

1. Agenda

1.1. 7:30 PM Town Council Meeting

Documents:

[2024 JAN 16 COUNCIL AGENDA.PDF](#)

2. Documents

2.1. 7:30 PM Town Council Meeting

Documents:

[24 JAN 16 COUNCIL MTG.PDF](#)

Charles B. Ryan
President
At Large

Shannon L. Hume
At Large

Julia C. Flaherty
District 1

Joseph Reynolds
District 2



David M. Ringius, Jr.
Vice President
At Large

Elizabeth Maglio
District 3

Annmmary Quilty
District 4

Meredith Boericke
District 5

Peter Morin
District 6

OFFICE OF THE TOWN COUNCIL

- AGENDA -

Tuesday, JANUARY 16, 2024 • Cahill Auditorium, Town Hall • 7:30PM

COUNCIL MEETING COMMUNICATIONS

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QR CODE: You can also scan QR code to access Live Stream.

ANNOUNCEMENTS

- 001 24 Council President: 2024 Town Council Committee Assignments

APPROVAL OF MINUTES

- December 19, 2023
- January 2, 2024

OLD BUSINESS

- **22 012** Mayor: Zoning Bylaw Text Amendment - Inclusionary Housing and Associated Revisions or take up any action relative thereto (*Public Hearing CONTINUED to February 6, 2024 at 7:30pm*)
- **23 080** Mayor: CPC Appropriation – Request for Appropriation - Fire Station Historic Restoration or take up any action relative thereto (*Public Hearing CONTINUED to February 6, 2024 at 7:30pm*)
- **23 084** 459 West Street, LLC: Street Acceptance – Del's Way or take up any action relative thereto (*Public Hearing CONTINUED to February 6, 2024 at 7:30pm*)
- **23 086** Mayor: Transfer Funds from the Salary Reserves or take up any action relative thereto (*Public Hearing CONTINUED to February 6, 2024 at 7:30pm*)
- **23 085** Mayor: Borrowing Authorization for Animal Control Vehicle or take up any action relative thereto (Public Hearing)

NEW BUSINESS

Same Night Action Request:

- **24 002** Town Clerk: Call of the Election - Presidential Primary, March 5, 2024 or take up any action relative thereto
- **24 003** Town Clerk: Designation of Early Voting Site and Hours or take up any action relative thereto

Refer to the Committee of Ways & Means

- **24 004** Mayor: Appointment of Kara Nyman as Chief of Staff and Director of Operations or take up any action relative thereto

(Johnson Chambers)

- **003 24** Executive Session

Pursuant to Mass. General Laws Ch. 30A, §21(a)(3) To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

Topics the Chair does not reasonably anticipate will be discussed

UPCOMING MEETINGS:

Next Council Meeting is scheduled on: [Tuesday, February 6, 2024](#)

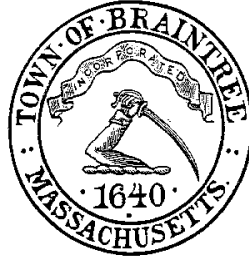
ADJOURNMENT

Charles B. Ryan
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At Large

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(Johnson Chambers)

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Topics the Chair does not reasonably anticipate will be discussed

UPCOMING MEETINGS:

Next Council Meeting is scheduled on: [Tuesday, February 6, 2024](#)

ADJOURNMENT

BRAINTREE TOWN COUNCIL

COMMITTEE ASSIGNMENTS - 2024-2026

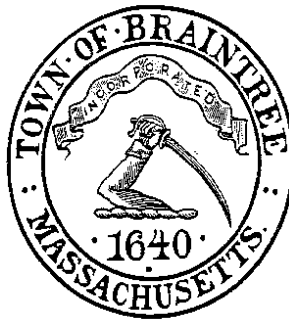
COMMITTEE	MEMBERS
Ways & Means	Meredith Boericke (Chair) Peter Morin (Vice) Julia Flaherty Elizabeth Maglio Joseph Reynolds
Ordinance & Rules	David Ringius (Chair) Shannon Hume (Vice) Julia Flaherty Peter Morin
Public Safety	Shannon Hume (Chair) Elizabeth Maglio (Vice) David Ringius
Public Works	Julia Flaherty (Chair) Peter Morin (Vice) Ann Quilty
Elder Affairs & Veterans Services	Joseph Reynolds (Chair) Shannon Hume (Vice) Peter Morin
Parks & Recreation	David Ringius (Chair) Ann Quilty (Vice) Meredith Boericke
Education & Library	Ann Quilty (Chair) Elizabeth Maglio (Vice) Shannon Hume
Personnel Issues	Peter Morin (Chair) Meredith Boericke (Vice) Ann Quilty
Community Planning	Elizabeth Maglio (Chair) Joseph Reynolds (Vice)
Traffic & Safety	David Ringius (Chair) Joseph Reynolds (Vice)
Master Planning Steering Committee (Council Representatives)	Julia Flaherty Joseph Reynolds

Meredith Boericke
President
District 5

Shannon L. Hume
At Large

David M. Ringius, Jr
At Large

Julia C. Flaherty
District 1



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At Large

Joseph Reynolds
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Elizabeth Maglio
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District 6

OFFICE OF THE TOWN COUNCIL

Tuesday, DECEMBER 19, 2023

MINUTES

A Meeting of the Town Council, was held in the Cahill Auditorium, Braintree Town Hall, on Tuesday, December 19, 2023, beginning at 7:30p.m.

Council President Boericke was in the chair.

President Boericke asked for a moment of silence for our first responders and all those serving our military home and abroad.

Clerk of the Council, Susan M. Cimino conducted the roll call.

Present: Meredith Boericke, President
Charles Ryan, Vice President
Julia Flaherty
Lawrence C. Mackin, Jr.
Elizabeth Maglio
Stephen C. O'Brien
Joseph Reynolds
David M. Ringius, Jr.

Not Present: Shannon Hume

Others: Charles C. Kokoros, Mayor
Margaret Laforest, Chief of Staff
Ed Spellman, Finance Director
Melissa SantucciRozzi, Director of Planning & Community Development
Crystal Huff, Town Solicitor
Connor Murphy, Asst Director of Planning & Community Development
Timothy Cohoon, Police Chief
Deputy Chief Want
Deputy Chief Mochella
Annmary Quilty, Councilor-elect

ANNOUNCEMENTS

- **071 23 Council President: Recognition – Town Councilors: Stephen C. O'Brien and Lawrence C. Mackin, Jr., Retiring**

President Boericke thanked Councilor O'Brien and Councilor Mackin on behalf of the Council for their service.

- **072 23 Council President: Recognition – Mayor Charles C. Kokoros, Retiring**

President Boericke thanked Mayor Kokoros on behalf of the Council for his service.

APPROVAL OF MINUTES

- October 17, 2023

Motion: by Councilor Ryan to approve Minutes of October 17, 2023

Second: by Councilor Ringius

Vote: For (8 – Boericke, Flaherty, Mackin, Maglio, O'Brien, Reynolds, Ryan, Ringius),
Against (0), Absent (1 - Hume), Abstain (0)

- November 8, 2023

Motion: by Councilor Ryan to approve Minutes of November 8, 2023

Second: by Councilor Ringius

Vote: For (8 – Boericke, Flaherty, Mackin, Maglio, O'Brien, Reynolds, Ryan, Ringius),
Against (0), Absent (1 - Hume), Abstain (0)

- November 21, 2023

Motion: by Councilor Ryan to approve Minutes of November 21, 2023

Second: by Councilor Ringius

Vote: For (8 – Boericke, Flaherty, Mackin, Maglio, O'Brien, Reynolds, Ryan, Ringius),
Against (0), Absent (1 - Hume), Abstain (0)

- December 5, 2023

Motion: by Councilor Ryan to approve Minutes of December 5, 2023

Second: by Councilor Ringius

Vote: For (8 – Boericke, Flaherty, Mackin, Maglio, O'Brien, Reynolds, Ryan, Ringius),
Against (0), Absent (1 - Hume), Abstain (0)

OLD BUSINESS

- **23 076 (1)** Braintree Planning Board: MBTA Communities Multi-Family Overlay Districts (MCMOD) - Zoning Text Amendment: Section 135-301 - Districts Established/ Zoning Map Amendment: Map MCMOD Sub-Districts or take up any action relative thereto (**Public Hearing**)
- **23 076 (2)** Braintree Planning Board: MBTA Communities Multi-Family Overlay Districts (MCMOD) - Zoning Text Amendment: Create New Section - Section 135-616 MCMOD or take up any action relative thereto (**Public Hearing**)

Council President Boericke asked for a Motion to Open the Public Hearing on Order 23 076 (1) and Order 23 076 (2).

Motion by Councilor Ryan to Open Public Hearing for Order 23 076 (1) and Order 23 076 (2)

Motion: by Councilor Ryan to Open the Public Hearing for Order 23 076 (1) and Order 23 076 (2).

Second: by Councilor Ringius

Vote: For (8 – Boericke, Flaherty, Mackin, Maglio, O’Brien, Reynolds, Ryan, Ringius),
Against (0), Absent (1 - Hume), Abstain (0)

Council President Boericke explained this is a state law. The Council will vote so the Town is in compliance with the law this evening.

Council President Boericke asked for a recommendation from Councilor Ringius, Chairman of the Committee on Ordinance & Rules.

Chairman Ringius stated the Committee met and voted unanimously for a favorable recommendation to the full Council on Order 23 076 (1) and Order 23 076 (2).

Melissa SantucciRozzi, Director of Planning & Community Development gave a presentation.

Presentation Overview

What is MBTA 3A

Compliance Requirements

District Overview

Model Results and Summary

Revisions to Date

Questions & Next Steps

What is an MBTA Community?

Section 3A: Multi-family zoning as-of-right in MBTA communities

(a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall:

(i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

(b) An MBTA community that fails to comply with this section shall not be eligible for funds from:

(i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

(c) The department of housing and community development, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, shall promulgate guidelines to determine if an MBTA community is in compliance with this section.

What does being an MBTA Community mean for Braintree?

Braintree needs to create zoning that enables the production of 25% of the Year Round Dwelling Units (15,077 x 25%) = 3,769 Multi-Family Dwelling Units.

MBTA Compliance Guidelines for Multi-Family Zoning Districts as most recently amended through August 17, 2023

Any MBTA community that fails to comply with Section 3A’s requirements will be ineligible for funding from certain funding sources. EOHLC will make determinations of compliance with Section 3A in accordance with these guidelines to inform state agency decisions on which MBTA communities are eligible to receive funding from the listed funding sources. The following discretionary grant programs will take compliance with Section 3A into consideration when making grant award recommendations:

Ineligible if Non-Compliant with MGL 40 3A (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017 (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29 (iii) the MassWorks infrastructure program established in section 63 of chapter 23A (iv) One Stop Application - Community One Stop for Growth.

The Town of Braintree recently received a \$2.5M MassWorks Grant, \$800,000 +/- in Municipal Vulnerability Preparedness Grants , \$35,000 in Land Use Planning Grants and the Braintree Housing Authority receives \$225,000.00+/- annually.

Compliance Requirements

The Town of Braintree is classified as a **Rapid Transit Community**, meaning there is at least one rapid transit station within the town boundaries. Braintree is also served by commuter rail, but the rapid transit designation supersedes commuter rail.

Braintree must then comply with the Unit Capacity, Land Area, Density, and Percentage of Units and Land within the Transit Area requirements.

Metrics

Requirements

<u>Metrics</u>	<u>Requirements</u>
Category	Rapid Transit
2020 Housing Units	15,077
Minimum Multi-Family Unit Capacity	3,769 Units
Minimum Land Area for District(s)	50 Acres
Percent of District Located in Station Area	50%
Percent of Unit Capacity Located in Station Area	50%
Minimum Gross Density for District(s)	15 DU/AC

Proposed MBTA Communities Multi-Family Overlay Districts (MCMOD)

Compliance Analysis and Model

To run the MBTA Compliance Model for Braintree, we identified four (4) overlay Sub-Districts **MBTA Communities Multi-Family Overlay Districts (MCMOD)** that will be designated as the town’s MBTA districts where multi-family will be allowed as-of-right. The Sub-District(s) must total 50 acres in size with 50% (25 acres) comprising contiguous land. At least 50% of the district acreage must be located within the half-mile transit station area. No single district can be smaller than 5 acres in size.

Braintree has proposed four (4) Sub-Districts and tested them in the Compliance Model:

1. **District 1 – MBTA 1 Red Line North**
2. **District 2 – MBTA 2 Red Line South**
3. **District 3 – MBTA 3 Red Line Village**
4. **District 4 – MBTA 4 Greenbush BWLD**

The four (4) districts analyzed provide

Braintree with several options for mixing and matching districts to meet the minimum land area requirement of 50 acres.

All four proposed districts meet the required 5 acre minimum for non- contiguous districts and one of the four exceeds the 50-acre minimum on its own.

The next step was testing the zoning for each district to derive the unit capacity, which is a critical test for MBTA Communities compliance.

District Name	Gross Acres	Meets 5 Acre Area Req’t?	Meets 50 Acre Area Req’t?
MBTA 1 Red Line North	48.94	Yes	No
MBTA 2 Red Line South	127.02	Yes	Yes
MBTA 3 Red Line Village	9.43	Yes	No
MBTA 4 Greenbush BWLD	18.43	Yes	No

Compliance Model

Once the districts are defined, the MBTA

Compliance Model required specific zoning inputs to calculate the unit capacity of each individual district. As inputs in the model, the consultant team worked with Braintree town staff to define the zoning parameters applied to the four (4) districts. For this model run, the same zoning parameters are applied to MBTA 1 North and South as the districts are next to each other but are not contiguous.

The metrics used in the model are shown in the table to the right. The zoning parameters represent the primary drivers of unit capacity in the model and are not meant to represent all aspects of the zoning for these districts.

MBTA Compliance Model Results

Using the MBTA Communities Compliance Model to test each districts’ location, size, and zoning parameters we found that the current configuration of these four (4) districts and the associated zoning parameters will provide Braintree with enough land area, units, and density to exceed the requirements of Section 3A.

A list was given on what is allowed in the Proposed MBTA Communities Multi-Family Overlay Districts (MCMOD) as well as examples around Braintree already (2 French Ave and 84 Pearl Street).

Mixed -Use is encouraged in the Proposed MBTA Communities Multi-Family Overlay Districts (MCMOD).

Revisions and Actions - Since the Planning Board Meeting and O&R Subcommittee

1. Incorporated Technical Assistant Comments
2. Update Affordability Requirements per discussion with EOHL
3. Cleaned Up Text and Additional Proofing
4. Reran the Compliance Model to ensure Compliance with Unit Capacity
5. Incorporated a Special Permit for Exceptions to Building Height, Building Number of Stories and Maximum Number of Units per Lot. See Section 135-616(E)8

Special Permit Exceptions 135-616(E)8

*Special Permit for exceptions to Building Height (Stories), Building Height (Feet), and Maximum Number of Units per Lot. The Special Permit Granting Authority may issue a Special Permit for a Multi-Family Dwelling/Housing or Mixed-Use Developments in the MBTA 1 Redline North and MBTA 2 Redline South MCMOD subdistricts that exceed the Dimensional Criteria in Section 135-616 E.

The Multi-Family Dwelling/Housing or Mixed-Use Developments exceptions requested are prohibited from exceeding two (2) additional stories or 25 additional Feet. There are no restrictions on the request to exceed the Maximum Number of Units Per Lot

Special Permit Criteria: When issuing a Special Permit for any Exception noted above in this Section, the Special Permit Granting Authority shall evaluate how the proposed building mass, design and form is compatible with and enhances the area in relationship to the existing built environment, context, mass, and surrounding land uses. All Multi-Family Dwelling/Housing or Mixed-Use Developments shall clearly demonstrate that any Exceptions requested are in harmony with and satisfy this criteria in order to be further evaluated under the criteria below.

If the Planning Board determines that the Exceptions satisfy the Multi-Family Dwelling/Housing or Mixed-Use Developments must demonstrate that a minimum of three (3) criteria are satisfied.

- a) a. Preservation and reuse of historic buildings on the site.
- b) Public Amenities: Newly created public open space, pocket parks, walking paths, playgrounds, conservation restrictions or municipal parks. Said public amenities shall be accessible and usable by general public without undue restriction and shall be subject to and include all required restrictions, easements and agreements determined to be required by the Planning Board/Special Permit Granting Authority, including a donation of land to the Town of Braintree.
- c) Achievement of Gold or Platinum LEED certification or other equivalent standard related to Green Building Technologies.
- d) Community Space: Newly created interior building space that is accessible and suitable for exclusive use by the Town of Braintree to host gatherings, meetings, public meetings and community events and shall be subject to and include all required restrictions, easements and agreements determined to be required by the Planning Board/Special Permit Granting Authority.
- e) Workforce Housing Units: In addition to the requirements in Section 135-616G the Multi-Family Dwelling/Housing or Mixed-Use Development provides for an additional 10% of the total unit count as Workforce Housing Units available to households earning (81% to 120%) of AMI.

Next Steps in the Zoning and MBTA 3A Compliance Process.....

1. **Questions and Answers this Evening**
2. **Receive Vote from Town Council (Simple Majority)**

3. Prepare Compliance Materials

- Application form required by EOHLIC . (M. SantucciRozzi)
- A certified copy of the municipal zoning ordinance or by-law and zoning map and provisions that relate to uses and structures in the multi-family zoning district. (J. Casey)
- Certified copy of the MBTA Zoning Text and Maps (S. Cimino)
- An estimate of multi-family unit capacity using the compliance model. (M. SantucciRozzi)
- GIS shapefile for the multi-family zoning district. (Tech. Assistance Partners)

4. Submit to EOHLIC by 12/31

Director SantucciRozzi thanked all who helped her with this along the way.

Council President Boericke asked if any member of the Council or anyone from the Mayor's staff want to speak on Order 23 076 (1) and Order 23 076 (2)?

Councilor Ringius asked about the legal memo responding to the FX Messina letter sent to Councilors. Crystal Huff stated spot zoning is when zoning is adopted to benefit one parcel and the zoning on that one parcel is different than the zoning that is on similar parcels that are nearby or similarly situated. It is not applicable in this given situation. All parcels are treated fairly and we looked at everything as a whole. This is a cohesive zoning to implement the state law in the town. There are also special permits provisions that could give some relief to the height requirements and unit limits.

Councilor Ryan asked about state funds we may not receive if we do not comply.

Attorney General Andrea Campbell has put municipalities on notice that if they don't comply they could potentially be subject to civil litigation from the attorney general's office.

We have a deadline of December 31st to submit a passed Ordinance.

Council President Boericke asked if anyone from the general public want to speak on Order 23 076 (1) and Order 23 076 (2)?

Residents who spoke:

Richard DePaulo, 311 Union Street stated I rise tonight in 100% opposition. I believe the town of Braintree should be zoning itself. The attorney general should not be doing it. It is not within their realm of responsibility. It's an intrusion on the town's rights and the property owners rights. The Town of Holden will not allow the state to zone them.

Kim Kroha, 42 Herbert Road stated I submitted a letter earlier today. I had a suggested addition for the Councilors to consider. During the Planning Board review after its meetings the units were changed to "maximum units per lot" so part of the concern with that was a lot's a defined term under zoning as we think about it. My concern is what is stopping a property owner from dividing their lot if they have enough frontage. I proposed some language for the Council to consider adding a new number 9 in the dimensional table notes. It says if there is a property that is held in common ownership within a 24 month period prior to them submitting an application to build residential units under this particular provision then that's going to

be considered one project and within that project they are going to be subject to the cap except that we still need to make sure that we comply with the state guidelines. Instead of saying you can't build the more than 325 the proposed language says you will not get more than that number of building permits within a two-year period. The Planning Board also included a provision that allows a special permit avenue to increase the numbers and height. That really should be sufficient for some of the larger permits.

Liz Page, 137 Storrs Avenue stated I realize this is an unfunded mandate. That should be raising red flags to the Council pertaining to potential negative impacts on the town. Money received certainly will not offset the negative issues which could potentially arise from this huge zoning change. There has been no existing model shown to justify any such project of such a magnanimous scale. The risks to the town are huge and will have a detrimental impact on residents. Please tell me where are the safe-guards built into this zoning change if the traffic on the Ivory Street corridor becomes a disaster. At the Committee on Ordinance & Rules it was stated because it's near the "T" hopefully people will only have one vehicle. Most families have multiple vehicles. If not, they will calling uber to contribute to the traffic. The traffic will flow from the main streets into the residential neighborhoods that are supposed to be protected from cut through traffic. This zoning mandate will allow for a potential 25% increase in housing stock for communities along the Red Line. The MBTA is unsafe and unreliable. I urge you to vote no tonight. Maybe the state is threatening to sue but that is no way to run the state. Talk about government overreach.

Jane O'Brien, 130 Franklin Street stated it is called governmental overreach. It is sad if you let the state bully us into this. Let the state sue us.

Christopher Cameron, 83 Central Avenue stated Massachusetts is in a housing crisis. We have to build more housing. This is a good first step. I am a young professional who wants to buy a house eventually. I urge you to vote yes and pass this zoning law tonight.

Joseph Haran, on behalf of FX Messina stated when we first heard of this legislation we were excited to get involved and be part of this project and add value to properties like Carter Rice and Armstrong. They are what I heard to be called blighted properties. Our attorney did send a letter to the Town Council. We want to develop and work with the town. You did help with the special permit. Our biggest problem is the cap. Our properties can take large steps to add housing to the Town of Braintree.

Steve Sciasca, 55 Hollis Avenue stated I attended a meeting on this topic on September 15, 2022. It was a Community Planning discussion and said during this process the Town Council and that committee would put together a checklist of what the residents want to see in this zoning. It was said we would reach out to other towns and do a lot of research on this. I look through the documentation on this and there is none of that. The residents were never part of this process. There is no checklist. What about schools and water and sewer. Ivory Street corridor needs to be upgraded. Union Street intersection is already a D. I understand the deadline. It is obvious that there is no choice. Let me ask you to put this off as close to December 31st as you can. What are the financial implications of this. You should pass the bare minimum.

Councilor Reynolds asked about letter from Kim Kroha. I did have a concern about larger land owners getting around the cap. Does the administration have any concerns about this letter.

Crystal Huff, Town Solicitor stated EHLOC has interpreted things very strictly. One big concern is that the units are truly as a right for the multi-family developments. From my legal perspective my overarching concern is that if we had a land owner who utilized one of the other chapters of the general laws to do something that is perfectly legal to their property and then the town comes in and says but wait we think you are segmenting your development to evade the cap so we are not going to let you do the number of units you would otherwise be allowed to do under the law using this otherwise legal process that you have, I'm concerned that the state is going to construe that as not as a right. That is my legal concern I have at this time on this proposal.

President Boericke stated there is the opportunity in the future to amend or change this law once we have additional clarity.

Councilors stated we need the right type of development in the town and that we do not infringe upon the neighborhoods.

President Boericke stated I believe the adoption of the MBTA Communities Act is a chance for us as local leaders to get to work to make this law the best it can be for Braintree. Rezoning to build multi family housing near the T is a chance to advance some of our long-held goals and unlock economic opportunity that has languished for decades. This rezoning is not a magic wand, it is a tangible first step that we can take to incentivize redevelopment of these derelict properties which in turn will help rebuild our Town's finances, boost our local economy, improve the built and natural environments and create new housing options so more residents can stay in the town they love.

Council President Boericke asked if there is Motion to Close the Public Hearing for Order 23 076 (1) and Order 23 076 (2)

Motion by Councilor Ryan to Close the Public Hearing for Order 23 076 (1) and Order 23 076 (2)

Motion: by Councilor Ryan to Close the Public Hearing for Order 23 076 (1) and Order 23 076 (2)

Second: by Councilor Ringius

Vote: For (8 – Boericke, Flaherty, Mackin, Maglio, O'Brien, Reynolds, Ryan, Ringius),
Against (0), Absent (1 - Hume), Abstain (0)

Councilor Reynolds made a motion to amend Order 23 076 (2) to include "Note 9" from Kim Kroha. Motion failed.

Council President Boericke asked if there is Motion for Order 23 076 (1) and Order 23 076 (2)

Motion read by Councilor Ryan:

MOTION: To Approve Order 23 076 (1) as submitted with Planning Board recommendations.

Motion: by Councilor Ryan to approve Order 23 076 (1)

Second: by Councilor Ringius

Vote: For (6 – Boericke, Flaherty, Maglio, Reynolds, Ryan, Ringius),
Against (2 - Mackin, O'Brien), Absent (1 - Hume), Abstain (0)

Motion read by Councilor Ryan:

MOTION: To Approve Order 23 076 (2) as submitted with Planning Board recommendations.

Motion: by Councilor Ryan to approve Order 23 076 (2)

Second: by Councilor Ringius

Vote: For (6 – Boericke, Flaherty, Maglio, Reynolds, Ryan, Ringius),
Against (2 - Mackin, O’Brien), Absent (1 - Hume), Abstain (0)

- **23 080 Mayor: CPC Appropriation – Request for Appropriation - Fire Station Historic Restoration or take up any action relative thereto** (*Public Hearing – Continue to January 16, 2024*)

Council President Boericke asked for a Motion to Open the Public Hearing on Order 23 080

Motion by Councilor Ryan to Open Public Hearing for Order 23 080

Motion: by Councilor Ryan to Open the Public Hearing for Order 23 080

Second: by Councilor Ringius

Vote: For (7 – Boericke, Flaherty, Maglio, O’Brien, Reynolds, Ryan, Ringius),
Against (0), Absent (2 – Hume, Mackin), Abstain (0)

Council President Boericke asked if there is Motion to Continue the Public Hearing for Order 23 080 to January 16, 2024 at 7:30pm

Motion by Councilor Ryan to Continue the Public Hearing for Order 23 080 to January 16, 2024 at 7:30pm.

Motion: by Councilor Ryan to Continue the Public Hearing for Order 23 080 to January 16, 2024 at 7:30pm

Second: by Councilor Ringius

Vote: For (7 – Boericke, Flaherty, Maglio, O’Brien, Reynolds, Ryan, Ringius),
Against (0), Absent (2 – Hume, Mackin), Abstain (0)

- **23 081 Mayor: Request for Authorization – Braintree Police Axon Contract or take up any action relative thereto**

Council President Boericke asked for a recommendation from Councilor Reynolds, Chairman of the Committee of Ways & Means.

Chairman Reynolds stated the Committee met on December 12, 2023 and voted unanimously for a favorable recommendation to the full Council on Order 23 081.

Council President Boericke asked if any member of the Council or anyone from the Mayor’s staff want to speak on Order 23 081?

Mayor Kokoros stated this technology is important to keep it updated. It will keep the public safe and our officers safe.

Council President Boericke asked if there is Motion for Order 23 081.

Motion read by Councilor Ryan:

MOTION: Pursuant to General Laws Chapter 30B, Section 12(8), that the Town, acting through the Chief of Police and under the direction of the Mayor, be authorized to enter into a five year purchase agreement for tasers for 2024-2028.

Motion: by Councilor Ryan to approve Order 23 081

Second: by Councilor Ringius

Vote: For (7 – Boericke, Flaherty, Maglio, O’Brien, Reynolds, Ryan, Ringius),
Against (0), Absent (2 – Hume, Mackin), Abstain (0)

- **23 082 Mayor: Transfer Funds from the Human Resources Salary Reserve or take up any action relative thereto (Public Hearing)**

Council President Boericke asked for a Motion to Open the Public Hearing on Order 23 082

Motion by Councilor Ryan to Open Public Hearing for Order 23 082

Motion: by Councilor Ryan to Open the Public Hearing for Order 23 082

Second: by Councilor Ringius

Vote: For (7 – Boericke, Flaherty, Maglio, O’Brien, Reynolds, Ryan, Ringius),
Against (0), Absent (2 – Hume, Mackin), Abstain (0)

Council President Boericke asked for a recommendation from Councilor Reynolds, Chairman of the Committee of Ways & Means.

Chairman Reynolds stated the Committee met last week and voted unanimously for a favorable recommendation to the full Council on Order 23 082.

Council President Boericke asked if any member of the Council or anyone from the Mayor’s staff want to speak on Order 23 082?

Cindy DePina, HR Director stated this is not a request for new funds. It is money we set aside. We settled contracts for Patrols and Superiors.

Council President Boericke asked if anyone from the general public want to speak on Order 23 082?
Hearing none.

Council President Boericke asked if there is Motion to Close the Public Hearing for Order 23 082.

Motion by Councilor Ryan to Close Public Hearing for Order 23 082

Motion: by Councilor Ryan to Close the Public Hearing for Order 23 082

Second: by Councilor Ringius

Vote: For (7 – Boericke, Flaherty, Maglio, O’Brien, Reynolds, Ryan, Ringius),
Against (0), Absent (2 – Hume, Mackin), Abstain (0)

Council President Boericke asked if there is Motion for Order 23 082

Motion read by Councilor Ryan:

MOTION: That the Town vote to amend the wage and salary classification schedules, as most recently amended by appropriating the sum of \$233,866.62 for the purpose of funding a wage increase for the B.P.O.A. and the B.P.S.O.A. employees effective July 1, 2022, and for this purpose the sum of \$233,866.62 be transferred as follows: \$ 101,862.51 from FY 2023 salary reserve article and \$132,004.11 from the Finance Department/ Administration Program 01/Reserve Line, and further, that the Director of Municipal Finance is authorized to allocate said sums to and among the various accounts affected thereby in such amounts as are proper and required.

Motion: by Councilor Hume to approve Order 23 082

Second: by Councilor Ringius

Vote: For (7 – Boericke, Flaherty, Maglio, O’Brien, Reynolds, Ryan, Ringius),
Against (0), Absent (2 – Hume, Mackin), Abstain (0)

• **23 083 Mayor: To Accept Massachusetts General Law c. 59 s.5C ½ (additional real estate exemption) or take up any action relative thereto**

Council President Boericke asked for a recommendation from Councilor Reynolds, Chairman of the Committee of Ways & Means.

Chairman Reynolds stated the Committee met last week and voted unanimously for a favorable recommendation to the full Council on Order 23 083.

Council President Boericke asked if Mayor Kokoros would like to speak on this request.

Charles C. Kokoros, Mayor stated in 2020 the Council voted to support a 20% increase in these tax abatements, and this will increase that. This is income eligible seniors and disabled veterans and some others. This will go to \$1,500. This is a way to help those folks pay their taxes. It is important to me to help our elders and veterans. I appreciate the support.

Council President Boericke asked if there is Motion for Order 23 083.

Motion read by Councilor Ryan:

MOTION: That the Town accept Massachusetts General Laws Chapter 59, Section 5C ½, which provides for an additional real estate exemption for taxpayers who are granted personal exemptions on their domiciles under Massachusetts General Laws Chapter 59, Section 5, including certain blind persons, veterans, surviving spouses and seniors, and provide an additional exemption up to twenty-five percent (25%) of the personal exemption, to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2023.

Motion: by Councilor Ryan to approve Order 23 083

Second: by Councilor Ringius

Vote: For (7 – Boericke, Hume, Mackin, Maglio, O’Brien, Reynolds, Ringius),
Against (0), Absent (2 - Flaherty, Ryan), Abstain (0)

NEW BUSINESS

- None

Refer to the Committee on Ordinance & Rules

- 23 084 459 West Street, LLC: Street Acceptance – Del’s Way or take up any action relative thereto
Motion: by Councilor Ryan to refer Order 23 086 to the Committee of Ways & Means
Second: by Councilor Ringius
Vote: For (7 – Boericke, Flaherty, Maglio, O’Brien, Reynolds, Ryan, Ringius),
Against (0), Absent (2 - Hume, Mackin), Abstain (0)

Refer to the Committee of Ways & Means

- 23 085 Mayor: Borrowing Authorization for Animal Control Vehicle or take up any action relative thereto
Motion: by Councilor Ryan to refer Order 23 086 to the Committee of Ways & Means
Second: by Councilor Ringius
Vote: For (7 – Boericke, Flaherty, Maglio, O’Brien, Reynolds, Ryan, Ringius),
Against (0), Absent (2 - Hume, Mackin), Abstain (0)
- 23 086 Mayor: Transfer Funds from the Salary Reserves or take up any action relative thereto
Motion: by Councilor Ryan to refer Order 23 086 to the Committee of Ways & Means
Second: by Councilor Ringius
Vote: For (7 – Boericke, Flaherty, Maglio, O’Brien, Reynolds, Ryan, Ringius),
Against (0), Absent (2 - Hume, Mackin), Abstain (0)

Topics the Chair does not reasonably anticipate will be discussed

UPCOMING MEETINGS:

Next Council Meeting is scheduled for: [Tuesday, January 2, 2024@5:00PM](#)

ADJOURNMENT

It was unanimously voted to adjourn the meeting at 10:30p.m.

Respectfully submitted,
Susan M. Cimino
Clerk of the Council

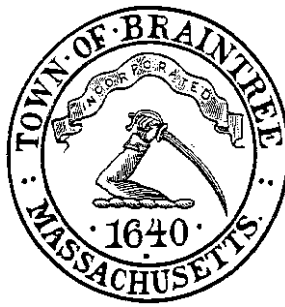
Recording of meeting found at: <https://www.youtube.com/bcamtv>

Charles B. Ryan
President
At Large

Shannon L. Hume
At Large

Julia C. Flaherty
District 1

Joseph Reynolds
District 2



David M. Ringius, Jr.
Vice President
At Large

Elizabeth Maglio
District 3

Annmary Quilty
District 4

Meredith Boericke
District 5

Peter Morin
District 6

OFFICE OF THE TOWN COUNCIL

Tuesday, January 2, 2024

MINUTES

A meeting of the Town Council was held in the Cahill Auditorium, Braintree Town Hall, on Tuesday, January 2, 2024 beginning at 5:00p.m.

Council President Boericke was in the chair.

OATH OF OFFICE

24 001: Council President: Oath of Office

James M. Casey, Town Clerk administered the oath of office to the nine members of the Braintree Town Council and the recently elected members of the School Committee, Housing Authority, Electric Light Board and Thayer Library Trustees.

BRAINTREE TOWN COUNCIL

Councilor-At-Large

Shannon L. Hume
David M. Ringius, Jr.
Charles B. Ryan

District Councilors

1 – Julia Camille Flaherty
2 – Joseph H. Reynolds
3 – Elizabeth Maglio
4 – Ann Quilty
5 – Meredith Boericke
6 – Peter Morin

Town Clerk conducted the roll call.

Present: Meredith Boericke, President
Charles Ryan, Vice President
David M. Ringius, Jr.
Julia Flaherty
Joseph Reynolds
Elizabeth Maglio
Ann Quilty
Peter Morin

Others: Erin V. Joyce, Mayor
Charles C. Kokoros, former Mayor
Joseph C. Sullivan, former Mayor
Mark Cusack, State Representative
John Keenan, Senator
Walter Timilty, Senator
Jim Lee, School Superintendent
James Arsenault, DPW Director
James M. Casey, Town Clerk
Debra Starr, Assistant Town Clerk
Jane D'Auria, Town Clerk's office
Eric Cocca, Town Clerk's office
Color Guards
Bert Tremblay, Chaplin
Many friends, relatives and residents

Mayor Erin Joyce, Senator Keenan, Senator Timilty, and Representative Cusack expressed best wishes to all members of the Town Council, School Committee, Housing Authority, Electric Light Board and Thayer Library Trustees. Bert Tremblay gave the invocation and blessing.

Council President Meredith Boericke was presented with a plaque of the "gavel". She thanked many elected officials and staff members for their support during her term as Council President. She stated thank you to all my colleagues. It was an honor serving as Council President.

Reorganization of Town Council

At this time James M. Casey, Town Clerk, asked for a motion to open up nominations for Council President. A motion was made by Councilor Ringius and seconded by Councilor Morin. All members voting in the affirmative.

Clerk Casey asked for nominations for President. Councilor Boericke nominated Councilor Ryan. Nomination was seconded by Councilor Ringius. Clerk Casey asked Councilor Ryan if he would accept the nomination. Councilor Ryan responded "yes". Clerk Casey asked if there were any other nominations.

Councilor Morin nominated Councilor Hume. Nomination was seconded by Councilor Maglio. Clerk Casey asked Councilor Hume if she would accept the nomination. Councilor Hume responded “yes”. Clerk Casey asked if there were any other nominations. There were no other nominations presented.

Clerk Casey asked for a motion to close nominations for Council President. A motion was made by Councilor Boericke and seconded by Councilor Maglio. All members voting in the affirmative.

Clerk Casey asked for Councilors to raise hands if voting in the affirmative to elect Councilor Ryan as Council President. Vote (5 in favor: Boericke, Flaherty, Quilty, Ringius, Ryan).

On a motion by Councilor Morin and seconded by Councilor Ringius to accept by acclamation the nomination of Councilor Ryan for President. All members voting in the affirmative.

Congratulations to the new Council President Charles Ryan. Town Clerk, Casey administered the oath of office to the newly elected Council President. Councilor Ryan, newly elected Council President, took over the Chair. Newly elected Council President Ryan thanked the Council members.

Council President Ryan asked for a motion to open up nominations for Council Vice-President. A motion was made by Councilor Ringius and seconded by Councilor Morin. All members voting in the affirmative.

Council President Ryan asked for nominations for Vice-President. Councilor Boericke nominated Councilor Ringius. Council President Ryan asked Councilor Ringius if he would accept the nomination. Councilor Ringius responded “yes”. Council President Ryan asked if there were any other nominations. There were no other nominations presented.

Council President Ryan asked for a motion to close nominations for Council Vice-President. A motion was made by Councilor Boericke and seconded by Councilor Maglio. All members voting in the affirmative.

On a motion by Councilor Boericke and seconded by Councilor Flaherty to accept by acclamation the nomination of Councilor Ringius for Vice-President. All members voting in the affirmative. Council President Ryan declared Councilor David M. Ringius, Jr. as Vice-President. Town Clerk, Casey administered the oath of office to the newly elected Council Vice-President.

Next Council Meeting is scheduled for: Tuesday, January 16, 2024 @ 7:30pm

ADJOURNMENT

It was unanimously voted to adjourn the meeting at 7:03p.m.

Respectfully submitted,
Susan M. Cimino, Clerk of the Council



Office of the Mayor

One JFK Memorial Drive
Braintree, Massachusetts 02184

Charles C. Kokoros
Mayor

781-794-8100

To: Meredith Boericke, President of the Council
Susan Cimino, Clerk of the Council
James Casey, Town Clerk

From: Mayor Charles C. Kokoros *ccK*

CC: Margaret Laforest, Chief of Staff and Director of Operations
Ed Spellman, Director, Municipal Finance
Timothy Cohoon, Chief, Braintree Police

Date: November 30, 2023

Re: Police Department – Borrowing Authorization for Animal Control Vehicle

President Boericke, Clerk Cimino, Clerk Casey,

The Braintree Police Department Animal Control Vehicle was determined to be a total loss upon examination by the insurance adjuster, MIAA. Insurance proceeds of \$11,574.00 have already been paid to the Town of Braintree. ACO ideally needs a 4-door pick-up truck to safely handle and transport animals away from the officer while he is driving. The bed of a pickup truck is also preferential for the removal and transporting of dead animals (deer, skunks, racoons etc.) The vehicle will be purchased off the state contract. Current inventory available is low. For reference, a 2023 Ford F-150 pickup has an invoice price of \$55,881.10. Additionally, the vehicle will need to be equipped with emergency lights, siren and graphics would be approximately \$5,000. A police radio for the truck would cost approximately \$2,805 for a total of \$63,686.10. Factoring in the insurance proceeds of \$11,574.00, the total balance needed would be \$52,112.20. The actual cost will depend on the state contract inventory following council approval.

The Town is seeking to purchase the animal control vehicle and borrow the funding. A memo from Deputy Chief Moschella is attached.

Accordingly, your review and approval of the following motion is requested:

Motion: That the Town of Braintree appropriates the sum of Sixty Eight Thousand Dollars (\$68,000) to pay costs of purchasing a police animal control vehicle, less projected insurance recovery of \$11,000, for the payment of all other costs incidental and related thereto and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor.

Note: As this request involves a loan authorization, advertising and a public hearing is required under Sections 2-9 and 6-7 of the Town Charter. The entire text of the order should be included in the advertisement.



Braintree Police Department

282 Union Street • Braintree, Massachusetts 02184
Main 781-794-8633 • Fax 781-794-8671



Tim Cohoon
Chief of Police

Michael Moschella
Deputy Chief

To: Margaret Laforest, Chief of Staff

From: Deputy Chief Michael R. Moschella

Subject: Animal Control Vehicle

Date: December 4th, 2023

Dear Margaret:

On August 19th, 2023, Animal Control Officer David Littlewood was involved in a motor vehicle crash @ the Union Street Rotary. ACO Littlewood was operating his assigned work vehicle, a 2008 Chevrolet pickup truck with 180,000 miles. The pickup sustained significant front-end damage and was determined to be a total loss upon examination by the insurance adjuster, MIAA. Insurance proceeds of \$11,574.00 have already been paid to the Town of Braintree.

ACO Littlewood ideally needs a 4-door pick-up truck to safely handle and transport animals away from him while he is driving. The bed of a pickup truck is also preferential for the removal and transporting of dead animals (deer, skunks, racoons etc.)

Sergeant Chambers (CPA) and Sergeant Curtin coordinate police department vehicle purchases. They reported that the stock of available pick-up trucks through the state contract bid list is low. The best available option they were able to locate was a 2023 Ford F-150 pickup at Colonial Ford in Plymouth with an invoice price of \$55,881.10. Prices found for used pickup trucks were not significantly better.

Additional costs to outfit the truck with emergency lights, siren and graphics would be approximately \$5,000. A police radio for the truck would cost approximately \$2,805. Factoring in the insurance proceeds of \$11,574.00, the total balance needed would be \$52,112.20.

Respectfully submitted,

Deputy Chief Michael R. Moschella



Braintree Town Council

ORDER NO: 24 002

DATE FILED: January 8, 2024

REQUEST OF: TOWN CLERK

CALL OF THE ELECTION – MARCH 5, 2024

UPON THE REQUEST OF THE BRAINTREE TOWN CLERK, THE TOWN OF BRAINTREE, THROUGH THE BRAINTREE TOWN COUNCIL, IT IS SO ORDERED:

In the name of the Commonwealth of Massachusetts, the Town of Braintree is hereby required to notify and warn the inhabitants of said Town who are qualified to vote in the Presidential Primary Election on Tuesday, March 5, 2024, from 7:00am to 8:00pm, for the following purposes:

To cast their votes in the Presidential Primary Election for candidates of political parties on the official ballot for the following offices: Presidential Preference for the Commonwealth; State Committee Man for the Norfolk, Bristol & Plymouth Senatorial District; State Committee Woman for the Norfolk, Bristol & Plymouth Senatorial District; State Committee Man for the Norfolk & Plymouth Senatorial District; State Committee Woman for the Norfolk & Plymouth Senatorial District; Town Committees for the Town of Braintree.

YEAS: Boericke, Flaherty, Hume, Maglio, Morin, Quilty, Reynolds, Ringius, Ryan

NAYS: NONE

ABSENT: NONE

PASSED IN COUNCIL: JANUARY 16, 2024

A True Record, Attest:

Date Approved

James M. Casey, Town Clerk



ORDER NO: 24 003

DATE FILED: January 11, 2024

REQUEST OF: TOWN CLERK

UPON THE REQUEST OF THE TOWN CLERK, THE TOWN OF BRAINTREE, THROUGH THE BRAINTREE TOWN COUNCIL, IT IS SO ORDERED:

In the name of the Commonwealth of Massachusetts, the Town of Braintree, is hereby required to establish under "The Votes Act", of 2022 an early voting site to allow any qualified voter for all regular state primaries, state elections, presidential primaries, special elections, and primaries to fill vacancies for U.S. Senate or Congress and for any municipal elections held on the same day as one of the above listed elections. Further, times for early voting shall be established during normal business hours and, for weekend ends, a minimum of four (4) hours to cast a ballot during the early voting period. At the recommendation of the Braintree Board of Registrars the Braintree Town Council hereby designates Braintree Town Hall – Cahill Auditorium as Braintree's early voting site. Further, early voting hours shall be held during the days and hours described below:

DAY OF WEEK	DATE	OPEN	CLOSED
Saturday	February 24	8:30 am	1:00 pm
Sunday	February 25	8:30 am	1:00 pm
Monday	February 26	8:30 am	4:30 pm
Tuesday	February 27	8:30 am	7:00 pm
Wednesday	February 28	8:30 am	4:30 pm
Thursday	February 29	8:30 am	4:30 pm
Friday	March 1	8:30 am	1:00 pm

YEAS: Boericke, Flaherty, Hume, Maglio, Morin, Quilty, Reynolds, Ringius, Ryan

NAYS: NONE

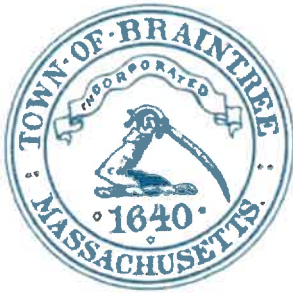
ABSENT: NONE

PASSED IN COUNCIL: JANUARY 16, 2024

A True Record, Attest:

James M. Casey, Town Clerk

Date Approved



Erin V. Joyce
Mayor

Town of Braintree
One JFK Memorial Drive
Braintree, Massachusetts 02184
781-794-8000

MEMORANDUM

To: Charles B. Ryan, President of the Council
Susan Cimino, Clerk of the Council
James Casey, Town Clerk

From: Erin V. Joyce, Mayor *ej*

Date: January 8, 2024

Re: Appointment of Chief of Staff and Director of Operations – Kara Nyman

2024 JAN -8 PM 5:23

BRAINTREE, MA
CLERK

President Ryan, Clerk Casey and Clerk Cimino,

In accordance with Chapter 2.207 of the Town Charter, I hereby appoint Kara Nyman to Chief of Staff and Director of Operations. Ms. Nyman was most recently the Assistant Town Manager for Holbrook and previously served on the Board of Selectman for Rockland, MA.

Ms. Nyman has her Master of Public Administration from Suffolk University and has served on the Planning Board for the Town of Hanover. Additionally, she is a volunteer coach for Hanover Youth Soccer and a volunteer at Cardinal Cushing School.

I appreciate your review of this appointment and request favorable action. Attached is Kara Nyman's resume.

Kara L. Nyman**EDUCATION:**

Suffolk University, Boston, MA
Master of Public Administration

September 2015-May 2018

Suffolk University, Boston, MA
Bachelor of Science in Government
Focus: Politics, Law & the Courts
Minor: Applied Legal Studies

September 2011-May 2015

WORK EXPERIENCE:

Assistant Town Administrator
Assistant to the Town Administrator
Town of Holbrook, MA

February 2022-Present

- Acts on behalf of the Town Administrator in their absence
- Assists the Town Administrator with professional, administrative, daily operations and project management
- Assists the Select Board as necessary, in negotiating all contracts and collective bargaining agreements
- Works closely with the Town Administrator and Town Accountant to prepare the annual budget
- Assists in the preparation of the Annual and Special Town Meeting Warrants
- Assists in the coordination of the publication of the Annual Town Report
- Prepares annual license renewal process and proceedings

Communications Director – Executive Office
Norfolk County Sheriff's Office, Dedham, MA

January 2018-February 2022

- Act as the spokesperson for the Norfolk County Sheriff's Office
- Act as the liaison between the Sheriff's Office and all media inquiries
- Responsible for the preparation of all formal statements, news releases and press packages
- Responsible for the editing, layout/design, and photography for the employee newsletter
- Responsible for internal communications initiatives

Senate Page – Office of Administration and Finance
Massachusetts State Senate, Boston, MA

November 2011-January 2018

- Prepare legislative offices for Senate session
- Execute a variety of daily tasks for Senators and corresponding offices
- Assist Senate Office of Administration and Finance with daily functions and scheduling
- Provide interoffice communication throughout the State House regarding all legislative matters
- Provide a full range of administrative support to the Senate President's Office and all other Senate offices, such as: filing, phone operating, meeting and parking scheduling, and general administrative assistance

CIVIC EXPERIENCE:

- *Rockland Board of Selectmen, Vice-Chair*
- *Hanover Planning Board*
- *Hanover Youth Soccer Coach*
- *Volunteer at the Cardinal Cushing School*

COMPUTER PROFICIENCY:

Microsoft Applications (Excel, Word, Outlook, PowerPoint)
SoftRight - Municipal Management System

EXECUTIVE SESSION

Executive Session: pursuant to Mass. General Laws Ch. 30A, §21(a)(3), which allows the Town Council to go into executive session.

The Chair will entertain a motion to go into executive session on Item 003 24 (motion/second)

A **motion** being made and seconded **to go into executive session** for (read which # reason) pursuant to Mass. General Laws Ch. 30A, §21(a)(3) for the purpose as stated by the chair. **(3) To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares;**

Chairman: call for the vote which requires a **roll call vote** by the Clerk of the Council

Clerk of Council will read names of members - vote (yea/nay).

Councilor....

Boericke

Flaherty

Hume

Maglio

Morin

Quilty

Reynolds

Ringius

Ryan

The Chair then declares the result of the vote, and states that the Board will go into executive session.