

# Community Preservation Committee

Monday, February 8, 2021

5:00 PM

Remote Virtual Meeting via Zoom

Approved 4/12/2021

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

**Also Present:** Melissa SantucciRozzi, Interim Director

Dr. Peter Kurzberg calls the meeting to order via Zoom and requests that **Interim Director SantucciRozzi** proceeds to take attendance for the February 8, 2021 meeting via roll call: Member Ron Frazier – here, Member Maria Bonfiglioli – here, Member Diane Francis – here, Member Mark Preziosi - here, Darryl Mikami – here, Chairman Kurzberg - here. Six Members are in attendance; Member Marta Googins is not currently in Attendance.

## New Business – Potential New Projects:

Historical Commission – Elm Street Stone Repair: Interim Director SantucciRozzi can very quickly discuss this, and then she will call upon Member Frazier to add comments. There are some remaining stones at the Elm Street Cemetery. Commission Member Frazier very kindly went out to collect some preliminary prices, and the Historical Commission is going to be interested in filing an application in the near future. Member Frazier states that covers it because we have been talking about this for a long time. He did get some quotes, and now we know what price range we are in.

Chairman Kurzberg clarifies that this stone repair is different than the other stone repair we did. Member Frazier explains that there were about a dozen stones that were not repaired, a couple of which have actually been damaged in the process of mowing or whatever. Chairman Kurzberg confirms none of that was part of the other project. The Interim Director explains that the bids Member Frazier had collected indicate that this can probably be done for under \$10,000. She wants to make sure that we ensure that those prices are uniform with a couple different companies, and then we can put forward an application. She would like to get it done as soon as she can, but she cannot make a full commitment on timing due to staffing.

Watson Park Berm Construction: Interim Director SantucciRozzi explains that Member Francis and Member Mikami recently participated in the improvements at Watson Park, which included some salt marsh restoration on the shore line, as well as elevating the current river walk to the 100 Year Floodplain elevation. That was recently permitted through Conservation and Planning, and Kelly Phelan, Conservation Planner, on behalf of the Town is very likely going to be putting in an application to secure the funding to complete that project. If any of the members are interested on getting a head start on what that entails, plans are available on the website, either under the Conservation page or the Planning Board page. There

is also a very nice narrative. The Conservation Planner, Kelly Phelan, is working with Woods Hole Group, and they have done a great job. The Interim Director was very impressed with the work that they did on the presentation that they made to the Planning Board. It was very knowledgeable and covered the project thoroughly without getting too scientific. The Interim Director doesn't have an estimate on cost, but Kelly Phelan will be working on that, and expects to be submitting this sometime in the spring. Chairman Kurzberg asks how tall a berm. The Interim Director explains that it is coming up by two feet. The walkway that is there now will essentially be elevated up by two feet and there will be some modified grading on the side of it. The Interim Director discusses aspects of the presentation to the Planning Board and what is expected to transpire in that area over the next 50 years.

Member Mikami, who was at the Planning Board Meeting, explains he hadn't heard this before, and for those of us who played on that field, to think that within the next 50 years due to climate change the water is going to rise and effectively Watson Park may be useless and be underwater is surprising. Here is something that is happening in our backyard, and it is happening fast. The Interim Director states all of this information is on the Department's web pages, and it is very interesting.

Daughraty Gym (Additional Interior Projects): The Interim Director states this is an ongoing project. Recently, Mayor Kokoros had our facilities crew over there. It looks unbelievable inside. They have done tons of improvements. The lighting is amazing. There is a fairly large investment going on there. Chris Griffin reached out to the Interim Director about windows and about bathrooms. The Interim Director thinks the windows may have been included in the current allocation, and she invited Mr. Griffin to come to the Department to review the files and work on it with her. With regard to the bathrooms, she reminds the Committee that interior renovations to recreational facilities are a "no". Whether or not the historic nature of the structure will allow us to improve those bathrooms is another question. That is something that she is looking at. She is hoping that the windows are covered in the existing appropriation, which was fairly substantial at \$60,000. There is definitely a desire to do more there. Dr. Kurzberg asks if we allocated money to do more than architectural or engineering services to tell us what needed to be done and they would be coming back with a cost for that. The Interim Director is not sure about that. Member Preziosi recalls that we gave them some money to do perhaps a feasibility study. The actual improvements were going to be significantly more. Member Bonfiglioli agrees that was what we approved. The Interim Director states it gets difficult when you are trying to make improvements and there is momentum to get things done, but the historic side jumps in and we want to make sure you can't just get Harvey windows. If that is the case, the Interim Director might suggest that Mr. Griffin take that first, and then we could come up with a list of things that need to be done and prioritize them because she is sure there is going to be funding requests. From the Committee's perspective we would want to see what is more pressing than not. They might be advancing the windows because they have people to do the work, but she doesn't have that kind of detail. Dr. Kurzberg thinks the Engineering was going to provide the direction on what needs to be done.

Member Preziosi asks what the historic significance of Daughraty Gym is. He had previously asked Member Frazier, who wasn't entirely sure. Member Frazier states it was the gym for the high school, and there was an underpass going from the gym to the high school. Alice Daughraty was a girl's gym teacher, and it was named for her. That was where the name came from, but Member Frazier cannot remember the year. The Interim Director asks if the age is what creates the significance or is it because it was the gym for the high school. She believes there must be something in the application to explain the significance because improvements to recreational buildings are not typically done.

Windjammer Cove Affordable Housing Conversion: Interim Director SantucciRozzi explains that Mayor Kokoros, herself and the legal team have been in discussions with the property owner of Windjammer Cove, which is the 73 unit residential development in the Landing along the river. What we are discussing with them is a conversion of market rate units to affordable units, and that would essentially allow us to count all 73 units as subsidized housing units. We do have some other local funds that we have collected over the years. She wants to recognize the Planning Board for reaching out to developers when they are doing projects. We do have some affordable housing money that has been gifted to the Town over the course of the last 20 years. We also have some 40B proceed money from Turtle Crossing. We do have some funds set aside for affordable housing activities. It is probably not going to be enough; so, we will probably be looking to supplement the cost of this conversion with CPC funds as well. Dr. Kurzberg asks how many units would have to be converted in order to qualify for the whole project. The Interim Director advises 19 units. Dr. Kurzberg asks what this conversion entails. The Interim Director explains that basically what will happen is, if you are interjecting CPA funds into a development, you have to increase the affordability. You also need to follow the Department of Housing and Community Development's affordable housing standards, and she details what that includes. We are looking at their rent rules, and they would need to pick 19 units that are currently not deemed affordable from a rent standpoint, and they would have to agree to restrict those rents in perpetuity to people earning at or below 80% of the area median income. It is mostly paper-work but there will also be some improvements. They are all two-bedroom units, which are larger, and they have outdoor amenities. The Interim Director details the process and explains that they would need to have a rolling conversion plan because they wouldn't be able to do this all at once. Member Bonfiglioli asks what the occupancy rate of Windjammer is right now. The Interim Director explains in the fall they had 9 vacant units, with 3 having move-in dates. So there was six vacant out of 73. Member Bonfiglioli asks if their rental agreements are month-to-month or annual. The Interim Director explains they are all different. The voucher or subsidy programs require a one-year lease. For the 19 units needed, there would not be displacement. It would be done by phasing and by equal distribution throughout the property. The Interim Director explains the difference between fixed and floating units. Member Bonfiglioli states it sounds great, but it is going to take some time. Member Mikami asks what the incentive is for the owner to do this. The Interim Director explains they recently purchased the development over the last couple of years. They are trying to make investment, which they will get an influx of cash for this.

Member Mikami asks, if we did this, does this put our ratio of affordable housing over? The Interim Director explains that every 10 years they re-issue the census, which has a number called “year-round dwelling units”. Your total subsidized inventory is based off of that year-round number. Right now, using the 2010 census, we are about 72 units short. She has made projections based upon her knowledge of units constructed over the past 10 years. She anticipates, when the new census comes out, that we will need another 60+/- units on top of that 72 to get to 10%. So, this will help us, but when the census comes out, we will be below 10% again.

Member Preziosi asks if the cost to this is an enticement to the owner to have low-cost units. The Interim Director states essentially we are providing a subsidy. Chairman Kurzberg asks if this would be an ongoing subsidy. The Interim Director explains it would be one-time and given upfront in exchange for the permanent restriction. Chairman confirms that is something that is negotiated. The Interim Director explains the process of doing this with the property owners and through the state. Dr. Kurzberg asks about a project list from some time back and whether there are similar projects on that list, and he also asks if it is too early to know what type of money might be involved. The Interim Director doesn’t have an idea of money at this point, but it is substantial. What we will be coming to CPC for is a portion of that; there are some other funds to tap into and this is discussed in more detail. She explains that the money in various accounts is mitigation money, and if we are not spending the money on the Town, we are not mitigating.

Independence Manor – Window Project: The Interim Director explains that nothing has happened, but she put it back on the Agenda to remind that they are interested in doing window improvements. These units are not owned by the Housing Authority, but they are Housing Authority clients that are at 30-40% of median income. This is something she wants to make sure is in the wheelhouse before advise the Director to make an application.

Member Frazier clarifies something he said earlier that the high school was built in 1927; the gym was built also at the same time. When Messina bought the property, he did not buy the gym. It had been named the Daughraty Gym by that time.

There are no further questions or comments by Committee Members on New Business items.

### **Old Business-Project Updates**

#### **East Braintree Little League – Watson Park:**

The Interim Director explains there is no update since the last meeting. That is still on hold. Member Preziosi had a question at the last meeting, and she still hasn’t gotten a response. As soon as she gets a response, she will forward it on to the committee. Member Preziosi’s question was is this view about just the Watson Park facility or town-wide.

**Liberty Grove Unreserved Purchase:**

The Interim Director advises that since the last meeting the Approval Not Required (ANR) Plan was endorsed by the Planning Board. That has been given back to Liberty-Grove who will be recording that at the Land Court. That will create the two parcels.

We have also gotten back the Phase 1 environmental report and it looks great. There is no need to do a Phase 2. Anything associated with the gas station is far enough away and not near any type of concentration level that raised any concerns for the portion that we are buying. The Interim Director has that report and can email it to anyone that would like to see it. Chairman Kurzberg asks about cleanup for the gas station area. The Interim Director advises that she cannot answer the question of what level of remediation will be done at the gas station. Member Bonfiglioli asks if the tanks will have to be removed. The Interim Director advises that the tanks are gone. They might have to do an LRS (Limited Soil Removal) where you see what is good and chip away at the margins with additional testing.

**Armstrong Dam Public Access Project:**

The Interim Director explains that there is no update since last month.

**Middle Street Open Space:**

The Interim Director advises same as last month with no additional updates.

**Daughraty Gym Restoration:**

Chairman Kurzberg explains that we already covered this earlier in the meeting.

**Historic Inventory 2020:**

The Interim Director does not have a new update. The Historical Commission really wants to get this done. The Interim Director needs to find time to focus on this matter.

**Morrison School Outdoor Classroom:**

Chairman Kurzberg states the Interim Director has provided information on this. The Interim Director explains that there was an email provided by Dan Armstrong. The Interim Director explains that she will go back to the file to verify the amounts and submit this for payment unless there are any objections from committee members. She explains we will also do a field visit. We were out there in the fall, but we have not been back out there.

There are no comments or questions from Members on this item.

**Elm Street Cemetery Fence Topper:**

The Interim Director states that there are conflicting recollections by Historical Commission Members and conflicting notes. The Interim Director needs to organize files around this matter.

Member Frazier doesn't think there is any conflict on the part of the committee. The question was what funds are left available; that should be clear from the Accounting Department. The Interim Director states it should be very clear from the Accounting Department; however the

financial reporting provided by the Accounting Department was wrong. Planning Staff, Louise Quinlan, reconciled the numbers. This will be discussed later in this meeting.

**Conservation Restrictions:**

The Interim Director states those are the same updates as last month. Chairman Kurzberg confirms that we are waiting for sign-off. The Interim Director explains that the Conservation Planner did have a meeting. They were trying to get Pond Meadow to do one, and they said no. They are working with another group, and the Interim Director doesn't have an update since then, but they Conservation Restrictions are not done.

**Skate Park:**

The Interim Director advises that the Accounting Manager has issued an account number for this, the money is allocated and Chris Griffin is going to be moving forward with the design consultant for the money that was appropriated.

There are no further questions or comments by Committee Members on the Old Business or Project Updates.

**Administrative Business**

**CPC Manager Position:**

The Interim Director explains has reached out to the State, and basically she is probably going to spruce up the CPC Manager's position to have something to discuss next month. She may provide it to Dr. Kurzberg in advance. We need to get people in here desperately. She doesn't know why Derek was only 10 hours or why he was only paid so little. The person doing CPC work should be someone that has a similar skillset to the Director, somebody that works in the Planning field and understands housing, historic and recreation. This person needs to prepare agendas, attend meetings and do that work with the Director shadowing and the Committee directing. She was thinking about getting someone for 14 hours, which would be two full days. The salary would be substantially more. Member Frazier explains that there was no one in that position before Derek, and when the former Director came to the Committee it was for general help where the CPC Manager position was going to fill in, but not specifically for CPC work. The Interim Director explains that it has to be for CPC if CPC is funding it. The Interim Director feels that there is so much more that we could be doing with this position. She feels that the money is there. There is discussion around the Interim Director's vision for this position. She explains that the position is posted; however, no one has applied. Chairman Kurzberg feels it would make more sense to have a full-time position with responsibility for CPC as part of their job. The Interim Director explains that she is working on a staffing plan and provides an explanation of that. Chairman Kurzberg feels that the Mayor needs to be in the loop. The Interim Director explains that she is in constant discussions with the Mayor.

**Community Preservation Coalition Dues for 2021 (\$3,500):**

Chairman Kurzberg explains that the Coalition is basically the organization that advocates for CPC. Membership dues are the same as last year. The Interim Director will be paying that unless there are any objections by the committee. Member Ron Frazier **MOTION** to approve payment of the dues; seconded by Member Mark Preziosi; voted by roll call (6 VOTES - Member Francis: AYE; Member Bonfiglioli: AYE; Member Frazier: AYE; Member Preziosi: AYE; Member Mikami: YES; Chairman Kurzberg: YES).

**Monthly Financial Report:**

Interim Director SantucciRozzi explains that she talked about this a little bit, and she explains that this is a work in progress. The Interim Director explains Dr. Kurzberg's question was whether the money that was allocated is in the \$5.6Million, and it is. Dr. Kurzberg explains that Mark Lin, Accounting Manager, would provide a spreadsheet (maybe not every month). The Interim Director explains that there hasn't really been many expenditures since the last meeting. She did send to members an update since last month, which shows the correct figures. Last month, the numbers didn't add up to the totals.

**Approval of Meeting Minutes – January 11, 2021**

Member Ron Frazier **MOTION** to approve the minutes of January 11, 2021; seconded by Member Mark Preziosi; voted by roll call (6 VOTES - Member Frazier: AYE; Member Bonfiglioli: AYE; Member Francis: AYE; Member Preziosi: AYE; Member Mikami: YES; Chairman Kurzberg: YES).

**Items for Next Month:**

Chairman Kurzberg suggests that they are any new proposals that come in and any updates on existing projects. The Interim Director confirms that the update she provides works for Members.

**Next Meeting:**

Dr. Kurzberg states our next meeting is scheduled for March 8, 2021.

Member Frazier **MOTION** to adjourn the meeting; seconded by Member Preziosi; voted by roll call (6 VOTES - Member Frazier: AYE; Member Bonfiglioli: AYE; Member Francis: AYE; Member Preziosi: AYE; Member Mikami: YES; Chairman Kurzberg: YES).

Meeting adjourned at 6:10 PM.

Respectfully submitted, Louise Quinlan, Planning and Community Development