

Braintree Community Preservation Committee
Minutes
March 11, 2019
Johnson Chambers – Town Hall

Present: Dr. Peter Kurzberg, Chair
Maria Bonfiglioli
Diane Francis
Ron Frazier

Marta Googins
Darryl Mikami
Mark Preziosi (arrived at 5:15 PM)

Staff: Kelly Phelan, Conservation Planner, Derek Manning, CPC project manager
and Christine Stickney, Director PCD

The Chairman convened the meeting at 5:05 PM with a roll call vote of all members present - unanimous.

Old Business: Open Space Discussion with Kelly Phelan, Conservation Planner: Chairman Kurzberg reminded members that this was a follow-up to last month's discussion of open space acquisitions by having Ms. Kelly Phelan present. Kelly began with an observation that over 25% of the town land area is protected open space contrary to the general public perception there is not enough open space. Kelly provided members with two handouts – evaluation criteria and a map. As a result of the development of the Open Space Plan update the Conservation Commission had suggested the list of properties. She noted that the Monatiquot Village – rear property ranked high due to its location within the floodplain areas on the river. Kelly explained the criteria ranking undertaken. Ms. Bonfiglioli asked about ownership and Kelly responded FX Messina in an LLC entity. Darryl Mikami commented that the assessed value of these lands should be included and if the taxes are current to avoid another issue similar to the Middle Street acquisition. A second parcel of interest is over 21 acres down off Grove and Columbian adjacent to the former lottery property beneath the high tension wires. Ask if it was Devon Woods land, Kelly responded no they have a conservation restriction and this owned by another entity. Property adjacent to east middle school formerly owned by the Graziano family is another area of interest – abuts the River Street neighborhood. Venus Road owned by National Grid in the area of the large stanchions that span the river – waterfront area. Eaton's Pond near the Sonar Company is another area however currently a lot of issues with what we own at Eaton's Pond due to seasonal homeless encampments and illegal dumping. St. Thomas Moore's vacant property between Park Ave and Blanchard Road – undeveloped but located in a dense neighborhood with no connection to other Conservation areas. Marta Googins questioned how do other communities determined the offering price – market rate vs. assessed rate. Kelly noted an appraisal is done for determining negotiations. Darryl Mikami commented on a previous piece of property that was chased for acquisition and when the appraisal was done and an offer made the property owner chose not to sell. He feels the Mayor should take the lead and reach out to these property owners and in the meantime we investigate the assessment – assemble additional information and present it to the Mayor for negotiation discussions. Members discussed who should be doing this and it was agreed to ask the Mayor to attend a future meeting. Mark Preziosi suggested just take all the ones that had rankings of 8 or 9 on the rating sheet and start with them – Dr. Kurzberg asked the members do we have a priority. Marta Googins responded that she would recommend East Middle Jr. High, Monatiquot Village, Venus Road and Birch Street and if there could be a synopsis of each that

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would help with the member's consideration. Dr., Kurzberg asked if a few members (2-3) would be willing to meet during the day with the Mayor to discuss. Dr. Kurzberg, Maria, Mark and Kelly all agreed to do a daytime meeting and if the Mayor was agreeable we will have him attend our meeting next month.

New Business: It was agreed that June 10th would be the night for the annual public meeting – more of the members could be present than in May.

Old Business/Project Updates: Derek reported on *Daughraty gym* – the contract was signed with the architects. The *Elm Street Cemetery* topper fence is moving through the Town signatures. *The Morrison School Outdoor Classroom* – The initial concept plan has been provided for staff review. The estimated project cost exceeds the appropriation and Derek has asked the school representatives and the designer to sit down and par down the project to be accomplished with the approved funding. Using the concept plan to show members areas of potential downsizing included the playground equipment and stormwater features for the parking lot. Dr. Kurzberg suggested that they need to modify the scope to meet the 120,000. Go back to the teachers and prioritize what is important to them with this project. Derek noted the site has challenges with the slope of the land to become ADA compliant and the [proximity to the wetland area. The ADA access problematic no elevator within the school, you have to go outside and around the building to be accessible. Ron Frazier asked if the project still had access to Pond Meadow Park -Derek responded yes – The also looked at the existing trees and decided to work around many of them rather than clear. Dr. Kurzberg asked if this will be ready for the fall of 2019 and if by the next CPC meeting the plan could be further developed. *Middle Street* – Kelly responded that engineering is working on a plan; ADA access continues to be a concern into the site. Ron Frazier asked if it is ADA accessible all around the site and Kelly noted the topography will not allow for this and there would have to be substantial site work defeating the intention of maintaining it as open space – Kelly noted a more refined plan is forthcoming. *Gallivan House Restriction* – Derek reported that MA Historical Commission has approved it and it will require endorsements by appropriate boards and Christine noted that the legal department has to review and approved prior to endorsements. *Conservation restrictions* are still under review by the legal department.

Administrative: Ron Frazier **MOTION** to approve the minutes of 2/11/19, second by Mark Preziosi – unanimously voted.

Ron Frazier **MOTION** to adjourn the meeting, seconded by Mark Preziosi – roll call vote for adjournment – unanimous. Meeting adjourned at 6:26PM

Respectfully submitted,
Christine Stickney, Director
Planning and Community Development