

Braintree Community Preservation Committee
Minutes
August 13, 2012

Present: Linda Raiss (Chair) Dick Fletcher John Dennehy Paul Machado

Absent: Anne Murphy (V-Chair), Darryl Mikami and Patrick Flynn

Also Present: Christine Stickney, Director Planning and Community Development

Meeting convened at 7:38 PM

CPA Application Packet and Process:

Members had received copies of the “revised CPA Application dated 7/31/12” that resulted from discussion at the July 9, 2012 meeting for review. The Chair began the discussion by going page by page. Page 2 – Dick Fletcher noted that additional language had been added in the two paragraphs mid page re: the restriction issue. Paul Machado suggested rather than the term lien use restriction. Spacing correction on Page 3 at 3:00 PM was noted by Chair; on page 5 spacing issue between item 9 & 10 noted by John Dennehy; Paul Machado asked for a #14 additional language to include a copy of the deed to the property and/or a legal deed reference. Page 6 Chair noted Open Space Committee needs to be deleted no longer is existence; the chair noted on page 8 the interior standards link needs to be added; page 10 – Bold and Caps removed on “BUDGETED IN THE APPLICATION” Dick Fletcher agreed to revise and provide to members & staff. John Dennehy **MOTION** to approve the revised application packet with amendments noted, seconded by Paul Machado – unanimously voted.

Linda Raiss noted that she will take on the responsibility to check the “pots” for the new fall applications so that members know the balance before reviewing an application. Dick Fletcher noted he would like a standardized motion with some kind of checklist of the conditions – he agreed to prepare something the CPA committee could review.

Members asked about publicity of the next application round – Christine informed them it has been on the web page since the first of the month. Dick Fletcher asked that more be done by contacting the press to let them know – Christine will contact them.

Preservation Restrictions:

A continued discussion by members from the July 9, 2012 meeting; Paul Machado noted that he had reviewed the various restrictions and overall the Kopelman & Paige (K & P) he felt addressed the needs for the Town in a historic restriction. Paul did note that there is no real “template” since each project has items unique to it that will require modification of the K & P but overall it would work. Members discussed the role of both the legislative and executive branches of Braintree government as it related to the process. Members also discussed the various restrictions citing MGL Chap. 184 and the CPA legislation. John Dennehy noted that a project like first congregational brought forth the need for a simplified process. Members also discussed what had and continues to happen with the All Souls Church restriction. Christine noted that both Historical Restrictions and Open Space involve other entities such as Mass Historical and the Division of Conservation Services that adds another level of approval and requirements. Christine expressed her opinion that the parks/playgrounds etc. needs a

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different type of restriction than open space if the intent for future plans because the open space prohibits certain activities. The Chair noted at this point in time that the Town has been asked about the conservation restrictions for CPA projects being current and they are not. Christine noted that Kelly Phelan the Conservation Administrator is working on this. Dick Fletcher questioned the monitoring and Christine said for the new ones – Pond Meadow Park has been asked but she anticipates a fee will be involved – Dick disagreed with the need for fee noting the Town pays their budget. Christine noted that many of the Town projects in addition to open space need restrictions. Dick Fletcher questioned if owned by the Town is a restriction needed? Paul Machado commented that is an interesting question and then read from Chap 184 language of “real property interest”. Dick Fletcher questioned the public benefit if already owned by the Town. Members agreed this is a “gray area” and that the Town Solicitor should be asked about this – Christine agreed to ask the question for the committee. Members did agree different restrictions are needed for the different “buckets” and that historical and open space seem to have templates but for parks/playground type uses something is needed.

Update on Projects:

Old Thayer Library – Christine noted that today the scaffolding came down from around the building and the brick and roof work all look great – the project had two change orders for the reconstruction of the south chimney and the pediment wall over the front entrance. These change orders required additional funding – Christine noted that the T-Meeting article funds were used. The second phase (doors/windows) is next to be done – issues with lead paint and the front doors are being resolved now before bidding.

Gallivan House – Christine reminded members that this project is before the Council tomorrow evening – 8/14/12.

Administrative Matters:

The Chair noted that no monthly financial report came over from Town Accountant this month – she will follow-up.

The July 9, 2012 minutes were held for next month’s meeting

Dick Fletcher **MOTION** to adjourn the meeting, seconded by John Dennehy – unanimously voted

Meeting adjourned at 8:45PM

Respectfully submitted,

Christine Stickney, Director
Planning and Community Development