

Braintree Community Preservation Committee
Minutes

February 8, 2010
Thayer Public Library

Present: Anne Murphy (Chair) Dick Fletcher Darryl Mikami
Linda Raiss (V-Chair) Pat Flynn

Absent: John Dennehy & Mike Dorn

Also present: Christine Stickney, Director of Planning & Community Development
Kelly Phelan, Conservation

Meeting convened at 7:30 PM.

Taber Court – CPA 2009 application:

Kelly Phelan, Conservation Agent for the Town, met with the committee to discuss her request for CPA funding to purchase property off Taber Court. The property is owned by Daniel Quirk and is a small landlocked parcel adjacent to the river currently utilized as a contractor yard. Kelly explained the merits of the acquisition from an environmental standpoint and a long-term vision of protection of the river. Anne Murphy questioned what would be the plan if acquired? Kelly noted at this time it would be re-seeded and maintained as open space. Dick Fletcher questioned if any contamination is on site and how would this be handled? Kelly and Christine responded to the typical process for evaluation of a site relative to 21E review. At this point in time no one knows if the site has any contamination. Pat Flynn expressed his opinion of the value of acquiring the property in the long-term efforts to provide a natural buffer to the river in addition to areas for active recreation such as fishing or areas to launch kayaks or canoes. Darryl Mikami questioned the economics of the acquisition citing the assessed value, appraised value and the asking price which are all varied amounts.

Anne Murphy questioned the zoning and access to the site. Christine responded to the questions of zoning, potential use of the property and the lack of “legal frontage” in comparison to the deeded right-of-way access. Linda Raiss voiced her concerns with the two appraisals and the methodology to determine assessed value. Citing past opportunities she expressed her frustration that the Conservation Commission pays for appraisals to the benefit of the landowners who end up not selling to the Town. She also inquired of Pat Flynn if the Conservation Commission would consider contributing to the acquisition with available funds. Darryl Mikami agreed that it is a good idea to acquire land along the river. However, he feels there should be a strategy for acquisition of key parcels and how their acquisition would become part of a bigger vision. Pat Flynn provided comments relative to how the Department of Conservation Resources (DCR) strategizes to acquire property along key river areas in the Boston area.

Members continued to discuss the asking price versus the assessed value which many agreed was a disparity. Darryl Mikami suggested that maybe Mayor should be made aware of the situation given his efforts with the Weymouth Landing and the Allen Street

Page 2
CPA minutes 2-8-10

parcel for his larger vision of the area. Dick Fletcher also suggested making a counter offer of what the committee feels the property is worth and see if the owner would reconsider. This may allow for a below market donation and Mr. Quirk could receive a charitable donation tax benefit. It was agreed to have Christine and Kelly talk with the Mayor about the issue and then return to the seller with a conversation about options. They will report back to the CPA for their March 8th meeting on their progress.

165 Pond Street

Christine brought to the CPA's attention concerns she had with the additional expenses surrounding the sale of this affordable home. Issues had arisen with the original lottery resulting in a delayed sale that incurred a number of bills from the Town's outside counsel. The legal department forwarded the bills for payment out of the CPA funds originally appropriated for the project. Members felt the bills should be paid and that after everything was complete and the CPA account closed out that Christine have a discussion with the City Solicitor relative to this project and future projects.

Annual Meeting:

Christine informed the members that March 8, 2009 (Logan Auditorium) is the Committee's required annual meeting. Dick Fletcher commented that in past years there was hardly any interest from the public. Anne Murphy suggested inviting Councilor Clifford to attend to discuss his proposal for funding. Members discussed the last 2009 application – Highlands School. Dick Fletcher suggested the CPC visit the site and view the building before meeting with school representatives. Anne Murphy mentioned the scheduling conflict of the School Committee meeting the same evenings as the CPC and asked members if they would be agreeable to an additional meeting in March. Christine will contact Peter Kress and make the necessary arrangements. Members also asked staff to notify the Historical Commission of the annual public hearing.

Administrative Funds (FY10 and FY11)

Linda Raiss reminded members of the need to pay our annual dues to the Community Preservation Coalition for the current year. Members discussed administrative costs anticipated over the next year as well and agreed to request \$5,000.00 for FY10. Dick Fletcher **MOTION** to request the Town Council appropriate \$5,000.00 for administrative funding for FY10, seconded by Pat Flynn – unanimously voted. Members deferred the discussion of an amount for FY11 until the March 8th meeting.

1969 Washington Street

In 2007, the Town acquired the property with CPA funding and the house on the property has remained unoccupied. Dick Fletcher asked members their thoughts about trying to do something with the house to get it occupied as an affordable unit. Linda Raiss noted it was bought for open space and affordable housing but only enough money was allocated

Page 3
CPA Minutes 2-8-10

for the acquisition, nothing for fixing it up to be occupied. Dick suggests the matter should be run by the Mayor and if he is agreeable an application for funding could go into the next round coming up for March. Christine will consult with the Mayor on the issue.

Daryl Mikami **MOTION** to adjourn the meeting, seconded by Linda Raiss – unanimously voted.

Meeting adjourned at 8:55PM

Respectfully submitted,

Christine Stickney