

Braintree Community Preservation Committee
Minutes

September 19, 2011

Johnson Chambers – Town Hall

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

Absent: Anne Murphy & Pat Flynn

Mural

Paul Carr reports on the status of the mural. It is done and looks good. Glue and plaster were removed from the back and the back was redone and it was cleaned. The cost of the work was \$16275 and the balance of \$1725 will be returned with interest. He expects that it will be hung in the stairwell of the Town Hall this week.

Old Union School

Al Varraso reported that one bid for \$27,000 had been received, which was in excess of the \$12,000 previously voted. (6-20-11)

MOTION: (Mr. Dorn) to recommend that the sum of \$27,000.00 be appropriated from the Community Preservation Act Historic Reserve account for the purpose of funding the Union School Roof Restoration project proposed by the Braintree Historical Commission subject to quarterly reporting on the project's progress to the Community Preservation Committee. Said funds are to be expended under the direction of the Community Preservation Committee and by the Director of Planning and Community Development. This recommendation to supersede the previous recommendation for \$12,000. Unanimously voted.

First Church Historic Park

Rick Durham and Leanne Walt appeared from the First Congregational Church.

Ms. Raiss asked about the intended walkway width. It was confirmed as 4 feet. There was a discussion of accessibility and compliance with the ADA act. Ms. Raiss' understanding from the building inspector is that there must be wheelchair accessibility to the plaza and that the walkway needs to have less than a 1:20 grade or a 1:12 grade if a rail is intended. Mr. Durham explained that the plaza would have accessibility from the sidewalk and that the intended step was only to one side of the plaza (toward the bakery/parking spaces. There was some discussion of what level of sketch or drawing was necessary to define what would be done. It was suggested that the building inspector be contacted on the issue of the appropriate sketch/plan and ADA requirements.

CPA Minutes 9/19/11
Page 2

There as a discussion of the features of the lease. Ms. Raiss had contacted the town counsel and related that the description of the lease in the application did not seem acceptable to the town counsel and that a lease in perpetuity would be required. Ms. Raiss and Mr. Fletcher thought that the “either party can terminate at any time” phase seemed like an issue. Mr. Dennehy requested that Ms. Raiss share the email from the town counsel, so that the whole committee can be involved, which she agreed to do. It was suggested that the petitioner meet with the town counsel and CPC staff to define the structure of the lease.

It was agreed to schedule further discussion for the next meeting.

Next Meeting

Currently we are scheduled to meet 10/17 and 11/14. There were a number of conflicts by members, but no satisfactory substitute dates were arrived at. It was agreed that for now we would keep to these meeting dates, but the Ms. Stickney would check for better dates as the meetings approached.

Old Thayer Library Building

Elizabeth Mees appeared from the Historical Commission, who has submitted a request for \$25,000. She said that she had been told that this should be increased as the payments for the engineer had not been included in the cost roll up from the architect. Mr. Fletcher said that his review of the proposal seemed to pretty clearly include the engineering cost. Ms. Mees said that engineering fees were often separately charged, avoiding mark-up. Ms. Mees discussed the overall phases of the project.

- \$25,000 previously voted for assessment
- \$233,000 previously voted for exterior preservation (\$45,000 grant received from state)
- Current request in for next phase which is structural work.

MOTION: (Mr. Mikami) to recommend that the sum of \$25,000.00 be appropriated from the Community Preservation Act Historic reserve account for the purpose of funding Phase II of the Old Thayer Assessment & Master Plan proposed by the Braintree Historical Commission subject to quarterly reporting on the project’s progress to the Community Preservation Committee. Said funds are to be expended under the direction of the Community Preservation Committee and by the Director of Planning and Community Development. Unanimously voted.

Historic Preservation Restriction

Mr. Dennehy and Mr. Fletcher have reviewed the Kopelman & Page draft and agreed that it can be sent to All Souls to begin discussion. The committee members requested that they be kept posted.

CPA Minutes 9/19/11
Page 3

Highlands School

The work was reported to be nearly complete except for the light fixtures and doors and Peter Kress would like to know if the committee would like to tour it. Members expressed a desire to do so and suggested early some Friday morning. Also, it was requested that Mr. Kress be invited to the next committee meeting.

Miscellaneous

An issue with a housing authority invoice has been resolved.

The DPW is working on the Town Forest project and it is agreed that Ms. Stickney will sign off invoices as appropriate.

Mr. Dorn said that the Highlands Playground project should start immanently

There was discussion of the financial reports from the Town Accountant

Minutes of 6/20/11 – moved & unanimously voted to approve with the following amendments:

- 1) Delete the sentence on the first page beginning “Lind Raiss questioned...”
- 2) delete the words “as well as a municipal project” on p.3 in the discussion of old and new business.

Minutes of 8/8/11 – unanimously voted to table.

The committee then voted to adjourn.

Respectfully submitted

Albion Fletcher, member