

**Braintree Community Preservation Committee**  
Minutes

**March 14, 2011**

Johnson Chambers – Town Hall

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

Also present: Christine Stickney, Director - Planning/Community Development  
Approximately 10 individuals in attendance from general public – see  
attached sign in sheet

Meeting convened at 7:35PM

Chair Murphy announced the opening of the Annual Public Meeting in accordance with the requirements of MGL Chap 44B Section 5 and noted that the public meeting was advertised in the Braintree Forum and posted on the Town's website. The Chair explained the purpose of the meeting per the requirements of the statute and that it was not a public meeting for the purpose of discussing the individual projects that were recently submitted as of the 3/1/11 deadline. Members were introduced and their affiliations.

Rick Durham of 27 Ardmore Street, representing the First Congregational Church introduced himself and members with him at the meeting – he came to discuss his project and proceeded to provide some history about the Braintree instructions and the role of John Adams. He explained that they would like to seek funding to memorialize the event on the site with a kiosk. Mike Dorn questioned the location of the Kiosk and Rick Durham explained the location. John Dennehy provided his input that the site qualified as a location of historical significance and is listed on the state's list of historic places. Dick Fletcher provided a word of caution as to what constitutes historic significance per the criteria of the CPA statute and that Rick Durham should discuss how this project does when he returns for a future discussion with CPA committee.

Linda Kopkind of 78 Acorn Street asked the committee about using funds to clean up Braintree. She expressed her opinion that there is a lot of litter around Town and could the CPA funds be used to improve the appearance of the Town. Dick Fletcher responded with information as to the purpose of act, areas funds can be used for and how the annual appropriations are provided to the Town. John Dennehy added that the CPA was originally presented to the Town voters as a way to set aside land that was being lost to development for the purpose of open space. Ms. Kopkind noted that is all well and good but if the land accumulates trash from lack of maintaining it the Town should do something.

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Robert Fratto of 76 Park Ave asked the committee about the accounting of the CPA funds and allegations that CPA funds have been used to put windows into the South Middle School. He expressed his concern with transparency for finding out how money is spent on capital projects in the Town. Anne Murphy noted that the CPC is only responsible for CPA funds and that they recommend to the Town Council who is the actual body that appropriates funds – in addition no CPA funds were used on the South Middle School. Linda Raiss added that of all committees, this one is very transparent and that members have spent a lot of time and effort to provide adequate reporting on the CPA fund. She directed Mr. Fratto to the CPC web page where materials can be viewed including the minutes of the meetings. Mr. Fratto felt the web site was not user friendly and that the Town Council is merely a rubber stamp. Mr. Fratto said that he has been trying to obtain from the Town Clerk's office the actual language of the ballot question with no success. Members urged him to review their website or to visit the Planning and Community Development office during the day to obtain information. Mr. Dennehy MOTION to close the public meeting portion of the meeting, seconded by Ms. Raiss – unanimously voted. Members returned to the items listed on the agenda.

FY2012 CPA Applications received by the 3/1/11

Members were provided with a package of all applications that were received for the 3/1/11 deadline and supporting materials for their review. Christine suggested that a schedule be established for reviewing and meeting with the applicants – she provided an outline for upcoming meetings. Members discussed the need for an additional meeting and chose 4/25/11 per members' availability. The following schedule was agreed upon and Christine will notify the applicants of their date and time:

**April 11, 2011**

7:30 PM	Town Forest (Councilor Clifford) - 15mins
7:45 PM	Sunset Lake Project (Kelly Phalen) – 15mins
8:00 PM	Old Thayer Library (BHC) – 15mins
	Union School/Legion (BHC) – 15mins
	Inventory Forms (BHC) – 15mins

**April 25, 2011**

7:30 PM	Town Records (Town Clerk) – 15mins
7:45 PM	All Souls Church – (Marge Kearns) 15mins
8:00 PM	First Congregational (Rick Durham) – 15mins
8:15 PM	Highland Playground (B. Hedlund) – 15 mins

Linda Raiss requested that if additional information was forthcoming on applications, and she particularly noted the Highland Playground proposal since nothing had been submitted other than the application sheet, that it be received the Wednesday before the scheduled meeting. She added it is not the committee's or staff's responsibility to chase information with these applications. They should be complete. Christine noted that the

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4/11/11 meeting would need material by 4/6/11 and the 4/25/11 meeting needs material by 4/20/11. Christine will include these dates in the letter to applicants

Open Space Acquisition:

Christine reported that the realtor called back on the Oakden parcels and declined the Town's offer on behalf of the property owners stating they would prefer taking their chances with the market in the spring. Christine also reported that the appraisal was received for the property in question located off Allen Street. She asked members if there should be a second one done. Linda Raiss noted her concern with comps used. Dick Fletcher said he would like more time to read the material and asked it be postponed to the next meeting.

Administrative Matters:

Monthly Finance Report – no report was given.

Minutes – Linda Raiss **MOTION** to accept the minutes of 2/14/11, seconded by Mike Dorn – unanimously voted.

John Dennehy **MOTION** to adjourn the meeting, seconded by Mike Dorn – unanimously voted. The meeting adjourned at 8:35PM

Respectfully submitted,

Christine Stickney, Director  
Planning and Community Development

CPA MEETING 3/14/11  
PLEASE SIGN IN

NAME

Address

Linda Kopkind	78 Acorn St.
ROBERT FRATTO	76 PARK AVÉ
Leanne Napt	102 Standish Ave
Rick Turham	27 Ardmore Street
Liz Mees	328 Middle Street
David Shaw	672 Washington St, Unit H-1
ANDREA BRONKHU	330 Fremont St
Joe Powers	Town Hall
Bob Alicardi	Brantree Forum