



**Watson Park**  
The site was developed by the Town of Braintree, 1970-1975.  
The site is now owned by the Town of Braintree, 1970-1975.  
The site is now owned by the Town of Braintree, 1970-1975.

PARKING  
THIS SIDE  
ONLY

 **CPA FUNDS AT WORK**  
**COMMUNITY PRESERVATION ACT**  
Funded by the citizens of Braintree through the Community Preservation Act

*Community Preservation Committee Annual Meeting  
October 28, 2024*

# FY 23 & FY 24 CPC Fund Balances and Details

ITEM		AMOUNT
FY 23 Ending Fund Balance Total	\$	7,278,457.71
FY 24 TOTAL Revenue	\$	1,158,664.64
TOTAL FUNDS	\$	8,437,122.35
FY 24 Total Project Expenditures	\$	478,691.76
FY 24 Admin Expenditures	\$	35,705.66
FY 24 Ending Fund Balance Total	\$	7,922,724.93
Encumbered/Prior Appropriations	\$	3,545,861.99
Fire Station (recommended but not appropriated)	\$	1,618,497.00
Available for Appropriation	\$	2,758,365.94

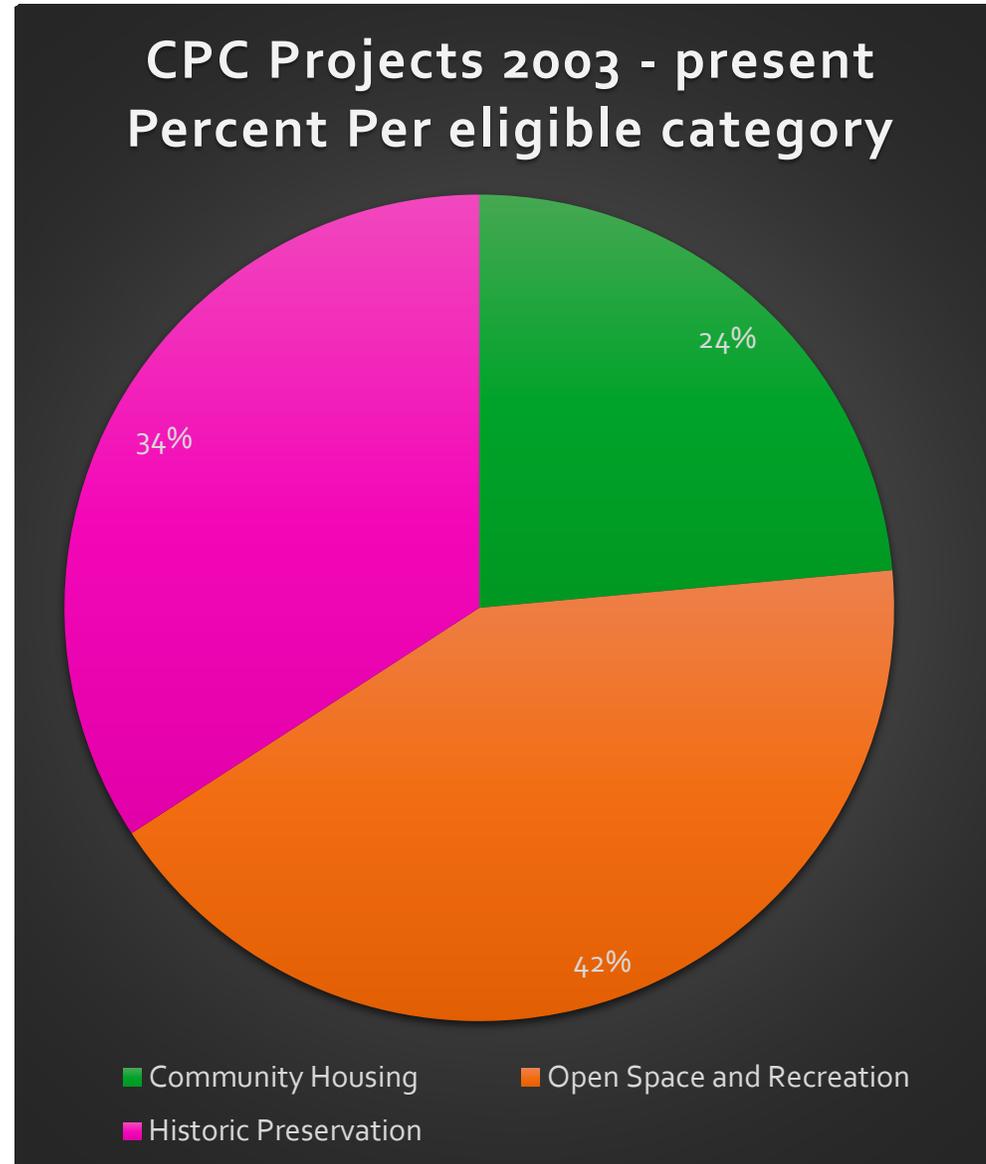


# FY 24 CPC Expenditure Details

PROJECT	7/1/23- 6/30/24 Expenses	
Historic Inventory	\$	28,863.75
Elm Street Cemetery	\$	18,603.85
TOTAL HISTORIC	\$	47,467.60
Middle Street Trail	\$	91,634.34
Armstrong Dam Trail	\$	268,595.35
Watson Shoreline	\$	3,288.10
Smelt Brook	\$	12,500.00
TOTAL OPEN SPACE	\$	376,017.79
Hollis/Watson Design	\$	31,320.37
Buliga Street Hockey	\$	5,500.00
Acoustic Panels	\$	18,386.00
TOTAL RECREATION	\$	55,206.37
FY 24 TOTAL Expenses	\$	478,691.76



- Close to \$20 million in CPA funds have been raised in Braintree since 2003 resulting in over 70 projects that provide affordable housing, recreation, open space and historic preservation.



*Five projects totaling over \$3.5 million  
were recommended for funding in FY 2024*

Smelt Brook  
Restoration Study  
\$12,500

Delory Field  
Reconstruction  
\$385,000

Fire Station Historic  
Restoration  
\$1,618,497\*\*

Acoustic Panels  
Pickleball Courts  
\$22,063

Independence Manor  
Windows  
\$1,440,000

# *Smelt Brook Restoration Design*

Additional CPA funds of \$12,500 were approved to complete the design process for a Fish Ladder on the stilling basin along Brookside Road.





# *Delory Little League Field Rehab at Watson Park*

Additional CPA funding of \$385,000 was required to replace the aging field infrastructure and adjust dimensions so that Official Little League tournaments can be hosted at this location. Total cost for the project is just over \$1.1 million.



# *Fire Headquarters Historic Restoration*

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The CPC recommended \$1.6 million for eligible historic restoration elements – such as the cast iron lantern shown here - in the larger project of modernizing Braintree's Fire Headquarters.

*\*\* project awaiting vote at Town Council: Ways and Means Comm.*



# *Independence Manor Windows and Doors Project*

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The CPC recommended \$1.4 million for new windows and doors for this affordable senior living community that is owned and operated by the local non-profit Residences at St. Francis of Assisi.



# *Acoustic Panels – Daughraty Pickleball Courts*

To mitigate sound impacts for neighboring homes, the CPC recommended funding acoustic panels to reduce sound from this very popular outdoor facility.

# *Updates on Existing Projects*

Several CPC projects were underway in FY24. The following are highlights of that progress.

# Historic Property Inventory

Over 100 properties are being surveyed for historical significance and potential nomination for the National Historic Register. The project is expected to wrap in December 2024.

[Town of Braintree Historic Inventory 2023 \(arcgis.com\)](https://arcgis.com)

## - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
MORRISSEY BOULEVARD  
BRAINTREE, MASSACHUSETTS 02125

### Photograph



### Locus Map



Map data: © OpenStreetMap contributors, Imagery: © Mapbox, Assessor's Parcels

Assessor's Number USGS Quad Area(s) Form Number

1009 0 32

Blue Hills

BRA.72

Town/City: Braintree

Place: (*neighborhood or village*): South Braintree

Address: 7 Thayer Place

Historic Name: Warren Mansfield House

Uses: Present: Multiple Family Dwelling

Original: Unknown

Date of Construction: ca. 1856

Source: 1856 *Map of the town of Braintree*

Style/Form: Federal

Architect/Builder: Unknown

Exterior Material:

Foundation: Stone

Wall/Trim: Vinyl Siding

Roof: Asphalt Shingles

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

Wraparound porch modified between 1886-1896.

Replacement windows (post-1967)

Asphalt shingle roof (1986)

Vinyl siding (unknown)

Condition: Fair

Moved: no  yes  Date: ca.1896

Acreage: 0.146 acres

Setting: Located near the corner of Thayer Place and Hall Avenue in a residential neighborhood and near other buildings from the 19<sup>th</sup> century.

# *Middle Street Trail Project*

This 1/3 mile loop trail with direct access to the Monatiquot River opened in October of 2023 and is seeing lots of public use.





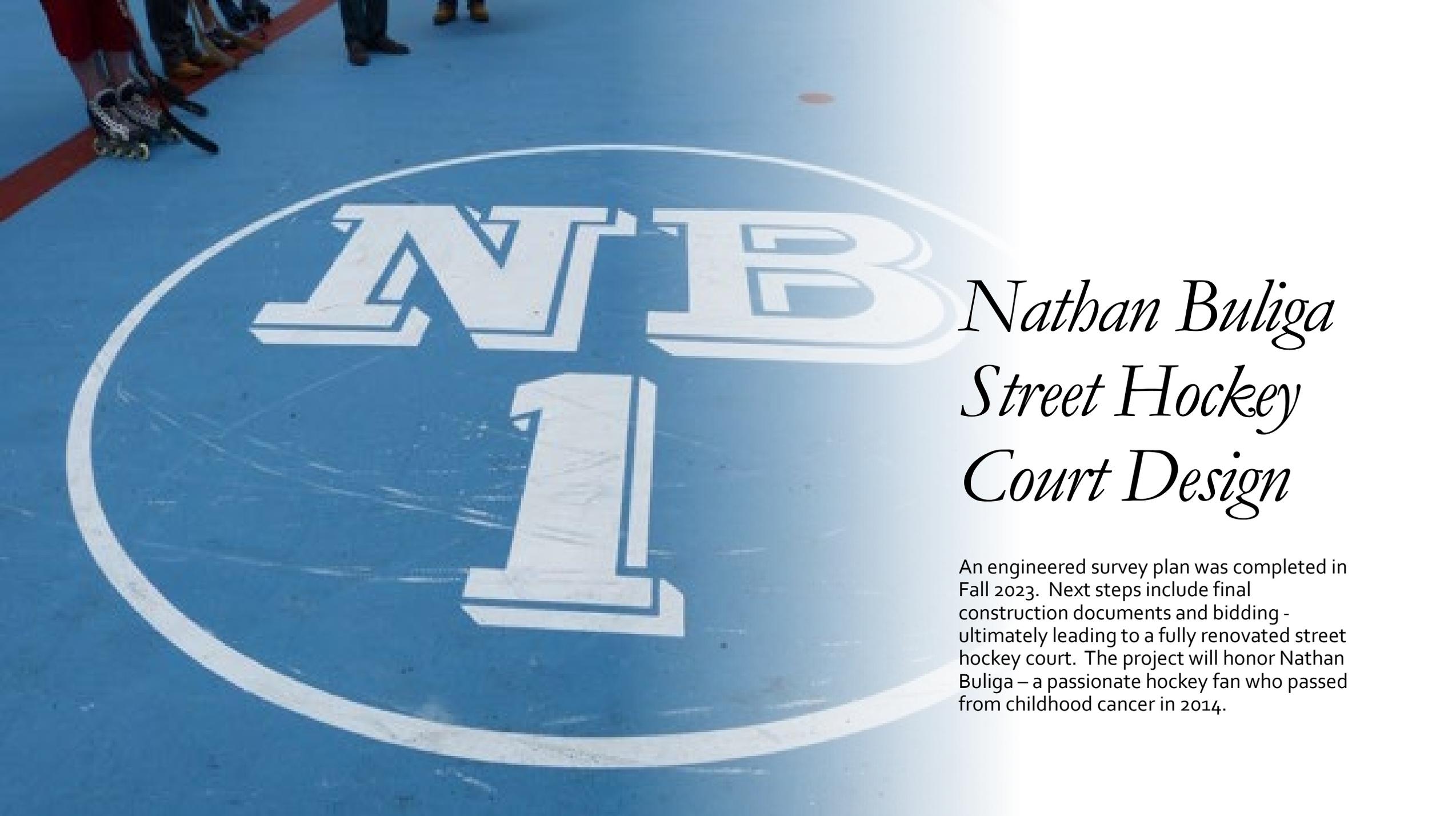
*Elm Street Cemetery  
Tomb & Headstone  
Restoration*

The latest phase of this project was completed in Spring 2024 with final photos and documentation submitted by the contractor Colonial Stone.



# *Armstrong Dam Removal*

Work continues on this project to restore fish passage to this section of the Monatiquot River.



NTE  
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*Nathan Buliga  
Street Hockey  
Court Design*

An engineered survey plan was completed in Fall 2023. Next steps include final construction documents and bidding - ultimately leading to a fully renovated street hockey court. The project will honor Nathan Buliga – a passionate hockey fan who passed from childhood cancer in 2014.



*Questions? Comments?*

COMMUNITY PRESERVATION COMMITTEE MEMBERS

Dr. Peter Kurzberg, Chairman

Mark Preziosi, Vice Chair, Park and Recreation Representative

Ronald Frazier, Historic Commission Representative

Darryl Mikami, Planning Board Representative

Marta Googins, Housing Authority Representative

Diane Francis, Conservation Commission Representative

Maria Bonfiglioli, Citizen Representative

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