

Braintree Community Preservation Committee
Minutes

August 9, 2010
Braintree Town Hall

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

Also present: Jeff Kunz, Trustee of the Friends of the Thayer Library
Paul Carr, President of the Braintree Historical Society
Fred Hanson, Patriot Ledger
Christine Stickney, Director of Planning & Community Development

Meeting convened at 7:35 PM.

CPA Request for funding – E. Braintree Historical Mural Restoration (P. Carr & J. Kunz)

Jeff Kunz, a Library Trustee provided the committee with some background relative to the mural's past location and their discussions with the Historical Society to find new and adequate space to display it and seek quality restoration to restore the mural. Paul Carr added that he began this effort in 2001 speaking with the curator at the Museum of Fine Arts (MFA) about restoration. He was directed to the firm of Carmichael Art Conservation in Bedford for an estimate. Jeff Kunz asked the committee if they would waive their requirement of 3 estimates to support the request for CPA funding. Members questioned why the request for the waiver. Both gentlemen explained the sensitivity of unrolling the mural and damage with each time it is unroll for firms to provide estimates and therefore had sought only one quote based on the MFA recommendation. Paul Carr explained the intent is to unroll once and move forward with the restoration as soon as unrolled. The mural would be repaired and stretched to fit a frame that can be mounted in Town Hall in the staircase between the first and second floors. Given the age of the mural it needs to be located where the public can not touch it and this location would receive a lot of exposure and it would be on loan to Town Hall by the Historical Society.

Ann Murphy questioned if the estimate was fairly current and Paul Carr responded yes as of February 2010. Discussion continued as to the estimate of \$12,000 -\$15,000 and the request for \$18,000 from the CPA – it was explained that contingencies were included for any additional cost that may result once fully unrolled. Ann Murphy asked if there is anyway to determine based on their estimate, if Carmichael's other restoration projects held close to the estimated budget and she further suggested if Carmichael would be willing to provide 2-3 references? Christine Stickney noted that under public procurement laws, projects under \$25,000 require at a minimum that 3 telephone quotes be sought. Dick Fletcher questioned who owned the mural? Paul Carr responded it was the Historical Society. Dick Fletcher questioned if the CPC can give funds to the historical society to expend? Christine noted her experience in Duxbury when their CPA did a similar project with a non-profit – she would be glad to seek this information from Duxbury and suggested the CPC ask for an opinion from the Town Solicitor.

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John Dennehy expressed his frustration with this issue arising now regarding procurement and a legal opinion and why this hadn't been explored for answers between CPC meetings? Members discussed their opinions on process but in the end agreed to seek Town Counsel's opinion and Dick Fletcher suggested a vote could be done conditional on this opinion and answers to the procurement questions. In addition members discussed if \$18,000 was sufficient and Jeff Kunz suggested \$25,000 could be appropriated and if not needed returned to the CPA. Paul Carr expressed is disappointment with this discussion and felt there should be no problem that this was a historical mural that the Historical Society is willing to lend to the Town once restored to be available to the public. Linda Raiss asked that if the funds were recommended tonight what would the Historical Society do next? Paul Carr explained that they would contact Carmichael, have it transported to them and it could take 6-8 months to restore once they started. Linda Raiss further questioned if the Historical Society would enter into a contract with Carmichael? Paul Carr responded yes. Darryl Mikami suggested the following 1) take a vote 2) have Christine contact Town Counsel and get an answer and depending on Town Counsel's response move forward. Pat Flynn asked about the accuracy of the image? John Dennehy noted is very accurate that this is the only image we have of Quincy Ave before 1860.

Dick Fletcher **MOTION** to recommend approval for \$18,000.00 from the CPA - Historic Preservation Fund for the preservation of the East Braintree mural, said appropriation to the Braintree Historical Society, subject to staff contacting Town Counsel and the Finance Director as to any constraints relative to the expenditure of funds as appropriated, seconded by Linda Raiss – discussion on the motion: Pat Flynn asked if the motion should have been \$25,000.00 and Dick Fletcher noted he intended \$18,000.00. Darryl Mikami expressed his favoring of Anne's Murphy request for references – Paul Carr agreed to provide two references. The Chair called the **VOTE** on the **MOTION** – unanimous. Jeff and Paul thanked the committee and left the meeting.

ADA Improvements re: Roosevelt and prior appropriations:

Dick Fletcher noted Lauren Murphy, Executive Director of the Braintree Housing Authority (BHA) was unable to attend tonight and he would explain her request. Dick provided members with a handout with Articles 11A and 12H from a special Town Meeting in 2006 that the CPA had appropriated funds for the installation of ramps and automatic doors at two BHA sites. Dick provided the members with the background of the articles; the work that had been accomplished at the two housing facilities and that approximately \$20,000.00 remained in the appropriation. The Housing Authority would like to use these funds to install other door at the Crispin Housing facility however it appears the articles would not allow this to occur. Linda Raiss **MOTION** to recommend to the Town Council an amendment of Article 12H of the 2006 Special Town Meeting to include use of funds at the Crispin Housing, seconded by John Dennehy - unanimously voted.

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Administrative matters:

John Dennehy **MOTION** to accept the minutes of 6/14/10, seconded by Michael Dorn – unanimously voted.

Meeting schedule – members agreed to meet on 8/30/10 in lieu of scheduled meeting of 9/13/10 due to anticipated absences of members. Christine reminded members a special meeting is to be held on 9/20/10 for a presentation by Judi Barrett of the Community Opportunity Group relative to affordable housing and use of CAP funds.

Open Space Discussion:

Christine Stickney provided members with a June 8, 2010 email from the Town's conservation agent re: a parcel of land located at 1393 Liberty Street that is presently on the market. Members reviewed the email and aerial photography of the site and had questions as to the abutting parcels as to ownership. It appeared the two parcels to the rear of the property are owned by the Town and are part of the Town Forest. Members discussed their opinions as to the benefits and/or opposition to such an acquisition in relation to open space efforts. Members noted there was a house on the parcel that appeared to be in need of a lot of work and may have an issue with asbestos siding. Dick Fletcher noted if there is a real interest an appraisal should be done. After a lengthy discussion Linda Raiss **MOTION** to ask that staff contact the realtor to see if the owner would have an interest in selling and/or donating it to the Town, seconded by John Dennehy – discussion on the motion: A question arose as to amending the motion to move forward only if the two rear parcels were in fact part of Town Forest and after some discussion it was agreed to stay with the original motion – the Chair called for a **VOTE** on the **MOTION** – unanimous.

Darryl Mikami asked about a former parcel that was of interest for acquisition of Taber Court and if the Assessing Department had ever adjusted the low assessment provided to owner in light of appraisals that were given showing a substantially higher market value. Christine Stickney noted there had been some follow up by staff but could not confirm if the Assessing department had adjusted the assessment. Darryl Mikami **MOTION** to recommend a request go to the Assessing department and the Board of Assessors to please give an update as to the current assessment if the Town of Braintree is assessing correctly in light of the appraisals provided to the CPA committee – and attach the appraisals to the letter, seconded by Linda Raiss – unanimously voted.

Town Forest CPA Request: (D. Clifford)

Anne Murphy asked if the committee had received any updated estimates from Mr. Clifford and Christine responded no – not to date. John Dennehy noted that he had provided a contact of a sign person used by the Historical Society to Mr. Clifford.

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Dick Fletcher expressed his concern after looking again at the uses allowed by the statute that this request may not be an eligible project for funding. Reading from the statute regarding open space and recreation – he felt signage could not be funded. After some discussion it was agreed to seek an opinion from the Department of Revenue on funding a kiosk/signage – staff was asked to pursue this with the Department of Revenue.

Recommendation to Town Council re: unused funds:

Christine Stickney read from a list of past projects that the CPA committee had voted over the last year that requests Town Council to return those unused balances still listed for projects either completed or never started to be returned to the original appropriated funds. Linda Raiss **MOTION** *to include in the list of returned funds, the un-used balance in the Town Hall Master Plan now that the remaining bills have been paid back to the original CPA account*, seconded by Dick Fletcher – unanimously voted.

Michael Dorn **MOTION** *to adjourn the meeting*, seconded by Linda Raiss – unanimously voted.

Meeting adjourned at 9:05PM

Respectfully submitted,

Christine Stickney