

**Braintree Historical Commission  
Meeting Minutes - Virtual ZOOM  
Monday, June 7, 2021 at 7:00 PM  
Approved: 09/13/2021**

**Members Present:**

Ronald F. Frazier  
Santina Giannino  
Robert S. Harris  
Kate Nedelman-Herbst  
Rayna Rubin

**Staff Present:**

Melissa M. SantucciRozzi, Director

**Remote Meeting Provisions**

*Due to the COVID19 Pandemic remote meetings have replaced physical meetings per the Governor's Order on March 3/12/20 as most recently amended. Said order suspended the provisions of the Open Meeting Law to promote public health and social distancing. This meeting was not conducted in an open, publically accessible space. Public access to the meeting and deliberations were achieved by adequate, alternative means that allowed the public to follow the proceeding in a third party communication technology known as ZOOM that is readily accessible to the public by the internet and the Telephone.*

**Call the Meeting to Order**

7:00 PM the Meeting was called to order with a Quorum via the Zoom Platform. Director SantucciRozzi, conducted a Roll Call vote for Attendance: Member Rubin – Here; Member Harris – Here; Member Giannino – Here; Member Herbst – Here; Member Frazier - Here. The Director states we have all members present and a quorum at 7:00 PM.

**Project Updates:**

***Elm Street Cemetery – Topper Fence***

Director SantucciRozzi – reports that she would like to determine if the Historical Commission would like her to roll the additional topper fence work into the tomb and stone project that she is in the process of putting together. She thinks it makes sense to complete it, but she would like feedback from Commission Members.

Member Giannino – states it sounds like we have no choice because everybody signed off on the original project.

Vice Chair Frazier – states that this would be adding the finish of that project into the current proposal to do the finish work in the cemetery.

Member Rubin – feels that it makes sense.

Director SantucciRozzi – states that fence is on top of the tomb that would be part of the project. She has a drawing that shows that area. She will probably reach out to the people that did the work originally to get an idea of what that would look like from a cost perspective.

**Project Updates:**

### ***Demolition Delay Bylaw***

Director SantucciRozzi – states that we don't have any Demolition Delay structures. There is nothing happening currently. The Planning Board approved a project last month at 99 and 107 Hancock Street, and there is a house at 99 Hancock Street that is fairly old. It is a small house that is currently owned by Messina and Bill Frazier that will be purchased by the developer who will be doing the 55+ housing, and they will be subject to Delay. When that comes in, the Director will vet it with Member Frazier and proceed accordingly.

### **Project Updates:**

#### ***Historic Inventory***

Director SantucciRozzi – states there is nothing new on the Historic Inventory. She hasn't had a minute to work on this, but she hopes to in the near future with positions in the Department being advertised.

### **Project Updates:**

#### ***Draft CPC Application – Elm Street Cemetery Additional Stone and Tomb Restoration***

Director SantucciRozzi – states she circulated to the members the materials she received from Colonial Stone, which is the pricing for the tomb work. Member Frazier had shared some prices with the group that he had gathered back in February. The Director advises that one of the prices was missing from the package, so she asked Frank Drollette of Colonial Stone to supplement that package, and she forwarded that single estimate to members earlier in the day. One thing she notes is that there are two estimates for the S.W. Arnold tomb; she believes the \$10,000 estimate is for the Thayer tomb but it is improperly labeled. She will verify that with Frank Drollette. The total is about \$50,000, and the total that Member Frazier had gathered back in February for the stones was about \$7,800. It looks like about \$60,000 plus whatever estimate we get for the topper fence, as well as a buffer. We have a draft of the application going; obviously, the price is one of the most important parts. She will include some excerpts from the Barbara Donahue Study of the entire cemetery that was done some years ago in the application. There might be some new members on the CPC that may not be familiar with the ongoing work.

Vice Chair Frazier – states the only comment he would make at this point is this project has been going on for years, and this work would finish it. It will be completely done finally.

Director SantucciRozzi – states the Historical Commission along with the Community Preservation Committee has done a lot of work there. She is hopeful that the Community Preservation Committee will look favorably upon this. She has been updating Mayor Kokoros along the way. He will need to sign off on the application.

### **Project Updates:**

#### ***Thayer Academy Cahall/Sawyer Building***

Director SantucciRozzi – states that the next item on the agenda is an interesting one. She provided a fairly extensive package for the Commission on this project. In summary, last summer Thayer was embarking on a project to change this roof edge in kind – essentially take it down and replace it with the same color, material and in the same locations. Derek Manning was still with the Town at the time, and Derek informed them that if there was going to be no change, they did not need a Certificate of Appropriateness. A Building Permit went up for the flat part of the roof a month or so ago. At that point, she flagged it and engaged herself in the process with Paul MacNeely, the Architect that works with Thayer. Mr. MacNeely forwarded a chain of emails to Director SantucciRozzi which seemed to indicate they were all set, but in fact the last correspondence from Christine Stickney to Mr. MacNeely was that she was trying to get in touch with Elizabeth Mees.

It seems as though when the Building Permit was filed, our Department didn't sign off on it, which the architect took as "no objection". Director SantucciRozzi clarified with Mr. MacNeely that he needs to make sure things are approved, especially when working in the Historical District. Mr. MacNeely has offered to meet Member Frazier or any other members out at the site. The Director has provided some photos that show the new portion is a little lighter, but from the ground it appears the same. Mr. MacNeely also provided a photo of the roof, which shows other sections of the Freedom Grey. The Director provided this information to the Commission in the spirit of communication. The Director personally does not have a concern about it, but if the members feel as though it is enough of a change, then Thayer needs to go through the formal process. The Director would like the Commission Members to provide some direction.

Vice Chair Frazier – states that he did discuss this with the Director earlier. From the Historic District point of view, Member Frazier doesn't think anyone would notice at all. As far as Member Frazier is concerned, he doesn't think we need to take any action on this. It is good that Thayer is asking us about it because that is what they are supposed to do.

Both Members Giannino and Rubin agree, and Member Rubin thinks they should save their attention for larger things.

***Administrative Business – Approval of Meeting Minutes for April 5, 2021***

Vice Chair Frazier – provided one minor correction on page 4, fifth paragraph.

Member Herbst **Motion** for approval of the April 5, 2021 Minutes as amended; seconded by Member Rubin. All in favor By Roll Call Vote: Frazier – Y; Harris – Y; Giannino – Y; Herbst; – Y Rubin – Y.

***Administrative Business – Commission Vacancies (2 Members)***

Director SantucciRozzi – mentions that Mayor Kokoros had someone in mind that he wanted to discuss. Member Rubin noted that Councilor Boericke had some people in mind, and one might be an architect. The Director asks to have that information forwarded along; any information she gets is sent up to the Mayor's office and to the Chief of Staff. There was a resident that contacted the Director today and was interested in serving on some boards. The Director has asked her to forward her information. There are two open spots on Historical Commission, and there could be up to three spots open on Conservation Commission. The Director asks that you please send anyone interested her way.

***Administrative Business – In Person Meetings/Summer Meeting Schedule***

Director SantucciRozzi – mentions that "In Person" meetings are beginning. The State of Emergency is ending on June 15, 2021. That is the Act that enabled revisions to the Open Meeting Law. There is some pending legislation to modify that or extend it until September. Our Department is going to try to get back in the mode of meeting in person. The Historical Commission has no meetings scheduled for July or August. The Director suggests scheduling a potential meeting for August 2, 2021. If we have little to discuss, we can cancel it. She was hoping to have all of the prices to be able to finalize the CPC Application and get that filed. If the Commission is okay with that, she will add that meeting to the schedule. Items that may be discussed are the demolition delay on Hancock Street, the monument sign at Town Hall and replacement of fencing at Town Hall.

Vice Chair Frazier – would ask one thing. He states they have not heard anything now that the Town owns the "oldest house in Braintree". He feels something should happen on this soon. Member Frazier

spoke with Councilor Larry Mackin, who also hasn't heard anything and it is in his district. Councilor Mackin said that the Mayor has to appoint a Committee to work on that. Member Frazier feels that, rather than letting it sit there empty and rotting, they should get going on that.

Director SantucciRozzi – advises that we did close and we have title to that property now. Mayor Kokoros has assigned the Facility Department to go over and change the locks, make sure it is secure, clean up the inside and do some yardwork. The Director will circle back to see how Mayor Kokoros wants to approach this. Her recommendation has been to have a public meeting, and to gather input from residents, especially people in the area. As to the intended use of the structure, are we going to keep it residential? Are we going to preserve it and have some type of historic museum? The Director currently does not have an update. If there were to be some type of Re-Use Committee, her recommendation would be that there be a representative from the Historical Commission along with someone from the Housing Authority.

Member Rubin – states in terms of soliciting public opinion on this, it would be nice to have a reality check on what is feasible. Member Rubin is concerned that public input might cause us to rehash the whole issue on what has gone on there. Once you have a Re-Use Committee, noting what is feasible, it will be easier to move forward than backwards.

Vice Chair Frazier – totally agrees with Member Rubin.

Member Harris – asks what combination of funds from CPC were used to purchase the house.

Director SantucciRozzi – explains that we took funds out of the CPC Unreserved Fund for purchase of the dwelling and 1.8 acres of land. We used Unreserved so there is more flexibility on use going forward.

Member Frazier **Motion** to adjourn the meeting; seconded by Member Giannino. All in favor By Roll Call Vote: Member Rubin – AYE; Member Frazier – AYE; Harris – AYE; Giannino – AYE; Herbst – AYE.

Meeting adjourned at 7:25 PM

Respectfully submitted, Louise Quinlan, Planning and Community Development