

**Braintree Community Preservation Committee
Minutes
September 16, 2013
Johnson Chambers**

Present: Linda Raiss (Chair) Dick Fletcher
 Paul Machado Darryl Mikami

Absent: Anne Murphy (V-Chair), John Dennehy and Patrick Flynn

Also Present: Christine Stickney, Director Planning & Community Development

Meeting convened at 7:30PM

New Business:

Community Preservation Applications: Christine reported that only three applications were received for the 9/3/13 deadline. An application from the Historical Commission, prepared by Barbara Mello the Town's grant writer, to fund the local match of a MHC grant the Town was awarded for the restoration of the civil war monument (\$ 5,200) in front of Town Hall and two applications from Lauren Murphy, Executive Director of the Braintree Housing Authority, for local matches for a state grant 705 program for the replacement of various roofs on housing BHA structures (\$320,107) and the second application also another 705 program for updating kitchens and bathrooms in BHA housing structures (\$73, 157) local match. Members were provided a copy of the Civil War monument application to review and discuss for the October meeting.

CPA Project Updates: The Chair informed members that in their packets were update reports from the following Projects: Gallivan House, Monatiquot River Walk, Heritage Housing Project and the Town Clerk's vital records & historic document projects. Christine provided an update on Old Thayer Library, Elm Street Cemetery and the Historic Inventory projects. Linda Raiss noted that the CPC wants to visit Old Thayer Library sometime this fall to see it – perhaps November. Also on the historic inventory she asked if this is town wide. Christine responded that due to limited funds, the Braintree Historical Commission (BHC) had chosen an area around Braintree Square and Elm Street to have the structures over 50 years old inventoried. There was a map. Linda asked that the CPC be provided with the map. A member questioned why 50 + and Christine explained under the MHC Inventory requirements they consider anything fifty years or older historically significant. Dick Fletcher questioned if that is the best use of the resources why not 100+? Christine explained that if the BHC desires to pursue a local historic district in this area then it would have to include all structures 50+ and that may be the anticipated final outcome.

Elm Street Cemetery Supplemental funding request: Christine explained how the consultant has been making great progress with the stone restoration effort and is nearing completion

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with this phase. However, he is recommending the Town take some preventive measures to slow the deterioration of those stones he has not been able to restore. A handout from Colonial Stone provides a scope of work and estimated cost of \$6,985. The additional work would be to raise some 25 stones off the ground and place them on pressure treated wood to prevent further damage from the freeze/thaw and the Town's lawn mowers. Moisture in the stones by lying in or partially covered with dirt is deteriorating the stones are deteriorating quickly due to moisture absorption [stones are lying in or are partially covered with dirt] and the cost for restoration is increased. Colonial Stone has also found a stone in the back of the cemetery that has been vandalized and removal of the inappropriate language carved in the stone is included in the estimate. Members were provided with before and after pictures of restored gravestones as well as damaged stones lying in the ground. Dick Fletcher asked how many stones are in this phase [12] and Christine reported the BHC plans to submit a subsequent application in the CPA March round. Dick asked if the 25 noted above would be in the next phase. Christine was unsure what the BHC intentions were at this time.

Linda Raiss asked where we are with the security and lighting. Christine provided some information on her prior calls but has not been able to do any follow-up on getting this secured. Linda felt this was critical to protect the stones and questioned why they are not being stored off site until they are all done. Christine explained the issues they ran into with insurance to transport the stones that required them to stay on-site. Linda offered to assist Christine in getting the security up and running. Dick Fletcher **MOTION** to recommend to the Town Council, an appropriation of \$7,000 from the unreserved fund as a supplement funding for this work to be accomplished under the direction of the Planning and Community Development Director, seconded by Darryl Mikami – unanimously voted. Members discussed how the stones would be stored on-site and Dick Fletcher recommended they be placed together and covered with a tarp to prevent any further vandalism. He offered to amend the previous MOTION to increase the amount to \$7500, seconded by Darryl Mikami – unanimously voted.

Old Business:

First Congregational Church – Paul Machado reported on the various changes. The last change from Attorney Sterio from the Church was agreeable with Carolyn Murray. Christine will prepare the document and get it over to the Church for endorsement. Once recorded they can begin the project as the funds have been appropriated.

Gallivan House Historic Preservation Restriction – Christine provided the members with two handouts: a letter from Mass Historical Commission [MHC] dated 8/21/13 and an email from Matt Mees dated 9/8/13. At issue is the fact MHC will not approve the restriction since the bank will not subordinate to it and MHC has returned the restriction. A suggestion was made from MHC that there may be alternative, a "term" restriction rather than perpetual, that could at least be recorded against the title alerting a title search of the CPA funds. MHC does not have to approve or endorse a term restriction – only when perpetual. The Braintree Historical Society (BHS) has now expended the funds and the roof is on the house. Darryl Mikami

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commented that we need to think about this as we have always wanted perpetual and now because of this we are considering something other than what we originally wanted. Paul Machado pointed out the funding was for a roof that may only have a life of 25-30 years. Linda Raiss expressed her opinion that CPC needs to be consistent with the applicants. We required All Souls who also had roof work to be perpetual. The difference here is that there is a mortgage. She is firm that it should be perpetual for the Gallivan House as well. Darryl Mikami tried to summarize the alternatives: a perpetual restriction, a term restriction with a renewal, a term restriction with a finite time frame or a term restriction with a depreciative formula. Paul Machado asked about the interior and MHC's request for more information on the interior. Do we want to get that detailed? Linda asked about what a term might be and Paul responded it could be 30 years or something else. The statute changed a few years back. The term once recorded relies on the Town to pursue a renewal certificate. Members asked who would be around to keep track of the term. Paul pointed out that the Historical Commission is the monitor in the Restriction and it will be their responsibility. Linda Raiss asked if any of the members wished to address the Matt Mees' email comment about the possibility that the funds be returned. Consensus was no. Linda added she has no confidence that the BHS will ever get around to the re-creation of the doctor's office. They have bigger financial issues.

Paul Machado asked Christine if the property ever made it into the Local Historic District. She answered no and explained what was encountered that has prevented this from happening. Members agreed that is a concern. Linda Raiss asked members to reach some idea of how they wish to proceed, suggesting that first Christine contact Matt Mees and ask him to come to the next meeting to discuss the situation and explain the course of action the Historical Society intends to pursue. Secondly, the CPC might ask about working with them to go back to the bank to discuss the term restriction and if the Historical Society is not interested in either of these, then the CPC might consider having the Society pay back the CPA funds [as mentioned in Mr. Mees' e-mail. Darryl said if the mortgage goes away or if they want to pay us back, great but it is highly unlikely any future Historical Society requests will be entertained until this addressed. Dick Fletcher asked about a "Memo of Agreement" that would be an understanding that they would pay us back after the mortgage. Linda Raiss felt we should have an annual reporting from BHS as to how far away they are from paying off the mortgage. Members will discuss further 10/21/13 with Matt Mees.

Other: Christine reported that the Assessors submitted the required CP-1 form and she had submitted the CP-3 form both due by 9/15/13.

Administrative: Members were provided with a financial report from the Town Accountant and Linda Raiss noted a minor correction in the minutes – Paul Machado **MOTION** to accept the minutes as amended for 7/22/13 seconded by Dick Fletcher – unanimously voted.

Paul Machado **MOTION** to adjourn the meeting, seconded by Darryl Mikami – unanimously voted. Meeting adjourned at 8:50PM

Respectfully submitted,
Christine Stickney, Director Planning and Community Development