieve these purposes, the Braintree Historical Commission (the “Commission”) is empowered to advise the Inspector of Buildings with respect to the issuance of permits for demolition of significant buildings, and, where appropriate and consistent with the intent and purpose of this ordinance, to allow demolition under conditions designed to minimize the loss of distinctive features of significant buildings.

5.700.020. Definitions

For the purposes of this Ordinance only, the following words and phrases shall have the following meanings, whether or not capitalized:

APPLICANT - the person or persons filing an application for review under this Ordinance.

APPLICATION - An application for review under this Ordinance filed pursuant to this Ordinance.

BUILDING - Any combination of materials forming a shelter for persons, animals, or property.
BUSINESS DAY - Any day which is not a legal municipal holiday, Saturday or Sunday.

COMMISSION - The Braintree Historical Commission.

DEMOLITION - Any act of pulling down, destroying, removing, razing or moving a building or any portion thereof, or commencing such work with the intent of completing the same;

PREFERABLY PRESERVED – A Significant Building which, after a public hearing, the Commission determines that demolition of such building would be detrimental to the historical or architectural heritage or resources of the Town.

SIGNIFICANT BUILDING - Any building or portion thereof which in whole or in part is more than 75 years old, or is of unknown age, and which meets one or more of the following two criteria:

1. The building is listed on, or is within an area listed on, the National Register of Historic Places, or is the subject of a pending application for listing on said National Register; or

2. The building is determined by vote of the Commission to be of historical or architectural significance by reason of period, style, method or building construction, or by reason of its association with a particular architect, or a builder, or with a person or event of importance to the Town’s history.

5.700.030. PROCEDURE

A. No demolition of a building, or any portion of a building, which is at least 75 years old, or which is of an indeterminate age, shall be permitted except in conformity with the provisions of this ordinance. This Ordinance shall not apply to any building located in a designated Historic District created pursuant to General Laws c. 40C or any special act of the legislature, or to any property certified as a landmark pursuant to G.L. c. 40, s. 8D.

B. Upon receipt of an application for a demolition permit for any building, or portion thereof, which is at least 75 years old, or which is of indeterminate age, the Inspector of Buildings shall forward a copy thereof to the Planning and Community Development Department who in turn notifies the Historical Commission Chairperson within seven business days, and shall notify the Applicant in writing of this action. No demolition permit shall be issued at that time.

C. Within 45 business days of its receipt of a copy of an application for a demolition permit, the Commission Chairperson shall make an Initial Determination as to the significance of the subject building. If deemed insignificant, the Planning and Community Development Department Commission shall arrange for photographs to be taken of the subject building and collect other documentation related to the subject building as it deems necessary for the Commission to make its Initial Determination. If the Initial Determination shall be positive for the building, or a portion thereof, meets the...
Planning and Community Development Department shall notify the Building Inspector and Applicant of said determination in writing within five days of Chairperson determination for a the need to conduct a public meeting. definition of a “Significant Building.” Otherwise, the Initial Determination shall be in the negative. The Commission shall notify the Applicant of the meeting at which it intends to make its Initial Determination at least seven days in advance of said meeting, and the Applicant shall be given an opportunity to make a presentation to the Commission at said meeting.

D. The Commission shall notify the Building Inspector and the applicant in writing within 10 business days of its Initial Determination. If the Initial Determination is in the negative, or if the Commission fails to notify the Building Inspector of its Initial Determination within the said 10 business days, the Building Inspector may, subject to the requirements of the State Building Code and any other applicable law, ordinances, rules and regulations, issue a demolition permit.

E. If the Commission’s Initial Determination is positive, the Commission shall, within 45-35 calendar days of its Determination, conduct a public hearing to determine whether the Significant Building is Preferably Preserved. The Commission shall give public notice by publication in a newspaper of general circulation once in each of two successive weeks, the first publication to be not less than fourteen (14) days before the day of the hearing and by posting such notice in a conspicuous place in Town Hall for a period of not less than fourteen (14) days before the day of such hearing, of said hearing by publishing notice of the time, place, and purpose of the hearing in a newspaper of general circulation in the Town twice, the first notice to be published at least 14 days before the hearing and the second notice no more than 7 days before the hearing. The Commission shall also and by mailing a copy of said notice to the applicant, to the owner of the premises on which the Significant Building is located (if other than the applicant), to the owners of all property within 300 feet of the premises lot on which the Significant Building is located as appearing on the most recent tax list, and to such other persons as the Commission shall deem entitled to notice. The Applicant is encouraged to provide any information to the Commission that he or she believes will assist the Commission in reaching its decision. The conduct of the public hearing shall be in accordance with duly adopted ordinances or regulations adopted by the Commission.

F. If, after a public hearing, the Commission determines based on the applicants presentation and submission of materials that demolition of the Significant Building would not be detrimental to the historical or architectural heritage or resources of the Town, the Commission shall so notify the applicant, the owner (if other than the applicant), and the Inspector of Buildings, in writing within 10 business days of such determination. Upon receipt of such notice, or upon the expiration of 10 business days from the date of the close of the Commission’s public hearing without having received any notification from the Commission, the Building Inspector may, subject to the requirements of the State Building Code and any other applicable laws, ordinances, rules and regulations, issue a demolition permit for the subject building.

G. If, after the public hearing, the Commission determines that demolition of the Significant Building would be detrimental to the historical or architectural heritage or resources of the Town, such building shall be considered to be Preferably Preserved and the Commission shall so
advise the applicant, the owner (if other than the applicant), and the Inspector of Buildings, in writing, within 10 business days, and no demolition permit shall be issued until six-four months after the date of such determination by the Commission. In making its determination, the Commission shall consider, among other relevant factors: (a) the building’s condition; (b) whether the building is one of the last remaining examples of its kind in the neighborhood, the town, or the region; and (c) the building’s historic, architectural, and urban design significance.

H. In the event the Commission imposes a demolition delay pursuant to this Ordinance, the Commission shall invite the Applicant (or owner of record, if different) to participate in an investigation of alternatives to demolition of the building. The Commission may also invite any other party to participate in such investigation, on an advisory basis, that it believes can be helpful. The investigation shall consider possibilities such as: the incorporation of the building into future development on the site; adaptive re-use of the building; financial incentives for rehabilitation; removal of the building to another site; and, with the owner’s consent, a search for a party willing to purchase and preserve, restore, or rehabilitate the building. During the six-four month delay period, the Commission shall notify the Massachusetts Historical Commission, the Mayor, the Director of Planning and Community Development, the Community Preservation Committee and any other interested party in an effort to obtain assistance in obtaining preservation funding or in finding an adaptive use of the building which will result in its preservation.

I. Upon expiration of any-the four month demolition delay period required by this Ordinance, the Inspector of Buildings may issue a demolition permit to the Applicant, subject to the requirements of the State Building Code and any other laws, ordinances, and regulations. Notwithstanding the Commission’s imposition of a demolition delay, the Commission may issue a determination prior to the termination of the four month six-month delay period that it is satisfied that no feasible alternative to demolition exists, thus authorizing the Inspector of Buildings to issue a demolition permit to the Applicant, subject to any other laws, ordinances, and regulations.

J. Notwithstanding the preceding paragraphs, the Inspector of Buildings may issue a demolition permit for a Preferably Preserved building at any time after receipt of written advice from the Commission to the effect that:

1. notwithstanding the fact that a significant building is Preferably Preserved, the Commission is satisfied that there is no reasonable likelihood that either the owner or some other person or group is willing to purchase, preserve, rehabilitate or restore such building; or

2. the six-month four month demolition delay period has terminated; or

3. the Commission has determined that the proposed moving or demolition may be conducted in a specified manner so as not to be detrimental to the historical or architectural heritage or resources of the Town.
K. The requirements of this Ordinance are in addition to, and not in lieu of, the requirements of any other codes, ordinances, statutes, or regulations related to the demolition of buildings.

L. Any determination issued pursuant to this Ordinance shall be in writing and shall specify the reasons for such determination. In the event a demolition delay is imposed, the written determination shall specify the date on which such delay period shall terminate.

5.700.040. Responsibilities of the Owner

Once a Significant Building is determined to be Preferably Preserved, the owner shall be responsible for properly securing the building, if vacant, to the satisfaction of the Inspector of Buildings. Should the owner fail to so secure the building, a subsequent destruction of the building at any time during the 6-month-four month demolition delay period, which destruction could have been prevented by the required security measures, shall be considered a voluntary demolition in violation of this Ordinance.

5.700.050. Emergency Demolitions

A. Notwithstanding the foregoing provisions, the Inspector of Buildings may issue a demolition permit at any time in the event of imminent and substantial danger to the health or safety of the public due to deteriorating conditions. Prior to doing so, the Inspector of Buildings shall inspect the building and document, in writing, the findings and reasons requiring an emergency demolition, a copy of which shall be forwarded immediately to the Commission. Before allowing emergency demolition, the Inspector of Buildings shall make every effort to inform the Chairperson of the Commission of his intention to allow demolition before he issues a permit for emergency demolition.

B. Nothing in this Ordinance shall restrict the authority of the Inspector of Buildings to require the Applicant to take reasonable action to prevent the need for required demolition of a significant building, which may include securing the building and making it safe so that it does not present an imminent and substantial danger to the public.

C. No provision of this ordinance is intended to conflict with or abridge any obligations or rights conferred by G.L.c.143 regarding removal or demolition of dangerous or abandoned structures. In the event of a conflict, the applicable provisions of Chapter 143 shall control.

D. Nothing in this ordinance shall be deemed to conflict with the provisions of the Historic Districts Act, Massachusetts General Laws, Chapter 40C, with respect to requirements of notice, hearing and issuance by the Commission of a Certificate of Appropriateness, a Certificate of Non-applicability or a Certificate of Hardship prior to demolition of any building in an historic district.

5.700.060. Enforcement and Remedies

A. If the Commission determines that a significant building has been voluntarily demolished in violation of this Ordinance, the Building Commissioner shall not issue any building permit for new construction, or any use or occupancy permit for any use other than a park or recreational
space, with respect to the premises for a period of two years after the date of the Commission’s
determination. As used herein, “premises” includes the parcel of land upon which the
demolished building was located, and all abutting parcels under common ownership or control.

B. Notwithstanding the foregoing, whenever the Commission shall, on its own initiative, or
on application of the landowner, determine that earlier reconstruction, restoration or other
remediation of any demolition in violation of this Ordinance better serves the intent and purpose
of this Ordinance, it may, prior to the expiration of said period of two years, but no sooner than
six months from the date of completion of any demolition in violation of this Ordinance,
authorize the Inspector of Buildings to issue a building permit upon such conditions as the
Commission deems necessary or appropriate to effectuate the purposes of this Ordinance.

5.700.070. Regulations and Fees

A. The Commission may promulgate regulations to administer the provisions of this
Ordinance

B. The Commission is authorized to adopt a schedule of reasonable fees to cover the costs
associated with the administration of this Ordinance (including the costs of publishing) and
mailing hearing notices).

5.700.080. Severability

If any section, paragraph or part of this Ordinance for any reason declared invalid or
unconstitutional by any court, every other section, paragraph and part shall continue in full force
and effect.
Sent from my iPhone

Begin forwarded message:

From: "Brinkmann, Robert" <rbrinkmann@braintree.ma.gov>
Date: September 21, 2018 at 3:44:14 PM EDT
To: Kokoros Charles <ckokoros@braintree.ma.gov>
Subject: FW: Building ages

Councilor,

I didn’t realize this list below was done four months ago. So there wouldn’t be any changes yet. Does this suffice?

Thanks
Bob

From: Kokoros Charles
Sent: Thursday, May 10, 2018 1:10 PM
To: Brinkmann, Robert
Subject: Re: Building ages

Thanks Bob

Sent from my iPhone

On May 10, 2018, at 12:50 PM, Brinkmann, Robert <rbrinkmann@braintree.ma.gov> wrote:

Councilor Kokoros,

To follow up on your question for the age of buildings in the Town of Braintree, I have determined that we have a total of 12,157 improved properties. Of those we have the following:

4501 properties 75 years or older (37%)
2001 properties 100 years or older (16.5%)
627 properties 125 years or older (5.2%)
219 properties 150 years or older (1.8%)
84 properties 200 years or older (.069%)

Any other questions please let me know.
Good afternoon Christine,

There are 12,157 improved parcels in the Town.

75 Years plus:

4,501 of those are 75 years or older (37%).

*Residential  4,302
*Commercial  95
*Exempt  51
*Mixed use  53

100 Years plus:

2,001 of those are 100 years or older (16.5%)

*Residential  1,927
*Commercial  43
*Exempt  31

Regards
Bob

---

From: Stickney, Christine  
Sent: Thursday, May 10, 2018 12:07 PM  
To: Brinkmann, Robert
Subject: Discussions on demolition delay with Council

Bob,

Is there a way to get a # of structures in the Town that are over 75 years of age (separated by residential and commercial and other (church, school, town owned etc. )

And then the same information for structures over 100 years of age.

The Historical Commission has been asked to obtain this information to return to the Council prior to 5/25 - would that be possible?

Christine
I've received a half dozen updates to this list since posting it yesterday. Here is the latest. Chris

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Christopher C. Skelly  
Director of Local Government Programs
To: Sean Powers, Chair and Members of the Ordinance and Rules Subcommittee

From: Elizabeth Mees, Chair and Members of the Historical Commission

Date: March 5, 2019

Re: Town Council Ordinance #18-025 - Demolition Delay Ordinance

The Historical Commission discussed and reviewed the Order #18-025 and has provided a revised version attached. This letter outlines the following highlights:

- Revision to the initial determination by the Chair of the Braintree Historical Commission as to the need for a hearing. The determination will be accomplished in less than ten (10) days.

- If determined by the Chair, if potential historical significance requires a public hearing, it will be held within thirty-five (35) days of the notice from the BHC Chairperson to the applicant and Building Inspector.

- Braintree contains a large number of buildings built in the 1930s era with original architectural details that are an integral part of Braintree’s character. As a result, the Historical Commission is committed to the bylaw provision remaining at 75 years.

- No application fee will be charged, however the applicants will be responsible for the newspaper legal advertisement required for the hearing and providing postage pre-paid envelopes to notify abutters of the demolition project site. This process would be identical to that currently required for all land use permits with in the Planning and Community Development Department and staff will take responsibility of inserting the notice and mailing of the envelopes.

- If required, at the close of the public hearing, notification to the Applicant & Building inspector will occur within ten (10) days. These revised time frames have shortened the original delay from six months to 4 months.

- It is of note that in the last 17 years (since recording began) only 6 properties would have fallen under the purview of this bylaw.

The Historical Commission respectfully requests your favorable vote on this important Ordinance.

CC: Mayor Joseph C. Sullivan
Joseph Reynolds
**DEMO DELAY Time Table**

Please note all “days” are calendar days

- **Day 1** – Applicant files for demolition permit.
- **Day 10** – Notice is sent to Commission of receipt of application by Inspector of Buildings.
- **Day 45** – Notice is sent to Applicant of “Initial Meeting” by Commission.
- **Day 52** – Commission makes Initial Determination nearly eight weeks after initial application
  - Negative – Permit issues
  - Positive – Public Hearing is scheduled.
- **Day 107** – Public hearing by Commission is conducted with Applicant.
- **Day 122** – Notice of decision by Commission is sent to Applicant.
  - Negative – Permit issues, seventeen plus weeks after initial application
  - Positive – Demolition delay is imposed.
- **Day 305** – Expiration of demolition delay allowing for demolition permit to be issued, forty-three plus weeks after initial application

**Proposed Changes to ordinance:**
- Change “Demolition definition so that only demolition of greater than 50% of the buildings which qualify under this ordinance would be effected.
- Change “Significant Building” to cover buildings 100 years or more in age.
- Change all time tables to calendar days from business days. Saves applicant 19 days!
- Change period of demolition delay to a maximum of 90 days and allow the Commission flexibility of imposing 30 and 60 periods of delay as well.

**Rational for changes:**
- Allowing for an optional 30 and 60 day periods of demolition delay as well as making all time periods calendar days would save an applicant between 112 – 172 Days!
- Right now with 75 years being the dividing line, 36% of buildings within the Town would be affected, in five years 39% and in ten years 46%. Changing to 100 years reduces initial percentage to 15%, five years 19% and ten years 24% reducing the potential impact to residents.
- Over the past five years an average of 84 projects involved additions requiring partial demolition of a structure which under the definition of “Demolition” could potentially require such projects to go through the Demolition Delay process. Using the 75 year threshold and applying the percentages of qualifying buildings to this statistic it means the Commission would be hearing 30 projects annually initially, 33 projects annually in five years and 39 projects annually in ten years. Changing to a 100 year threshold would reduce such project numbers to 12 annually initially, 16 annually in five years and 20 annually in...
ten years which would make it more manageable for the Commission to handle in terms of review, advertisement and hearing schedule given that it is staffed by volunteers.
Building Department Receives Demolition Application

Planning and Community Development Department receives a copy of the Application and forwards to the Historical Commission Chairperson

(Within 5 Days)
Chairperson shall make an Initial Determination whether the building is significant or insignificant for the purpose of a Public Hearing.

Insignificant: Building Department is notified and Demolition Permit can be issued after 7 day period to collect photographs.

Significant: Planning and Community Development Department Notifies the Applicant and Building Inspector that a Public Hearing is needed.

Public Hearing is held within 35 days of the Chairperson’s Determination

If Determined Not Detrimental: No Delay and Demolition Permit can be issued.

If Determined Detrimental: A 4 Month delay is applied on the Subject Building
Resolved: Having convened in an open meeting on April 2, 2019 prior to the SOI submission closing date, the Town Council of Braintree, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated April 2, 2019 for Braintree High School located at 128 Town Street, Braintree, Massachusetts, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future: Priority #3: Prevention of the loss of accreditation; Priority #5: Replacement, renovation, or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility; Priority #7: Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town of Braintree or the Braintree School Department to filing an application for funding with the Massachusetts School Building Authority.
Next Steps to Finalize Submission of your FY 2019 Statement of Interest

Thank you for submitting your FY 2019 Statement of Interest (SOI) to the MSBA electronically. Please note, the District’s submission is not yet complete. The District is required to mail all required supporting documentation, which is described below.

VOTES: Each SOI must be submitted with the proper vote documentation. This means that (1) the required governing bodies have voted to submit each SOI, (2) the specific vote language required by the MSBA has been used, and (3) the District has submitted a record of the vote in the format required by the MSBA.

- **School Committee Vote:** Submittal of all SOIs must be approved by a vote of the School Committee.
  - For documentation of the vote of the School Committee, Minutes of the School Committee meeting at which the vote was taken must be submitted with the original signature of the Committee Chairperson. The Minutes must contain the actual text of the vote taken which should be substantially the same as the MSBA’s SOI vote language.

- **Municipal Body Vote:** SOIs that are submitted by cities and towns must be approved by a vote of the appropriate municipal body (e.g., City Council/ Aldermen/Board of Selectmen) in addition to a vote of the School Committee.
  - Regional School Districts do not need to submit a vote of the municipal body.
  - For the vote of the municipal governing body, a copy of the text of the vote, which shall be substantially the same as the MSBA’s SOI vote language, must be submitted with a certification of the City/Town Clerk that the vote was taken and duly recorded, and the date of the vote must be provided.

ADDITIONAL DOCUMENTATION FOR SOI PRIORITIES #1 AND #3: If a District selects Priority #1 and/or Priority #3, the District is required to submit additional documentation with its SOI.

- If a District selects Priority #1, Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of the school children, where no alternative exists, the MSBA requires a hard copy of the engineering or other report detailing the nature and severity of the problem and a written professional opinion of how imminent the system failure is likely to manifest itself. The District also must submit photographs of the problematic building area or system to the MSBA.

- If a District selects Priority #3, Prevention of a loss of accreditation, the SOI will not be considered complete unless and until a summary of the accreditation report focused on the deficiency as stated in this SOI is provided.

ADDITIONAL INFORMATION: In addition to the information required above, the District may also provide any reports, pictures, or other information they feel will give the MSBA a better understanding of the issues identified at a facility.

If you have any questions about the SOI process please contact the MSBA at 617-720-4466 or SOI@massschoolbuildings.org.
To be eligible to submit a Statement of Interest (SOI), a district must certify the following:

b The district hereby acknowledges and agrees that this SOI is NOT an application for funding and that submission of this SOI in no way commits the MSBA to accept an application, approve an application, provide a grant or any other type of funding, or places any other obligation on the MSBA.

b The district hereby acknowledges that no district shall have any entitlement to funds from the MSBA, pursuant to M.G.L. c. 70B or the provisions of 963 CMR 2.00.

b The district hereby acknowledges that the provisions of 963 CMR 2.00 shall apply to the district and all projects for which the district is seeking and/or receiving funds for any portion of a municipally-owned or regionally-owned school facility from the MSBA pursuant to M.G.L. c. 70B.

b The district hereby acknowledges that this SOI is for one existing municipally-owned or regionally-owned public school facility in the district that is currently used or will be used to educate public PreK-12 students and that the facility for which the SOI is being submitted does not serve a solely early childhood or Pre-K student population.

b After the district completes and submits this SOI electronically, the district must mail hard copies of the required documentation described under the "Vote" tab, on or before the deadline.

b The district will schedule and hold a meeting at which the School Committee will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is required for cities, towns, and regional school districts.

b Prior to the submission of the SOI, the district will schedule and hold a meeting at which the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is not required for regional school districts.

b On or before the SOI deadline, the district will submit the minutes of the meeting at which the School Committee votes to authorize the Superintendent to submit this SOI. The District will use the MSBA's vote template and the vote will specifically reference the school and the priorities for which the SOI is being submitted. The minutes will be signed by the School Committee Chair. This is required for cities, towns, and regional school districts.

b The district has arranged with the City/Town Clerk to certify the vote of the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body to authorize the Superintendent to submit this SOI. The district will use the MSBA's vote template and submit the full text of this vote, which will specifically reference the school and the priorities for which the SOI is being submitted, to the MSBA on or before the SOI deadline. This is not required for regional school districts.

b The district hereby acknowledges that this SOI submission will not be complete until the MSBA has received all of the required vote documentation in a format acceptable to the MSBA. If Priority 1 is selected, your SOI will not be considered complete unless and until you provide the required engineering (or other) report, a professional opinion regarding the problem, and photographs of the problematic area or system. If Priority 3 is selected, your SOI will not be considered complete unless and until you provide a summary of the accreditation report focused on the deficiency as stated in this SOI.
LOCAL CHIEF EXECUTIVE OFFICER/DISTRICT SUPERINTENDENT/SCHOOL COMMITTEE CHAIR  
(E.g., Mayor, Town Manager, Board of Selectmen)

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<tr>
<th>Chief Executive Officer *</th>
<th>School Committee Chair</th>
<th>Superintendent of Schools</th>
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* Local chief executive officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice.
Note

The following Priorities have been included in the Statement of Interest:

1. Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists.
2. Elimination of existing severe overcrowding.
4. Prevention of severe overcrowding expected to result from increased enrollments.
5. Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.
7. Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.
8. Transition from court-ordered and approved racial balance school districts to walk-to, so-called, or other school districts.

SOI Vote Requirement

I acknowledge that I have reviewed the MSBA’s vote requirements for submitting an SOI which are set forth in the Vote Tab of this SOI. I understand that the MSBA requires votes from specific parties/governing bodies, in a specific format using the language provided by the MSBA. Further, I understand that the MSBA requires certified and signed vote documentation to be submitted with the SOI. I acknowledge that my SOI will not be considered complete and, therefore, will not be reviewed by the MSBA unless the required accompanying vote documentation is submitted to the satisfaction of the MSBA.

Potential Project Scope: Potential New School

Is this SOI the District Priority SOI? NO

School name of the District Priority SOI: South Middle School

Is this part of a larger facilities plan? YES

If "YES", please provide the following:

Facilities Plan Date: 5/14/2014
Planning Firm: Habeeb & Associates
Please provide a brief summary of the plan including its goals and how the school facility that is the subject of this SOI fits into that plan:
The Town of Braintree commissioned Habeeb & Associates in 2014 to provide a comprehensive study of our schools, focusing primarily on our 6 elementary schools, which are experiencing significant space constraints due to increasing enrollments and the expansion of specialized in-district programs. The study considered elementary facility renovations and additions to accommodate existing and projected enrollment growth. Recommendations from the study were built around the core value of maintaining neighborhood elementary schools, as well as keeping the existing structure of two middle schools and Braintree High School (BHS) in place. The Habeeb study brought forward earlier planning considerations that had been explored by the Town, with their final report detailing five main options, each with multiple subsets that allowed for a range of combinations involving renovations and various additions to the existing elementary schools. In general, the report was not well received by the school-community. While Habeeb determined that some of the option subsets failed to provide long-range solutions, several were deemed to meet the demands of current and projected enrollment (building additions), as well as renovations significant enough to upgrade and modernize existing facilities for future use. One option recommended the construction of 4 new K-5 elementary schools that would allow for the closure of all 6 existing facilities. After conducting an extensive review of the Habeeb study and enrollment projections in 2015, the BPS began to explore the feasibility of moving from the existing model of 2 middle schools that serve grades 6-8 to a configuration of grades 5-8 at both schools. This solution, which has been supported by the MSBA at both East Middle School (currently under construction with a targeted Fall 2020 completion) and South Middle School (March 2019 PSR submission), will allow our existing elementary schools to gain over 20 classrooms system-wide that are currently being used by grade 5 students, thus eliminating the need to build additions to those schools.

BRAINTREE HIGH SCHOOL: While BHS was not part of the Habeeb 2014 study, it was added to our PreK-12 Master Plan in the winter of 2016 for the reasons detailed in this SOI. Beyond the submission of the SOI, our Master Plan includes a commitment to continue capital improvements at BHS, as evidenced by recent and ongoing upgrades, including a district-wide (all elementary schools & BHS) $10mil ESCO project. This project also included a $200,000/year commitment of annual capital funds from Mayor Sullivan to provide much-needed upgrades that will not generate enough energy savings to fit into the ESCO funding payback model. At BHS, the ESCO investment: (1) replaced 60% of our transformers; (2) provided HVAC system upgrades; (3) installed all new lighting; (4) provided new ceilings in all core areas, and (4) implemented multiple water and other energy conservation measures. The timing of this investment is unfortunate given the submission of this SOI; however, we were not able to wait given the facility needs. BHS was built for a 9-12 high school population of 3,500 students in 1972. As would be expected after 47 years of use, and as described in this SOI, many classrooms are no longer used for the types of courses for which they were designed. None of these facility challenges are surprising considering the age of the building; however, the funds required to conduct the type of full-scale renovations needed to both update existing systems and infrastructure, as well as create spaces that promote 21st century teaching and learning, are beyond the capacity of year-to-year operational budgets and available local capital funds. For these reasons, the most critical action step for BHS within the BPS Master Facilities Plan is the submission of this SOI to the MSBA.

Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 15 students per teacher

Please provide the originally planned student to teacher ratios at the school facility that is the subject of this SOI: 15 students per teacher

Does the District have a Master Educational Plan that includes facility goals for this building and all school buildings in District? YES

If "YES", please provide the author and date of the District’s Master Educational Plan.

The BPS continues to finalize a Master Educational Plan that provides for the reconfiguration of our six (6) elementary schools from grade 1-5/K-5 and one Kindergarten Center (MSKC), to six (6) grade1-4/ K-4 schools, MSKC, two (2) 5-8 middle schools, and BHS (9-12). The plan includes multiple programmatic and instructional initiatives, and involves several district and school-based groups representing a wide-range of stakeholders. Oversight of the plan rests with our district leadership team.
Is there overcrowding at the school facility?  NO

If "YES", please describe in detail, including specific examples of the overcrowding.

Has the district had any recent teacher layoffs or reductions?  NO

If "YES", how many teaching positions were affected? 0
At which schools in the district?
Please describe the types of teacher positions that were eliminated (e.g., art, math, science, physical education, etc.).

Has the district had any recent staff layoffs or reductions?  NO

If "YES", how many staff positions were affected? 0
At which schools in the district?
Please describe the types of staff positions that were eliminated (e.g., guidance, administrative, maintenance, etc.).

Please provide a description of the program modifications as a consequence of these teacher and/or staff reductions, including the impact on district class sizes and curriculum.

Does not apply.

Please provide a description of the local budget approval process for a potential capital project with the MSBA. Include schedule information (i.e. Town Meeting dates, city council/town council meetings dates, regional school committee meeting dates). Provide, if applicable, the District’s most recent budget approval process that resulted in a budget reduction and the impact of the reduction to the school district (staff reductions, discontinued programs, consolidation of facilities).

The school budget has been developed to include forecasting for future years to support the implementation of our Master Plan. The process begins in the fall with individual school and department planning, culminating with the district-wide leadership team that provides several tiers to the School Committee's Finance & Operations Subcommittee. This subcommittee begins making its recommendation to the full School Committee in early March. A public hearing is held late March/early April, with a final recommendation being presented to the Mayor in April. The Mayor then provides his recommendations for all town department budgets to the Town Council in May. The Council may lower the Mayor's recommended budget, but it is not able to increase it. The School Department has been provided multiple, consecutive years of budget increases, and has not experienced staff reductions due to fiscal constraints.
General Description

BRIEF BUILDING HISTORY: Please provide a detailed description of when the original building was built, and the date(s) and project scopes(s) of any additions and renovations (maximum of 5000 characters).

Braintree High School was constructed in 1972 and is a poured cement building. There have been no additions. Structural repairs were made in 1997, new boilers were installed in 1998 and converted to gas in 1999, the auditorium was upgraded in 2009, and the gymnasium was updated in 2015 with new bleachers, painting, and updated equipment. Solar panels were installed on the roof in 2016. BHS is a significant part of a $10mil ESCO project that began in 2018, including (1) replaced 60% of our transformers; (2) provided HVAC system upgrades: (3) installed all new lighting; (4) provided new ceilings in all core areas, and (4) implemented multiple water and other energy conservation measures. Along with several renovations of existing bathrooms, large public restrooms were added during the summer of 2018 to service the gymnasium and cafeteria.

TOTAL BUILDING SQUARE FOOTAGE: Please provide the original building square footage PLUS the square footage of any additions.

380847

SITE DESCRIPTION: Please provide a detailed description of the current site and any known existing conditions that would impact a potential project at the site. Please note whether there are any other buildings, public or private, that share this current site with the school facility. What is the use(s) of this building(s)? (maximum of 5000 characters).

Braintree High School is located on a 46 acre site with no site limitations. There are no other buildings on the site at this time, but the town is currently exploring the construction of rink/pool facility.

ADDRESS OF FACILITY: Please type address, including number, street name and city/town, if available, or describe the location of the site. (Maximum of 300 characters)

128 Town Street
Braintree MA 02184

BUILDING ENVELOPE: Please provide a detailed description of the building envelope, types of construction materials used, and any known problems or existing conditions (maximum of 5000 characters).

Braintree High School is a concrete building constructed in 1972. The windows and doors are original to the building, have little insulating value, and have exceeded their useful life: they are in need of replacement. The roof was replaced in sections between 2004 and 2008, and was deemed to be in good condition prior to the installation of solar panels in 2016. Water penetration is experienced around windows and penthouse enclosures on the roof in wind-driven rain. There are no known structural problems or concerns.

Has there been a Major Repair or Replacement of the EXTERIOR WALLS? YES
Year of Last Major Repair or Replacement:(YYYY) 1998
Description of Last Major Repair or Replacement:
The exterior walls were waterproofed in 1998 and repaired and painted in 2013.

Roof Section A
Is the District seeking replacement of the Roof Section? NO
Area of Section (square feet) 148838
Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)
**EPDM**

Age of Section (number of years since the Roof was installed or replaced)  14

**Description of repairs, if applicable, in the last three years. Include year of repair:**

The roof was redone in small sections between 2004 and 2008. It is considered to be in good overall condition.

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| **Roof Section  J** |
| Is the District seeking replacement of the Roof Section? |
| Area of Section (square feet) |
| Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)) |
| Age of Section (number of years since the Roof was installed or replaced) |
| Description of repairs, if applicable, in the last three years. Include year of repair: |

| **Window Section  A** |
| Is the District seeking replacement of the Windows Section? | YES |
| Windows in Section (count) | 125 |
| Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe)) |
| Double pane original to the building |
| Age of Section (number of years since the Windows were installed or replaced) | 46 |
| Description of repairs, if applicable, in the last three years. Include year of repair: |
| The windows are original to the building and are past useful life. |

| **Window Section  B** |
| Is the District seeking replacement of the Windows Section? |
| Windows in Section (count) |
| Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe)) |
| Age of Section (number of years since the Windows were installed or replaced) |
| Description of repairs, if applicable, in the last three years. Include year of repair: |

| **Window Section  C** |
| Is the District seeking replacement of the Windows Section? |
| Windows in Section (count) |
| Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe)) |
| Age of Section (number of years since the Windows were installed or replaced) |
| Description of repairs, if applicable, in the last three years. Include year of repair: |

| **Window Section  D** |
| Is the District seeking replacement of the Windows Section? |
| Windows in Section (count) |
| Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe)) |
| Age of Section (number of years since the Windows were installed or replaced) |
| Description of repairs, if applicable, in the last three years. Include year of repair: |

| **Window Section  E** |
| Is the District seeking replacement of the Windows Section? |
| Windows in Section (count) |
| Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe)) |
| Age of Section (number of years since the Windows were installed or replaced) |
| Description of repairs, if applicable, in the last three years. Include year of repair: |
MECHANICAL and ELECTRICAL SYSTEMS: Please provide a detailed description of the current mechanical and electrical systems and any known problems or existing conditions (maximum of 5000 characters).

There are 5 Aero gas fired hot water boilers installed in 2009 that are in good condition. There are 2 Patterson Kelly indirect water to water heat exchangers and storage tanks for domestic hot water. The system is original to the building and is in fair condition. A pneumatic control system exists throughout the building and is in poor condition. Leaks are common and the system is frequently under repair. The building is equipped with 11 different air conditioning systems for core spaces. Condensers are roof mounted and in fair condition. Classroom unit ventilators use hot water coils and pneumatic controls and are in fair/poor condition: they do not provide cooling and require frequent and constant maintenance. The electrical system is original to the building, and while in good condition it does not meet our needs.
5 2009 Aero boilers that are natural gas fired.

Age of Boiler (number of years since the Boiler was installed or replaced) 10

Description of repairs, if applicable, in the last three years. Include year of repair:
Winter of 2018 we required an emergency waiver to repair 2 of the boilers which went offline during the January cold snap. The blowers and controllers were replaced.

Boiler Section 2
Is the District seeking replacement of the Boiler?
Is there more than one boiler room in the School?
What percentage of the School is heated by the Boiler?
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
Age of Boiler (number of years since the Boiler was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Boiler Section 3
Is the District seeking replacement of the Boiler?
Is there more than one boiler room in the School?
What percentage of the School is heated by the Boiler?
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
Age of Boiler (number of years since the Boiler was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Boiler Section 4
Is the District seeking replacement of the Boiler?
Is there more than one boiler room in the School?
What percentage of the School is heated by the Boiler?
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
Age of Boiler (number of years since the Boiler was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Boiler Section 5
Is the District seeking replacement of the Boiler?
Is there more than one boiler room in the School?
What percentage of the School is heated by the Boiler?
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
Age of Boiler (number of years since the Boiler was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Boiler Section 6
Is the District seeking replacement of the Boiler?
Is there more than one boiler room in the School?
What percentage of the School is heated by the Boiler?
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
Age of Boiler (number of years since the Boiler was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Boiler Section 7
Is the District seeking replacement of the Boiler?
Is there more than one boiler room in the School?
What percentage of the School is heated by the Boiler?
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
Age of Boiler (number of years since the Boiler was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Boiler Section  8
Is the District seeking replacement of the Boiler?  
Is there more than one boiler room in the School?  
What percentage of the School is heated by the Boiler?  
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)  
Age of Boiler (number of years since the Boiler was installed or replaced)  
Description of repairs, if applicable, in the last three years. Include year of repair:

Boiler Section  9
Is the District seeking replacement of the Boiler?  
Is there more than one boiler room in the School?  
What percentage of the School is heated by the Boiler?  
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)  
Age of Boiler (number of years since the Boiler was installed or replaced)  
Description of repairs, if applicable, in the last three years. Include year of repair:

Boiler Section  10
Is the District seeking replacement of the Boiler?  
Is there more than one boiler room in the School?  
What percentage of the School is heated by the Boiler?  
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)  
Age of Boiler (number of years since the Boiler was installed or replaced)  
Description of repairs, if applicable, in the last three years. Include year of repair:

Has there been a Major Repair or Replacement of the HVAC SYSTEM?  YES
Year of Last Major Repair or Replacement:(YYYY)  2015
Description of Last Major Repair or Replacement:
7 of the rooftop air conditioner condenser units were replaced between 1997 and 2015.

Has there been a Major Repair or Replacement of the ELECTRICAL SERVICES AND DISTRIBUTION SYSTEM?  NO
Year of Last Major Repair or Replacement:(YYYY)  1972
Description of Last Major Repair or Replacement:
All electric equipment is original to the building.

BUILDING INTERIOR: Please provide a detailed description of the current building interior including a description of the flooring systems, finishes, ceilings, lighting, etc. (maximum of 5000 characters).
BHS was built for a 9-12 high school population of 3,500 students in 1972 and the interior is largely in as-built condition. Many classrooms are no longer used for the types of courses for which they were designed. The walls are concrete block and are painted. Tiles are generally original to the building and range from fair to good condition. Various sections of the building have differing color schemes, and rooms colors are inconsistent.

The flooring is original vinyl tile and many areas include tiles that are broken and popping. Years of wax build-up has also discolored much of the flooring tile and several places have broken tiles that are sealed under the wax. There is some ceramic tile in the main lobbies that is often slippery and a hazard during the wet weather. The building has limited areas where carpeting is in use. Carpeting has been replaced in some areas, but much is still original. The media center has carpet that has differing patterns where newer carpet abuts original carpet. An ESCO project that began in the summer of 2018 accomplished the following: (1) replaced 60% of our transformers; (2) provided HVAC system upgrades; (3) installed all new lighting; (4) provided new ceilings in all core areas, and (4) implemented multiple water and other energy
conservation measures.

PROGRAMS and OPERATIONS: Please provide a detailed description of the current grade structure and programs offered and indicate whether there are program components that cannot be offered due to facility constraints, operational constraints, etc. (maximum of 5000 characters).

Braintree High School (BHS) is a comprehensive 9-12 academic institution that provides a variety of programs and academic opportunities to approximately 1700 students. High levels of achievement are seen across all subgroups of our student population, which is becoming increasingly diverse. BHS was recently named by Newsweek Magazine as one of the top 500 high schools in the country, reaching number 15 out of over 200 high schools in the Commonwealth of Massachusetts. BHS graduates are well prepared for the world they enter, with 91% attending two (2) or four (4) year colleges, and another 4% attending other post-secondary schools, 1% enlist in the military, and 5% join the workforce (Class of 2017 data). The school is organized into three (3) houses, each supported by an administrator. The core curriculum includes offerings in English language arts (ELA), mathematics, social studies, science, and world languages. Among our core offerings are 19 Advanced Placement (AP) courses that are heavily enrolled (598 exams taken in 2016-2017; 85% scored 3+). Students also take a physical education course each of their four years, and a required health class during their freshmen year. Electives are offered in core curriculum areas, as well as in music, health, and art. BHS supports and encourages students to take responsibility for their own learning. Teachers effectively communicate expectations to students, and support these expectations through after-school assistance, Google Classroom interactive sites, and consistent grading feedback through an online portal. Special education services are provided both in the classroom and in separate settings, and special education teachers work directly with general education teachers to provide coherent and relevant supports. The school offers several programs that service both regular education and special education students. The Alternative Program serves students who struggle in the mainstream environment, while a Career Exploration program assists more involved students with transitions beyond high school. Our STRIVES program supports students on the Autism Spectrum and Project PROVE educates a student population with more complex cognitive challenges. The Braintree school-community core value that threads throughout all that we do at BHS, and one that has become the hallmark of our programs, is inclusion: our students move throughout BHS as a community of learners. This value, and the programs above, is also reflected by a 5% decline in suspension rates recently cited as an example for other high schools to consider in working with students who present behavioral challenges. Finally, to ensure that all students have opportunities to explore their talents and interests, BHS offers over 40 extra-curricular activities for students and a complete, and highly successful, menu of interscholastic sports offerings.

The aged facility challenges to our ability to implement 21st century learning standards. Built in 1972, when 49% of students went on to post-secondary institutions (National Center for Education Statistics), the educational mission reflected by the design was dramatically different than what is both expected, and required, of students today. As a result, there are program components that cannot be fully implemented, or implemented with fidelity, particularly related to STEAM curricula (Science, Technology, Engineering, Art, Mathematics). Large vocational spaces that were part of the original building construction in 1972, are obsolete and no longer utilized for substantive educational programming. Science labs are outdated, and while utilized effectively by talented staff, they are in need of significant upgrades. Dedicated, and purposefully designed technology and engineering classrooms are non-existent, forcing programs to be developed in ways that accommodate for space and infrastructure constraints. Visual and performing art rooms are large, but outdated, which impacts both the types of programs we can offer, as well as our ability to reach our instructional goals. Finally, the layout of the building, including classroom and core space adjacencies, creates substantial barriers to curriculum and instructional integration.

EDUCATIONAL SPACES: Please provide a detailed description of the Educational Spaces within the facility, a description of the number and sizes (in square feet) of classrooms, a description of science rooms/labs including ages and most recent updates, a description of the cafeteria, gym and/or auditorium and a description of the media center/library (maximum of 5000 characters).

Braintree High School (BHS) was constructed in 1972 and consists of 131 classrooms of approximately 700sf each. In addition, there is an expansive media center space (10,000sf), an auditorium, a large cafeteria, and multiple physical education and athletic spaces, including a gymnasium. The media center space is inappropriately configured and inefficient...
for the delivery of effective programming. While large, it was designed for a different era therefore limiting its function as a space that promotes and supports 21st century learning. The auditorium, while undersized, was renovated in 2009 and includes new seating and a sound system. The gymnasium was updated in 2015 with new bleachers, painting, and updated equipment; however, the locker rooms and supporting spaces are largely original to the building and in need of renovation. The cafeteria is approximately 10,000sf, original to the building, and has not received any significant renovation. The kitchen is located one floor down from the cafeteria, with food being transported up to the serving line. There are 17 science rooms in the building, ranging from approximately 1,000 – 1,400 square feet. The science labs are original and need significant renovation. The school also has several large art rooms that include cabinetry and sinks that are antiquated and inadequate. Several rooms originally designed for programs in home economics have been re-purposed, but retain out-of-date storage cabinets, stoves, and sinks. These spaces are in need of updates to ensure that the appropriate resources are available for the courses actually being taught in the rooms.

CAPACITY and UTILIZATION: Please provide the original design capacity and a detailed description of the current capacity and utilization of the school facility. If the school is overcrowded, please describe steps taken by the administration to address capacity issues. Please also describe in detail any spaces that have been converted from their intended use to be used as classroom space (maximum of 5000 characters).

Braintree High School (BHS) was designed for a 9-12 high school population of 3,500 students in 1972. The decline in population over the last 46 years, as well as changes in educational programming, has seen the repurposing of many of the interior spaces. BHS has housed Kindergarten classrooms, and part of one academic wing currently serves as our integrated Pre-School. BHS operates many specialized programs to support the needs of our most challenged and vulnerable students within the school, and these programs occupy most of the first-floor spaces. BHS faculty and staff, with the support of parents and the community, provide exceptional academic and social-emotional supports to all students, and we are dedicated to finding ways to meet the needs of all our students, including those who may otherwise be in out-of-district placements. The result of this fundamental commitment, which is a price that we happily accept, is that the current population of approximately 1,700 students fills the remaining classroom spaces, and fully utilizes the common learning spaces. As would be expected after 46 years of use, many classrooms are no longer used for the types of courses for which they were designed. The Language Based Program, a special education service, occupies a classroom space outfitted with equipment for teaching electronics from 1972. The equipment was too large to be removed, so as a result it still occupies the space and existing courses work find ways to work around it. Former home economics spaces still retain the original cabinets, stoves, and sinks, but are now serving as art and health classrooms. Teachers have found ways to accommodate these impediments, and because they are skilled and talented professionals they effectively instruct classes that are filled with obsolete equipment and structures. Other classroom spaces have been redesigned over the years to better suit the needs of the programs they house, including the construction of walls to divide rooms originally designed for full classrooms to accommodate specialized programs and services.

In typical classrooms, the demand for power for devices has far exceeded the wiring installed in 1972. The limits of this infrastructure have created significant obstacles and barriers to implementation of technology and a 21st century learning environment. In most classrooms, there are only two outlets, which has most recently proven to be a substantial challenge to our efforts to implement our 1:1 technology initiative. Open-space classrooms with operating accordion walls were repurposed into standard classroom spaces; unfortunately, the replacement walls are not soundproof and ambient noise from adjacent classrooms in these areas are problematic for learning, especially for those students with learning challenges and environmental sensitivities.

Although BHS utilizes all available spaces for instruction and programs, the quality and comfort of those spaces for learning is often inadequate. Inconsistent heating and cooling, plumbing that has passed its useful life, routine failure of originally installed equipment, and worn conditions resulting from 46 years of heavy use by students, staff and the community, all create teaching and learning hurdles for staff and students. While the building is structural sound thanks to solid construction and investments made over the years in roofs, boilers, and other upgrades, significant challenges remain: original windows, combined with expansive core spaces such as the main foyers, cafeteria and media center are difficult to heat and cool during extreme temperatures; bathrooms that are undersized and in need of significant renovation; locker rooms that are oversized and also in need of significant renovation, and the previously detailed classroom and learning space issues. that are original to the building. The numerous student and staff bathrooms throughout the building are undersized, and in need refurbishing, including replacement of plumbing that is 46 years old.
None of these facility challenges are surprising considering that the building is 46 years old. However, while capital improvements have been done over the years, the funds now required to conduct the type of full scale renovations needed to both update existing, and in many cases original, systems and infrastructure, as well as to create spaces that promote 21st century teaching and learning, are beyond the capacity of year-to-year operational budgets and available local capital funds. This fact is, of course, the impetus for our submission for a Core Program with the MSBA.

MAINTENANCE and CAPITAL REPAIR: Please provide a detailed description of the district’s current maintenance practices, its capital repair program, and the maintenance program in place at the facility that is the subject of this SOI. Please include specific examples of capital repair projects undertaken in the past, including any override or debt exclusion votes that were necessary (maximum of 5000 characters).

The district receives $1,000,000 in capital each year from the Mayor and Town Council to address highest priority needs. We also employ a full time electrician, plumber, painter, carpenter and two general laborers for work that can be addressed without outside contractors. Our operational budget for custodial and maintenance is almost $3,000,000 per year. All buildings, with the exception of our two middle schools, are currently being evaluated as part our SchoolDude Facilities Management System upgrade. The following work was done at the high school in the past few years:

Renovate 7 Bathrooms 2015
Replace gymnasium bleachers 2015
Refurbish gymnasium floor 2015
Repave front loop driveway and part of access road 2015
Replaced roof top air conditioning unit 2015
Solar PV on roof 2016
Replaced carpeting in media center offices 2016
Installed rolling steel door to loading dock 2016
Repave back loop driveway and part of access road 2016
Installed new kilns 2016
Built new pre-school bathroom 2016
Installed new walk-in freezer 2016
New ceiling and lights (1st floor near elevators and locker area) 2016
Replaced carpet in both main lobbies 2016
Replaced section of lockers 2017
2018: 1) replaced 60% of our transformers; (2) provided HVAC system upgrades; (3) installed all new lighting; (4) provided new ceilings in all core areas, (4) implemented multiple water and other energy conservation measures; (5) Renovation of 2 public restrooms, and (5) construction of 2 large public rest rooms to service the gymnasium and cafeteria.
Priority 3

Question 1: Please provide a detailed description of the "facility-related" issues that are threatening accreditation. Please include in this description details related to the program or facility resources (i.e. Media Center/Library, Science Rooms/Labs, general classroom space, etc.) whose condition or state directly threatens the facility’s accreditation status.

In October 2017, New England Association of Schools and Colleges (NEASC) visited Braintree High School for our decennial review. Over the course of four days, the visiting team did an extensive review of all aspects of Braintree High School including our facility. In their formal written review, the NEASC committee voted to place the school on warning status for the standard on “Community Resources for Learning.” Many aspects of the school facility led to the committee putting BHS on warning status. The committee referenced infrastructure deficiencies including the following:

- Operation of the heating, ventilation, and air-conditioning (HVAC) system
- Leaks and stained ceiling tiles
- Exposed electrical wires
- Limited electrical outlets
- Safety and functionality of science labs
- Bathrooms often in disrepair and various states of disfunction
- Broken/missing floor tiles and inadequate lighting in the cafeteria
Priority 3

Question 2: Please describe the measures the district has taken to mitigate the problem(s) described above.

Both Braintree High School and the Braintree Public Schools have taken many steps to mitigate some of the problems detailed above, including: (1) replaced 60% of our transformers; (2) provided HVAC system upgrades; (3) installed all new lighting; (4) provided new ceilings in all core areas, (5) implemented multiple water and other energy conservation measures; (6) renovation of 2 public restrooms, and (6) construction of 2 large public rest rooms to service the gymnasium and cafeteria.

The superintendent, interim headmaster, and science director met with the Braintree Fire Department and have addressed all safety regulations in science labs includin: repairing broken fume hoods, installing new eye wash stations, and purchasing fire blankets. The science director engaged a representative from the Laboratory Safety Institute to review the current facility and to provide suggestions on how to improve chemical and lab safety measures, and all chemicals have now been inventoried through an online system. Unused and expired chemicals have been professional removed from the building. These incremental steps have moved the school forward with respect to addressing the safety aspects of the NEASC report. However, they do not address the larger functionality questions presented. Steps to counter the deficiencies in the lab functionality would require a more complete renovation of the spaces and a much larger financial investment than is possible under the current operating budget.
Priority 3

**Question 3:** Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem(s) identified.

While the NEASC committee highlighted significant strengths in the area of curriculum, instruction, assessment, and school culture, they explicitly stated how many of the problems described above have a negative impact upon delivery of a quality educational program. These noted difficulties are also observed by staff and students on an ongoing basis, which was documented in the NEASC report.

During heavy, wind-driven rainstorms, leaks typically occur at various locations throughout the building. This water infiltration generally occurs through rooftop unit penthouse structures. In these conditions, leaks occasionally in classrooms, and school administrators relocate students and teachers in the middle of the school day, which interrupts learning and disrupts the general organization of the school. In many of our art classrooms, the large windows will also experience wind-driven leaks that have to be mitigated by custodial and administrative staff, which often requires room relocation.

The aged HVAC control system, and original room univents, provide inconsistent heating and cooling, resulting in inconsistent temperatures, which impacts the learning environment. Classrooms univents are in frequent need of repair. During the colder months, delays in getting contractors in to repair univents results in those classrooms being moved.

The NEASC committee pointed out that the science labs are not suitable to deliver a 21st century learning experience for students because lab rooms are undersized, sinks are in disrepair or undersized, and vent hoods function inconsistently. The fixtures in these spaces are well past their intended use and are, almost exclusively, original to the building. The inability to effectively use the resources necessary to provide meaningful lab experiences to students inhibits the science curriculum, as lesson are abbreviated or done as demonstrations rather than student-participatory labs. The structure of the spaces reflects the educational pedagogy of the 1970’s, and the spaces are in need of reconfiguration to best deliver 21st century science instruction to students.

Finally, the current electrical infrastructure within the building leads to a lack of ability to meet specific curriculum needs. The common classroom does not have the circuitry required to support common uses of electrical devices. As a result, we are limited in the programs that can be offered in a typical BHS classroom, as much of the newer electronic supports to teaching are imprudent given wiring.

**Please also provide the following:**

Name of accrediting entity (maximum of 100 characters):

New England Association of Schools and Colleges (NEASC)

Current Accreditation Status: Please provide appropriate number as 1=Passed, 2=Probation, 3=Warning, 4=Lost:

3

If "WARNING", indicate the date accreditation may be switched to Probation or lost:

10/1/2019

If "PROBATION", indicate the date accreditation may be lost:

Please provide the date of the first accreditation visit that resulted in your current accreditation status.:

10/1/2017

Please provide the date of the follow-up accreditation visit:

10/1/2019

Are facility-related issues related to Media Center/Library? If yes, please describe in detail in Question 1 below.:

NO

Are facility-related issues related to Science Rooms/Labs? If yes, please describe in detail in Question 1 below.:
<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are facility-related issues related to general classroom spaces? If yes, please describe in detail in Question 1 below.</td>
<td>YES</td>
</tr>
<tr>
<td>Are facility-related issues related to SPED? If yes, please describe in detail in Question 1 below.</td>
<td>NO</td>
</tr>
<tr>
<td>Are facility-related issues related to support spaces? If yes, please describe in detail in Question 1 below.</td>
<td>NO</td>
</tr>
<tr>
<td>Are facility-related issues related to &quot;Other&quot;? If yes, please identify the other area below and describe in detail in Question 1 below.</td>
<td>YES</td>
</tr>
</tbody>
</table>

Please describe (maximum of 100 characters):

- Bathrooms and plumbing
- Electrical
- Building systems and infrastructure
- Floor tile
- Lighting
Priority 5

Question 1: Please provide a detailed description of the issues surrounding the school facility systems (e.g., roof, windows, boilers, HVAC system, and/or electrical service and distribution system) that you are indicating require repair or replacement. Please describe all deficiencies to all systems in sufficient detail to explain the problem.

The HVAC control system at BHS is aged and in various states of disrepair. The controls for two of the five boilers in the basement of BHS required emergency repair this winter to be brought back online during the historic cold snap. There are various and frequent problems with the HVAC system as a whole. Classroom univents make loud noises, need frequent repair, and often create inconsistent temperatures within classrooms.

Plumbing issues are a regular occurrence in bathrooms, art classrooms, and science labs. The school district employs a plumber, who spends a preponderance of time working at the high school on issues related to clogs, broken fixtures, broken drain pipes, leaking pipes, and faulty shut-off valves. Sinks in both science and art spaces are often in need of repair and therefore unreliable for instruction. The sinks themselves are undersized are inappropriate for the current applications for which they could be used. Bathroom sinks and toilet plumbing issues are a frequent occurrence and lead to bathrooms being shut down while work to repair the damage is conducted.

Windows are original to the building and require regular maintenance attention. In several art classrooms, large windows experience water infiltration in wind-driven rain storms. Sinks in both science and art spaces are often in need of repair and therefore unreliable for instruction. The sinks themselves are undersized are inappropriate for the current applications for which they could be used. Bathroom sinks and toilet plumbing issues are a frequent occurrence and lead to bathrooms being shut down while work to repair the damage is conducted.

Bathrooms at Braintree High School are original, with repairs and limited upgrades being done over time. The bathrooms that service the auditorium, cafeteria and gymnasium are undersized by today’s standards, and heavy use during events creates demands on custodial workers. Due, in part to the age of the bathrooms, the appearance of cleanliness is impacted. Non-uniform/patchwork repairs over the years has resulted in a mismatch of tile, fixtures, and partitions in many bathrooms. In addition, toilets and sinks are sometimes taken offline for use for repair. The aged plumbing and china results in the inefficient use of water.
Priority 5

Question 2: Please describe the measures the district has already taken to mitigate the problem/issues described in Question 1 above.

The town is scheduled to implement an ESCO project to address the building and district’s needs in the area of energy conservation. Specifically, at BHS, the project will improve HVAC through new controls and an energy management system, and lighting issues financed through the cost savings such improvements would provide to the district in efficiencies. Lighting will be replaced with LED fixtures, which would provide cost savings to the district and updated HVAC controls would improve the effectiveness in energy usage. All bathroom china will be replaced, and new ceiling tiles will be installed throughout the building.

Over the years, the steps taken to mitigate problems identified have been repair activities by our school custodians or district maintenance staff, with some contracted work. The head custodian has done ample work adjusting, by hand, temperature controls on rooftop units to ameliorate heating and cooling issues. Custodians are called on a routine basis to attempt to repair loud or broken classroom univents.

Plumbing issues are addressed by our district’s plumber who prioritizes and addresses concerns upon notification of a leak or blockage. The work volume is such that many issues take an inordinate amount of time to be resolved, as the aged nature of the system requires locating older parts and/or improvising solutions given the inability to find necessary materials. The interim headmaster’s proposed budget to the superintendent included the request for a renovation of the gymnasium bathrooms, which will be prioritized in the FY18 capital budget.
Priority 5

*Question 3: Please provide a detailed explanation of the impact of the problem/issues described in Question 1 above on your district’s educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.*

As described in other sections of this document, the heating and cooling problems caused by an inconsistent HVAC system lead to uncomfortable classrooms, where students and teachers can be distracted from learning. Students in mainstream classrooms often wear sweaters or coats in class to address the conditions, and these outfits are not ideal for focused attention and comfort. When weather conditions are extreme, classrooms are sometimes moved to other parts of the building during the day, which disrupts the schedule, limits the resources available to teachers, and is distracting to students.

The functionality and usability of sinks in both science and art classrooms prevent and discourage students and teachers from being able to use them in a way to effectively support curriculum projects. Lessons become limited to those that do not include the use of these resources and certain labs/projects are removed from the curriculum. Aged univents frequently make loud rattling sounds, which impacts learning. The service being provided to keep these units operational often occurs during class time, which can be an additional distraction to the teachers and students in the room.
Question 4: Please describe how addressing the school facility systems you identified in Question 1 above will extend the useful life of the facility that is the subject of this SOI and how it will improve your district's educational program.

Addressing the facility problems will help to extend the useful life of our building. An efficiently functioning HVAC system would provide a more comfortable atmosphere in which students could engage their education. Properly operating univents would cause fewer distractions, and would help students and teachers focus on learning rather than their environment or comfort. Proper heating and cooling would also provide a better environment for all people working within the building and would greatly improve morale for all stakeholders.

Renovating and upgrading sinks in classroom spaces will allow for full implementation of curriculum that requires these resources, specifically while conducting science labs and working on art projects. Renovating bathrooms will truly extend the useful life of the facility, as these spaces would then be appropriate for various night, weekend, and community events. Functional toilets, sinks, and plumbing will ensure a more comfortable environment and will allow for full access to all bathrooms to appropriately serve a building housing 2,000 individuals. In addition, upgraded and functional bathrooms will convey to the community a sense of pride in the school.

Please also provide the following:

Have the systems identified above been examined by an engineer or other trained building professional?:

YES

If "YES", please provide the name of the individual and his/her professional affiliation (maximum of 250 characters):

NORESCO conducted an investment grade audit of energy related systems, including HVAC and lighting systems.

The date of the inspection: 6/8/2017

A summary of the findings (maximum of 5000 characters):

Existing fluorescent lighting needs to be replaced with LED and install lighting controls; heating controls need replacement; installation of energy management system recommended; installation of energy efficient transformers recommended.
**Priority 7**

**Question 1: Please provide a detailed description of the programs not currently available due to facility constraints, the state or local requirement for such programs, and the facility limitations precluding the programs from being offered.**

We currently have a number of facility constraints which result in not being able to offer important aspects of a varied and rich curriculum.

Art: District initiatives look to increase STEAM (Science Technology Engineering Art Math) opportunities for students in line with Massachusetts Visual Arts Curriculum Frameworks. However, due to the facility we cannot implement such programs as the following:

- There is no open studio for students’ photography work
- Studio based STEAM courses such as Industrial Design, Architecture, and Structures - which are a component of the newly revised Massachusetts Design and Visual Communications Frameworks - cannot be offered due to lack of a workshop area with large tables, areas for electricity, and building space
- Limited access to functional in-class resources including sinks and cleaning areas for materials reduces curriculum-based projects
- Our Fine Arts courses cannot teach large scale paintings and projects because of a lack of dedicated wall space for the process of art making

Technology: District initiatives look to increase STEAM opportunities for students in line with Massachusetts Technical Education Curriculum Frameworks. However, due to the facility we are challenged to fully implement such programs as the following:

- Lack of appropriate and dedicated technology spaces prevents the school from meeting certain high-tech expectations within the Digital Learning Computer Standards Frameworks
- Suggested high tech programs such as CAD, Robotics, Industrial Design, Coding, Computer Programming, and 3D printing are not offered due to lack of electrical infrastructure and appropriate studio spaces
- Limited media production space and equipment which hinders expansion of successful pilot program
- Limited electrical outlets in all classrooms pose an impediment to increasing device use

Science: Massachusetts Science and Technology/Engineering Curriculum Frameworks indicate specific needs for the physical space and types of resources required for lab work:

- Complex labs from these curriculum frameworks should be added to biology and chemistry curriculum, but they currently cannot be due to existing lab issues;
- An engineering program aligned with Technology/Engineering Standards within the curriculum frameworks has not been implemented as there is no large open space classroom and electrical infrastructure to teach this course, or to store and operate equipment;
- Laboratory-based science classes for students in specialized programs are not offered consistently because of a lack of lab space. As a result, these students take their science class in a general education classroom, which is not educationally ideal for many within this population. In addition, a mainstream chemistry class is currently taking place in a Physics classroom, which does not have the proper equipment needed for a chemistry course, due to a lack of appropriately outfitted lab rooms

Physical Education: A component of one of the four goals in the Braintree Public Schools’ five year strategic plan is to improve student success in the area of physical wellness. The district’s objective to meet the physical aspect of the wellness goal states that we will “develop a plan that seeks to provide opportunities for students to be physically active throughout the school day.” In order to fully support that objective, we would look to add the following:
Offerings in such areas as spinning, aerobics, dance, aquatics, project adventure (low and high elements), which are topics we cannot address because of our current facility. Expansion of current Physical Education offerings to include elements from the Physical Activity and Fitness standard of the Massachusetts Comprehensive Health Curriculum Frameworks is, therefore, hindered.

More drinking water fountains throughout our current gymnasium, gymnastics, and fitness room facilities would benefit the health and well-being of students taking classes in these areas.
Priority 7

**Question 2: Please describe the measures the district has taken or is planning to take in the immediate future to mitigate the problem(s) described above.**

The capital costs of some of the challenges described above, including space reconfiguration and renovation, are beyond the capacity of existing funding capacity; however, ongoing investments are made through capital funds made available by the Mayor. Over the last several years, this has been primarily in the area of technology, where steps have been taken to enhance teaching and learning and the curriculum opportunities offered. The district was recently awarded a Digital Connections Grant which allowed for all schools in the district to create a robust wireless infrastructure. This has led to a Bring Your Own Device initiative, currently in the first year of a four-year phased process. In addition, technology equipment has been added through capital funding, resulting in an increase to the number of Chromebooks, the addition of a Mac computer lab used in music and world language classes, and, through a partnership with Braintree Cable Access Television (BCAM), equipment for students to use in Media Production classes. Our special education department has re-purposed a storage room to offer basic electronics classes to distinct populations.
Priority 7

**Question 3:** Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.

Many of the issues addressed in Question 1 demonstrate the fact that Braintree High School is regularly challenged to offer all components of 21st century educational programming. While existing programming in each of the areas mentioned are of high quality and delivered by talented faculty, there is more that should be offered to better enhance the education of our students. Essentially, the academic program should be expanded to include the following:

**Art**
- An open-studio photography program where students can display their work
- Studio courses such as Industrial Design, Architecture, and Structures
- A deeper curriculum in our Fine Arts courses driven by creative spaces and adequate resources

**Technology**
- High tech programs such as CAD, Coding, Computer Programming, and 3D printing
- Electrical infrastructure that supports the expansion of 21st Century devices and learning tools

**Science**
- Appropriately designed and outfitted science lab space in locations that allow for the sharing of materials and resources
- Complex labs in biology and chemistry
- A 21st century engineering program that is supported by the proper classroom spaces and equipment required
- Students in specialized programs taking full laboratory-based science classes in spaces designed to meet their unique needs

**Physical Education**
- Offerings in such areas as spinning, aerobics, dance, aquatics, project adventure (low and high elements) provided to our students

Without the well-designed and spaces to deliver specialized curriculum and programming, the school is challenged to offer these opportunities to students. Many of the problems delineated requires a substantive change to the organization, outfitting, purposing, and configuration of classroom spaces at Braintree High School. The edifice that represented state-of-the-art educational thinking in 1972, is now strained to meet the learning needs of students preparing to enter a global economy.
REQUIRED FORM OF VOTE TO SUBMIT AN SOI

REQUIRED VOTES
If the SOI is being submitted by a City or Town, a vote in the following form is required from both the City Council/Board of Aldermen OR the Board of Selectmen/equivalent governing body AND the School Committee.

If the SOI is being submitted by a regional school district, a vote in the following form is required from the Regional School Committee only. FORM OF VOTE Please use the text below to prepare your City’s, Town’s or District’s required vote(s).

FORM OF VOTE
Please use the text below to prepare your City’s, Town’s or District’s required vote(s).

Resolved: Having convened in an open meeting on ________________, prior to the closing date, the [City Council/Board of Aldermen, Board of Selectmen/Equivalent Governing Body/School Committee] of __________________________ [City/Town], in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest dated _____________ for the __________________________ [Name of School] located at ________________, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future:

_______________________________________________________________________________________
_______________________________________________________________________________________
_______________________________________________________________________________________
_______________________________________________________________________________________
_______________________________________________________________________________________
________________________________________________________; [Insert a description of the priority(s) checked off on the Statement of Interest Form and a brief description of the deficiency described therein for each priority]; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority.
CERTIFICATIONS

The undersigned hereby certifies that, to the best of his/her knowledge, information and belief, the statements and information contained in this statement of Interest and attached hereto are true and accurate and that this Statement of Interest has been prepared under the direction of the district school committee and the undersigned is duly authorized to submit this Statement of Interest to the Massachusetts School Building Authority. The undersigned also hereby acknowledges and agrees to provide the Massachusetts School Building Authority, upon request by the Authority, any additional information relating to this Statement of Interest that may be required by the Authority.

<table>
<thead>
<tr>
<th>Chief Executive Officer *</th>
<th>School Committee Chair</th>
<th>Superintendent of Schools</th>
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(signature)  (signature)  (signature)

Date  Date  Date

* Local Chief Executive Officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice.