

Braintree Community Preservation Committee  
Minutes

August 8, 2011

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

Absent: Michael Dorn & Patrick Flynn

Also Present: Elizabeth Mees, Chair – Braintree Historical Commission  
                  Pastor Leanne Walt, First Congregational Church  
                  Richard Durham, First Congregational Church

Meeting convened at 7:30PM

**Old Thayer Library (Elizabeth Mees was present)**

Christine provided an update on the progress of the grant, Town Council appropriation and the purpose of tonight's discussion – the Historical Commission's agreement to return if the grant awarded [\$45K] was different than what had been presented to the CPC. The MPPF award was in fact different from what was applied for (\$100K). Elizabeth explained what the Historical Commission and architect would like to put out for bid work in the near future and provided members with the estimated value. She explained her concerns with making the building weather-tight as soon as possible. The commission hopes to have a signed contract with MHC before the end of August so that they can advertise the bid in September with work to commence in October – an aggressive schedule. Dick Fletcher noted from the minutes of the evening the vote was taken that the members were satisfied with the amount and had anticipated that an award amount might be different. He felt no further action was needed. Elizabeth commented that they made a promise to return and that was the purpose of this visit. Darryl Mikami asked if she had any number in mind for the cost and duration of the construction. Elizabeth shared the preliminary numbers for the exterior work with the CPC. Figures for the overall project are unknown. As to duration, it would be at least the next five years dependent on the funding availability. She noted that they would be entering into another grant application for the doors and windows in the next round.

**First Congregational Church (Pastor Walt and Rick Durham were present)**

Members were provided with a revised application packet from the church and a staff report. Mr. Durham noted that the revised application is for \$50,000.00 and requests funds from the open space funds. Christine Stickney questioned if this was a stand-alone request of \$50,000.00 or an addition to the amounts of the previous four submissions. Mr. Durham noted this is now for \$50k however he feels it is a historical park application. Christine noted that the project has not demonstrated that is eligible for historical funds because none of the three criteria have been met. John Dennehy expressed his disappointment and frustration with the staff report received only on the day of the meeting and the comments within it. He felt opinions expressed in the memo were out of line. Christine noted that the memo had been requested by the chair due to the four revisions submitted to date – she also noted that the application packet states that applicants are to meet with staff relative to their projects and to date this applicant has not. Mr. Dennehy noted that the committee had suggested he work with the applicant. The Chair intervened and asked Mr. Durham for clarification on the project as to where funding is to be derived and he felt both historical and open space. Mr. Fletcher commented that under CPA criteria of eligible projects this does not meet requirements for historical funding and he would not

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support it under that particular funding source. Linda Raiss questioned if authorization from the Mayor's office relative to the lease has been obtained? Mr. Durham has spoken with the Mayor. It was suggested some sort of written intent relative to the lease be obtained from the Mayor's office before the next meeting. Dick Fletcher provides his thoughts on what is before the committee 1) that the project is a recreational proposal 2) the number is reasonable 3) a discussion to understand of what the deal actually is between the Town and the Church 4) Insurance and liability is an issue and how can it be addressed.

Mr. Durham noted that the park would only be open for three seasons, no plowing necessary during the winter month and the Town would need to collect the trash. Ms. Raiss suggested that the applicant work through these issues with staff and obtain something from the Mayor's office. Mr. Durham did question members to their sense of the Mento proposal being acceptable – members suggested pursuing the other landscapers and submit all materials at a minimum a week prior to the 9/19/11 meeting for time to review. Christine agreed to send an email to the applicants of times she would be available to meet.

#### **Union School/American Legion**

Christine reported that the original estimates received couldn't be used because it is a municipal building and prevailing wage must be included. Proposals have been advertised to bid and there is a walk through tomorrow morning. Bids are due in 8/19/11. The matter was put over to the September meeting.

#### **New & Old Business:**

- 1) *Clarification vote on Town Clerk projects* – Christine asked members to clarify their past votes before she forwarded them to the Council. The initial application of the Vital Records Project received a recommendation of \$25k and that was approved by the Council under order 11 029. The appropriation was not the full amount originally requested so Town Clerk submitted yet another request in March of 2011 for an additional \$40k which the CPC voted on 4/25/11. The CPC also voted that same evening in a second motion to recommend an appropriation of \$100k for the Town Clerk's second project – Historical Records Preservation. Members agreed this was their understanding and of the votes on 4/25/11.
- 2) *Review of Kopelman & Paige Historic preservation restriction* – Dick Fletcher outlined a few items of concern and John Dennehy asked it be tabled until next month.
- 3) *BHA Update* – members were given an email from Lauren Murphy of the status of her projects.
- 4) *Admin FY12 Invoices* – Christine asked if it would be ok to pay the annual membership fee for the Coalition. Dick Fletcher asked for the amount – the matter was tabled to next month to verify the amount.
- 5) *Application packet* – Members made minor modifications – additional language as to the policy that no application comes before the committee until staff feels it is complete. Inclusion of the DOR grid of eligible uses should be added to the application packet and changes to the members, dates and fiscal years as well.
- 6) *Town Council Orders* – Christine reminded members of Wednesday night's meeting.

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**Administrative Matters:**

Members were provided a handout from Linda and Dick as to their meeting with Mark Lin, Town Accountant– it did not reflect the current projects approved or the return of unused funds – that will be discussed next month.

Members briefly discussed a standard CPC sign – Christine noted previously they want additional proposals – members felt it is important to have a template for the sign and instructed Christine to put this together for future applicants.

John Dennehy **MOTION** to accept the minutes of 4/25/11 seconded by Anne Murphy – unanimously voted. John asked that the minutes of 6/20/11 be tabled for the next meeting.

Anne Murphy **MOTION** to adjourn, seconded by Dick Fletcher – unanimously voted.  
Meeting adjourned at 9:05PM

Respectfully submitted,

Christine Stickney, Director  
Planning & Community Development