

Braintree Community Preservation Committee  
Minutes  
May 14, 2012

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

Absent: Patrick Flynn

Also Present: Christine Stickney, Director Planning and Community Development  
See attached sign in list for the meeting.

Meeting convened at 7:32 PM in Johnson Chambers at Braintree Town Hall as call by the Chair, Linda Raiss.

Annual Public Meeting:

John Dennehy **MOTION** to open the annual public hearing, seconded by Anne Murphy – unanimously voted. Chairwoman Linda Raiss read the legal advertisement posted in the Patriot Ledger on 4/26/12 and 5/3/12. Ms. Raiss provided a summary of the committee’s activities over the last year along with a financial update on the CPA funds. Members were offered an opportunity to comment – with no comments – the public was offered an opportunity to comment. Mary Mitchell asked about the Monatiquot Riverwalk proposal as to why it can’t be funded. Ms. Raiss explained how CPA funds can only be used to provide enhancements (like the highland playground) on property purchased with CPA funds and a legislative amendment is pending to change this for future projects. Ms. Raiss explained where the amendment stood in the legislative process and if approved by the Senate that hopefully the Monatiquot Riverwalk could become an eligible CPA funded project in the future. With no further public comment, John Dennehy **MOTION** to close the public hearing, seconded by Paul Machado – unanimously voted.

Community Preservation FY13 Applications:

The Chair, Linda Raiss explained to all present that members had previously received the application materials and that the purpose tonight was not to have a presentation but have applicants answer the member’s questions and concerns as they related to the funding requests.

**Old Thayer Library Exterior Project – Phase II** –Elizabeth Mees, Chair of the Braintree Historical Commission was present on behalf of the application for funding (Requesting \$116,000.00). Dick Fletcher asked for an explanation of why the application was for \$116,000.00 and the estimate project detailed by Bargmann and Hendrie was a project cost of \$85,672.00. Christine Stickney explained that the Town had submitted a MA. Preservation Project Fund (MPPF) Round 18 grant and that a 50% local match is need – which if the Town was successful would be approx. \$43,000.00 rounded up however the MPPF requires that the Town have 150% available for cash if awarded the grant which if awarded would be around \$129,000.00 minus contingency (14k) brings it to around \$116,000.00 the CPA funding request. Christine explained in Round 17 the Town received an award but not what was requested but that when the Town is reimbursed the grant will go back into the CPA account. Linda Raiss questioned the windows to be restored – Is this full replacement given the architects estimate? Elizabeth Mees explained using pictures what elements (stiles, rails & sashes etc.) of the windows will be restored to the original look. Dick Fletcher asked if this restoration work occurs now will the windows later be replaced

to meet the historical appearance of the original building. A discussion ensued as to the windows were some original, changes made over the years and their appearance with the current storm windows on the building that will have to be removed. Elizabeth noted the purpose of the current work is to stabilize the building from water damage deteriorating it – first phase roof and re-pointing, second phase the elements of the windows that have experienced water damage and/or rot if determined. Full replacement of the windows is not encouraged with historic restoration as explained by Elizabeth because of the “old growth work” is of a higher quality that can be replaced. Christine added that the restoration effort is very expensive; there had been a federal earmark of \$500,000. That was lost in congress so the likelihood of total replacement of the windows may not be economical with the limited funding. At this point in the discussion John Dennehy **MOTION** to recommend appropriation of \$116,000.00 from the budget reserve, seconded by Anne Murphy for discussion purposes – Anne Murphy asked if this is the same situation as the Highland Elementary school where work was done and no funding was being asked for doors until Linda Raiss noted it and it was added. The historic photos of the doors look completely different. Linda Raiss pointed out her concerns using the pictures in the application in comparison to the project estimate. Darryl Mikami asked if there was detailed inventory of the windows receiving substantial work and Elizabeth responded that is why there are unit prices and that as specifications that will become more apparent. John Dennehy suggested that we could work more closely with BH+A when the inventory is being prepared and before bidding as to any replacement over restoration of the windows. Members asked about the interior and Christine responded that the Mayor charged the BHC with only exterior and that his office will be directing the interior in the future. John Dennehy clarified his previous **MOTION** to recommend to Town Council the appropriation of \$116,000.00 from the budgeted unreserved fund for the purpose of funding the Old Thayer Library Exterior Restoration Project - Phase II conditional on the Braintree Historical Commission reporting quarterly on progress of the project and funds are to be expended under the direction of the Community Preservation Committee and by the Director of Planning and Community Development, seconded by Darryl Mikami – unanimously voted.

***Gallivan House – 776 Washington Street Roof Restoration:***

Paul Carr and Matthew Mees were present from the Braintree Historical Society (BHS). Linda Raiss had a few questions and comments of the funding request. 1) Noting the minutes from the Historical Commission meeting voting historical significance she didn't see any historical significant basis described 2) What are the BHS long term plans for the building 3) It is presently vacant what are the immediate plans 4) Only one estimate was provided why not a second or third 5) The Union School recently completed their roof and the cost was substantially lower 6) She would like a site visit before voting and 7) What is the BHS doing to leverage their funding request? Anne Murphy questioned why the house was purchased? Have there been tenants in the house since the purchase? Was it an apartment under the previous owner?

Paul Carr responded that the Braintree Historical Society (BHS) purchased the home due to its central location among their other structures and within the Local Historical District. The BHS long term efforts is to celebrate three centuries of historical housing – 1700 Thayer House, 1800 French House and 1900 Dr. Gallivan's House – typical of Farmers, Politicians, Housing with Medical office. The Gallivan House was custom built in 1931 and served as local medical office in the downtown area. Dr. Gallivan delivered some 2500 babies over the term of his practice. The reason the house was not included in the

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original Local Historical District (LHD) was at the time of the designation in 1980 it was owned by a dentist - Dr. Leo Flanagan who did not want to be included. John Dennehy added the downstairs would be returned to the original 1931 set up with the waiting room and office and the upstairs would be a rental apartment. Paul Carr commented it would be rented or housing for an employee of the Society. Members questioned when would it be open to the public? Paul Carr noted there is cosmetic repairs need such as painting and papering that needs to be done with in the interior but the roof is critical to stabilizing the building from further water damage. It is an emergency situation and Cazeault Roofing is familiar with all phases of these types of roof repairs – he mentioned the need for a rubber membrane and copper work. Paul commented he is very familiar with Cazeault and the roof would look similar to the Central Fire station. Paul Machado asked why a CPA request of 45k if the estimate is less and Paul responded that there may be unforeseen issues beneath the roof that may have to be addressed – he noted the Union School situation and also that with the Mural restoration project that they returned the unused funds to the CPA and that would be the same situation for this house.

Dick Fletcher asked if the BHS will be back for additional CPA funding for the inside as well. Paul Machado asked if the rental income would be for the capital improvements or the mortgage. Paul Carr projected the rental income would be for the mortgage. John Dennehy acknowledge as a member of the BHS their mission is to protect and preserve as they have done with the Thayer and French house however non-profits are typically property rich but cash poor. If the roof were to get done then that would open up other opportunities for the BHS. Darryl Mikami questioned Paul Carr as to his reluctance to seek other estimates commenting this is public monies and it would be to the benefit to all to have one or two other estimates. John Dennehy noted the urgency of situation and the need to have the roof restored to prevent further deterioration and this company has the track record to address all aspects of the work needed. Discussion turned to the validity of more than one estimate, the chance of getting an estimate that just had a number thrown at it and the need to work with a reputable firm. The Chair asked for a motion – John Dennehy **MOTION** to appropriate \$45,000.00 from the unreserved budget fund conditional on CPA agreement, historic preservation restriction and quarterly reporting, seconded by Paul Machado for discussion. Paul Machado noted his agreement with Darryl for additional estimates. Darryl added this is nothing personal but that he takes his CPA responsibility serious and there needs to be transparency as to the spending of these funds. Linda Raiss added her concern with taking votes on the first evening. John Dennehy noted it is an emergency and if something happens because of this delay it will not benefit anyone. Anne Murphy disagreed with John’s comment and said multiple quotes can be obtained. Nannette Ramsey from the Library commented that all the copper was stolen from the Library when it was first installed couldn’t there some other type of material? The Chair called the vote – on the **MOTION** as stated above – In favor of the MOTION (J. Dennehy, D. Mikami and P. Machado) against the **MOTION** (L. Raiss, A. Murphy and D. Fletcher) – vote 3:3 – Motion fails – no subsequent motion was offered. The Chair suggested the hour was late and we should put it on the next agenda for further information and discussion – continued to June 4, 2012.

#### ***Monatiquot River Walk/ Watson Park – Planning & Community Development***

Christine Stickney requested this project be tabled to a later date pending the outcome of proposed amendments to the CPA enabling Act before the General Court due out in July.

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**Old Business:**

**All Souls Church** – Representing the church was Mary Mitchell and John Cobble. Christine provided the CPA with the status of where the project stood; The Historic Preservation restriction has been signed by the different parties within the Town and the applicant and sent to Massachusetts Historical Commission (MHC) for their approval; Town Council voted on 5/1/12 to appropriate the additional funds of \$4,410.00 for the snow guards (Order #12-10) and the CPA is still holding \$16,193.00 funds on the original project. Members agreed that the balance of funds could now be paid to All Souls for the work completed under the initial approval (Order #11-038). Discussion then turned to the recording of the Historic Preservation Restriction and assurance that this would be done. Christine suggested that prior to making payment on the snow guards that these funds be held to assure the restriction was recorded. Mary Mitchell noted that it could be some time before MHC approves the restriction and that the church would like to have the snow guards installed now that the scaffolding is still up and before the winter – would it be possible to split the difference. Members briefly discussed amounts and Dick Fletcher **MOTION** to withhold payment of \$2,000.00 from Order #12-010 until such time proof of recording of the historic Preservation Restriction is provided to the CPA committee, seconded by John Dennehy – unanimously voted. John Cobble asked if they could go forward and purchase and Dick Fletcher explained yes but that the CPA would hold back \$2,000.00 so the Church would have to pay and then be reimbursed when the restriction is recorded.

**Letter to the Forum** – The Chair asked members to review and if everyone was ok with it she will send it to the Forum to be published.

**Administrative Matters:**

Given the late hour the monthly finance report was table and members will discuss summer schedule at the next meeting.

Anne Murphy **MOTION** to accept the minutes of 2/13/12, seconded by Darryl Mikami – unanimously voted.

Anne Murphy **MOTION** to accept the minutes of 4/9/12, seconded by Darryl Mikami – unanimously voted.

Anne Murphy **MOTION** to adjourn the meeting, seconded by Paul Machado – unanimously voted

Meeting adjourned at 9:50PM

Respectfully submitted,

Christine Stickney, Director  
Planning & Community Development