

Braintree Community Preservation Committee
Minutes
October 21, 2019
Johnson Chambers – Town Hall

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

Also Present: Derek Manning, CPC Manager
Christine Stickney, Director PCD
See sign in list of audience

The Chairman convened the meeting at 5:03 PM with a roll call vote of all members present - unanimous.

New Business: *All Souls Church (Elm/Church Streets)*. Christine reported that the applicants had submitted an application on September 11, 2019 for funding of different exterior preservation and restoration efforts of the church structure over 114 years old. Members were given the application packet at the September meeting and representatives from All Souls Church, Linda Steiner and John Cobble are present to discuss the application. All Souls Church was the recipient of funding in 2011 of \$86,921.00 to address the gutters and other roof repairs, Christine noted as part of that 2011 application was the requirement for a the placing of a historical preservation on the property. Also the Church was accepted on the National Register and is one of the two structures in Braintree on the National Register.

Linda Steiner, Chair of the Board of Directors spoke to how the All Souls Church received a grant from Mass. Historical Commission (MHC) to have an architectural assessment of the church performed by a professional preservation architect – Spencer, Sullivan & Voight Architects, Inc. The report was completed this past summer (2019). From this report, All Souls had put together a priority list of items that should be addressed hence the CPA application requesting \$542,122. John Cobble addressed the main concerns, Chimney, Valleys and repointing in detail. Linda explained it is All Souls Church intention to submit for a Mass. Preservation Project Fund (MPPF) grant to assist in this effort and the maximum award available is \$50,000.00 from the state. Linda commented the All Souls congregation consists of 59 members however the Church has been a community asset with all the meetings of various groups, events and other activities it has hosted to Braintree. Mark Preziosi asked about the hierarchy of your church to a larger organization. Maria Bonfiglioli asked how revenue is generated. Linda responded they are affiliated with the Boston Unitarian Universalist and their revenue sources include pledges, fundraising activities that go into their operating budget and a small amount goes to maintenance in order to be current with all required Town permits. Maria Bonfiglioli asked if the different groups that use the church space if they rent and Linda responded that they make a donation of \$30-\$50 in lieu of a rental fee to cover utilities etc. John Cobble noted there are many older historic buildings that are in the same situation and financially have only been able to maintain and time has worked against them. Marta Googins questioned if we had other churches in Town that are as historical as this one. Christine responded that the norm of determining historical is any structure over 50 years old may have some historical significance and given the age of the Town we may have many churches that could be determined historical. Darryl Mikami acknowledged that he may be the only original member on the CPC when All Souls first made application in 2011 and at that time the committee was struggling with church and state issues with the funding of that

application and he wanted the applicants to know this once again with the current application. He explained that the committee has since that application had other funding for historical resources that have not gone very well. He cites how the available funding is sought after by many competing projects and the committee has tough decisions to make. Linda Steiner noted that the building assessment did break down all the work and evaluated it as to high and low priorities. Christine offered the comments that the original application was in the early days of the Braintree CPC and since then there was a landmark case involving a church and CPA funding in Acton. CPC is not funding the church activities but rather the structure as a historical resource which is eligible under the CPA act. All Souls was a good applicant in the past, completed the project and recorded their preservation restriction as required by the committee. Ron Frazier did add that the Historical Commission submitted a letter acknowledging the federal register but also had concern with funding a religious structure. Marta Googins questioned on page 1 of the application the “urgent” priorities that make up the requested funding. Linda and John responded that #1 would be the chimney and area around it, #2 the valleys and #3 the repointing of the masonry. Chairman Kurzberg asked the representatives the following questions and they responded; Can anyone rent the church space (yes) What is your annual budget (approx. 120K) and of that how much is dedicated to maintenance (about 5k) Linda Steiner explained the churches finances and available interest to be used in large capital improvements – Chairman Kurzberg asked if they owned the church outright and if they would ever consider seeking a loan to match some revenue to the request? Linda answered it may be an option but they would be concerned with long term debt – she acknowledge they are seeking a match with the MPPF grant. Maria Bonfiglioli asked how they obtained the architect – Linda responded to the process they went through under the guidance of MA Historical and requirements of the State procurement process. Chairman Kurzberg acknowledges his synagogue and the reciprocal process they had with All Souls when both churches had experienced fires in their buildings. Members began to discuss individual items and their priority if only a portion of the requested funding was to be provided. Derek Manning estimated with soft costs somewhere around 90K and Linda noted that would put them in a good position to optimize the maximum request of 50k available. Mark Preziosi noted that would be a good start – it was agreed Linda would work with Derek and Christine to provide the priority items around 90-100K and return to the committee at next month’s meeting. Maria Bonfiglioli and Ron Frazier asked about the process if it could be done after they knew if they got the grant and Christine and Derek responded they need the Council appropriation to show intent for the grant but the motion of the council could be conditional on them receiving the grant. It was agreed to do an amendment or appendix to their application in writing for the next meeting. Mark Preziosi **MOTION** to table the matter until the next meeting in November to work with staff to formalize a lower funding request, seconded by Diane Francis – unanimously voted.

Old Business – *Continued discussion on Daughraty Gym Exterior courts for pickle ball application.*

This matter was continued from last month (9/16/19) due to the non-attendance of the DPW Director due to a death in his family. Christine noted there was an email today that the applicants were attending and perhaps something happened she checked her email and there was no email - No one was present from the pick ball application – staff checked the lobby as well. Jim Arsenault and Nelson Chin were present as requested by the CPC. Jim Arsenault noted that he had read the prior minutes and the concerns with the courts. He had visited the site and witnesses their condition and felt they were pretty good – he explained there is a concrete base that is more durable than asphalt and is more resistant to the temperatures of New England. He acknowledges that there were some cracks

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earlier in the season however Nelson had arranged to have them sealed. Dr. Kurzberg and Marta Googins noted they had been to the site since the resealing and thought they looked pretty good. Jim Arsenault noted he is a registered PE and in his opinion it would be best to leave the courts as is – why would we rip them out now and jeopardize a new base that could have issues. Maria Bonfiglioli noted that members felt there were divots in the surface that could cause injuries. Jim noted he looked closely and it appeared even and he did not see divots. Chairman Kurzberg asked if there was any other land available for new pick ball courts citing perhaps 74 & 90 Pond Street. Jim Arsenault noted with a new Mayor coming on board he wasn't sure what would be happening with Town holdings and Dr. Kurzberg asked about the Gym in the building and Nelson Chin commented it would be only suitable for one court and they are looking for more. Mark Preziosi showed Jim and Nelson the pictures in the application and they both noted those pictures were taken before the courts were resealed this summer. Darryl Mikami asked again about the court base if what he was hearing is concrete was better than asphalt and Jim responded yes it has more longevity than asphalt and he explained in detail how temperature affects both concrete and asphalt. Chairman Kurzberg suggested we continue to the next month that something must have happened – we have now heard from the DPW department heads Diane Francis **MOTION** to table the matter until the next meeting in November to meet with the pick ball applicants, seconded by Maria Bonfiglioli – unanimous vote. Darryl Mikami noted that if DPW Director Arsenault would put his comments into writing for the next meeting there would be no need for them to return to the meeting that it was pretty clear that the DPW recommendation was to leave as is the courts as they are today. Director Arsenault agreed he would submit something.

Member Googins left the meeting at 6:15pm

Closed Projects: Mark Preziosi **MOTION** to acknowledge completion of the following projects and reruns unused funds to their original accounts from which they were appropriated from as follows: Open Space Plan (TCO #17-24) Return \$1,891.00 to Open Space Fund; Union School Assessment (TCO #16-45) Return \$905.00 to Unreserved Fund and Union School Architectural (TCO #17-74) Return \$3,332.50 to Historic Resources Fund, seconded by Diane Francis – unanimously voted.

Project Updates: Derek Manning reported on the following projects **Daughraty Gym** the assessment has required some additional work unanticipated relative to the elevator and HVAC system however DPW is overseeing these items. **Morrison School** – the project required a grading permit and is still before the Planning Board for approval and the decision and conditions are expected to be issued on 11/12/19. **Elm Street Topper Fence** - the contract for the project management is being circulated for endorsement and the architect will be responsible for approval of the mockup of the topper fence and installation should not take too long.

Updates from Kelly Phelan on the following: **Armstrong Dam Public Access project** – entering into contract within next week or two for the final design, engineering and permitting of the dam removal, channel restoration, public access walkway, (walkway is component of the overall dam removal and channel restoration project). Expected to be fully permitted by June 2021 with construction beginning summer of 2021 (will need additional funds for construction of walkway). **Middle Street Open Space** – working on design of trail, public meeting on two options held on October 10th. Town

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Engineer intends parallel parking to be created this fall. **Conservation Restrictions: Cedar Swamp** – Rear of 75 Plain Street - survey work was done last week to have a sufficient description in the CR and to place boundaries for monitoring. **Former Norfolk County Property – South & Washington St.** – this is with John Goldrosen to move to Council for acceptance still no progress.

Administrative: Members received the ethic materials from Town Solicitor and signed their receipts for the Town Clerk. Diane Francis **MOTION** to accept the 2020 schedule of meetings, seconded by Marl Preziosi – Unanimously voted. Dr. Kurzberg asked if the 5pm start time still works good for members and all agreed. Members questioned what would be happening when the new mayor is voted – Ron Frazier noted that Mayor Sullivan disbanded all the existing committees and re-appointed. Minutes: Ron Frazier made some minor modifications to minutes – Ron Frazier **MOTION** to approve the minutes of 6-10-19, seconded by Mark Preziosi – unanimously voted. Ron Frazier **MOTION** to accept the minutes of 9-16-19 as amended, seconded by Mark Preziosi – Unanimously voted. Diane Francis **MOTION** to adjourn the meeting, seconded by Ron Frazier – unanimously voted.

Meeting Adjourned at 6:25PM

Respectfully Submitted, Christine Stickney, Director of PCD