

Braintree Community Preservation Committee
Minutes
June 10, 2019
Johnson Chambers – Town Hall

Present: Dr. Peter Kurzberg, Chair Diane Francis Marta Googins
Mark Preziosi V-Chair Ron Frazier Darryl Mikami
Maria Bonfiglioli

Staff: Christine Stickney, Director PCD

The Chairman convened the meeting at 7:00 PM with a roll call vote of all members present - unanimous.

Annual Public Meeting: Mark Preziosi **MOTION** to open the public meeting, seconded by Marta Googins – unanimously voted. Chairman Kurzberg read the legal notice that had been published in the Braintree Forum informing the public of the meeting. Members had been provided with a memo from C. Stickney to Chairman Kurzberg dated 6/10/19 that described; the CPC projects that had been approved in FY19, pending applications before the committee, projects that are underway either with planning or in construction phases that were approved with funding other than 2019, revenue totals both local and state from July 1, 2018 to June 10, 2019 and information about tax abatements that came from the Assessor’s office. Marta Googins noted that one project was missing from the FY2019 – the middle street acquisition. No comments or questions from the public. Marta Googins **MOTION** to close the public meeting, seconded by Mark Preziosi – Unanimously voted.

New CPA Application: *Armstrong Dam Public Access Project* – presented by Kelly Phelan, Conservation Planner. Members had been given the application at the prior month’s meeting for review. K. Phelan explained for several years the Commission has been working with representatives from the FX Messina Corporation towards removal of the dam at the former Armstrong Cork site to help with the herring stock that come up the river to their spawning grounds. Various grants have been applied for as part of the herring restoration effort and there has been a cooperative effort. Kelly had applied as part of the project for funding that would allow for public access along the river as part of the project however there is a local match that comes as commitment of receiving the grant. She has heard the Town has been chosen to receive the grant and therefore she is here tonight to discuss the use of CPA funds as the local match to receiving this grant. The local match would be \$17,500.00 required from the Town. Marta Googins questioned how would the public access and or park vehicles to walk along the river. Using the concept plan provided, Kelly showed members these areas however it has not been refined this grant would assist in that effort. Kelly noted the area is a very scenic stretches of the river some beautiful waterfalls – a hidden jewel. Maria Bonfiglioli asked if all of this is part of a future development on the property and Kelly responded that FXM has not disclosed their future plans – Maria expressed her concern that this could be all for not if the property was developed and Kelly replied that a permanent easement/restriction has been discussed to implement along the river’s edge to protect the work proposed. Members asked about the time frame and Kelly was unable to provide a defined date – the funding would assist with the design and then there would be the construction. The design has to be completed by June 30, 2020 as part of receiving the grant.

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Mark Preziosi **MOTION** in accordance with the provisions of Chap. 44B of the General Laws, that the Community Preservation Committee recommend the appropriation of \$17,500.00 from the Unreserved Fund account for the *Armstrong Dam Public Access Project* – 0 Hancock Street, Map 1031 Plots 1 & 5. Said funds are to be expended under the Direction of the Community Preservation Committee and the Director of Planning and Community Development, seconded by Marta Googins – unanimously voted. Kelly thanked the CPC for their support of the project.

Old Business:

Daughraty Gym Exterior Courts (Tennis/Pickle ball Courts) – continued discussion - Present to speak on the application is Jan Barris and Nelson Chin, Recreation Director – others attended the meeting – see sign in sheet. Ms. Barris noted there are 125 pickle ball players that are Braintree residents and they play 7 days a week – in the gym during the winter months and outdoors in the summer. The courts were patched last sept (2018) but they have split open again this spring. In her opinion the subsurface is the problem and needs to be addressed with a full restoration which is why we are before the CPA for funding. The DPW would do some of the work and then a contractor would do the remaining. Maria Bonfiglioli noted that pick ball is an upcoming sport among seniors and she supports the project. She asked Nelson if he would be overseeing the project and he replied yes. Chairman Kurzberg questioned if all the courts throughout the Town are in the same condition and would this set a precedent for repairing all the other courts? Nelson Chin explained his annual repair and maintenance schedule and noted he has 19 basketball courts, 14 tennis courts and 2 street hockey courts that he rotates the annual maintenance. The sealcoating comes with a one year warranty. Mark Preziosi asked about the proposed cost \$29,400 and if included all the courts – Jan Barris responded the 10 pickle ball and 3 basketball courts and it included prevailing wage. Dr. Kurzberg question if there is a location more preferable for installation of new courts – perhaps the Council on Aging? Nelson Chin felt there is not enough area available at the Council of Aging with what exists there and there has been talk of expanding the parking lot. Members discussed parking at the Council and the addition of the 25 players and their vehicles. Marta Googins offered consideration to 90 Pond Street as a location – there is parking available. Dr. Kurzberg felt that new courts would be a design build and the specifications beneath the courts would be all new. Dr. Kurzberg asked for other members input.

Jan Barris said they would like a vote and acknowledge the cost is hefty but stressed it would make for safer courts, by having the DPW remove the fencing there is a 50k savings and it would cost more for design to do the courts at the Council on Aging. Dr. Kurzberg noted the work would have to be done through the recreation department to bid etc. – there are 20 plus courts in the Town that also need attention. Mark Preziosi asked about the warranty and how that works – Nelson explained the warranty. Diane Francis asked about the one year warranty but also what is the projected longevity of the life of the court? No one was able to answer – discussion turned to the material asphalt vs. concrete and Jan noted for the players concrete is not forgiving and expand with the winter weather – new asphalt last longer, no trees around to upheave, she feels maintenance every 3 years is not worth it and Council of Aging is not a potential viable site. Marta Googins asked if she would forgo the fencing there by reducing the overall funding – Ms. Barris responded yes. Marta Googins asked if 100k would do for the courts. Dr. Kurzberg asked if the DPW has committed to this work and Nelson said they need to talk further. Darryl Mikami noted this is a nice project however Braintree tends to not take care of their things. Perhaps we should put this off for a month and ask the DPW Director to attend and get more information as to the warranty. Discussion continued to potential other locations – French's common

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Susan McNamara noted that other towns have used CPA funds for pickle ball courts in Hanover and Abington. Darryl Mikami feels this project is a challenge and that most projects are very clear – answers to future maintenance how and who would be responsible for the construction etc. if you are given the 30k and the pavement still cracks what then. Mark Preziosi said he is favor of the project but agreed that we need to have the DPW Director present to answer some of these questions and if other locations like the Council on Aging could be an option – he then **MOTION** to table the discussion until the August 12, 2019 meeting, seconded by Diane Francis – unanimously vote.

Return of funding from closed projects:

The Chairman explained that staff was asked to see if any of the old projects could be cleaned up and closed out as to the remaining funds and staff provided their recommendations – two projects.

Marta Googins **MOTION** to return the remaining funds of \$668.31 to the CPA Historic Fund for 2 JFK Memorial Master Plan, seconded by Mark Preziosi – unanimously voted. Marta Googins **MOTION** to return the remaining funds of \$1040.00 to the CPA Unreserved, seconded by Mark Preziosi – unanimously voted.

Mark Preziosi left the meeting at 8:25pm

Christine had very little updates on the pending projects. Marta Googins **MOTION** to accept the minutes of 3/11/19, seconded by Diane Francis – unanimously voted.

Ron Frazier **MOTION** to adjourn the meeting, seconded by Darryl Mikami – so voted. The meeting adjourned at 8:30PM.

The next meeting is proposed for August 12, 2019 only if the meeting is needed – members will be notified.

Respectfully submitted,

Christine Stickney, Director of Planning and Community Development