

Braintree Community Preservation Committee
Minutes

June 14, 2010
Thayer Public Library

Present: Anne Murphy (Chair) John Dennehy Dick Fletcher
Linda Raiss (V-Chair) Mike Dorn

Absent: Darryl Mikami & Pat Flynn

Also present: Christine Stickney, Director of Planning & Community Development
Lauren Murphy, Executive Director – Braintree Housing Authority

Meeting convened at 7:35 PM.

Braintree Housing Authority (BHA) – Funding Request Heritage Lane and Roosevelt St.
Lauren Murphy attended the meeting to present the BHA request and answer questions. Lauren first explained the request for funding for the Marjorie Crispin Community Room Kitchen Renovations (\$27,500). Using pictures of the existing conditions and those of another location where the kitchen was renovated – Lauren explained how the funding would be utilized. Linda Raiss questioned how many residents would benefit from the modifications from the accessibility and handicap improvements? Lauren noted about a half dozen at this location. Members discussed the past project funded by CPA for similar handicap accessibility of a kitchen at the Heritage Lane complex. Lauren noted that the request falls with the funding eligibility for supporting and enhancing affordable housing. Anne Murphy asked how the estimate was derived. Lauren responded that her construction advisor for the Department of Housing and Community Development provided the estimate and is very familiar with this type of work. Members discussed the procurement/public bidding procedure the Housing Authority will undertake to obtain the best price possible. Next members discussed the proposal for the security improvements to the Heritage Lane complex proposed for funding. Lauren explained the existing conditions and her concern for the safety of the elderly occupants at this complex. Mike Dorn concurred that the existing system is insufficient under today’s safety standards. Linda Raiss asked Lauren to detail what she means by security and Lauren responded by explaining how residents would be able to be in their unit and buzz someone in rather than have to go to the main door. Linda Raiss noted her past experience with Lauren and the Housing Authority and expressed her confidence with the proposals.

John Dennehy **MOTION** to recommend approval of \$27,500.00 from the affordable housing account to fund handicap accessibility & improvements for the Marjorie Crispin Community Room kitchen renovations as set forth in the 3/1/10 proposal from the Braintree Housing Authority, seconded by Linda Raiss – unanimously voted.

John Dennehy **MOTION** to recommend approval of \$63,800.00 from the affordable housing account to fund security improvements for the Heritage Lane Complex as set forth in the 3/1/10 proposal from the Braintree Housing Authority, seconded by Linda Raiss – unanimously voted.

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Lauren thanked the CPA committee and prior to her departure Mike Dorn asked if she knew anything about the house the Town purchased with the land at the Norfolk County Hospital. Lauren noted she has no involvement and Mike asked the committee about this and what could be done. Dick Fletcher provided some background on the purchase and the consensus of the members was the Mayor's office is handling that house. Lauren noted her experience with bringing 165 Pond to code and would anticipate a lot of work is needed for that dwelling as well.

Recommendations for Town Council – return past funds.

At the request of the committee, Christine reviewed all the minutes to compile a list of eight projects (handout) that have been voted over the last year for funds to be returned to their appropriate accounts. Linda Raiss noted one project not on the list was the Town Hall elevator project. After a brief discussion, Linda Raiss **MOTION** to recommend to the Mayor and Town Council the return of approximately \$116,823.86 from the Town Hall elevator project in 2006 back to the CPA general reserve account, seconded by John Dennehy – unanimously voted. Christine will prepare the list of all projects for recommendation to Town Council.

Update on Town Council's actions - CPA FY10 & FY11:

Christine reported for FY11 all "three buckets" were appropriated the \$75,000 each and \$400,000 was appropriated for budget reserve along with administration funds of \$5,000 for FY10 and \$30,000 for FY 11. Linda Raiss reported the Community Preservation Coalition bill was processed for payment for FY10. The Highland School request is before the Council on 6/15/10.

1074 Washington Street – former Dalton residence

Christine provided members with the assessors' and GIS data for this two family residence that is currently on the market for the asking price of \$439,000. She noted its ideal location to the Town center and public transportation for an affordable home. Linda Raiss raised her concern with the Town purchasing more affordable homes and becoming a landlord, she noted her past concerns with matters regarding affordable housing and what the CPA can do with their funding and the need to have an expert in this matter come talk with the committee. Christine reported on her experience with affordable housing in other communities and how they handled through a land lease rather than an out right sale. The discussion turned to the current state of affairs with Turtle Crossing and the loss of affordable units to the market as a result of not being able to find buyers that meet the low income requirements. Christine suggested that she would look into possible other non-profits to see if we could work with them on this issue – this location and the Norfolk county house discussion was tabled for another evening.

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Historical Mural Restoration

Given the late hour, John Dennehy asked this be taken out of order. John noted that he is not the sponsor of the application but in fact Paul Carr and Jeff Kunz have put this forward and as to the issue of three quotes – he stressed the uniqueness of the situation. He noted there are not many firms that do this type of work and this firm was recommended by the Museum of Fine Arts – obtaining three quotes would be difficult and the CPA committee should go with the estimate. Anne Murphy expressed her concern with setting a precedent where all other CPA applicants have been asked to provide three estimates per our application policy. John noted that Paul Carr is a better spokesperson for the project but it was his understanding that there is a time element with getting this project moving forward. Since members had questions regarding the estimate and the potential for the project to be more as the work begins, members agreed to call a special meeting to invite Jeff and Paul in to discuss the funding request on June 21, 2010. The matter was tabled until then.

Administrative matters:

Linda Raiss **MOTION** to approve and accept the minutes of 4/12/10, seconded by John Dennehy – unanimously voted. Linda Raiss **MOTION** to approve and accept with minor revisions the minutes of 5/10/10, seconded by John Dennehy – unanimously voted.

Members discussed their upcoming summer schedule – It was agreed to meet next Monday, June 21st (7:30PM) – location to be determined. In addition members agreed to meet on Monday, August 9, 2010 (7:30PM) at the Town Hall and reserve Monday, August 30, 2010 if needed for a meeting and September 13, 2010 (7:30PM) at the Library – Christine noted that meeting will be also with the Historical Commission to discuss request for funding of Historic Inventory forms. The committee will then return to their normal schedule for the remainder of 2010.

Dick Fletcher **MOTION** to adjourn the meeting, seconded by Mike Dorn – unanimously voted. The meeting adjourned at 8:50 PM.

Respectfully submitted,

Christine Stickney, Director
Planning and Conservation Department