

**Community Preservation Committee**  
**Monday, March 13, 2023**  
**5:00 PM**  
**REMOTE VIA ZOOM**

**Present:** Dr. Peter Kurzberg, Chair    Mark Preziosi, Vice Chair  
Marta Googins                            Ron Frazier  
Darryl Mikami                            Diane Francis

**Absent:** Maria Bonfiglioli

**Also Present:** Melissa SantucciRozzi, Director of Planning and Community Development  
Elizabeth Manning, Community Preservation Manager

Chairman Kurzberg calls the meeting to order at **5:10 PM** and requests that Ms. Manning take attendance for the **March 13, 2023** meeting via roll call: Chairman Kurzberg – present, Marta Googins – here, Ron Frazier – here, Darryl Mikami- here, Mark Preziosi- here and Diane Francis – here. Six members are in attendance. Member Bonfiglioli is absent.

**Potential New Projects**

Ms. Manning reports that staff continue to reach out to Katie Barker and her architect for a meeting. Mayor Kokoros has requested to be a part of any meeting and is looking to help the project move forward.

Ms. Manning states that the potential new projects –, Town Hall Message Board, Daughraty Gym Windows and Archiving Newspapers - do not have any updates at this time.

Director Santucci-Rozzi notes that for the Fire Department project, staff is meeting with the architects the first week of April and there should be some new information to share at the upcoming CPC meeting.

Ms. Manning notes that the scope for Adams Park is still moving forward. Staff was apprised that Braintree DPW was working with a designer for the entrance to the Park connected to street and sidewalk work. There was a discussion about coordinating the design for the entrance with the designs for the overall park. The hope is to have some pricing before the end of the fiscal year for design services.

**Old Business**

Ms. Manning updates the Committee on Nathan Buliga Park. A kick-off meeting was held on 2/8/23 with Edge Sports Group (ESG). ESG will attend the April meeting to provide a project update allowing the Members to weigh in with comments/and or stay updated on the project overall.

Ms. Manning notes that Liberty Grove has no new updates.

With the Armstrong Dam Trail Ms. Manning notes that with legal issues settled, the project must go back for state agencies for permit modifications. The hope is to be out to bid by Summer 2023. Member Prezioso asks what the construction timeline looks like and she responds that there is a “no-construction window” (thinking summer) but does not have more specific information. Middle Street trail construction moved very quickly once it went out to bid, so hopefully similar success here. Ms. Manning makes a note to get a more detailed update for the next meeting.

Ms. Manning reviews the February 2nd site visit at Middle Street trail. Boulders were repurposed from the site for an organic feel. Chairman Kurzberg notes that it will be lovely once the foliage comes in. For people in that area that take long walks it’s a great way to see the River. He will be interested to see how the on-street parking works out for this new park.

Ms. Manning updates the members on the Daughraty Gym Historic Restoration project. She reached out to the designers at Bargmann Hendrie about cost estimates and should have more detail for the meeting in April.

Ms. Manning notes that one Historic Inventory RFP response is included in the member packets. Staff met with the Historic Commission last week to update them on the project and gain their feedback on the sole respondent Easton Architects out of New York City. Ms. Manning reached out to Michael Steinetz at MHC and asked him to review Easton’s example surveys to assess if they were acceptable. There will be an additional CPC request of \$15,000 as prices have increased since the original project in 2020. Dr. Kurzberg asks if this will get the Town up to date for this activity? Member Frasier notes that this is something that was completed every two years but has gotten off track partly due to lack of consultants bidding on the work. He wants to ensure we have ample safeguards as several years ago, inventory work was not completed to the MHC standards and had to be re-done.

Dr. Kurzberg asks what changes are being tracked every two years? Member Frazier clarifies that the inventories do not track changes per se. The inventories are carried out for small sections of the Town and/or buildings of a certain age (Ms. Manning notes Early period and Federal period for this effort). Certain surveys were completed in the past by volunteers and do not comply with current standards. Member Preziosi asks what is the deliverable that the firm will provide? Member Frazier notes that there are firms with expertise in the architectural and historical preservation assessment process and in completing the research to produce forms for inclusion on Mass Historic Commission’s MACRIS online system. Ms. Manning adds that in terms of deliverables, she is working to ensure that all hard copy submissions meet current standards and that photos are printed properly on 75-year graded paper and etc. Member Frazier notes that the official files are to be kept by the Historical Commission and they the Town has typically shared a set with the Braintree Historical Society.

Member Googins asks to clarify if this is a fairly big project over time. She asks, who comes in and does the rest of the work once this effort is done? Member Frazier notes that Easton Architects is a new vendor for the Town of Braintree and they have gone beyond what we really needed. Once the survey is done, it is done, and it goes to the State. Member Googins said that it was confusing

what the next steps would be and who might carry those out. Member Frazier notes that the next step for the Historic Commission is simply to identify the next area for survey.

Conservation Restrictions agenda item had no new updates, Elm Street Cemetery, Smelt Brook Restoration and Town Hall Ramp also have no new updates.

Delory Field Improvements were approved by the full Town Council the first week of March. Staff will stay on top of designs as these are developed to ensure that the changes requested by the Committee (ADA access and landscaping) are implemented as well as the neighborhood meeting that was also required.

Dr. Kurzberg asks about the coastal resilience project at Watson Park. Director SantucciRozzi responded that minor issues with the sea wall have been identified. Kelly Phelan is working with the Town Engineer to look at an assessment of the seawall and some short and long-term solutions and associated costs.

### **Administrative Business**

Member Frazier MOTION to approve the minutes of meeting held 1/23/23 seconded by Member Preziosi voted by roll call (5:0:0 votes: Dr. Kurzberg: AYE; Member Frazier: YES; Member Mikami: YES; Member Googins: YES, Member Preziosi: YES; Member Francis: abstain.

Chairman Kurzberg notes that the Committee expressed a preference to continue with Zoom meetings for the time being. Director SantucciRozzi notes that the state waiver for virtual meetings has not been extended past March 31, 2023. If the waiver is extended, staff will post the meeting as a Zoom link. If not, the meeting will be posted as in-person as required.

Member Frazier **MOTION** to adjourn; seconded by Member Googins; voted by roll call (6:0:0 votes: Dr. Kurzberg: AYE; Member Frazier: YES; Member Mikami: YES; Member Googins: YES, Member Preziosi: YES; Member Francis: YES.

Respectfully submitted,  
Liz Manning, Planning and Community Development