

Braintree Community Preservation Committee
Minutes

January 10, 2011
Thayer Public Library

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

Absent: Pat Flynn

Also present: Christine Stickney, Director - Planning/Community Development

Meeting convened at 7:30PM

Past CPA project account close-out:

Members were provided with a handout (entitled "January 10, 2011 CPC Project Close out list") prepared by Linda Raiss and Christine relative to past projects that have been completed but are need of a CPC recommendation to return the remaining balance back to the designated accounts within the CPC fund. Dick Fletcher noted for those projects that had funds designated under "budgeted reserve" they should be returned to the CPC unreserved fund. Dick explained that budgeted reserve is a specified amount with that year set aside. Anne Murray totaled the amounts to approximately \$756,148,000.00 to be returned. Michael Dorn **MOTION** to recommend returning un-spent monies to designated accounts, as outlined in the memo entitled "January 10, 2011 CPC Project Close out list" seconded by Darryl Mikami – unanimously voted.

Open Space Acquisition/Appraisals status

At a previous meeting members were given the reports from two appraisers and at this meeting a memo dated 11/30/10 from Linda Raiss to Christine Stickney was distributed to members summarizing the appraisals. Members discussed the current situation of the area; one lot has been sold and the existing home was renovated. The second lot had been under agreement according to the realtor but fell through and the third lot was still for sale as well. The appraisals accomplished were only for the third lot since the last time the committee had discussed lot 2 was under agreement. Dick Fletcher felt this was something we should look into given it could be open space next to Town Forest and that many residents were felt CPA was for acquiring open space. Linda Raiss noted her initial thoughts with regards to general open space acquisition but after talking with the conservation agent still remained somewhat ambivalent to the purchase. John Dennehy noted his familiarity with Town Forest and the Cardinal Court neighborhood and felt the committee should at least make an offer. Discussion then turned to an offer that could maybe lower than the appraised value and a potential charitable tax contribution could be taken by the sellers. Members discussed if both or one lot should be considered; the consensus was that the offer should be made for both lots. Darryl Mikami noted that the benefit to the sellers included the charitable tax deduction, immediate cash on hand, no extra development cost, time and expense and they are paying property taxes on parcels that are not selling.

Page 2
CPC Minutes 1/1011

John Dennehy **MOTION** to make an offer for the two parcels (Assessors map# 1097 plots 121B& 121C) of \$200,000.00 subject to approval by Town Counsel, seconded by Darryl Mikami – unanimously voted. The members instructed Christine to request of the Mayor and Peter Morin as to direction as to negotiating on behalf of the Town.

Follow-up/Status on CPA Requests:

1. **Town Clerk Vital Records Request:** Members were provided with a cost estimate from King Information Systems dated 10/12/10 and an email from Town Clerk dated 1/5/11 with a further breakdown of cost relative to their inquiries when they met with Town Clerk at a prior meeting. Linda Raiss questioned if one cost estimate was suitable and Dick Fletcher responded that with the amount estimated for one year 25K the Town Clerk would still have follow the provisions of procurement and solicit a public bid that would result in other cost figures. Members discussed the length of the proposal and that the application requested in total \$65,000 over three years. Dick Fletcher expressed his concern with tying up \$65,000 for three years and would be more comfortable with annual requests – starting with the recommendation of \$25,000 now. Darryl Mikami did note that during Town Clerk’s presentation that he did feel it would be a revenue producing opportunity with genealogical research. John Dennehy **MOTION** to recommend approval for \$25,000 for Phase I of the Braintree Historical Vital Records Preservation Project to the Town Counsel with funds to be taken from the CPA unreserved fund, seconded by Darryl Mikami – Unanimously voted. Members did discuss briefly the different accounts and there was concern relative to the historical funds may have too many projects being funded therefore the CPA unreserved fund would guarantee funds were available.
2. **Union School/American Legion** – nothing to report for this meeting
3. **Elm Street Cemetery Project:** Christine reported that Barbara Donohue, the preservation consultant, working on the project is close to completion of her report. She met with the Historical Commission on 1/3/10 to provide a progress report and some of the findings she has uncovered. The report is due out by the end of February and Christine will provide members with copies once available. John Dennehy discussed a proposal the Mayor has coming forward to work with the First Congregational Church regarding the moving of the Adams stone that may tie into Elm Cemetery efforts.
4. **Old Thayer Library:** Christine reported that the Town received the structural assessment from Aberjona engineering and it was fairly good with some minor recommendations that the architects will have to include in their assessment. John Dennehy noted that he had heard the congressional earmark was lost relative to the appropriation for the building. Christine noted that they are waiting for the announcement of the MHC – Preservation Fund grant availability.

Page 3
CPC Minutes 1/1011

5. **Historic Inventory Program** – the BHC will be rescheduling with the CPA to return for a future discussion.
6. **Town Forest Project** – Christine provided members with a response from Stuart Saginor of CPA.org relative to an email sent by Christine as to eligibility for funding of signage. Dick Fletcher suggested a request for opinion should be sent directly to the Department of Revenue for an advisory opinion.

Linda Raiss offered a comment that applicants should not rely on staff and the department to provide assistance with their projects if questions arise from the committee – the applicants should be doing this work.

Administrative Matters:

Minutes: John Dennehy asked for a revision on the 11/8/10 minutes to delete some language he felt was confusing to the reader. John Dennehy **MOTION** to accept the minutes of 10/18/10, 11/8/10 and 12/13/10 as revised, seconded by Darryl Mikami – unanimously voted.

Members also received information about two upcoming events, a workshop January 24, 2011 and the spring CPA conference on April 2, 2011 at Bridgewater State College.

Darryl Mikami **MOTION** to adjourn the meeting, seconded by Michael Dorn – unanimously voted. Meeting adjourned at 8:45PM

Respectfully submitted,

Christine Stickney, Director
Planning and Community Development